

ALTA/NSPS LAND TITLE SURVEY FOR NORTHWEST RESTAURANTS, INC.

LEGAL DESCRIPTIONS:

PARCEL A OF BALDRIDGE BOUNDARY LINE ADJUSTMENT IN THE CITY OF ARLINGTON FILE No. 2-04-050-BLA, RECORDED JANUARY 10, 2005 UNDER RECORDING No.200501105157, SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

ALTA/ACSM SURVEYOR'S CERTIFICATE:

JENSEN'S KENT PRAIRIE FARM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO PARCEL A; THEIR SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A)(B)(C), 8, 9, 10, 11(A)(B), 12, 13, 14, 15, 16, 17, 18, 19 AND 20 (SANITARY/STORM RIMS AND INVERTS FOR PROPERTY, AND 1 AND UP AND DOWNSTREAM MINIMUM) OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER OF 2025.


 JEROMY M. DEMEYER, PLS
 REGISTRATION No. 50982 DATED: 10-29-25



ALTA/ACSM TABLE "A" NOTES AND REFERENCES:

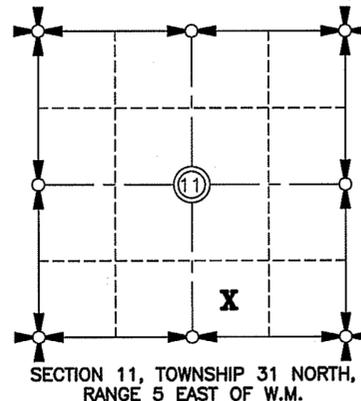
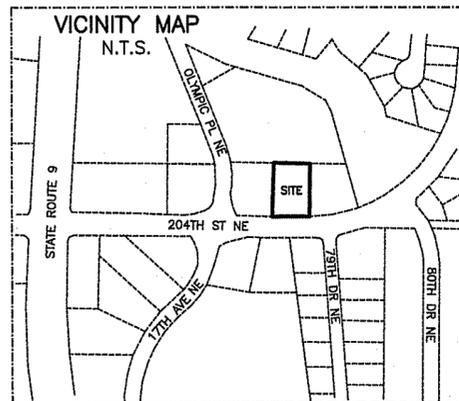
1. ALL MONUMENTS HAVE BEEN SET OR FOUND BY THIS SURVEY IN OCTOBER OF 2025 AND ARE SHOWN ON SHEET 2.
2. ADDRESS(ES) ARE SHOWN ON SHEET 2.
3. FLOOD ZONE CLASSIFICATION IS NOT APPLICABLE FOR THIS PARCEL.
4. GROSS LAND AREA IS SHOWN ON SHEET 2.
5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION SHOWN ON SHEET 2. VERTICAL DATUM IS NAVD 88.
7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. NO BUILDINGS EXISTED AT THE TIME OF THIS SURVEY.
 (B) SQUARE FOOTAGE OF ALL BUILDINGS: NO BUILDINGS EXISTED AT THE TIME OF THIS SURVEY.
 (C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED. NO BUILDINGS EXISTED AT THE TIME OF THIS SURVEY.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AREA SHOWN ON SHEET 2.
9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. NO PARKING SPACES EXISTED ON SITE AT THE TIME OF THIS SURVEY.
10. AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. NO DIVISION OR PARTY WALL EXISTED AT THE TIME OF THIS SURVEY.
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY IS SHOWN ON SHEET 2 BY OBSERVED EVIDENCE:
 (A) PLANS AND/OR REPORTS WERE PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION). NOT APPLICABLE
 (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE LOCATE REQUEST IS SHOWN ON SHEET 2.
12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS IS SHOWN ON SHEET 2.
14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON SHEET 2.
15. NOT USED BY THIS SURVEY, NOT APPLICABLE. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR MUST (A) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND (B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO EVIDENCE OF RECENT CONSTRUCTION WAS OBSERVED AT THE TIME OF THIS SURVEY ADJACENT TO THESE PARCELS.
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE "A" ITEMS, EXCLUDING TABLE "A" ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR IS SHOWN ON SHEET 2.
19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.
20. SANITARY/STORM RIMS AND INVERTS FOR PROPERTY, 1 AND UP AND DOWNSTREAM MINIMUM IS SHOWN ON SHEET 2.

SCHEDULE B, PART I - EXCEPTIONS PER FIRST AMERICAN COMMITMENT FOR TITLE INSURANCE COMMITMENT No. 8111-6583476, DATED AUGUST 4, 2025:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1-REQUIREMENTS ARE MET.
2. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
3. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
4. EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, DITCH OR DITCH RIGHT, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, EQUIPMENT OR MATERIAL OR MEDICAL ASSISTANCE, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AS OF DATE OF POLICY.
8. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY.
9. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF JENSEN FARM DIVISION 1 RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 32-35.
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: PUBLIC UTILITY DISTRICT 1 OF SNOHOMISH COUNTY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED: AUGUST 26, 1955 RECORDING No.: 1157911 SURVEYOR'S NOTE: INSUFFICIENT GEOMETRY TO PLOT.
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY CONTRACT" RECORDED: OCTOBER 23, 1961 RECORDING No.: 1491152 SURVEYOR'S NOTE: INSUFFICIENT GEOMETRY TO PLOT.
12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: PUBLIC UTILITY DISTRICT 1 OF SNOHOMISH COUNTY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED: NOVEMBER 03, 1993 RECORDING No.: 9311030447 SURVEYOR'S NOTE: EASEMENT NOW LIES WITHIN 20' UTILITY EASEMENT - AFN 9509235002 LYING ADJACENT TO 204TH ST. NE.
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT" RECORDED: NOVEMBER 19, 1996 RECORDING No.: 9611190047 SURVEYOR'S NOTE: DOCUMENT EXPIRED 09-09-2016
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "VOLUNTARY MITIGATION AGREEMENT" RECORDED: MARCH 25, 1994 RECORDING No.: 9403250743 SURVEYOR'S NOTE: NOT APPLICABLE, DOES NOT AFFECT THIS PARCEL.
15. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS): RECORDED: JANUARY 10, 2005 RECORDING No: 200501105157
16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED: AUGUST 26, 2005 RECORDING No.: 200508260877 SAID INSTRUMENT IS A RE-RECORD OF RECORDING No. 200503090656
17. THE FOLLOWING DEEDS AFFECTING THE PROPERTY HEREIN DESCRIBED HAVE BEEN RECORDED WITHIN 36 MONTHS OF THE EFFECTIVE DATE OF THIS COMMITMENT: NONE
18. WE DON'T FIND ANY VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. INQUIRE AS TO THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.

SURVEYOR'S NOTES:

1. "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
2. "⊙" DENOTES NAIL WITH FLASHER MARKED "NWS & GPS LS.49276 & 50982" SET IN PAVEMENT BY THIS SURVEY.
3. "●" DENOTES REBAR AND CAP MARKED "HALVORSON LS.44632" FOUND BY THIS SURVEY.
4. "*" DENOTES CALCULATED POINT ONLY.
5. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN OCTOBER OF 2025. ACCURACY EXCEEDS 1:10000.
6. THIS SURVEY TIED INTO STREET MONUMENTATION AND LOT CORNERS AS SHOWN AND RELIED UPON THIS SURVEY FOR BASIS OF BEARINGS.
7. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF FIRST AMERICAN COMMITMENT FOR TITLE INSURANCE COMMITMENT No. 8111-6583476, DATED AUGUST 4, 2025.
8. VERTICAL DATUM = NAVD 88 AND IS DERIVED FROM WSDOT MONUMENT ID 1488.
9. CONTOUR INTERVALS ARE 1 FOOT. CONTOURS ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY.



PORTION OF THE SW 1/4 SE 1/4, SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST OF W.M, SNOHOMISH COUNTY, WASHINGTON		ALTA/NSPS LAND TITLE SURVEY FOR NORTHWEST RESTAURANTS, INC.	
	NORTHWEST SURVEYING & GPS, INC. Jeromy M. DeMeyer, L.S. No.50982 Brett W. De Vries, L.S. No.49276 407 5TH ST, LYNDEN WASHINGTON, 98264 PH.(360) 354-1950 NWSURVEY.COM		DRAWN BY: BRETT
	DATE: 10/29/2025	JOB No.: 25-423	REVIEWED BY: JEROMY
		DIR: 31-05/113105	SHEET: SV1
		CRD: 113105GP.CRD	

ALTA/NSPS LAND TITLE SURVEY FOR NORTHWEST RESTAURANTS, INC.

GRANDVIEW NORTH LLC
20501 OLYMPIC PL NE
PARCEL ID:
00847300001300

JENSEN FARM DIV 1

LOT 13
SSMH RIM EL=134.3'
CL CHANNEL S-E-W
IE=125.0'
CL CHANNEL
N IE =125.2'

WITNESS CORNER: SET CAPPED
REBAR ON LINE 17.00' SOUTH.
TBM EL=134.50'

LOT 1
AFN 9509235002

O'REILLY AUTO
ENTERPRISES LLC
7815 204TH ST NE
PARCEL ID:
00847300000100

PARCEL A
27,645 SF
204TH ST NE
PARCEL ID:
00847300000200

EJD LLC
7715 204TH ST NE
PARCEL ID:
00847300000300

SEE SHEET 1 FOR SURVEY NOTES

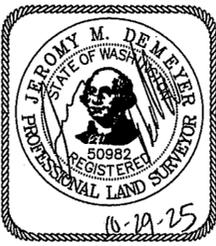
LEGEND:

- NATURAL GAS LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND COMMUNICATION LINE
- EDGE OF PAVEMENT
- QUARRY SPALLS
- POWER POLE W/DROP
- FIRE HYDRANT
- ⊗ WATER VALVE
- ⊕ WATER METER
- ☀ LUMINAIRE LIGHT
- COMMUNICATION PEDESTAL
- COMMUNICATION PULL BOX
- PV POWER VAULT
- PT POWER TRANSFORMER PAD
- IRRIGATION BOX
- ⊥ SIGN

EASEMENT NOTES:

- (E1) 20'x40' ACCESS EASEMENT PER AFN 9509285002
- (E2) 20'x40' ACCESS EASEMENT PER AFN 9509285002 MOVED 10' TO EAST PER BALDRIDGE BOUNDARY LOT LINE ADJUSTMENT.
- (E3) 25'x40' ACCESS EASEMENT PER AFN 200508260877.

20' UTILITY EASEMENT
AFN 9509285002



OLYMPIC PLACE

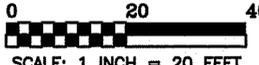
S 08°44'41"W 138.00'

FOUND CASED MONUMENT

STORM DRAIN INFORMATION:

- (SD1) SDCB SOLID RIM EL=136.0'
8" PVC E IE=128.7'
6" PVC S IE=129.2'
8" PVC W IE=128.8'
- (SD2) SDCB SOLID RIM EL=135.8'
12" PVC S IE=132.0'
12" PVC W IE=132.6'
12" PVC NE IE=132.7'
12" PVC E IE=132.0'
- (SD3) SDCB BEEHIVE RIM EL=136.0'
12" PVC NE IE=135.5'
16" PVC TOP=135.5'
- (SD4) SDCB SOLID RIM EL=137.0'
12" PVC N IE=132.0'
12" PVC E IE=132.0'
12" PVC SW IE=132.8'
- (SD5) SDCB BEEHIVE RIM EL=137.0'
12" PVC NE IE=138.9'
16" PVC TOP=136.5'
- (SD6) 6" PVC STUB TOP EL=135.9'
INV IE=134.2'

Curve	Radius	Length	Delta
C1	560.00'	12.86'	1°18'57"



BASIS OF BEARINGS =
204TH ST N.E.
(S 89°14'31"E)
VERTICAL DATUM = NAVD 88

PORTION OF THE SW 1/4 SE 1/4, SECTION 11,
TOWNSHIP 31 NORTH, RANGE 5 EAST OF W.M.,
SNOHOMISH COUNTY, WASHINGTON

NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH ST, LYNDEN WASHINGTON, 98264
PH.(360) 354-1950 NWSURVEY.COM

ALTA/NSPS LAND TITLE SURVEY FOR NORTHWEST RESTAURANTS, INC.		
DRAWN BY: BRETT	DATE: 10/29/2025	JOB No.: 25-423
REVIEWED BY: JEROMY	DIR: 31-05\113105	SHEET: SV2