

UPS BFI Gateway Project

Building Permit Application

November 1st, 2019

PROJECT DESCRIPTION

The UPS BFI Gateway Project represents a major investment by the United Parcel Service in its package sorting and transshipment facility at the King County International Airport (KCIA). UPS and KCIA are entering into a 30-year lease for this property, subject to approval and construction of the UPS BFI Gateway Project.

The project is divided into two main parts: the UPS Primary Leasehold (approximately 14 acres) which encompasses most UPS facilities, and the UPS Air Cargo Ramp Leasehold, which accommodates gates for five transport-category aircraft as large as Boeing 767s and MD-11s.

Site work will entail overlay or stripping and replacement existing legacy pavements, which are deteriorated and inadequate for ground service vehicle and aircraft wheel loads, stone-column type seismic ground improvements under building foundations and slabs, grading, paving, striping and landscape/irrigation installation.

Three small modular-type buildings owned by UPS will be demolished or removed from the site and an existing 23,000 sf, single-story office building owned by KCIA will also be demolished. Data lines belonging to King County which currently terminate in this building will be intercepted and relocated to the Main Terminal Building about 500 feet north of the UPS leasehold.

New facilities on site will include a 50,636 GSF Main Sort & Administration PEMB building, an adjoining engineered 3,383 GSF Flight Control Building for control and safety monitoring of ramp operations, a 38,038 GSF open-sided Caster Deck Canopy sheltering most of the 'caster deck' air container distribution system, a 13,317 GSF Maintenance Building, housing a ground service equipment maintenance shop and storage for large and small aircraft maintenance parts, and a 1,255 GSF Security Building where all employees, visitors and vehicles will be screened to TSA standards before entering the restricted Airport Operations Area.

UPS has no option but to continue full-operation of this facility throughout the construction period – a significant logistical and construction challenge, considering that UPS processes more than 15 million packages destined for communities throughout the Pacific Northwest through the facility annually. The UPS engineering and operations staff, the consultant design team and the staff of King County International Airport have collaborated on a detailed ten-phase construction plan that takes into account the earthwork construction season, available airside and landside space at KCIA, practical construction requirements and seasonal fluctuations in package handling demand.

KING COUNTY INTERNATIONAL AIRPORT
UPS LEASE AREA DESCRIPTION

THREE TRACTS OF LAND IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 04 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, THENCE SOUTH $86^{\circ}56'42''$ EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2,637.19 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE DEPARTING SAID NORTH LINE SOUTH $00^{\circ}56'31''$ WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,681.72 FEET TO THE CENTER OF SAID SECTION;
THENCE SOUTH $00^{\circ}56'31''$ WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 652.56 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF AIRPORT WAY SOUTH, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE DEPARTING NORTH $37^{\circ}37'55''$ WEST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 13.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 4.50 FEET, TO WHICH THE RADIAL CENTER BEARS NORTH $52^{\circ}24'37''$ EAST, SAID POINT ALSO BEING POINT OF BEGINNING NUMBER 1 (ONE);

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $101^{\circ}16'06''$, AN ARC LENGTH OF 7.95 FEET;
THENCE SOUTH $52^{\circ}23'11''$ WEST, A DISTANCE OF 85.68 FEET;
THENCE NORTH $37^{\circ}24'44''$ WEST, A DISTANCE OF 215.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 19.50 FEET, TO WHICH THE RADIAL CENTER BEARS SOUTH $55^{\circ}49'04''$ WEST;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $68^{\circ}20'04''$, AN ARC LENGTH OF 23.26 FEET;
THENCE NORTH $51^{\circ}11'47''$ EAST, A DISTANCE OF 64.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTH, HAVING A RADIUS OF 30.00 FEET, TO WHICH THE RADIAL CENTER BEARS NORTH $02^{\circ}40'07''$ WEST;
THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $55^{\circ}19'02''$, AN ARC LENGTH OF 28.96 FEET TO THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF AIRPORT WAY SOUTH;
THENCE SOUTH $37^{\circ}37'55''$ EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 204.59 FEET, TO POINT OF BEGINNING NUMBER 1 (ONE);

AND, COMMENCING AT THE PREVIOUSLY DESCRIBED POINT "A", THENCE SOUTH $37^{\circ}37'55''$ EAST, ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 31.37 FEET TO POINT OF BEGINNING NUMBER 2 (TWO);

THENCE CONTINUING SOUTH $37^{\circ}37'55''$ EAST, A DISTANCE OF 1,147.36 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, WITH A RADIUS OF 2,610.38 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $8^{\circ}01'48''$ AN ARC LENGTH OF 365.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WEST, WITH A RADIUS OF 30.00 FEET, TO WHICH THE RADIAL CENTER BEARS NORTH $58^{\circ}08'51''$ EAST, AND A POINT HEREINAFTER REFERRED TO AS POINT "B";
THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $79^{\circ}45'52''$ AN ARC LENGTH OF 41.76 FEET;
THENCE SOUTH $55^{\circ}04'11''$ WEST, A DISTANCE OF 72.39 FEET;
THENCE SOUTH $62^{\circ}04'06''$ WEST, A DISTANCE OF 439.29 FEET;
THENCE NORTH $28^{\circ}13'14''$ WEST, A DISTANCE OF 997.54 FEET;
THENCE NORTH $61^{\circ}46'31''$ EAST, A DISTANCE OF 42.50 FEET;
THENCE NORTH $28^{\circ}13'29''$ WEST, A DISTANCE OF 17.52 FEET;

THENCE NORTH 51°45'07" EAST, A DISTANCE OF 234.64 FEET;
THENCE NORTH 37°54'36" WEST, A DISTANCE OF 464.11 FEET;
THENCE NORTH 52°10'44" EAST, A DISTANCE OF 118.16 FEET TO POINT
OF BEGINNING NUMBER 2 (TWO);

AND, COMMENCING AT THE PREVIOUSLY DESCRIBED POINT "B", THENCE
ALONG THE SOUTHWESTERLY MARGIN OF AIRPORT WAY SOUTH, ALSO BEING
A CURVE WITH A RADIUS OF 2,610.38 FEET, THROUGH A CENTRAL ANGLE
OF 1°37'21", AN ARC LENGTH OF 73.93 FEET TO POINT OF BEGINNING
NUMBER 3 (THREE);

THENCE CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
8°28'59", AN ARC LENGTH OF 386.48 FEET;
THENCE DEPARTING SOUTH 60°25'56" WEST, A DISTANCE OF 41.21
FEET;

THENCE NORTH 32°38'00" WEST, A DISTANCE OF 84.12 FEET;
THENCE NORTH 34°24'57" WEST, A DISTANCE OF 266.56 FEET TO THE
BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, WITH A
RADIUS OF 40.00 FEET, TO WHICH THE RADIAL CENTER BEARS SOUTH
56°39'45" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE
OF 74°11'12", AN ARC LENGTH OF 51.79 FEET;

THENCE NORTH 56°22'38" EAST, A DISTANCE OF 66.76 FEET TO THE
BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A
RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
72°47'04", AN ARC LENGTH OF 19.05 FEET TO POINT OF BEGINNING
NUMBER 3 (THREE);

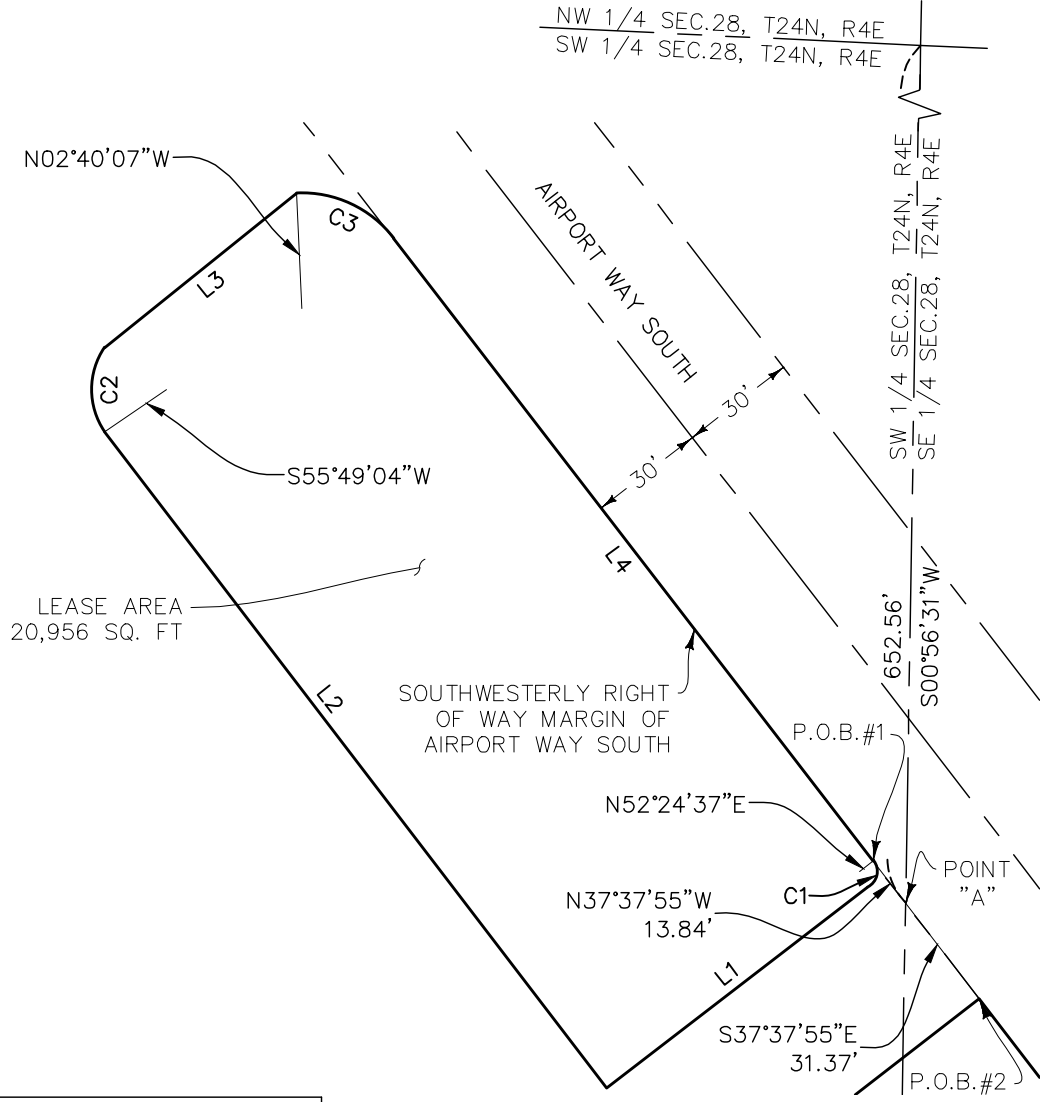
THE ABOVE DESCRIBED LEASE AREAS MORE OR LESS CONTAIN AN AREA OF
20,956 SQUARE FEET, OR 0.4811 ACRE, 549,342 SQUARE FEET, OR
12.6112 ACRES, AND 31,053 SQUARE FEET, OR 0.7129 ACRE,
RESPECTIVELY, AND A TOTAL AREA OF 601,351 SQUARE FEET, OR
13.8052 ACRES.

SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

KING COUNTY
INTERNATIONAL AIRPORT
OLIVER Q. ROBAR,
P.L.S. NO. 45170
BRH JOB NO. 2017096.02
JANUARY 17, 2019

BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102
(206) 323-4144

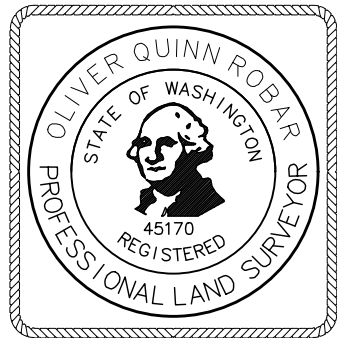
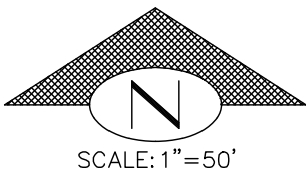
IN THE WEST HALF OF THE SE 1/4 SEC. 28, TWP. 24 N., RGE. 04 E.,
AND EAST HALF OF THE SW 1/4 SEC. 28, TWP. 24 N., RGE. 04 E., W.M.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S52° 23' 11\"W	85.68
L2	N37° 24' 44\"W	215.04
L3	N51° 11' 47\"E	64.08
L4	S37° 37' 55\"E	204.59

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	4.50	101° 16' 06\"	7.95
C2	19.50	68° 20' 04\"	23.26
C3	30.00	55° 19' 02\"	28.96

- LEGEND**
- SECTION CORNER
 - QUARTER SECTION CORNER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PROPERTY LINE



SHEET 1 OF 2




UPS LEASE AREAS EXHIBIT
KING COUNTY
INTERNATIONAL AIRPORT
SEATTLE KING COUNTY WASHINGTON

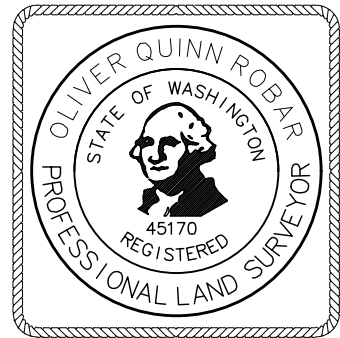
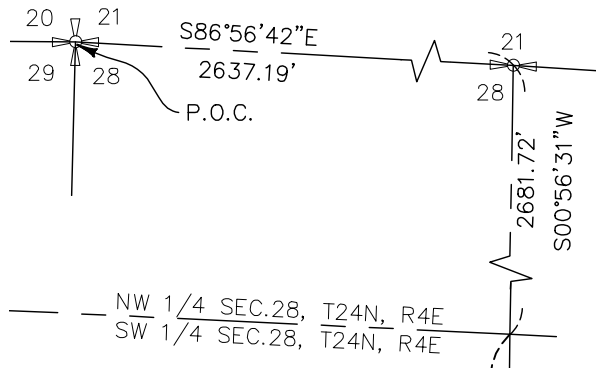


BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST (206) 323-4144
SEATTLE, Washington DATE: 1/17/19
98102-3513 JOB NO.: 2017096.02

IN THE WEST HALF OF THE SE 1/4 SEC. 28, TWP. 24 N., RGE. 04 E.,
AND EAST HALF OF THE SW 1/4 SEC. 28, TWP. 24 N., RGE. 04 E., W.M.

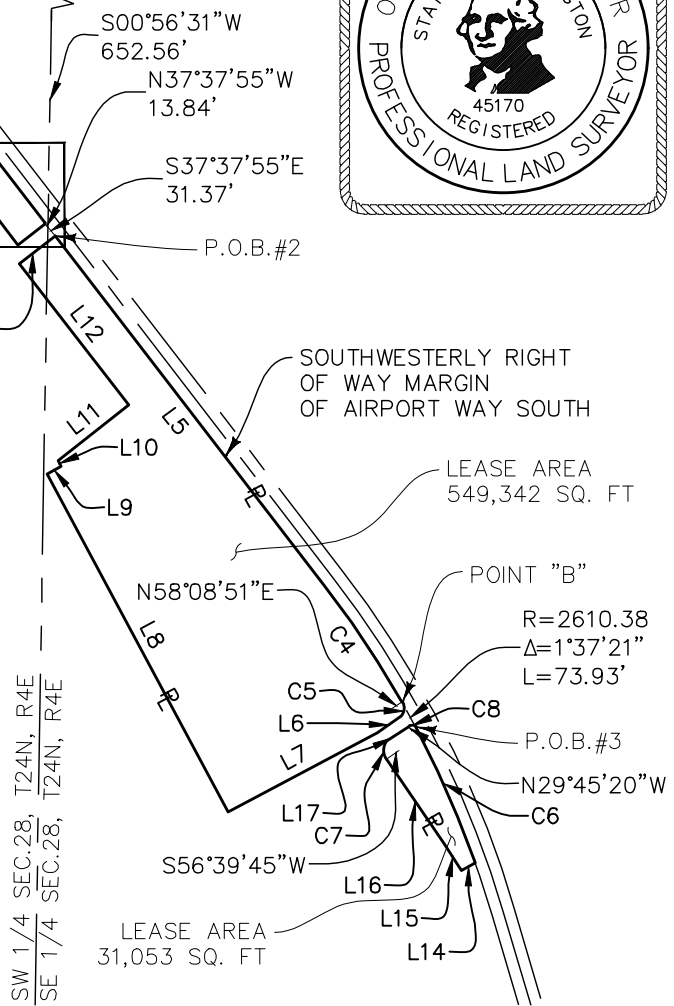
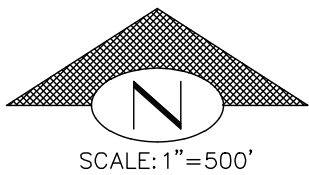
LEGEND

-  SECTION CORNER
-  QUARTER SECTION CORNER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
-  PROPERTY LINE



NW 1/4 SEC. 28, T24N, R4E
SW 1/4 SEC. 28, T24N, R4E

SEE DETAIL
ON SHEET 2



LINE TABLE		
L5	S37° 37' 55"E	1147.36
L6	S55° 04' 11"W	72.39
L7	S62° 04' 06"W	439.29
L8	N28° 13' 14"W	997.54
L9	N61° 46' 31"E	42.50
L10	N28° 13' 29"W	17.52
L11	N51° 45' 07"E	234.64
L12	N37° 54' 36"W	464.11
L13	N52° 10' 44"E	118.16
L14	S60° 25' 56"W	41.21
L15	N32° 38' 00"W	84.12
L16	N34° 24' 57"W	266.56
L17	N56° 22' 38"E	66.76

CURVE TABLE			
C4	2610.38	8° 01' 48"	365.85
C5	30.00	79° 45' 52"	41.76
C6	2610.38	8° 28' 59"	386.48
C7	40.00	74° 11' 12"	51.79
C8	15.00	72° 47' 04"	19.05

SHEET 2 OF 2

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