

LEGAL DESCRIPTIONS

TAX PARCEL # 042013-4016

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE A. MORRISON DONATION LAND CLAIM WITH THE CENTERLINE OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M. IN PIERCE COUNTY, WASHINGTON, WHICH POINT IS 381.6 FEET EAST OF THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM;
 THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM 146 FEET;
 THENCE SOUTH ON A LINE PARALLEL TO SAID CENTERLINE 124 FEET;
 THENCE WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID DONATION LAND CLAIM 146 FEET TO THE CENTERLINE OF SECTION 13;
 THENCE NORTH ALONG SAID CENTERLINE 124 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 30 FEET AND WEST 30 FEET FOR ROADS.

SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL # 042013-4700

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE A. MORRISON DONATION LAND CLAIM WITH THE NORTH - SOUTH CENTERLINE OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE SOUTH 451 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 231 FEET;
 THENCE EAST 203 FEET;
 THENCE NORTH 231 FEET;
 THENCE WEST 203 FEET TO THE POINT OF BEGINNING.

EXCEPT 142ND AVENUE EAST.

SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL # 042013-4706

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., CITY OF SUMNER, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL B OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT AS RECORDED UNDER RECORDING NUMBER 200112065003, RECORDS OF PIERCE COUNTY.

TAX PARCEL # 042013-4707

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

PARCEL A OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT AS RECORDED UNDER RECORDING NUMBER 200112065003, RECORDS OF PIERCE COUNTY.

SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL # 042013-4004

GOVERNMENT LOT 5, EXCEPT THAT PORTION EAST OF THE MIDDLE OF THE STUCK RIVER OR WHITE RIVER IN SECTION 13, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.

TOGETHER WITH INGRESS, EGRESS AND UTILITY EASEMENT AS GRANTED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 200012120567.

SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL # 042013-4705

PARCEL B, BOUNDARY LINE ADJUSTMENT 200103025012, ACCORDING TO THE SURVEY THEREOF RECORDED MARCH 2ND, 2001, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

NOTES

- TAX #: 0420134004, 0420134016, 0420134700, 0420134705, 0420134706, 0420134707
- ADDRESSES: 4107 142ND AVE E, SUMNER, WA 98390
4221 142ND AVE E, SUMNER, WA 98390
4401 142ND AVE E, SUMNER, WA 98390
4401 142ND AVE E, SUMNER, WA 98390
- SITE AREA: 2,648,924 SF (60.8 AC.)
DEVELOPABLE AREA: 2,018,528 SF (46.4 AC.)
- EXISTING USE: TURF FARM
- PROPOSED USE: 1,092,960 SF PROPOSED BUILDINGS
- EXISTING ZONING: LIGHT INDUSTRIAL (M-1)
- PROPOSED ZONING: LIGHT INDUSTRIAL (M-1)
- EXISTING COMPREHENSIVE PLAN DESIGNATION: LIGHT INDUSTRIAL
- PROPOSED COMPREHENSIVE PLAN DESIGNATION: LIGHT INDUSTRIAL
- REQUIRED MIN. LOT WIDTH: 75 FEET
- REQUIRED MIN. SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 20 FEET
SIDE (STREET): 25 FEET
- MAX LOT COVERAGE: 65%
- MAX BASE HEIGHT OF BUILDINGS: 35 FEET
- REQUIRED LANDSCAPING: 201,853 SF
- TOTAL LANDSCAPING AREA: 797,129 SF
- VEHICULAR USE AREA: 648,226 SF

VERTICAL DATUM:

NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29)
 TOP SOUTHWEST CORNER OF RAISED 1' HIGH CONCRETE POND
 APPROXIMATELY 10' NORTH OF NORTHWEST CORNER RESIDENCE
 4107 EAST VALLEY HIGHWAY E.
 ELEV=58.80

ENGINEER/PLANNER

BARGHAUSEN CONSULTING ENGINEERS, INC.
 18215 72nd AVE. SOUTH
 KENT, WA 98032
 (425) 251-6222
 FAX (425) 251-8782
 CONTACT: JASON HUBBELL

DEVELOPER

OTA FAMILY, LLC
 4073 - 142ND AVENUE EAST
 SUMNER, WA 98390
 (253) 405-7654
 CONTACT: CONNIE OTA

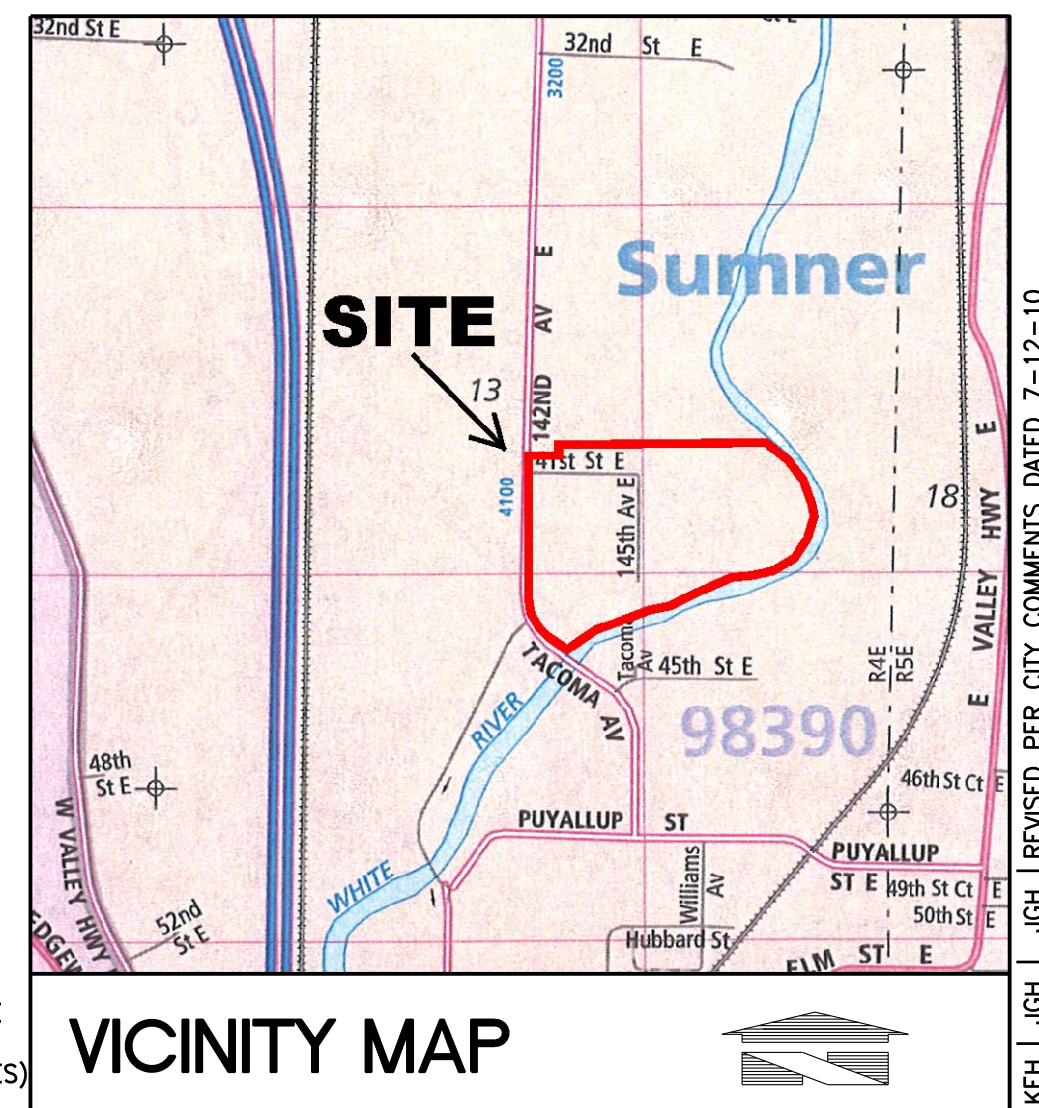
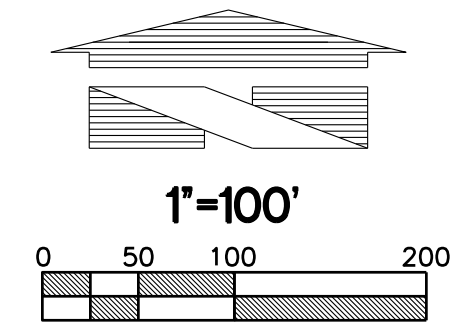
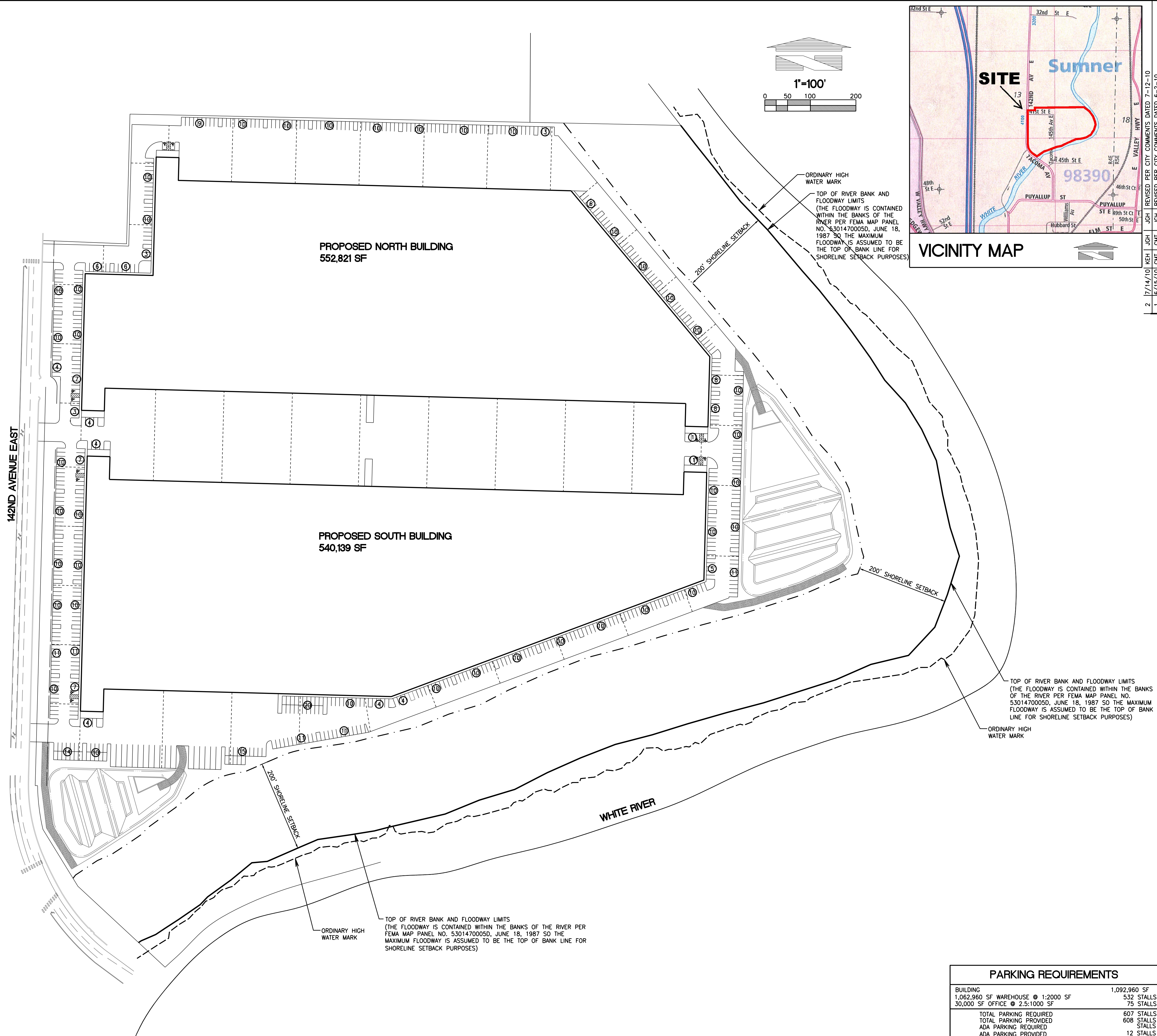
UTILITIES/SERVICES:

WATER/SEWER: CITY OF SUMNER
 1104 MAPLE STREET, SUITE 260
 SUMNER, WA 98390-1423
 (253) 863-8300

POWER/GAS: PUGET SOUND ENERGY
 105-156TH AVENUE N.E.
 BELLEVUE, WA 98058
 (888) 225-5773

PHONE: QWEST COMMUNICATIONS
 P.O. BOX 91073
 SEATTLE, WA 98111-9173
 (800) 244-1111

FIRE: SUMNER FIRE DEPARTMENT
 800 HARRISON STREET
 SUMNER, WA 98390
 (253) 863-5451



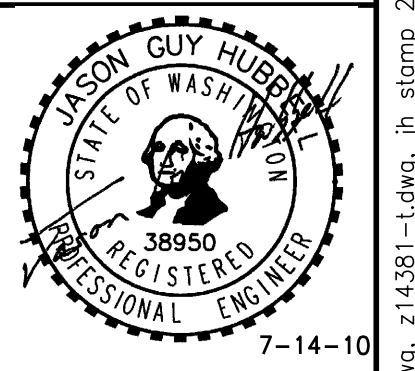
PARKING REQUIREMENTS	
BUILDING	1,092,960 SF
1,062,960 SF WAREHOUSE @ 1:2000 SF	532 STALLS
30,000 SF OFFICE @ 2.5:1000 SF	75 STALLS
TOTAL PARKING REQUIRED	607 STALLS
TOTAL PARKING PROVIDED	608 STALLS
ADA PARKING PROVIDED	12 STALLS
ADA PARKING REQUIRED	12 STALLS
MAXIMUM PARKING ALLOWED (MIN. + 25%)	759 STALLS

No.	Date	By	Chg.	Appr.	Revision
2	17/14/10	KEH	JGH		REVISED PER CITY COMMENTS DATED 7-12-10
1	16/15/10	CMT	JGH		REVISED PER CITY COMMENTS DATED 6-2-10

PRELIMINARY SITE PLAN

OTA HOME PROPERTIES

OTA FAMILY, LLC
 4073 - 142ND AVENUE EAST
 SUMNER, WA 98390



Scale:	Horizontal	1"=100'	Vertical	N/A
Designed	CMT	Checked	JGH	Date
Drawn	CMT	Approved	JGH	2/11/10

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
 (425)251-8782 FAX
 CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES



Job Number: **14381**

Sheet: **1** of **1**