

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

A G E N D A

October 10, 2023
10:00 AM

Bill Mahan Conference Room
Port Administration Offices
Bremerton Nat'l Airport Terminal Bldg
8850 SW State Hwy 3, Bremerton

The Port of Bremerton Board of Commissioners have resumed in-person meetings but are maintaining the option for the public to participate remotely as well. The public is invited to view and/or participate in the hybrid meeting by attending in person or through one of the following options:

- To stream online only (via BKAT feed, with no interaction possible):
<https://bremerton.vod.castus.tv/vod/?live=ch1&nav=live>
- To join the online Zoom meeting: <https://us02web.zoom.us/j/3359030010>
- For audio only; dial 1.253.215.8782; Meeting ID: 335 903 0010

Call to Order

Pledge of Allegiance

Approval of Agenda

Consent Items

All matters listed under Consent Items have been distributed to each member of the Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

- A. Minutes of the regular business meeting and executive session minutes A and B of September 26, 2023.
- B. Payment of checks #901976 through #901981 and #E01676 and #901982 and #901983 through #901986 and #85285 through #85309 and #E01677 through #E01690 and #901987 through #901990 and #901991 and #901992 through #901993 and #901994 from the General Fund for \$244,662.09.
Payment of checks #901995 through #901999 and #85310 through #85327 and #E01691 through #E01705 from the General Fund for \$70,114.99.

Information Items

1. Port Orchard Waterfront Properties Status Update – Troy Bussey, Pioneer Technologies

Citizen Comments: *Open to the public for comment. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing to the Clerk of the Board (gingerw@portofbremerton.org).*

Action Items

1. Federal Aviation Administration Release for Airport Industrial Way

Staff Reports

Commission Reports / New Business

Executive Session *(if necessary)*

Adjournment

Regular business and other meetings that may be attended by members of the Board

<u><i>Date</i></u>	<u><i>Time</i></u>	<u><i>Meeting</i></u>
<i>10/10</i>	<i>10:00 am</i>	<i>*Commission Regular Business Meeting - Hybrid</i>
<i>10/19</i>	<i>10:00 am</i>	<i>Kitsap Regional Coordinating Council (KRCC) Executive Committee</i>
<i>10/19</i>	<i>3:00 pm</i>	<i>KRCC TransPOL</i>
<i>10/20</i>	<i>10:00 am</i>	<i>Peninsula Regional Transportation Planning Organization (PRTPO) Executive Board</i>
<i>10/23</i>	<i>7:00 pm</i>	<i>Kitsap All Ports</i>
<i>10/24</i>	<i>6:00 pm</i>	<i>*Commission Regular Business Meeting - Hybrid</i>

Meetings are subject to change or cancellation

**Denotes events in which two (2) or more Commissioners may attend*

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

September 26, 2023
6:00 PM

Bill Mahan Conference Room
Port Administration Offices
Bremerton Nat'l Airport Terminal Bldg
8850 SW State Hwy 3, Bremerton
Remote Option via Zoom

Commissioners and Staff Present

Commissioners
Axel Strakeljahn
Gary Anderson
Cary Bozeman

Staff Members
Jim Rothlin
Arne Bakker
Jeremiah Wiley
James Weaver
James Goodman
Monroe Whitman IV
Ginger Waye
Stephanie Frame
Anne Montgomery, Atty

Call to Order

President Strakeljahn called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Approval of Agenda

It was moved by ANDERSON, seconded by BOZEMAN to:

Approve the Agenda as presented.

MOTION CARRIES, 3-0

Consent Items

- A. Minutes of the regular business meeting of September 12, 2023.
- B. Payment of checks #901961 and #901962 and #901963 and #901964 through #901965 and #85213 through #85220 and #E01652 through #E01655 and #901966 through #901969 and #901970 and #901971 and #901972 through #901974 and #85221 through #85284 and #E01656 through #E01675 and #901975 from the General Fund for \$589,211.90.

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Citizen Comments - None

Action Items

1. Circuit of the Northwest (CNW) Update and Lease Option Review
Introduced by CEO Jim Rothlin and presented by Circuit of the Northwest Owner/President Brian Nilsen

Following the presentation,

President Strakeljahn recessed the meeting at 6:10 p.m. and reconvened into executive session for approximately 15 minutes for the purpose of considering the price and terms at which real estate may be leased or sold when public discussions could disadvantage the Port's negotiations pursuant to RCW 42.30.110(1)(c)]. At 6:25 p.m. the executive session was extended ten minutes. Regular session was reconvened at 6:35 p.m.

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the Third Lease Amendment with Circuit of the Northwest revising the base rent from \$12,000/yr to \$14,000/yr.

Following discussion and after questions were addressed by Mr. Nilsen,

MOTION CARRIES, 2-0 Abstained: BOZEMAN

2. Resolution 2023-05 Establishing New Commissioner Compensation
Presented by Anne Montgomery, Port Attorney

Following presentation and after questions were addressed;

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve Resolution 2023-05 establishing commissioner compensation at \$15,600 per year.

MOTION CARRIES, 2-0 Abstained: STRAKELJAHN

Commissioner Bozeman stated all commissioners should vote on the resolution.

It was moved by BOZEMAN to:

Reconsider Resolution 2023-05 and keep salary at current level. Motion dies due to lack of second.

Work Study Session

1. 2024 Budget – Community Allocations

CFO Jeremiah Wiley presented the 2024 Community Activities Preliminary Budget which provided the yearly allocations from 2020-2023 and the funding requests for 2024. The

There was discussion on each line-item request with CFO Wiley noting that the Port has a community allocations budget of \$50K and has received well more requests than the Port has funds for.

The Board determined to stay with the same designations as 2023 but, after going through the 2024 budget further, if the budget supports, the Port will look at potential additions.

Staff Reports

Jim Rothlin, Chief Executive Officer

- Provided a reminder for the Port's Community Meeting being held on October 4 at the Kitsap Conference Center. He discussed the agenda which includes keynote speaker Hillary Franz, Commissioner of Public Lands.

Commission Reports / New Business

Commissioner Bozeman

- Reported on the recent Bremerton City Council meeting during which passionate public testimony was received on the City's proposed ordinance addressing the homeless crisis underway in the city. The Board discussed the need for a regional, unified plan.

Commissioner Anderson

- Reported on the September 25 Gorst corridor tour and roundtable hosted by Senator Emily Randall.

Executive Session

President Strakeljahn recessed the meeting at 7:20 p.m. and reconvened into executive session for approximately 15 minutes for the purpose of considering the price and terms at which real estate may be leased or sold when public discussions could disadvantage the Port's negotiations pursuant to RCW 42.30.110(1)(c)].

At 7:35 p.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 7:35 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
October 5, 2023

Cary Bozeman
Commission Secretary
October 10, 2023

PORT OF BREMERTON
BOARD OF COMMISSIONERS
EXECUTIVE SESSION

MINUTES

September 26, 2023
6:10 PM

CEO Office
Port Administration Offices
Bremerton Nat'l Airport Terminal Bldg
8850 SW State Hwy 3, Bremerton

Call to Order

President Strakeljahn called the executive session to order at 6:10 p.m., September 26, 2023.

Commissioners and Staff Present

Commissioners
Axel Strakeljahn
Gary Anderson
Cary Bozeman

Staff Members
Jim Rothlin
Arne Bakker
Jeremiah Wiley
Seth Woolson, Atty
Anne Montgomery, Atty

Item #1: Considered the price and terms at which real estate may be leased or sold when public discussions could disadvantage the Port's negotiations [RCW 42.30.110(1)(c)].

With no further business to come before the Board, the meeting was adjourned into regular session at 6:35 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
October 5, 2023

Cary Bozeman
Commission Secretary
October 10, 2023

PORT OF BREMERTON
BOARD OF COMMISSIONERS
EXECUTIVE SESSION

MINUTES

September 26, 2023
7:20 PM

CEO Office
Port Administration Offices
Bremerton Nat'l Airport Terminal Bldg
8850 SW State Hwy 3, Bremerton

Call to Order

President Strakeljahn called the executive session to order at 7:20 p.m., September 26, 2023.

Commissioners and Staff Present

Commissioners
Axel Strakeljahn
Gary Anderson
Cary Bozeman

Staff Members
Jim Rothlin Anne Montgomery, Atty
Arne Bakker

Item #1: Considered the price and terms at which real estate may be leased or sold when public discussions could disadvantage the Port's negotiations [RCW 42.30.110(1)(c)].

With no further business to come before the Board, the meeting was adjourned into regular session at 7:35 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
October 5, 2023

Cary Bozeman
Commission Secretary
October 10, 2023

PORT OF BREMERTON

AGENDA SUMMARY

Agenda Item No: Action Item #1
Subject: Federal Aviation Administration (FAA) Release
Exhibits: Instrument of Release for Bremerton National Airport Surplus Property
Airport Industrial Way
Prepared By: Monroe Whitman, Airport Manager
Meeting Date: October 10, 2023

Summary:

The Port of Bremerton is requesting the release by the FAA from aeronautical use of approximately 20.65 acres of federally obligated lands impacted by the construction of Airport Industrial Way located along the far eastern boundary of the Bremerton National Airport (KPWT). Airport Industrial Way is an access road which opens approximately 539 acres for airport development along the east side of KPWT.

The development and construction of Airport Industrial Way provides the essential transportation corridor into the east side of the airport and provides critical access to the underdeveloped areas of the airport. Airport Industrial Way also provides critical connectivity to State Route 3, which will significantly improve freight mobility and access into the airport properties.

KPWT is owned and operated by the Port of Bremerton and is subject to Federal obligations between the Port and the Federal Aviation Administration (FAA) and the United States of America, by and through the FAA, pursuant to Surplus Property Deed(s) and Grant Agreements. The purpose of this request is to release the road from FAA overview.

Fiscal Impact:

The net effect of this transaction for the Port is zero, as \$280,000 will be transferred from the Port of Bremerton sub account to the Airport sub account.

Strategic Purpose:

This action conforms with the Port's strategic plan in Goal 4.a. Continually assess niche markets in the Port's marinas and airfield lines of business for growth opportunities.

Recommendation:

Staff recommends approval of the Instrument of Release for Bremerton National Airport Surplus Property Industrial Way.

Motion for Consideration:

Move to approve the Instrument of Release for Bremerton National Airport Surplus Property Industrial Way and authorize CEO to execute the release.

By its acceptance of this Instrument of Release the Port of Bremerton, Washington covenants and agrees each for itself, its successors and assigns, to comply with and observe all of the conditions and limitations hereof, which are expressly limited to the above-described real property.

IN WITNESS WHEREOF the United States of America has caused this Instrument of Release to be executed as of the 23 day of August 2023.

UNITED STATES OF AMERICA

By Warren Ferrell
Manager, Seattle Airports District Office
Northwest Mountain Region
Federal Aviation Administration
Department of Transportation

The State of Washington
County of King

BEFORE ME, the undersigned authority, personally appeared Warren Ferrell, the above-named official of the Northwest Mountain Region, Federal Aviation Administration, Department of Transportation, who acknowledged he is the official who subscribed to the foregoing instrument for the purposes and consideration expressed in the instrument and that the same is executed as the act and deed of the Administrator, Federal Aviation Administration, Department of Transportation, acting for and on behalf of the United States of America.

GIVEN under my hand and seal of office this 23 day of August, 2023

[Signature]
Notary Public
Commission expires: 8/27/23

ACCEPTANCE

The _____ does hereby accept this Instrument of Release and by such acceptance agrees to all of the terms, conditions and limitations thereof.

Port of _____

By _____

Title _____

State of _____

Port of _____

BEFORE ME, the undersigned authority, personally appeared _____, who acknowledged to me he/she is the official who subscribed the foregoing instrument while acting in the capacity stated therein, that the same was the act of the said Port of _____ and that he/she executed the same as the act of said Port of _____ for the purposes and consideration and subject to the terms and conditions therein expressed.

GIVEN under my hand and seal of office this the ____ day of _____, 20____.

Notary Public
Commission expires: _____

CERTIFICATE OF GRANTEE'S ATTORNEY

I, _____ acting as attorney for _____ herein referred to as the "grantee," do hereby certify: That I have examined the foregoing _____ and the proceedings taken by the grantee relating thereto and find that the acceptance thereof by the grantee has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the State of _____, and further that, in my opinion, the _____ constitutes a legal and binding compliance obligation of the grantee in accordance with the terms thereof.

Date at this ____ day of _____, 20____.

/s/ _____

Title _____

INSTRUMENT OF RELEASE

Bremerton National Airport

THIS INSTRUMENT OF RELEASE, made by the United States of America, acting by and through the Manager, Seattle Airports District Office, Northwest Mountain Region, Federal Aviation Administration ("FAA"), of and pursuant to the powers and authority contained in the provisions f49 U.S.C. §47153, to the Port of Bremerton ("Port"), a body politic under the laws of the State of Washington, Witnesseth:

WHEREAS, the United States, acting by and through the General Services Administrator, under and pursuant to the powers and authority contained in the provisions of the Surplus Property Act, did convey to the Port of Bremerton certain lands and other lands and other properties in the City of Bremerton, State of Washington, being generally described as "Bremerton National Airport" (hereinafter termed "Airport"), which was filed for record in the original government Quitclaim Deed dated May 4, 1948, transferring property containing Bremerton National Airport from the War Assets Administration to the Port of Bremerton, Washington.;

WHEREAS, under the stated "Deeds," the Port, each for itself, its successors and assigns, assumed certain obligations and agreed to certain conditions, reservations, restrictions, warranties and covenants which run with the land;

WHEREAS, the Port has requested to the FAA for release of 20.65 acres;

WHEREAS, the said Manager, Seattle Airports District Office, has determined that the release of said property can be granted without materially and adversely affecting the development, improvement, operation or maintenance of the Airport;

NOW THEREFORE, for and in consideration of the above-expressed recitals and of the benefits to accrue to the United States and civil aviation, the United States of America, upon inclusion by the Port in the Instrument of Transfer conveying title to the hereinafter described real property of provisions as follows:

- (1) That the Port of Bremerton, Washington each reserve unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace and for use of said airspace for landing on, taking off from or operating on the Bremerton National Airport,
- (2) That the Grantees expressly agree each for itself, its successors and assigns to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property,
- (3) That the Grantees expressly agree each for itself, its successors and assigns to prevent any use of the hereinafter described real property which would interfere with landing or taking off of aircraft at the Bremerton National Airport, or otherwise constitute an airport hazard.

By this Instrument of Release, the United States of America by and through the Administrator, Federal Aviation Administration, hereby releases the said real property from the conditions, reservations and restrictions as contained in the above-mentioned Instrument of Transfer from the United States of America to the Port of Bremerton, Washington, which real property consists of a tract of 20.65 acres more or less, with the following description:

**PORT OF BREMERTON
AIRPORT INDUSTRIAL WAY LEGAL DESCRIPTION**

A STRIP OF LAND LYING WITHIN THE WEST HALF OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON;

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 12;

THENCESOUTH 54°47'21" EAST A DISTANCE OF 1,565.71 FEET TO THE **POINT OF BEGINNING (1)**;

THENCE SOUTH 43°20'40" EAST A DISTANCE OF 475.39 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 251.41 FEET, THE CENTER OF WHICH BEARS SOUTH 21°13'57" WEST;
THENCEALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 257.95 FEET, THROUGH A CENTRAL ANGLE OF 58°47'13" TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET, THE CENTER OF WHICH BEARS SOUTH 48°03'51" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 413.36 FEET, THROUGH A CENTRAL ANGLE OF 40°50'04";

THENCE SOUTH 00°13'15" EAST A DISTANCE OF 650.08 FEET;

THENCE SOUTH 01°06'04" WEST A DISTANCE OF 2,319.19 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 378.47 FEET, THROUGH A CENTRAL ANGLE OF 34°58'32";

THENCE SOUTH 36°04'36" WEST A DISTANCE OF 591.11 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 40.08 FEET, THROUGH A CENTRAL ANGLE OF 3°57'34";

THENCE NORTH 57°52'58" WEST A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, THE CENTER OF WHICH BEARS SOUTH 57°52'58" EAST;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 3°57'34";

THENCE NORTH 36°04'36" EAST A DISTANCE OF 591.11 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 341.85 FEET, THROUGH A CENTRAL ANGLE OF 34°58'32";

THENCE NORTH 01°06'04" EAST A DISTANCE OF 2,319.11 FEET;

THENCE NORTH 00°35'54" WEST A DISTANCE OF 448.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 6,041.46 FEET, THE CENTER OF WHICH BEARS NORTH 89°39'59" EAST;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 201.31 FEET, THROUGH A CENTRAL ANGLE OF 01°54'33", TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 629.57 FEET, THE CENTER OF WHICH BEARS SOUTH 89°15'46" EAST;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 468.77 FEET, THROUGH A CENTRAL ANGLE OF 42°39'40", TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 165.17 FEET, THE CENTER OF WHICH BEARS NORTH 34°08'02" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 264.68 FEET, THROUGH A CENTRAL ANGLE OF 91°49'01";

THENCE NORTH 44°59'23" WEST A DISTANCE OF 131.10 FEET;

THENCE NORTH 49°01'07" EAST A DISTANCE OF 7.94 FEET TO THE **POINT OF BEGINNING** AND THERE TERMINATING;

TOGETHER WITH A STRIP OF LAND WITHIN THE NORTHWEST AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON;

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 13;

THENCE SOUTH 81°08'29" EAST A DISTANCE OF 714.09 FEET TO THE **POINT OF BEGINNING (2)**;

THENCE SOUTH 57° 52'58" EAST A DISTANCE OF 61.50 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET, THE CENTER OF WHICH BEARS SOUTH 57°52'58" EAST;
THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 320.52 FEET, THROUGH A CENTRAL ANGLE OF 31°39'48";

THENCE SOUTH 00°27'15" WEST A DISTANCE OF 1,153.23 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 577.71 FEET, THE CENTER OF WHICH BEARS SOUTH 89°31'05" EAST;
THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 296.49 FEET, THROUGH A CENTRAL ANGLE OF 29°24'18", TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 117.78 FEET, THE CENTER OF WHICH BEARS NORTH 63°04'18" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 64.17 FEET, THROUGH A CENTRAL ANGLE OF 31°13'04", TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 274.16 FEET, THE CENTER OF WHICH BEARS NORTH 44°51'10" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 43.31 FEET, THROUGH A CENTRAL ANGLE OF 09°03'05", TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 74.30 FEET, THE CENTER OF WHICH BEARS NORTH 22°15'27" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 66.05 FEET, THROUGH A CENTRAL ANGLE OF 50°55'59", TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 205.28 FEET, THE CENTER OF WHICH BEARS NORTH 23°08'13" WEST;
THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 61.96 FEET, THROUGH A CENTRAL ANGLE OF 17°17'42";

THENCE NORTH 50°59'03" EAST A DISTANCE OF 104.93 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET, THE CENTER OF WHICH BEARS NORTH 39°17'26" WEST;
THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 115.72 FEET, THROUGH A CENTRAL ANGLE OF 11°25'53";

THENCE NORTH 39°16'40" EAST A DISTANCE OF 50.79 FEET;

THENCE NORTH 50°43'20" WEST A DISTANCE OF 2.49 FEET;

THENCE NORTH 39°15'06" EAST A DISTANCE OF 79.66 FEET;

THENCE SOUTH 50°43'20" EAST A DISTANCE OF 2.52 FEET;

THENCE NORTH 39°16'40" EAST A DISTANCE OF 55.68 FEET;

THENCE SOUTH 50°23'06" EAST A DISTANCE OF 7.57 FEET;

THENCE NORTH 39°36'54" EAST A DISTANCE OF 29.92 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE SOUTH 00°55'32" WEST A DISTANCE OF 51.99 FEET ALONG SAID EAST LINE;

THENCE SOUTH 39°16'40" WEST A DISTANCE OF 175.24 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 123.70, THROUGH A CENTRAL ANGLE OF 11°25'53";

THENCE SOUTH 50°32'07" WEST A DISTANCE OF 103.59 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 191.73 FEET, THE CENTER OF WHICH BEARS SOUTH 41°06'10" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 65.25 FEET, THROUGH A CENTRAL ANGLE OF 19°29'57" TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.37, THE CENTER OF WHICH BEARS SOUTH 52°46'09" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 110.92, THROUGH A CENTRAL ANGLE OF 57°34'52";

THENCE SOUTH 21°25'37" EAST A DISTANCE OF 23.14 FEET;

THENCE SOUTH 44°12'37" WEST A DISTANCE OF 48.21 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 157.80 FEET, THE CENTER OF WHICH BEARS SOUTH 42°22'53" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 150.40 FEET, THROUGH A CENTRAL ANGLE OF 54°36'42";

THENCE NORTH 18°20'14" WEST A DISTANCE OF 11.52 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 108.50 FEET, THE CENTER OF WHICH BEARS SOUTH 21°14'34" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 28.45 FEET, THROUGH A CENTRAL ANGLE OF 15°01'31";

THENCE SOUTH 53°43'55" WEST A DISTANCE OF 50.00 FEET;

THENCE NORTH 36°16'05" WEST A DISTANCE OF 26.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 298.50, THE CENTER OF WHICH BEARS NORTH 36°06'04" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 80.13 FEET, THROUGH A CENTRAL ANGLE OF 15°22'52";

THENCE NORTH 52°32'17" WEST A DISTANCE OF 11.50 FEET;

THENCE NORTH 36°14'45" EAST A DISTANCE OF 23.18 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 107.08 FEET, THE CENTER OF WHICH BEARS NORTH 59°58'03" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 151.75 FEET, THROUGH A CENTRAL ANGLE OF 81°11'46" TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 641.50 FEET, THE CENTER OF WHICH BEARS NORTH 60°29'52" EAST;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 335.40 FEET, THROUGH A CENTRAL ANGLE OF 29°57'23";

THENCE NORTH 00°27'15" EAST A DISTANCE OF 1,153.23 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 641.50;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 354.51 FEET, THROUGH A CENTRAL ANGLE 31°39'48" TO THE **POINT OF BEGINNING** AND THERE TERMINATING;

TOGETHER WITH A 61.50 FOOT WIDE STRIP OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON, AND THE SOUTH HALF OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON;

SAID STRIP OF LAND LYING 30.75 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, **COMMENCING** AT THE NORTHWEST SECTION CORNER OF SAID SECTION 13;

THENCE SOUTH 00°43'56" WEST A DISTANCE OF 2,699.84 FEET ALONG THE WEST LINE OF SAID SECTION 13 TO THE WEST QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 84°53'48" EAST A DISTANCE OF 1,209.10 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT ALSO HEREIN REFERENCED AS "POINT A";

THENCE SOUTH 00°55'32" WEST A DISTANCE OF 1,551.02 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 589.25 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 360.62 FEET, THROUGH A CENTRAL ANGLE OF 35°03'54";

THENCE SOUTH 35°59'26" WEST A DISTANCE OF 571.06 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 589.25 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 562.27 FEET, THROUGH A CENTRAL ANGLE OF 54°40'22";

THENCE NORTH 89°20'11" WEST A DISTANCE OF 272.01 FEET TO THE WEST LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 89°20'11" WEST A DISTANCE OF 2,696.96 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°20'11" WEST A DISTANCE OF 65.85 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 610.75 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 274.46 FEET, THROUGH A CENTRAL ANGLE OF 25°44'53" TO THE SOUTH LINE OF SAID SECTION 14 THE TERMINATION THEREOF, SIDELINES EXTENDED OR SHORTENED TO THE SOUTH LINE OF SAID SECTION 14;

TOGETHER WITH A 61.50 FOOT WIDE STRIP OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SAID SECTION 13,

BEGINNING AT AFOREMENTIONED "POINT A";

THENCE NORTH 00°55'32" EAST A DISTANCE OF 114.70 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 589.25 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 480.44 FEET, THROUGH A CENTRAL ANGLE OF 46°42'55";

THENCE NORTH 45°47'23" WEST, A DISTANCE OF 155.89 FEET TO THE TERMINATION POINT THEREOF OF SAID STRIP OF LAND;

SAID POINT BEARS NORTH 22°16'44" WEST, A DISTANCE OF 2,325.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13;

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

STRIP OF LAND CONTAINING 899,555 SQUARE FEET (20.65 ACRES), MORE OR LESS.