EXHIBIT 6.e: Aspect Addendum No. 2 (6/17/26)

Aspect
A Geosyntec Company

June 17, 2026

Montebanc Management, LLC
Attn: Chip McBroom and Paul DeVenzio
400 NW Gilman Blvd., #2781
Issaquah, Washington 98027

Re: Geotechnical Engineering Report – Second Addendum

Johnson Residential Development
Kitsap County Parcel Numbers: 232601-4-001-2009, 242601-3-003-2008, 252601-2-047-2007, 242601-3-018-2001, 242601-3-005-2006, and 242601-3-019-2000
Poulsbo, Washington
Project No. AS240561

Dear Mr. McBroom and Mr. DeVenzio:

Aspect Consulting, a Geosyntec company (Aspect), prepared a Geotechnical Engineering Report (GER) dated February 14, 2025 (Aspect, 2025a), documenting our geologic hazard assessment and geotechnical engineering evaluation for the proposed residential development (Project) on three parcels north of State Route 305 in Poulsbo, Washington, known as Kitsap County (County) parcel numbers 232601-4-001-2009, 242601-3-003- 2008, and 252601-2-047-2007. The Project subsequently acquired additional adjacent properties (parcel numbers 32601-4-001-2009, 242601-3-003-2008, 252601-2-047-2007, 242601-3-018-2001, 242601-3-005-2006, and 242601-3-019-2000), and we prepared a Geotechnical Engineering Report Addendum (GERA) dated May 19, 2025, for the additional area of development (Aspect, 2025b). All of these parcels are collectively referred to as the Site.

The City of Poulsbo (City) requested HWA GeoSciences, Inc. (HWA) complete a third-party review of the Geotechnical Engineering Report, the Geotechnical Engineering Report Addendum, and the civil plans prepared by a civil engineer (ESM, 2025). We documented our responses to these comments in a letter, Response to City of Poulsbo's Geotechnical Third-Party Review Comments (TPRC), dated November 24, 2025 (Aspect, 2025c).

It is our understanding that the City has asked for clarification on two items, as discussed below.

City Comment 1:

The City requested clarification on the setback recommendations for steep slopes.

Response to Comment 1:

The GER states that development is planned 100 feet from the north- and northwest-facing steep slopes of the ravine in the northwest portion of the Site and our opinion is that this distance will be adequate for the planned development. The GERA states that we do not recommend a setback distance from this slope because the landslide activity is currently dormant and our test pits closest to that boundary did not encounter landslide deposits; however, this area should be closely monitored by Aspect during construction to confirm no landslide deposits are encountered. Our

TPRC states that the recommendations and conclusions presented in these previous documents remain applicable unless specifically addressed herein. The setback distance is commented on in the TPRC and therefore replaces the previous recommendations. The recommendation in our TPRC states *we do not recommend any setbacks or buffers from the mapped hazards because evidence was not observed of the mapped high landslide hazard*.

City Comment 2:

The GER discusses retaining wall considerations for walls up to 10 feet. Current project design requires wall systems up to 20 feet. Wall type, reinforcement, and other wall design considerations can be deferred to the construction plan phase.

Response to Comment 2:

We understand that retaining walls up to 20 feet in height may be used to accommodate grade changes throughout the Site. We are in agreement that these walls are generally feasible but will need further geotechnical design recommendations and geotechnical construction oversight. We should continue to be involved during plan preparation as these details develop.

References

Aspect Consulting (Aspect), 2025a, Geotechnical Engineering Report, Johnson Residential Development, Parcel Numbers: 232601-4-001-2009, 242601-3-003-2008, and 252601-2-047-2007, Poulsbo, Washington. Prepared for: Montebanc Management, LLC, Project No. AS240561-02, February 13, 2025.

Aspect Consulting (Aspect), 2025b, Geotechnical Engineering Report Addendum, Johnson Residential Development, Kitsap County Parcel Numbers: 242601-3-018-2001, 242601-3-005-2006, and 242601-3-019-2000, Poulsbo, Washington. Prepared for: Montebanc Management, LLC, Project No. AS240561-03, May 19, 2025.

Aspect Consulting (Aspect), 2025c, Response to City of Poulsbo's Geotechnical Third-Party Review Comments (TPRC). Prepared for: Montebanc Management, LLC, Project No. AS240561-03, November 24, 2025.

ESM Consulting Engineers, LLC (ESM), 2025, Civil Plans: Pinnacle at Liberty Bay Subdivision, City of Poulsbo, Washington, June 20, 2025.

Limitations

Work for this project was performed for Montebanc Management, LLC (Client), and this report was prepared consistent with recognized standards of professionals in the same locality and involving similar conditions, at the time the work was performed. No other warranty, expressed or implied, is made by Aspect Consulting (Aspect).

Recommendations presented herein are based on our interpretation of site conditions, geotechnical engineering calculations, and judgment in accordance with our mutually agreed-upon scope of work. Our recommendations are unique and specific to the project, site, and Client. Application of this report for any purpose other than the project should be done only after consultation with Aspect.

Variations may exist between the soil and groundwater conditions reported and those actually underlying the site. The nature and extent of such soil variations may change over time and may not be evident before construction begins. If any soil conditions are encountered at the site that are different from those described in this report, Aspect should be notified immediately to review the applicability of our recommendations.

Risks are inherent with any site involving slopes and no recommendations, geologic analysis, or engineering design can assure slope stability. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the Client.

It is the Client's responsibility to see that all parties to this project, including the designer, contractor, subcontractors, and agents, are made aware of this report in its entirety. At the time of this report, design plans and construction methods have not been finalized, and the recommendations presented herein are based on preliminary project information. If project developments result in changes from the preliminary project information, Aspect should be contacted to determine if our recommendations contained in this report should be revised and/or expanded upon.

The scope of work does not include services related to construction safety precautions. Site safety is typically the responsibility of the contractor, and our recommendations are not intended to direct the contractor’s site safety methods, techniques, sequences, or procedures. The scope of our work also does not include the assessment of environmental characteristics, particularly those involving potentially hazardous substances in soil or groundwater.

All reports prepared by Aspect for the Client apply only to the services described in the Agreement(s) with the Client. Any use or reuse by any party other than the Client is at the sole risk of that party, and without liability to Aspect. Aspect’s original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

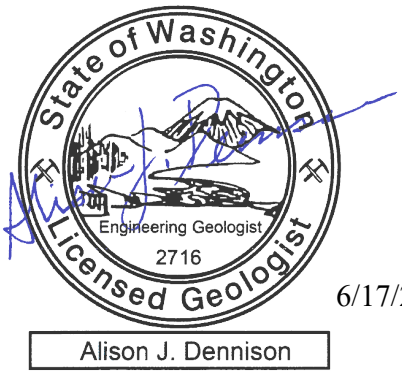
Please refer to Appendix A titled “Report Limitations and Guidelines for Use” for additional information governing the use of this report.

We appreciate the opportunity to perform these services. If you have any questions please call Alison J. Dennison, LEG, Senior Engineering Geologist at 206-780-7717.

We appreciate the opportunity to perform these services.

Sincerely,

Aspect consulting



6/17/2026



6/17/2026

Alison J. Dennison, LEG
Senior Engineering Geologist
Alison.Dennison@aspectconsulting.com

Erik O. Andersen, PE
Senior Principal Geotechnical Engineer
Erik.Andersen@aspectconsulting.com

Attachments: Appendix A – Report Limitations and Guidelines for Use

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APPENDIX A

Report Limitations and Guidelines for Use

REPORT LIMITATIONS AND GUIDELINES FOR USE

Geoscience is Not Exact

The geoscience practices (geotechnical engineering, geology, and environmental science) are far less exact than other engineering and natural science disciplines. It is important to recognize this limitation in evaluating the content of the report. If you are unclear how these "Report Limitations and Guidelines for Use" apply to your project or property, you should contact Aspect Consulting (Aspect).

This Report and Project-Specific Factors

Aspect's services are designed to meet the specific needs of our clients. Aspect has performed the services in general accordance with our agreement (the Agreement) with the Client (defined under the Limitations section of this project's work product). This report has been prepared for the exclusive use of the Client. This report should not be applied for any purpose or project except the purpose described in the Agreement.

Aspect considered many unique, project-specific factors when establishing the Scope of Work for this project and report. You should not rely on this report if it was:

- Not prepared for you;
- Not prepared for the specific purpose identified in the Agreement;
- Not prepared for the specific subject property assessed; or
- Completed before important changes occurred concerning the subject property, project, or governmental regulatory actions.

If changes are made to the project or subject property after the date of this report, Aspect should be retained to assess the impact of the changes with respect to the conclusions contained in the report.

Reliance Conditions for Third Parties

This report was prepared for the exclusive use of the Client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. This is to provide our firm with reasonable protection against liability claims by third parties with whom there would otherwise be no contractual limitations. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with our Agreement with the Client and recognized geoscience practices in the same locality and involving similar conditions at the time this report was prepared.

Property Conditions Change Over Time

This report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope instability, or groundwater fluctuations. If any of the described events may have occurred following the issuance of the report, you should contact Aspect so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Geotechnical, Geologic, and Environmental Reports Are Not Interchangeable

The equipment, techniques, and personnel used to perform a geotechnical or geologic study differ significantly from those used to perform an environmental study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually address any environmental findings, conclusions, or recommendations (e.g., about the likelihood of encountering underground storage tanks or regulated contaminants). Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding the subject property.

We appreciate the opportunity to perform these services. If you have any questions, please contact the Aspect Project Manager for this project.