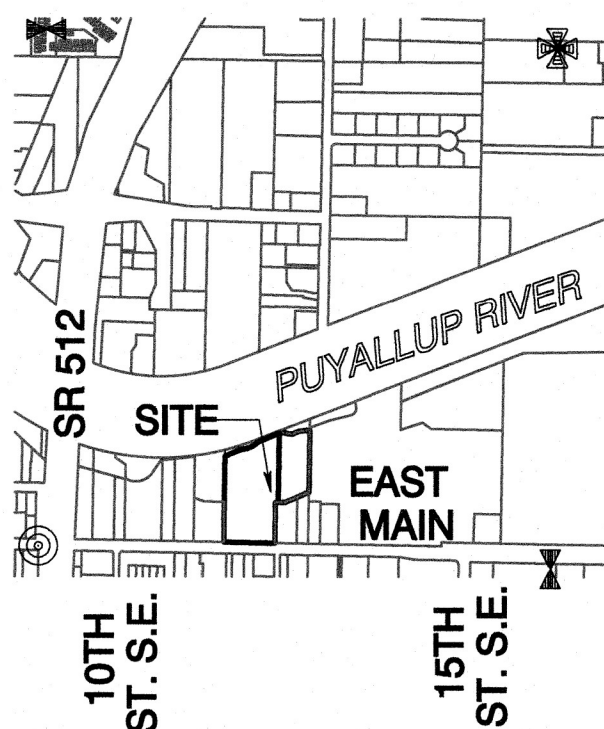


VICINITY MAP

SCALE 1" = 1000'

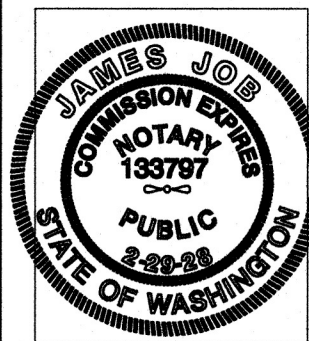


ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE AND HAVE A REAL INTEREST IN THE LAND REPRESENTED ON THIS BOUNDARY LINE ADJUSTMENT. WE HAVE NO REAL INTEREST IN ANY LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS BOUNDARY LINE REVISION. THIS BOUNDARY LINE REVISION IS MADE IN ACCORDANCE WITH OUR DESIRES.

PUYALLUP TT LLC. (CHRISTOPHER TONKIN, GOVERNOR)

STATE OF WASHINGTON)
) SS
COUNTY OF PIERCE)



NOTARY SEAL

SIGNED AND SEALED BEFORE ME THE UNDERSIGNED
THIS DAY OF 20
AS THE FREE AND VOLUNTARY ACT AND DEED FOR BOUNDARY
LINE ADJUSTMENT PROCESS WITNESS MY HAND AND SEAL THE
DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME

RESIDING AT:

CITY OF PUYALLUP BOUNDARY
LINE ADJUSTMENT NO. _____LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 27
TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIANORIGINAL TRACT ASSESSOR'S PARCEL NO.'S: 0420271174
0420271172

*FUTURE PERMITS:

THE LAND CONTAINED IN THIS BOUNDARY LINE
ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS
WILL BE GRANTED FOR ANY STRUCTURE OR DEVELOPMENT
WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT

DEVELOPMENT AND PERMITTING SERVICES

PLANNING MANAGER

DATE

ASSESSOR/TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES
HERETOFORE LEVIED AGAINST THE BOUNDARY LINE
ADJUSTMENT PROPERTY DESCRIBED HEREON, ACCORDING
TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN
FULLY PAID AND DISCHARGED.

ASSESSOR/TREASURER

DATE

BY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 20

AT THE REQUEST OF

AUDITOR'S FEE NO.

FEE: \$

DEPUTY

COUNTY AUDITOR

ORIGINAL TRACT OWNERS

NAME: PUYALLUP TT LLC.

ADDRESS: 3401 LIND AVE S.W.

CITY/STATE/ZIP: RENTON, WA. 98057 PHONE:

EXISTING ZONING: CG (GENERAL COMMERCIAL)

SOURCE OF WATER: CITY OF PUYALLUP

SEWER SYSTEM: CITY OF PUYALLUP

WIDTH AND TYPE OF ACCESS: 60' PUBLIC

NUMBER OF ADJUSTED LOTS: 2

SCALE: AS NOTED

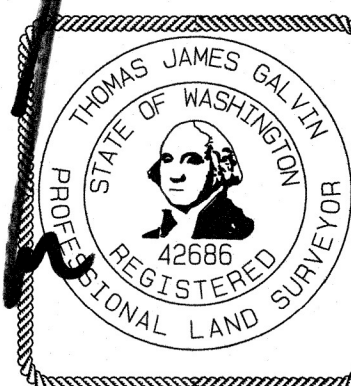
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH
THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT
THE REQUEST OF: PUYALLUP TT LLC.

THIS 7 DAY OF May, 2026

LICENSE NO. 42686

PROFESSIONAL LAND SURVEYOR



ORIGINAL LEGAL DESCRIPTIONS

THE LAND IN THE COUNTY OF PIERCE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL A:

REVISED PARCELS OF LOT COMBINATION RECORDED MAY 1, 2025, UNDER RECORDING NO. 202505010254,
BEING PARCELS 1 AND 2, CITY OF PUYALLUP BOUNDARY LINE REVISION NO. 03-84-004, ACCORDING TO
MAP RECORDED MAY 28, 2003, UNDER RECORDING NO. 200305285004, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP IN DEED RECORDED UNDER
RECORDING NO. 200409020634.

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP IN DEED RECORDED UNDER
RECORDING NO. 200806040024.

PARCEL B:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, REPLAT OF A PART OF FRANK R.
SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON,
ACCORDING TO PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 91, RECORDS OF PIERCE
COUNTY AUDITOR;

THENCE EASTERLY ALONG THE NORTH LINE OF BLOCK 6 OF SAID ADDITION TO THE
NORTHEAST CORNER OF SAID BLOCK 6;

THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 6 PRODUCED, TO THE SOUTH
BANK OF THE PUYALLUP RIVER AS ESTABLISHED BY INTER-COUNTY RIVER IMPROVEMENT;

THENCE WESTERLY ALONG THE SOUTH BANK OF THE PUYALLUP RIVER AS ESTABLISHED
BY INTER-COUNTY RIVER IMPROVEMENT TO THE WEST LINE OF SAID BLOCK 6, PRODUCED
NORTH;

THENCE SOUTH ALONG SAID PRODUCED LINE TO THE NORTHWEST CORNER OF SAID
BLOCK 6 AND THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP IN DEED
RECORDED UNDER RECORDING NO. 200409020634.

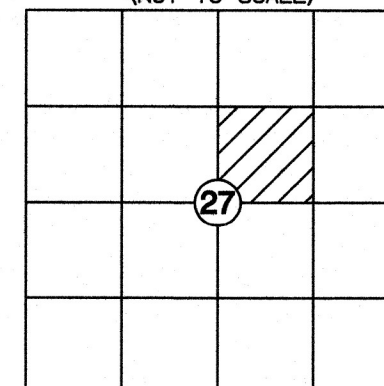
AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP IN DEED
RECORDED UNDER RECORDING NO. 200806040025.

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

NEW LEGAL DESCRIPTIONS SEE SHEET 5

INDEX LOCATION
S.27-T.20N-R.4E

(NOT TO SCALE)

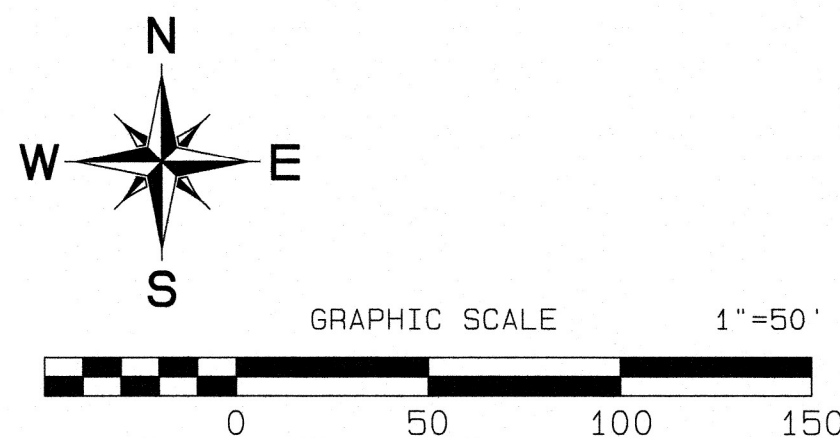


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LEGEND

- MONUMENT CALC OR FOUND AS NOTED
- SET REBAR AND CAP OR MAG NAIL WITH WASHER
- CALCULATED CORNER OR FOUND AS NOTED
- REBAR AND CAP RBC
- LAND SURVEYOR NUMBER LS
- CALCULATED (C)
- MEASURED (M)
- RECORD OF SURVEY AFN 200806265008 (R1)
- BOUNDARY LINE ADJ. AFN 200305285004 (R2)
- LINE TO BE ADJUSTED (HEAVY DASHED)
- ADJUSTED LINE (HEAVY SOLID)

SURVEYORS NOTES

1. BASIS OF BEARING: WASHINGTON STATE SOUTH ZONE 4602 BETWEEN THE MONUMENTS SHOWN ON EAST MAIN STREET
2. THE METHOD OF MONUMENT LOCATION WAS BY FIELD TRAVERSE AND GPS OBSERVATION. THE INSTRUMENTS USED WERE A TRIMBLE S-6 TOTAL STATION, AND A TRIMBLE RB GNSS RECEIVER.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR UTILITIES EXCEPT AS SHOWN OR DISCLOSED BY FIRST AMERICAN TITLE REPORT GUARANTEE NUMBER 4367591
4. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT CHAPTER 58.09 RCW AND 332-130 WAC
5. ADDITIONAL REFERENCES:
BOUNDARY LINE ADJUSTMENT 200305285004

CORNER NOTES

- C1 - FOUND RBC, LS33133 AT CALC POSITION
- C2 - FOUND RBC, LS33133, S07°59'25"E 0.10' FROM CALC
- C3 - FOUND RBC, LS33133 AT CALC POSITION
- C4 - FOUND RBC, LS33133, S31°23'03"E 0.12' FROM CALC
- C5 - FOUND RBC, LS33133 AT CALC POSITION
- C6 - FOUND RBC, LS33133 AT CALC POSITION
- C7 - FOUND RBC, LS33133 AT CALC POSITION
- C8 - FOUND RBC, LS33133, S06°19'10"W 0.15' FROM CALC
- C9 - FOUND RBC, LS33133, S15°39'11"E 0.16' FROM CALC
- C10 - FOUND RBC, LS33133 AT CALC POSITION

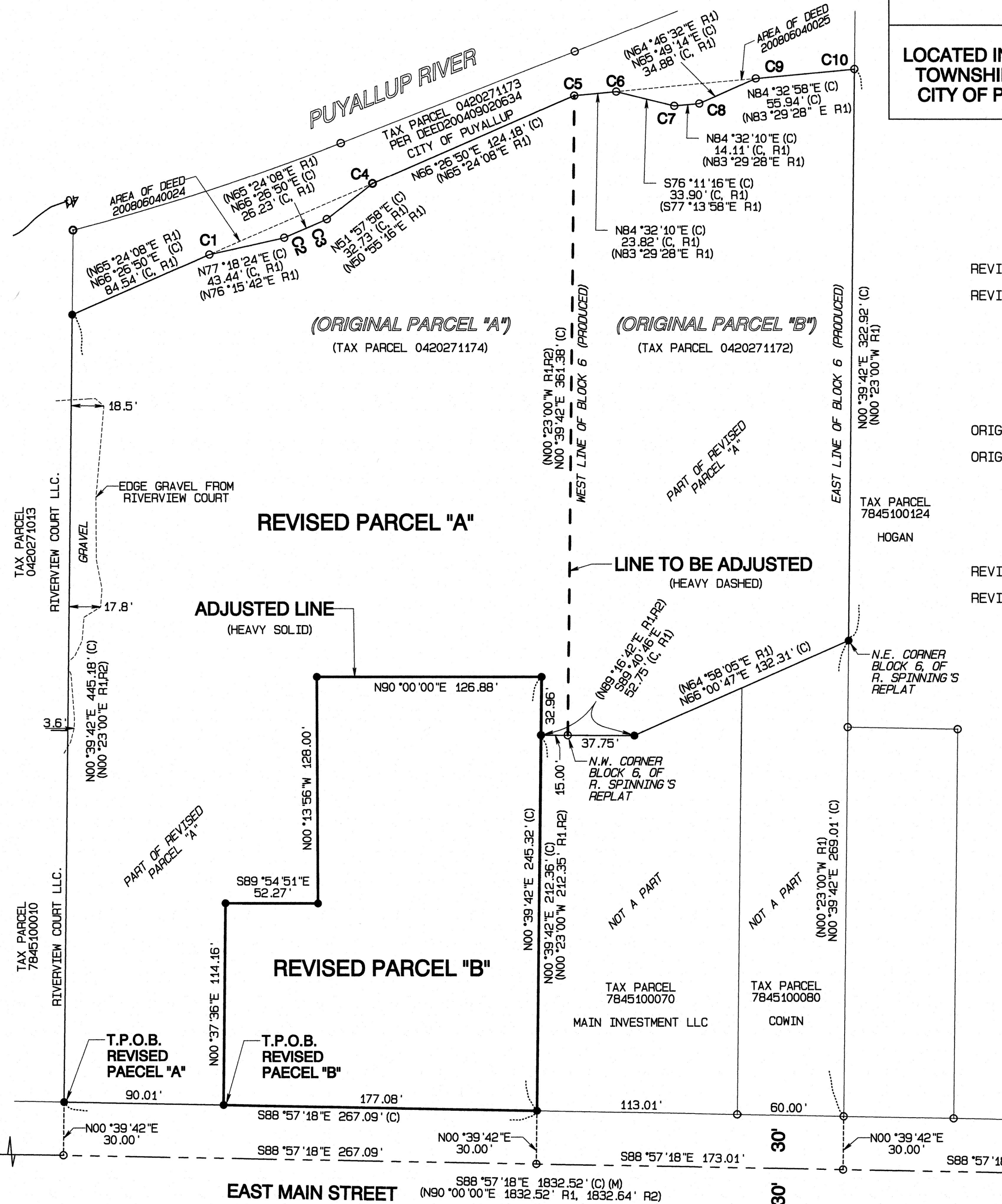
FOUND PUNCH IN 3 INCH BRASS, IN STEEL CASE, VISITED 01/24/22

10TH ST. S.E.

FOUND "X" IN 3 INCH BRASS, IN STEEL CASE, VISITED 01/24/22

15TH ST. S.E.

BOUNDARY EXHIBIT



CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO.

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 27 TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIAN CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

ADDRESSES

REVISSED PARCEL "A" - 1127 EAST MAIN ST.
REVISSED PARCEL "B" -

ORIGINAL AREAS

ORIGINAL PARCEL "A" - 140,031 SQ FT (3.21 ACRES)
ORIGINAL PARCEL "B" - 54,568 SQ FT (1.25 ACRES)

REVISSED AREAS

REVISSED PARCEL "A" - 157,994 SQ FT (3.63 ACRES)
REVISSED PARCEL "B" - 36,606 SQ FT (0.84 ACRES)

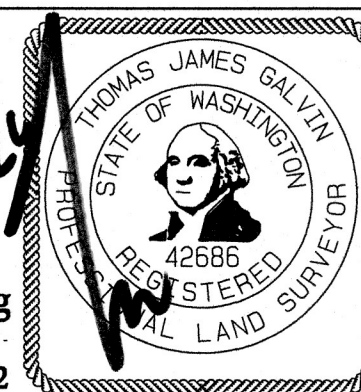


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CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT

SHEET 2 OF 5

FOR: PUYALLUP TT LLC.

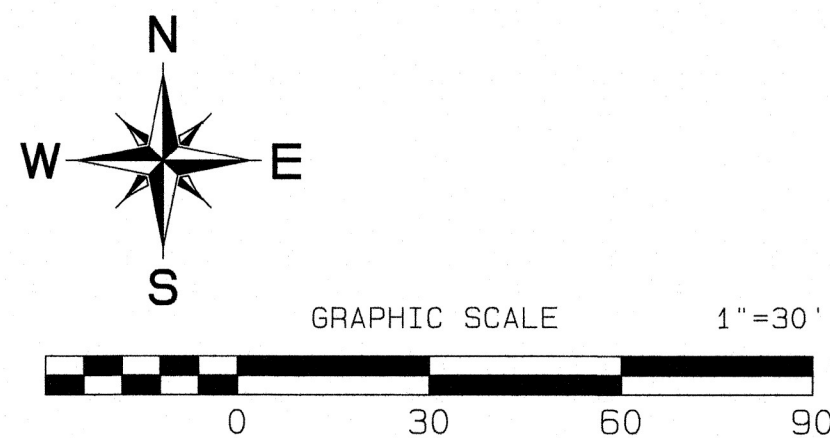
DRAWN BY: TG

CHECKED: JJ

SCALE: 1 INCH = 50 FEET

JOB NO: 2935

DATE: 05/07/2026



SITE IMPROVEMENTS

CITY OF PUYALLUP BOUNDARY
LINE ADJUSTMENT NO.

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 27
TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIAN
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

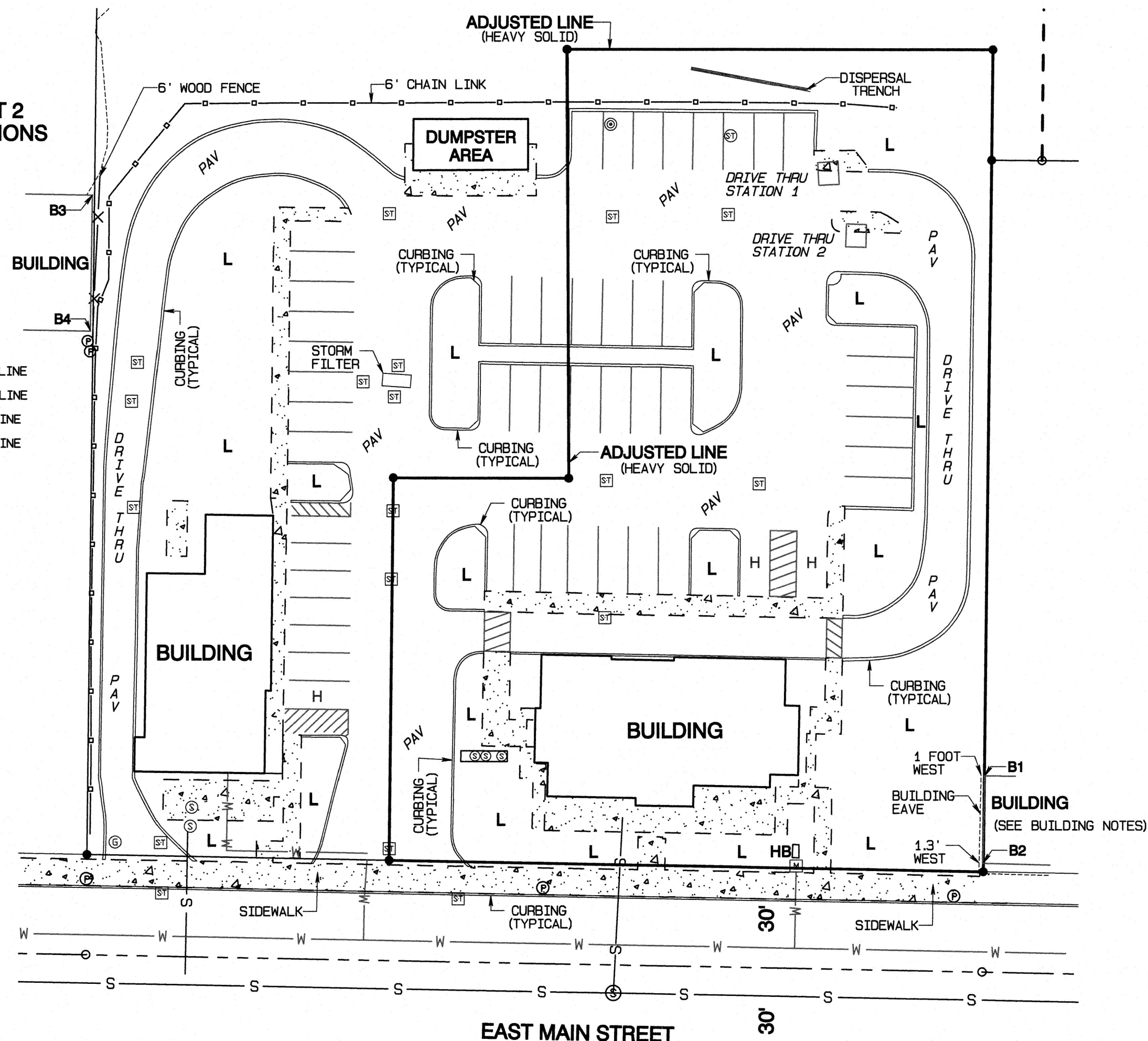
LEGEND

SET REBAR AND CAP OR MAG NAIL WITH WASHER	●
CALCULATED CORNER OR FOUND AS NOTED	○
CATCH BASIN	ST
STORM MANHOLE	SM
SEWER MANHOLE	SM
CLEANOUT	CO
POWER POLE	P
WATER METER	WM
GAS VALVE	G
LANDSCAPE AREA	L
HANDICAP STALL	H
HOT BOX	HB
PAVEMENT	PAV
6' WOOD FENCE	—X—X—
6' CHAIN LINK FENCE	—□—□—
CONCRETE	[Pattern]

BUILDING NOTES

- B1 - BUILDING CORNER 0.15' EAST OF LINE
- B2 - BUILDING CORNER 0.15' WEST OF LINE
- B3 - BUILDING CORNER 0.7' WEST OF LINE
- B4 - BUILDING CORNER 0.8' WEST OF LINE

SEE SHEET 2
FOR DIMENSIONS



SEE SHEET 2
FOR DIMENSIONS

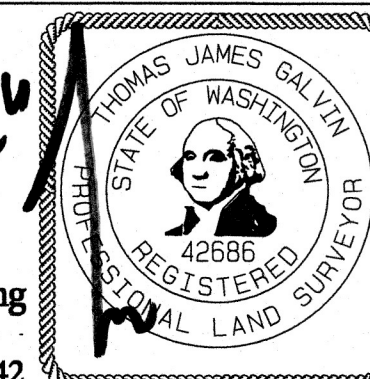


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CITY OF PUYALLUP BOUNDARY
LINE ADJUSTMENT SHEET 3 OF 5

FOR: PUYALLUP TT LLC.

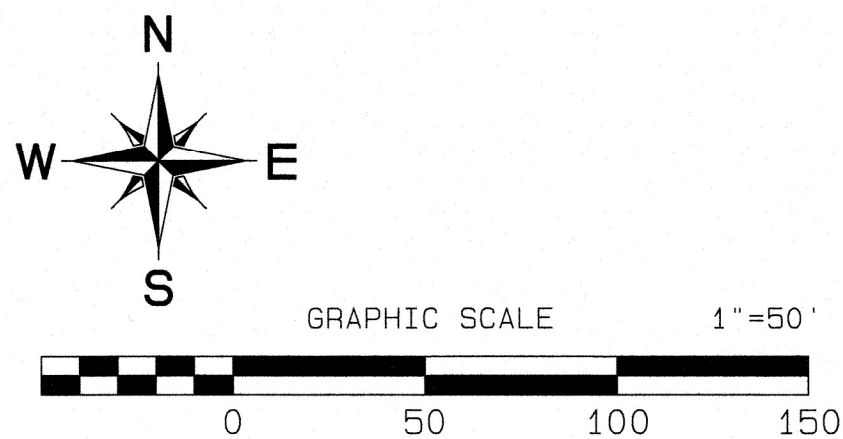
DRAWN BY: TG

CHECKED: JJ

SCALE: 1 INCH = 30 FEET

JOB NO: 2935

DATE: 05/07/2026



TOPOGRAPHY EXHIBIT

CITY OF PUYALLUP BOUNDARY
LINE ADJUSTMENT NO.

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 27
TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIAN
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

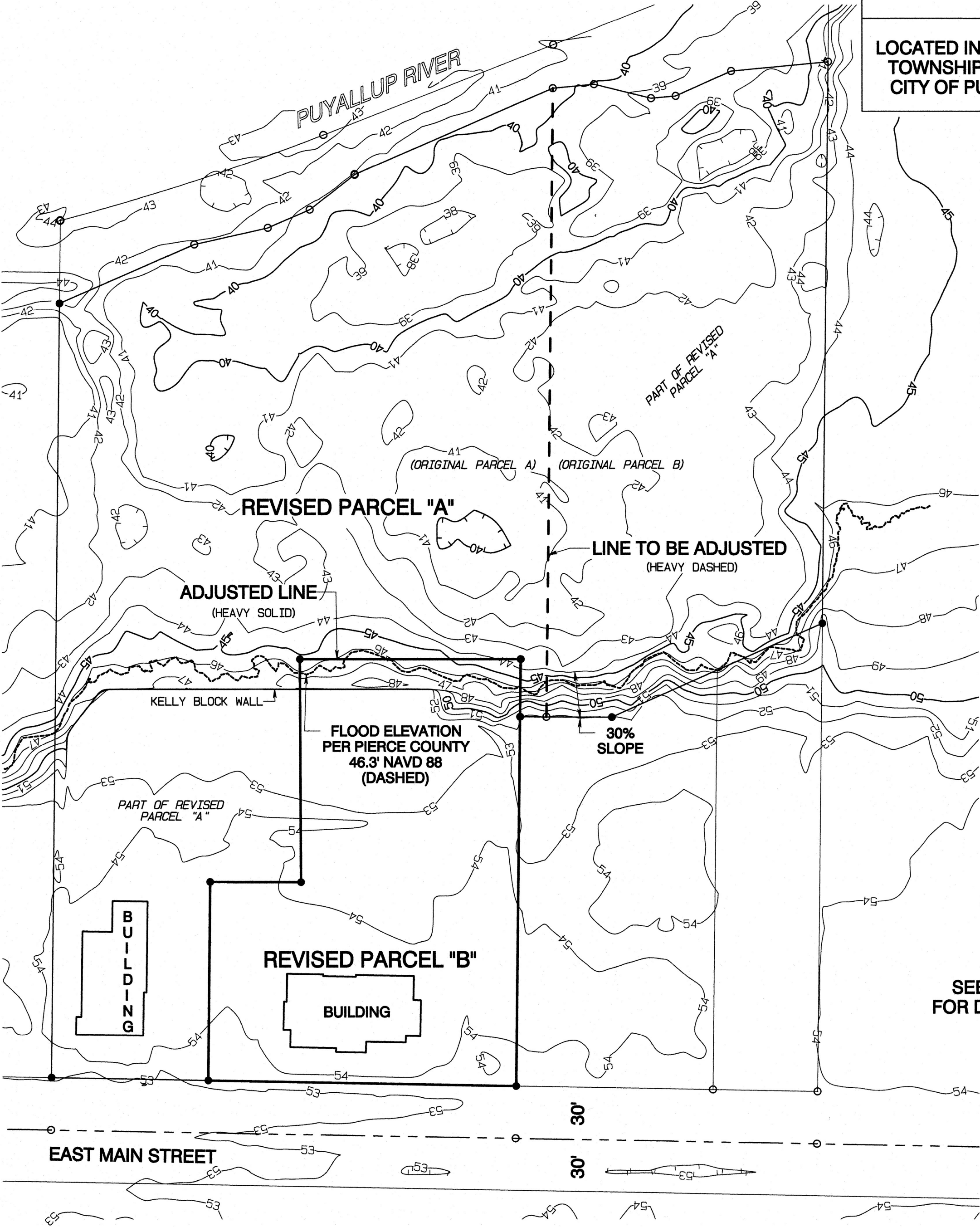
LEGEND

- SET REBAR AND CAP OR
MAG NAIL WITH WASHER •
- CALCULATED CORNER
OR FOUND AS NOTED ○
- LINE TO BE ADJUSTED
(HEAVY DASHED) - - - - -
- ADJUSTED LINE
(HEAVY SOLID) —————

SEE SHEET 2
FOR DIMENSIONS

VERTICAL DATUM NAVD 88

BENCHMARK USED
WSDOT MON GPS27512-100
PUBLISHED ELEV 81.27 NAVD 88
OBSERVED ELEV 81.19 NAVD 88
CONTOUR INTERVAL = 1 FOOT



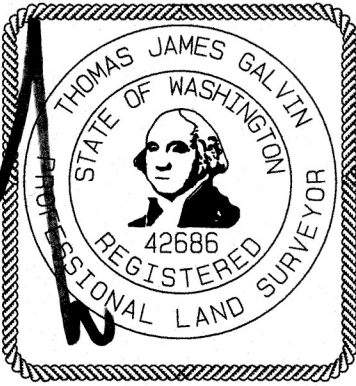
SEE SHEET 2
FOR DIMENSIONS



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CITY OF PUYALLUP BOUNDARY
LINE ADJUSTMENT SHEET 4 OF 5

FOR: PUYALLUP TT LLC.
DRAWN BY: TG
CHECKED: JJ
SCALE: 1 INCH = 50 FEET
JOB NO: 2935
DATE: 05/07/2026

NEW PARCEL "A"

COMMENCING AT THE PUNCH MARK IN A 3 INCH BRASS MONUMENT, AT THE INTERSECTION OF 10TH STREET S.E. AND EAST MAIN STREET IN THE CITY OF PUYALLUP, IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 N, RANGE 4 E, OF THE W.M., AS SHOWN ON RECORD OF SURVEY AUDITOR'S FEE NUMBER 200806255008, RECORDS OF THE PIERCE COUNTY AUDITOR;

THENCE SOUTH 88°57'18" EAST, ALONG THE MONUMENTED CENTERLINE OF SAID EAST MAIN STREET, AS SHOWN ON SAID SURVEY, A DISTANCE OF 572.24 FEET;

THENCE NORTH 00°39'42" EAST, A DISTANCE OF 30.00 FEET, TO THE NORTH MARGIN OF SAID EAST MAIN STREET AND THE SOUTHWEST CORNER OF PARCEL 2 OF CITY OF PUYALLUP BOUNDARY LINE REVISION NUMBER 03-84-04, RECORDING NUMBER 200305285004, RECORDS OF THE PIERCE COUNTY AUDITOR AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°39'42" EAST, ALONG THE WEST LINE OF PARCEL 2, AND CONTINUING ALONG THE WEST LINE OF PARCEL 1 OF SAID BOUNDARY LINE REVISION, A DISTANCE OF 445.18 FEET, TO THE SOUTH LINE OF A DEED TO THE CITY OF PUYALLUP, AUDITOR S FILE NUMBER 200409020634;

THENCE NORTH 66°26'50" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 84.54 FEET, TO AN ANLE POINT IN SAID SOUTH LINE, CREATED BY DEED AUDITOR S FILE NUMBER 200806040024;

THENCE NORTH 77°18'24" EAST, ALONG THE SOUTH LINE OF SAID DEED NUMBER 200806040024, A DISTANCE OF 43.44 FEET;

THENCE NORTH 66°26'50" EAST, ALONG SIAD SOUTH LINE, A DISTANCE OF 26.23 FEET;

THENCE NORTH 51°57'58" EAST, A DISTANCE OF 32.73 FEET, RETURNING TO THE SOUTH LINE OF DEED NUMBER 200409020634 ;

THENCE NORTH 66°26'50" EAST, ALONG SAID SOUTH LINE OF SAID DEED 200409020634, A DISTANCE OF 124.18 FEET, TO THE WEST LINE OF BLOCK 6 (PRODUCED) OF R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 91, RECORDS OF PIERCE COUNTY AUDITOR; ;

THENCE NORTH 84°32'10" EAST, LEAVING SAID WEST LINE (PRODUCED) AND ALONG THE SOUTH LINE OF SIAD DEED NUMBER 200409020634, A DISTANCE OF 23.82 FEET, TO AN ANGLE POINT IN SAID SOUTH LINE CREATED BY DEED NUMBER 2008206040025, RECORDS OF THE PIERCE COUNTY AUDITOR;

THENCE SOUTH 76°11'16" EAST, ALONG THE SOUTH LINE OF SAID DEED NUMBER 2008206040025 A DISTANCE OF 33.90 FEET;

THENCE NORTH 84°32'10" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 14.11 FEET;

THENCE NORTH 65°49'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 34.88 FEET, RETURNING TO THE SOUTH LINE OF DEED NUMBER 200409020634 ;

THENCE NORTH 84°32'58" EAST, A DISTANCE OF 55.94 FEET, TO THE EAST LINE OF BLOCK 6 (PRODUCED) OF SAID R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP,

THENCE SOUTH 00°39'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 322.92 FEET, TO THE NORTHEAST CORNER OF SAID BLOCK 6 OF R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP;

THENCE SOUTH 66°00'47" WEST, ALONG THE NORTH LINE OF SAID BLOCK 6, A DISTANCE OF 132.31 FEET;

THENCE NORTH 89°40'46" WEST, ALONG SAID NORT LINE OF BLOCK 6, A DISTANCE OF 37.75 FEET, TO THE NORTHEAST CORNER OF SAID BLOCK 6;

THENCE CONTINUING NORTH 89°40'46" WEST, LEAVING SAID NORTH LINE OF SAID BLOCK 6, A DISTANCE OF 15.00 FEET;

THENCE NORTH 00°39'42" EAST, A DISTANCE OF 32.96 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 126.88 FEET;

THENCE SOUTH 00°13'56" EAST, A DISTANCE OF 128.00 FEET;

THENCE NORTH 89°54'51" WEST, A DISTANCE OF 52.27 FEET;

THENCE SOUTH 00°37'36" WEST, A DISTANCE OF 114.16 FEET, TO THE NORTH MARGIN OF SAID EAST MAIN STREET AND THE SOUTH LINE OF SAID PARCEL 2 OF SAID BOUNDARY LINE REVISION;

THENCE NORTH 88°57'18" WEST, ALONG SAID NORTH MARGIN AND SAID SOUTH LINE, A DISTANCE OF 90.01 FEET TO THE TRUE POINT OF BEGINNING.

NEW PARCEL "B"

COMMENCING AT THE PUNCH MARK IN A 3 INCH BRASS MONUMENT, AT THE INTERSECTION OF 10TH STREET S.E. AND EAST MAIN STREET IN THE CITY OF PUYALLUP, IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 N, RANGE 4 E, OF THE W.M., AS SHOWN ON RECORD OF SURVEY AUDITOR'S FEE NUMBER 200806255008, RECORDS OF THE PIERCE COUNTY AUDITOR;

THENCE SOUTH 88°57'18" EAST, ALONG THE MONUMENTED CENTERLINE OF SAID EAST MAIN STREET, AS SHOWN ON SAID SURVEY, A DISTANCE OF 572.24 FEET;

THENCE NORTH 00°39'42" EAST, A DISTANCE OF 30.00 FEET, TO THE NORTH MARGIN OF SAID EAST MAIN STREET AND THE SOUTHWEST CORNER OF PARCEL 2 OF CITY OF PUYALLUP BOUNDARY LINE REVISION NUMBER 03-84-04, RECORDING NUMBER 200305285004, RECORDS OF THE PIERCE COUNTY AUDITOR.

THENCE SOUTH 88°57'18" EAST, ALONG SIAD NORTH MARGIN AND SOUTH LINE OF SAID PARCEL 2 OF SAID BOUNDARY LINE REVISIONA DISTANCE OF 90.01 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°37'36" EAST, LEAVING SAID NORTH MARGIN AND SOUTH LINE, A DISTANCE OF 114.16 FEET;

THENCE SOUTH 89°54'51" EAST, A DISTANCE OF 52.27 FEET;

THENCE NORTH 00°13'56" WEST, A DISTANCE OF 128.00 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 126.88 FEET;

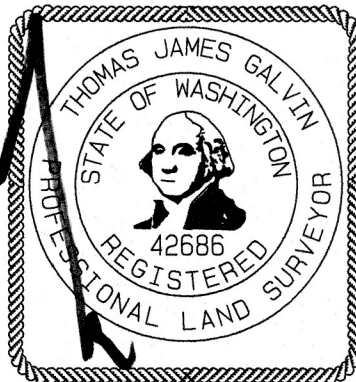
THENCE SOUTH 00°39'42" WEST, A DISTANCE OF 245.32 FEET, TO THE NORTH MARGIN OF SAID EAST MAIN STREET AND THE MOST SOUTH EASTERLY CORNER OF PARCEL 1 OF SAID BOUNDARY LINE REVISION;

THENCE NORTH 88°57'18" WEST, ALONG NORTH MARGIN AND THE SOUTH LINE OF SAID PARCEL 1, AND CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 2 OF SAID BOUNDARY LINE REVISION, A DISTANCE OF 177.08 FEET TO THE TRUE POINT OF BEGINNING.



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CITY OF PUYALLUP BOUNDARY
LINE ADJUSTMENT

SHEET 5 OF 5

FOR: PUYALLUP TT LLC.

DRAWN BY: TG

CHECKED: JJ

SCALE: N/A

JOB NO: 2935

DATE: 05/07/2026