

**EXHIBIT D TO JOINT VENTURE AGREEMENT BETWEEN
TROMBLEY TRUST AND REID DEVELOPMENT GROUP LLC**

LETTER OF AUTHORIZATION

To Whom It May Concern:

On the 21 th day of November, 2024, the undersigned, as "Property Owner", entered into a Joint Venture Agreement (the "Agreement") with Reid Development Group LLC, a Washington limited liability company and/or it's Assigns (the "RDG LLC") for the real property (the "Property") legally described below.

The Agreement provides, interalia, that RDG LLC, during the term of the Agreement, has the right to make any and all permit and land use applications ("Land Use Applications") that RDG LLC deems necessary with respect to the Property described below and the real improvements thereupon, including, but not limited to (a) **rezoning or amendment to the applicable zoning by-laws and ordinances;** (b) **development agreements;** (c) traffic concurrency approvals; (d) municipal water and sanitary sewer certificates of availability; (e) SEPA Approval; (f) Preliminary Subdivision Approval; (g) clearing/grading, construction plan and building permit approvals for all infrastructure required under the conditions of Preliminary Subdivision Approval; (h) State of Washington Department of Fish & Wildlife Hydraulics Approval ("HPA"); (i) permits for critical areas fill and/or environmental mitigation; (j) State of Washington Department of Natural Resources Forest Practices Act permits; and (k) any other permits or development approvals the applicable local, state or federal governmental authorities or utilities require to commence site construction activities. Where "Property Owner" signatures are required by the applicable government authority, RDG LLC is authorized to execute same on our behalf as business agent. RDG LLC is further authorized to negotiate with the applicable governmental authorities as to the acceptable terms and conditions of approval thereto.

In accordance with the terms of the Agreement, the undersigned Property Owners require your assistance to the RDG LLC and/or it's Nominee with respect to the above.

On behalf of the Shirley M. Trombley Trust, a trust:

Shirley M. Trombley Date of Execution: 11-21-24
Shirley M. Trombley, Trustee

John S. Trombley Date of Execution: 11/21/24
John Trombly, Co-Trustee

Street Address of Property: 13324 – 191st Avenue SE, Monroe Washington 98272

Legal Description of Property:

JST.

MR

Snohomish County Tax Parcel #28063600101200 (consisting of approximately 7.93 acres), and legally described as:

That portion of the East Half of the Northwest Quarter of the Northeast quarter of Section 36, Township 28 North, Range 06 East, W.M., lying North of that certain 60.00 foot strip of land conveyed to Beverly Development Company and Arther L. Fleenor and Ethel E. Fleenor by Statutory Warranty Deed filed May 9, 1974 under Auditor's File Number 2339324 in Volume 775, Page 480, records of Snohomish County, Washington, said strip described as follows: A strip of land 60 feet wide, being 30 feet on each side of and parallel with a centerline described as follows:

Commencing at a point on the East line of the Northwest quarter of the Northeast quarter of Section 36, Township 28 North, Range 06 East, W.M., which is 738.71 feet South of the Northeast corner thereof;

Thence West at right angles to said East line, for 228.71 feet;

Thence Northwesterly to the Southeast corner of the Northwest quarter of the Northwest quarter of the Northeast quarter (being also the Northeast corner of the Southwest quarter of the Northwest quarter of the Northeast quarter), of Section 36, Township 28 North, Range 06 East, W.M.;

EXCEPT that portion thereof described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 36, Township 28 North, Range 06 East W.M.,

Thence South 500 feet, along the East line of said quarter, to the True Point of Beginning;

Thence continuing South, along said East line of said quarter, 208.71 feet;

Thence at right angles to said East line, 228.71 feet;

Thence North and parallel to said East line, 208.71 feet;

Thence East, at right angles, to said East line, 228.71 feet, more or less, to the True Point of Beginning;

ALSO EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of the East Half of the Northwest quarter of the Northeast quarter of Section 36, Township 28 North, Range 06 East, W.M.;

Thence East, along the North line of said subdivision for 208.71 feet;

Thence South, at right angles to the North line of the Northeast quarter of said Section 36, for a distance of 208.71 feet;

Thence West, parallel with the North line of the Northeast quarter, for 208.71 feet to the West line of the East half of the Northwest quarter of the Northeast quarter of said Section 36;

Thence North along said West line for 208.71 feet to the Point of Beginning.

Less County Road.

Subject to and together with easements of record.

Situate in the City of Monroe, County of Snohomish, State of Washington.

- End of Agreement -

*S. J.
JST.*

MR