

After Recording Return To:  
Snohomish County Property Management  
3000 Rockefeller Avenue M/S #404  
Everett, WA 98201

**LEASE – CROWN BUILDING  
3409 MCDOUGALL AVENUE  
EVERETT, WA. 98201**

This Lease ("Lease") is made this 2<sup>nd</sup> day of September, 2022 between Glacier Properties, LLC, a Washington limited liability company, hereinafter referred to as the "Landlord", and Snohomish County, a political subdivision of the State of Washington, hereinafter referred to as "County".

**WITNESS**

1. **PREMISES.** Landlord does hereby lease to County, and County does hereby lease from Landlord, storage space located on real property commonly known as 3409 McDougall Avenue, Everett, WA 98201 (the "Property").

Account Number: 00439079700101

and legally described as: A portion of the Southeast quarter of the Northwest quarter of Section 29, Township 29 North, Range 5 East, W.M.

Situate in the County of Snohomish, State of Washington.

Said leased premises are approximately 2,031 square feet as shown on the floor plan attached hereto as Exhibit A and includes Warehouse D and Bay 14 together with access to all common areas including the ability to use one of the Load/Unload Loading Dock Bays - #12 & #13 (the "Leased Premises").

2. **TERM.** The term of this Lease for these Leased Premises shall be for forty one (41) months to commence August 1, 2022, and end at midnight December 31, 2025.

If the term of this Lease extends beyond the current County fiscal year, the obligations of the County in succeeding fiscal years are contingent upon legislative appropriation for the specific purpose of funding this Lease in accordance with law. In the event that funds are not so appropriated, the County may terminate this Lease without penalty.

3. **RENT.** County leases said Leased Premises for said term and agrees to pay a monthly rental on or before the first business day of each month as follows:

Term - Warehouse D and Bay 14	Square Feet	Monthly Rent	Annual Rent
July 1, 2022 - December 31, 2022	2,031	\$2,498.13	\$14,988.78
January 1, 2023 - December 31, 2023	2,031	\$2,573.07	\$30,876.89
January 1, 2024 - December 31, 2024	2,031	\$2,850.27	\$31,803.19
January 1, 2025 - December 31, 2025	2,031	\$2,729.77	\$32,757.29

The monthly lease rent payment will be endorsed to Glacier Properties LLC and sent to the following address or such other place as the Landlord may from time to time designate in writing:

**Glacier Properties LLC  
3409 McDougall Avenue  
Suite 211  
Everett, WA 98201**

If any monthly rent payment is, at any time, fifteen (15) or more days past due, the County will be charged a one-time late charge equal to a total of five (5) percent of the monthly rent past due.

**4. USE.** County will use and occupy the Leased Premises for general storage of office furniture and work station components, computers, electronic equipment, moving hand trucks, carts, and parking of box truck or other vehicles in bay, and Landlord warrants the Leased Premises as structurally fit for this purpose. County agrees that in the operation of the business to be conducted on said Leased Premises and in any occupancy thereof, County shall comply with the laws, rules and regulations of the governments of the United States, State of Washington, Snohomish County and the City in which the Leased Premises are located. County agrees not to use any machinery or equipment in the Leased Premises that might be injurious to the building or that might cause noise or vibration that would be objectionable to other tenants. Upon termination of the Lease, County shall quit and surrender the Leased Premises in as good a state and condition as reasonable use and wear and tear thereof permit, damage by the elements, damage resulting from structural unfitness of the Leased Premises for use as general storage space or other actions not caused by the County or its employees, agents, customers or invitees excepted.

**5. ALTERATIONS AND FIXTURES.** Landlord and County agree no tenant improvements need to be completed in the Leased Premises.

Landlord agrees to make, at Landlord's expense, any alterations that are necessary to keep in compliance with any Federal, State, County or City laws and regulations that are required for occupancy of the Leased Premises, including all building and fire codes. Landlord agrees that in performing the tenant improvements specified in this paragraph 5, it shall comply with all provisions of the Americans with Disabilities Act (42 U.S.C. § 12101 *et seq.*) and any associated regulations, and shall keep the Property in continuous compliance with such act and regulations throughout the term of this Lease, including any option or holdover term.

If any other alterations are generated for the use of the County only and not for the legal occupancy of the Property, the County will pay for the alterations made within the Leased Premises.

County agrees to make no alterations of the Leased Premises without Landlord's prior written consent, which consent shall not be unreasonably withheld. Any such alterations to the Leased Premises shall be made at the County's expense and shall become the property of the Landlord at the termination of the Lease. Upon termination of this Lease, County shall have the right to remove all movable improvements, shelving and racking systems, furnishings and trade fixtures placed therein by the County that can be removed without material injury to the Leased Premises, and will repair any damage to the Leased Premises caused by such removal. Upon Landlord's prior approval, which shall not be unreasonably withheld, the County at its sole cost and expense may install shelving to use for the storage of those items referenced in the foregoing section 4 without being held responsible for damage to the Leased Premises, and such damage shall be considered reasonable wear and tear.

**6. LIENS.** In the event the Leased Premises shall at any time during the term of this Lease become subject to any suit brought to enforce a lien or any statement or claim of lien filed to enforce a lien resulting from the furnishing of materials or labor to County on the Leased Premises and contracted for or agreed to by County, County may contest such lien by legal proceedings but

shall, in the event, cause such lien, at its sole cost, to be discharged within thirty (30) days after notice thereof by the substitution thereof of a mechanic's lien release bond, by posting of adequate security for the payment thereof (including all expenses incident thereto), or by such other method as shall be reasonably satisfactory to Landlord.

**7. ADJUSTMENT OF TOTAL LEASED SPACE.** The parties may mutually agree to reduce or increase the total amount of leased space. If Landlord desires to reasonably increase or decrease the leased space, Landlord will present a detailed letter and exhibits to County and County will review and provide written acceptance or denial. If the County desires to reasonably increase or decrease the leased space, County will present a detailed letter and exhibits to Landlord and Landlord will review and provide a written acceptance or denial. The increase or decrease in rent shall be based on the change in rented square feet. Any required tenant improvements or relocation expenses shall be paid for by the party requesting increase, decrease or relocation.

It is agreed by the approval of this Lease that the Snohomish County Executive has the authority to accept or deny any increases or decreases in the space and to accept or deny any lease rent adjustments made resulting from any increases or decreases in the space for the County.

The signed letter and exhibits will be considered documents to generate an amendment to the Lease signed by the Snohomish County Executive and Landlord and will be sent to the same parties as identified in paragraph 14.

**8. HOLD HARMLESS CLAUSE.** Each party hereto agrees to indemnify and hold harmless the other party, and its appointed and elected officials, officers, agents and employees, from any loss or claim for damages of any nature whatsoever, including claims by third parties, arising out of any act or omission on or about the Property or relating to this Lease by the indemnifying party, its officers, assignees, agents, employees, invitees, contractors or subcontractors. This obligation shall include claims by the indemnifying party's employee's from which it would otherwise be immune under Title 51 RCW or other law, therefore for this purpose, each indemnifying party waives its rights to immunity as defined in Title 51, as respects the other only, which waiver has been mutually negotiated.

In the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Landlord and the County or their respective elected or appointed officials, officers, employees, agents, or representatives, the County's liability hereunder shall only be to the extent of the County's negligence.

**9. INSURANCE.** Each Party shall maintain its own insurance and/or self-insurance for its liabilities from damage to property and/or injuries to persons arising out of its activities associated with this Lease as it deems reasonably appropriate and prudent. The maintenance of, or lack thereof of insurance and/or self-insurance shall not limit the liability of the indemnifying part to the indemnified party(s).

Further, each Party shall maintain its own property insurance and/or self-insurance for its protection from damage to its property. Each party waives all rights against the other for damages caused by fire or other perils to the extent such damage cost is actually paid by property insurance applicable to the Property.

**10. HAZARDOUS WASTE.** Landlord represents and warrants, to the best of its knowledge without special inquiry, that no hazardous wastes, hazardous substances, dangerous wastes or other contaminants, as defined in applicable federal, state and/or local statutes or regulations ("Contaminants") are or have in the past been generated, treated or disposed on or at the Property, and there have been no releases of Contaminants at the Property. Landlord further represents and warrants that it has no reason to believe that Contaminants have in the past been generated, treated or disposed at the Property. Landlord covenants that it shall protect, hold harmless,

indemnify and defend County, its elected and appointed officials, officers, employees, and agents, from any and all claims, losses, damages, response costs, and expenses arising out of or in any way relating to the generation, treatment, storage, release or disposal of Contaminants upon the Property, including, but not limited to:

a. claims of third parties, including governmental agencies, for damages, response costs, injunctive or other relief.

b. the cost, expense, or loss to County of any injunctive relief, including preliminary or temporary injunctive relief, applicable to the County or the Property.

c. the expense of reporting the existence of Contaminants to any agency of the State of Washington or the United States as required by applicable laws or regulations, before and after any trial or appeal therefrom whether or not taxable as costs; all of which shall be paid by Landlord when accrued.

Any generation, treatment, storage, release or disposal of Contaminants by County, its employees or agents shall not fall within the scope of the foregoing indemnity.

County shall not, without Landlord's prior written consent, keep on or around the Leased Premises, for use, disposal, treatment, generation, storage or sale, any substances, wastes or materials designated as, or containing components designated as hazardous, dangerous, toxic or harmful and/or which are subject to regulation by any federal, state or local law, regulation, statute or ordinance (collectively referred to as "Hazardous Substances").

**11. SUBLETTING AND ASSIGNMENT.** The County shall not sublet the whole or any part of said Leased Premises, nor assign this Lease, or any part thereof, without the written consent of the Landlord which consent shall not be unreasonably withheld. If consent is once given by the Landlord to the assignment of this Lease, or any interest therein, the Landlord shall not be barred from afterward refusing to consent any further assignment. This Lease shall not be assignable by operation of law.

Any assignment made by the County shall not become effective until the assignee, in writing, shall assume this Lease and agree to perform and be bound by all of the obligations of the County accruing under this Lease from and after the date of such assignment. In the event of such an assignment and assumption, the County shall remain bound by all of the obligations of the County accruing under this Lease. Consent to one assignment or subletting shall not be deemed consent to any subsequent assignment or subletting.

**12. CASUALTY REBUILDING CONDEMNATION.** In the event the Property or a part thereof is destroyed or damaged by fire or other causes (and regardless of the extent of the damage to the Leased Premises) to such an extent that the Landlord shall decide to discontinue the operation of the building as storage space, which decision shall be communicated to the County within thirty (30) days after such damage or destruction, then this Lease shall be terminated as of the date of such damage or destruction. In the event of damage to the Leased Premises by fire or other causes, other than under the circumstances described in the preceding sentence, Landlord shall repair the Leased Premises within a reasonable time and as quickly as circumstances will permit upon the same plan as immediately before the damage or destruction. Until the Leased Premises are repaired and put in a good and tenantable order, the rents herein provided for, or a fair and just proportion thereof according to the nature and extent of the damage sustained, shall be abated until the Leased Premises shall have been restored to the same condition as they were before such damage or destruction.

In the event that the Leased Premises are not useable as contemplated in this Lease for over ninety (90) days due to the damage, County shall have the right to terminate the Lease.

If the property or any part thereof wherein the Leased Premises are located shall be taken by public or quasi-public authority under any power of eminent domain or condemnation, this

Lease, at the option of the Landlord shall forthwith terminate and County shall have no claim or interest in or to any award of damages for such taking.

**13. WAIVER OF SUBROGATION.** Landlord and County each mutually release the other from every right, claim and demand which may hereafter arise in favor of either arising out of or in connection with any loss occasioned by fire and such other perils as are included in the provisions of the normal extended coverage clauses of fire insurance policies, and do hereby waive all rights of subrogation in favor of insurance carriers arising out of any such losses and sustained by either the Landlord or the County in or to the Property or any property therein. Provided, however, that if at any time either Landlord or County can obtain a waiver of subrogation clause only for an additional premium, such clause shall be obtained only if the party in whose favor it runs pays such additional premium. If such waiver of subrogation can be obtained only for an additional premium by either Landlord or County, and either party elects not to obtain a waiver of subrogation, this entire clause shall be null and void.

**14. NOTICES.** All notices to be given by the parties hereto shall be in writing and may either be served personally or may be deposited in the United States mail, postage prepaid, by either registered or certified mail, and if to be given Landlord, shall be addressed to Landlord at:

**Glacier Properties, LLC  
Attn: Manager  
3409 McDougall Avenue  
Suite 211  
Everett, WA 98201**

or if to be given County, shall be addressed to County at:

**Snohomish County Property Management  
Attention: Property Officer  
3000 Rockefeller Avenue M/S 404  
Everett, WA 98201  
Telephone: 425-388-3400**

All notices shall be effective upon the earlier of personal delivery or three (3) days after being mailed.

**15. MAINTENANCE, MANAGEMENT AND SERVICES.** Landlord covenants and agrees to furnish the following utilities and services to the Property at Landlord's sole cost and expense to allow for the County's twenty-four (24) hour, seven (7) days a week operation and occupancy of the Leased Premises:

- a. Water, power, natural gas and sewer.
- b. Men and women's restroom facilities.
- c. Keycards (3 keycard minimum) and/or keys to access the Property.
- d. Use and access to one of the "Load/Unload Bays - #12 & #13" on attached map.
- e. Use and access to Bay 14 for parking purposes.
- f. Regular maintenance and repair of the loading dock and bays.
- g. Lighting fixtures, tubes, ballasts and bulb replacement in the common areas. Landlord will replace lighting fixtures, tubes, ballasts and bulb replacement in the Leased Premises when needed at the sole cost and expense of the County.
- h. Maintenance and repair of the building interior and exterior and operating systems.
- i. Interior and exterior painting of the building.
- j. Maintenance and repair of building fire system, monitoring and testing.
- k. Parking lot maintenance and repair, security and lighting.
- l. Maintenance and planting of landscaping, including stairways and sidewalks.

- m. Maintenance and repair of building entrance security systems, monitoring and testing.
- n. Management, maintenance, and repairs of the Property, including common areas.
- o. Janitorial services to the Property.

**16. ACCESS REPAIRS.** No compensation shall be made to or claimed by County from Landlord by reasons of inconvenience, annoyance or other concerns arising from the making of repairs to or maintenance or alteration of the Property or appurtenances of the Leased Premises covered hereby. Landlord reserves the right to make repairs, alterations, connections or extensions when and where the same may be deemed by Landlord to be necessary. However, any repairs, maintenance or alteration of the Property or appurtenances shall not render the Property unusable for the purposes of this Lease because of any action arising from the making of the repairs, maintenance or alteration to the Property or appurtenances. Nothing herein contained shall be construed as an agreement on the part of the Landlord to make any repairs, alterations, connections or extensions becoming necessary, in the reasonable opinion of Landlord, due to negligence of County, its appointed or elected officials, officers, employees, or agents.

**17. SIGNS.** County shall have the right to place identifying signage on and about the Property with Landlord's written consent, which consent shall not be unreasonably withheld, subject to compliance with all applicable laws and landlord and building standards.

**18. INSOLVENCY.** In the event that the County shall make an assignment for the benefit of creditors, or shall be adjudicated a bankrupt, or if a receiver is appointed for the County or if the property of the County upon the Leased Premises shall be seized by any enforcement officer by reason of an attachment, execution or other process, Landlord shall have the option to terminate this Lease.

**19. DEFAULT.** Upon either party's failure to observe or perform any term or condition of this Lease, that failure having continued for thirty (30) days after the non-defaulting party gives written notice to cure such failure to the other party, such party shall be deemed in default; provided, however, that if any non-monetary failure or breach is not reasonably capable of cure within such thirty (30) days period, the breaching party shall not be in default if it commences cure within said thirty (30) day period and thereafter diligently pursues the cure to completion. In the event of a material default by a party under this Lease, the other party may pursue any of its rights or remedies allowed at law or in equity, including without limitation the right to terminate this Lease or bring an action for damages or specific performance.

**20. GOVERNING LAW AND VENUE.** This Lease shall be governed by the laws of the State of Washington and any lawsuit regarding this Lease must be brought in Snohomish County, Washington.

**21. ATTORNEY'S FEES.** In the event of any action at law or in equity between Landlord and County to enforce any of the provisions, rights or obligations hereunder, the unsuccessful party to such litigation agrees to pay to the successful party all costs and expenses, including reasonable attorney's fees incurred therein by the successful party, and if such successful party shall recover judgment in any such action or proceeding, such costs and expenses and attorney's fees shall be included in and as a part of such judgment.

**22. NO WAIVER OF COVENANTS.** No waiver shall be implied from an omission by either party to take any action related to breach of any covenant, term, or condition of this Lease. The acceptance by Landlord of rent with knowledge of the breach of any of the terms, conditions, or covenants of this Lease by County shall not be deemed a waiver of any such breach. One or more waivers of any breach of any covenant, term, or condition of this Lease shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.

**23. DELAYED POSSESSION.** In the event of the inability of Landlord to deliver possession of the Leased Premises for any reason whatsoever at the time of the commencement of the term of this Lease, neither Landlord or its agents shall be liable for any damage caused thereby, nor shall this Lease thereby become void or voidable, nor shall the term herein specified be in any way extended, but in such event County shall not be liable for any rent until such time as Landlord can deliver possession, and in the event that possession is delayed over ninety (90) days, County shall have the right to terminate this Lease.

**24. HOLDING OVER.** If County, with the consent, express or implied, of the Landlord, shall hold over after the expiration of the term of this Lease, Landlord and County shall remain bound by all the terms, covenants, and agreements hereof, except that the tenancy shall be from month to month at the then current market rate.

**25. SUCCESSORS AND ASSIGNS.** The rights, liabilities, and remedies provided for herein shall extend to the heirs, legal representatives, successors and, so far as the terms of this Lease permit, assigns of the parties hereto; and the words "Landlord" and "County" and their accompanying verbs or pronouns, wherever used in this Lease, shall apply equally to all persons, firms or corporations which may be or become parties to this Lease.

**26. RULES.** County agrees to abide by the rules and regulations governing the operation of the Property which may be made by Landlord from time to time, and will use reasonable methods to induce customers, clients and all persons invited by County into said Property to observe the same.

**27. TAXES.** Landlord shall be responsible for all real property taxes and assessments levied or assessed against the Property by any governmental entity, including any special assessments imposed on or against the Property for the construction or improvement of public works in, on or about the Property; provided, however, that the County shall conduct no activity on the Leased Premises nor place any articles on the Leased Premises that will increase the real property taxes levied or assessed against the Property.

**28. RECORDING.** County or the Landlord shall file this Lease or a Memorandum Form thereof for recording with the County Auditor, Recording Division, Snohomish County, Washington. If a Memorandum Form of the Lease is filed for recording, each party agrees to execute and return same promptly.

**29. TIME.** Time is of the essence of this Lease.

**30. PARKING.** The County is not allowed use of the exterior of the parking lot blocking manual gates.

**31. EXHIBITS.** Attached and hereby incorporated as a part of this Lease are the following exhibits:

Exhibit A: Building floor plan to include Warehouse D and Bay 14, and use of "Load/Unload Bays - #12 & #13"

**32. ENTIRE AGREEMENT AND AMENDMENTS.** This Lease contains all of the agreements between the parties with respect to any matter covered or mentioned in the Lease, and no prior agreement, letter of intent, or understanding relating to any such matter will be effective for any purpose. No provision in this Lease may be amended or added to except by an agreement in writing signed by the parties or their respective successors in interest and using the same formalities as are required by the execution of this Lease.

### **33. SUBORDINATION.**

(a) **Automatic Subordination.** Without the necessity of any additional document being executed by County for the purpose of effective subordination, and at the election of Landlord or any mortgagee, or beneficiary of a deed of trust with a lien on the Building, Common Areas, (collectively referred to in this Lease as "Mortgagee"), this Lease shall be subject and subordinate at all times to the lien of any mortgage or deed of trust which may now exist or hereafter be executed in any amount for which the Building, Common Areas land, ground leases or underlying leases, or Landlord's interest or estate in any of said items is specified as security (collectively referred to as "Mortgages"). Landlord represents that its interest in the Property or Leased Premises is not subject to any ground or land lease.

(b) **Landlord's Option.** Notwithstanding the foregoing, Landlord shall have the right to subordinate or cause to be subordinated any such Mortgages to this Lease.

(c) **Attornment.** In the event that any Mortgage is foreclosed or a conveyance in lieu of foreclosure is made for any reason, County shall, notwithstanding any subordination, attorn to and become the tenant of the successor-in-interest to Landlord, at the option of such successor-in-interest. County covenants and agrees to execute and deliver, upon demand by Landlord and in the form requested by Landlord, any additional documents evidencing the priority of subordination of this Lease with respect to any such Mortgage. Should County fail to sign and return any such documents within twenty (20) business days of such request, County shall be in default under this Lease.

(d) **Non-Disturbance.** In the event of any such subordination of this Lease pursuant to this Section, County's possession of the Leased Premises shall remain undisturbed and County's rights under this Lease shall be recognized and shall not be adversely affected so long as County is not in default under this Lease.

### **34. ESTOPPEL CERTIFICATES.**

(e) **County's Obligation.** Within ten (10) days following any written request which Landlord may make from time to time, County shall execute and deliver to Landlord a statement certifying: (i) the Commencement Date of this Lease; (ii) the fact that this Lease is unmodified and in full force and effect (or, if there have been modifications hereto, that this Lease is in full force and effect, and stating the date and nature of such modifications); (iii) the date to which the Rental and other sums payable under this Lease have been paid; (iv) that there are no current defaults under this Lease by either Landlord or County except as specified in County's statement; and (v) such other reasonable matters requested by Landlord. Landlord and County intend that any statement delivered pursuant to this Section may be relied upon by any Mortgagee, purchaser or prospective purchaser of the Building or any interest herein. The County shall not be liable for reliance by any third-party not specifically addressed in the estoppel certificate for the matters represented therein.

(f) **Failure to Deliver.** County's failure to deliver such statement within such time shall be deemed a default by County under this Lease and shall be conclusive upon County (i) that this Lease is in full force and effect, without modification except as may be represented by Landlord, (ii) that there are no incurred defaults in Landlord's performance, and (iii) that, except as otherwise expressly set forth in this Lease, not more than one (1) month's rental has been paid in advance.

**35. SEVERABILITY.** Should any clause, phrase, sentence or paragraph of this Lease be declared invalid or void, the remaining provisions of this Lease shall remain in full force and effect.



**36. NON-DISCRIMINATION.** It is the policy of the County to reject discrimination which denies equal treatment to any individual because of his or her race, creed, color, national origin, families with children, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability as provided in Washington's Law against Discrimination, Chapter 49.60 RCW, and the Snohomish County Human Rights Ordinance, Chapter 2.460 SCC. These laws protect against specific forms of discrimination in employment, credit transactions, public accommodation, housing, county facilities and services, and county contracts.

The Landlord shall comply with Chapter 2.460 SCC, which is incorporated herein by this reference. Execution of this Lease constitutes a certification by the Landlord of the Landlord's compliance with the requirements of Chapter 2.460 SCC with respect to this Lease. If the Landlord is found to have violated this provision, or furnished false or misleading information in an investigation or proceeding conducted pursuant to Chapter 2.460 SCC, this Lease may be subject to a declaration of default and termination at the County's discretion. This provision shall not affect the Landlord's obligations under other federal, state, or local laws against discrimination.

**37. INTERPRETATION.** This Lease and each of the terms and provisions of it are deemed to have been explicitly negotiated by the parties. The language in all parts of this Lease shall, in all cases, be construed according to its fair meaning and not strictly for or against either of the parties hereto. The captions and headings of this Lease are used only for convenience and are not intended to affect the interpretation of the provisions of this Lease. This Lease shall be construed so that wherever applicable the use of the singular number shall include the plural number, and vice versa, and the use of any gender shall be applicable to all genders.

**38. SURVIVAL.** Those provisions of this Lease that by their sense and purpose should survive expiration or termination of the Lease shall so survive.

**39. WARRANTY OF AUTHORITY.** Each signatory to this Lease represents that he or she has full and sufficient authority to execute this Lease on behalf of the Landlord or the County, as the case may be, and that upon execution of this Lease it shall constitute a binding obligation of the Landlord or the County, as the case may be.

**40. EXECUTION IN COUNTERPARTS.** This Lease may be executed in counterparts, each of which shall constitute an original and all of which shall constitute one and the same Lease.

IN WITNESS WHEREOF THE PARTIES hereto have executed this Lease the day and year first above written.

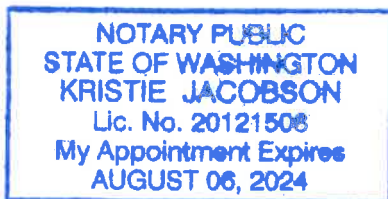
**LANDLORD:**


BY:  - Manager - Glacier Properties  
Glacier Properties, LLC

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

On this 2nd day of September, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James Stephanson, to me known to be the individual described in and who acknowledged to me the said instrument to be for the uses and purposes therein mentioned, and signed said instrument on behalf of Glacier Properties, as its free and voluntary act and deed.

WITNESS my hand and official seal hereto affixed the day and year first above written.



  
NOTARY PUBLIC in and for the State of  
Washington residing at Everett  
My commission expires August 06, 2024

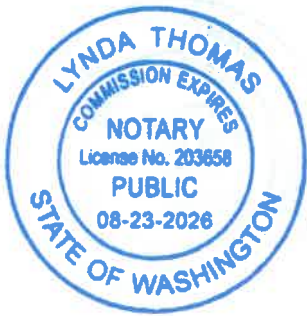
**SNOHOMISH COUNTY:**

BY: [Signature]  
Snohomish County Date

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SNOHOMISH )

On this 25th day of August, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steven Tease, to me known to be the Property Officer of Snohomish County and acknowledged to me the said instrument to be for the uses and purposes therein mentioned, and signed said instrument on behalf of Snohomish County as its free and voluntary act and deed.

WITNESS my hand and official seal hereto affixed the day and year first above written.

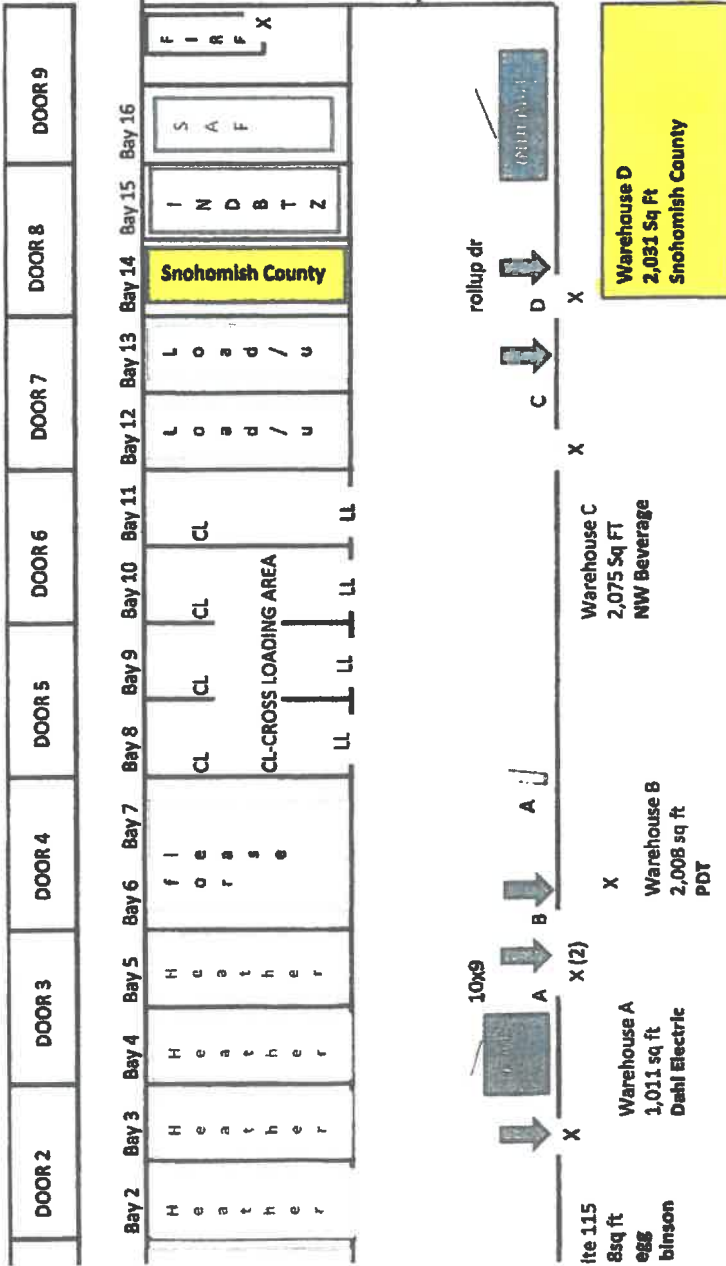


[Signature]  
NOTARY PUBLIC in and for the State of  
Washington residing at Snohomish  
My commission expires: 8-23-2026

Approved as to form:

Rebecca J. Guadamud 07-07-2022  
Deputy Prosecuting Attorney

**Exhibit A**



**NOT TO SCALE**

First Aid Kit A