EXHIBIT 6.f: Aspect Addendum No. 3 (9/9/26)

Geosyntec consultants

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September 9, 2026

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

Subject: Response to City of Poulsbo's Review Comments
Pinnacle at Liberty Bay
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: P2613068 (240561)

Dear Mr. McBroom and Mr. DeVenzio:

Aspect Consulting, a Geosyntec Company (Aspect) has prepared a geotechnical engineering report (GER) dated February 14, 2025 (Aspect 2025a), a GER addendum dated May 19, 2025 (Aspect 2025b), a response letter to the City of Poulsbo's (City) geotechnical third-party review comments dated November 24, 2025 (Aspect 2025c), and a second GER addendum dated June 17, 2026 (Aspect 2026a). All of these documents present the findings of our evaluation of the Site and the proposed residential development (Project) on six parcels north of State Route 305 in Poulsbo, Washington, known as Kitsap County (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 (collectively, the Site).

It is our understanding that the City has requested a response from the geotechnical engineer regarding the current site development plans. Since delivery of our second GER addendum, Aspect has transitioned to Geosyntec Consultants, Inc. (Geosyntec). As Geosyntec, we provide our responses to the City's comments below.

COMMENT

The City made the following comments, as provided by Montebanc Management, LLC:

> *Revised Geotechnical Report. Submit a revised geotechnical report prepared by the project geotechnical engineer evaluating the revised site design and confirming that the proposed grading, retaining walls, roadway improvements, stormwater facilities, and associated infrastructure remain consistent with the geotechnical recommendations. The report shall specifically address revised slope stability analyses, retaining wall design assumptions, foundation recommendations, groundwater conditions, construction sequencing, and any changes resulting from the revised plans.*

Response

Based on our review of the current plans (ESM Consulting Engineers, LLC 2026), the planned lock-and-load walls will be less than 12 feet in height; however, the grading plans may still change, and the walls may be up to 20 feet in height. While additional engineering and design of these walls is needed, we agree with the general direction of development and can support the design of both fill walls and cut walls up to 20 feet in height.

We have also reviewed the plans with respect to roadway improvements, stormwater facilities, and associated infrastructure. We have no changes in the overall recommendations provided in our previous deliverables.

REFERENCES

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

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*. Aspect Consulting, a Geosyntec Company. Prepared for Montebanc Management, LLC. Project No. AS240561-03. May 19.

Aspect. 2025c. *Response to City of Poulsbo's Geotechnical Third-Party Review Comments – Pinnacle at Liberty Bay Subdivision – 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*. Aspect Consulting, a Geosyntec Company. Prepared for Montebanc Management, LLC. Project No. AS240561-04. November 24.

Aspect. 2026. *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*. Aspect Consulting, a Geosyntec Company. Prepared for Montebanc Management, LLC. Project No. AS240561. June 17.

ESM Consulting Engineers, LLC. 2026. *Pinnacle at Liberty Bay Subdivision, City of Poulsbo, Buffer Mitigation Plan, Washington, Job No. 2090-004-022. PP-06*. Sheet 6 of 35. July 21.

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 Geosyntec Consultants, Inc. (Geosyntec).

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 Geosyntec.

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, Geosyntec 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, Geosyntec should be contacted to determine if our recommendations contained in this report should be revised and/or expanded upon.

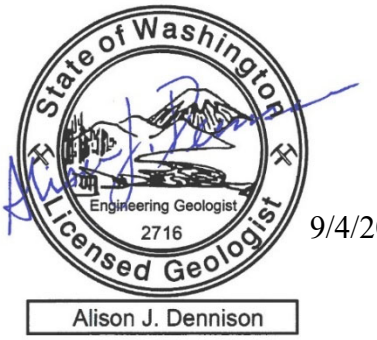
The scope of work does not include services related to construction safety precautions. Site safety is typically the responsibility of the contractor, and our recommendations are not intended to direct the contractor's site safety methods, techniques, sequences, or procedures. The scope of our work also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

All reports prepared by Geosyntec 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 Geosyntec. Geosyntec's original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

Please refer to Attachment 1 titled "Report Limitations and Guidelines for Use" for additional information governing the use of this report.

We appreciate the opportunity to perform these services.

Sincerely,



9/4/2026



9/4/2026

Alison J. Dennison, LEG
Senior Engineering Geologist
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Attachment: Attachment 1: Report Limitations and Guidelines for Use

ATTACHMENT 1
Report Limitations and Guidelines for Use

REPORT LIMITATIONS AND GUIDELINES FOR USE

This Report and Project-Specific Factors

Geosyntec Consultants considered a number of 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 real property assessed
- Completed before important changes occurred concerning the subject property, project or governmental regulatory actions

Geoscience Interpretations

The geoscience practices (geotechnical engineering, geology, and environmental science) require interpretation of spatial information that can make them 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 Use Guidelines" apply to your project or site, you should contact Geosyntec.

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 Geosyntec so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Discipline-Specific 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 Geosyntec Project Manager for this project.