

RIGHT-OF-ENTRY AGREEMENT
for
Hydraulic Project – Beaver Dam Mitigation

REAL ESTATE MANAGER
3200 CEDAR STREET
EVERETT, WA 98201

PROJECT: Beaver Dam Mitigation
PARCEL LOCATION: S1/2 SW1/4 NW1/4, S35, T29N, R7E
Property APN#: 29073500200500
OWNER: Thunder Dragon T LLC

This agreement is made as of the date of the last signature below ("Effective Date"), by and between Thunder Dragon T LLC, a Foreign Limited Liability Company (hereinafter referred to as "Owner") and the City of Everett, (hereinafter referred to as "City") with reference to real property generally identified as Assessor's Parcel Number 29073500200500 (the "Property"). The City desires to conduct ongoing beaver dam mitigation as needed upon portions of such Property as generally depicted on Exhibit A attached hereto and incorporated herein (such portions, the "Access Area") in furtherance of a Hydraulic Project (the "Project"). Because the Project will support the Owner's furtherance of flood control over road areas, Owner hereby grants use of the Access Area under the terms and conditions provided herein.

In consideration of mutual benefits, Owner hereby grants permission to the City, its authorized agents, assigns, or subcontractors, to enter at its own risk upon the Access Area to perform the work in the area depicted and described on Exhibit A hereto (the "Access Area") and to temporarily use a portion of the Property (in its as-is, where-is condition with all faults and defects, including without limitation environmental defects) in connection with the Project.

The rights of the City under this agreement are coupled with an interest on the part of the City and therefore may not be revoked prior to Project completion or December 31, 2026,

whichever occurs first. Following the 2026 calendar year, the right to enter for the purposes contained herein shall renew on an annual basis until December 31, 2029. Except as otherwise provided in this Agreement, either party may terminate this agreement upon thirty (30) days written notification.

The Owner and the City, by granting and accepting this agreement respectively, mutually covenant and agree as follows:

1. The City will make reasonable efforts to minimize disruption and inconvenience to said Property and uses made thereof in compliance with applicable law and so as not to interfere with the Owner's tenants or activities.
2. As necessary for the Project, the City has the right to move, set aside, or displace Owner's personal property that restricts or hampers the purpose of this agreement, over, under and upon the Access Area.
3. Indemnification
 - a) To the extent caused by the negligence of the City, the City shall defend and indemnify Owner against and hold Owner harmless from any claims, liability, damages, costs or expenses related to any injury, loss or damage to people or property arising out of the City's exercise of its rights under this right of entry agreement.
 - b) This section shall survive any termination, revocation or expiration of this agreement.
4. City will restore Owner's property to a similar or better condition than what existed prior to commencement of the Project.
5. Nothing contained in this Agreement shall be construed as a warranty that the City's efforts to mitigate beaver dams to maintain or improve drainage patterns will be successful.

[Signatures on following page]

AGREED TO AND ACCEPTED BY:

CITY OF EVERETT



By _____

Printed Name: Cassie Franklin

Title: Mayor

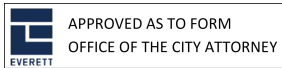
Date 06/12/2026

ATTEST:



Office of the City Clerk

Date 06/12/2026



OWNER:

THUNDER DRAGON T LLC

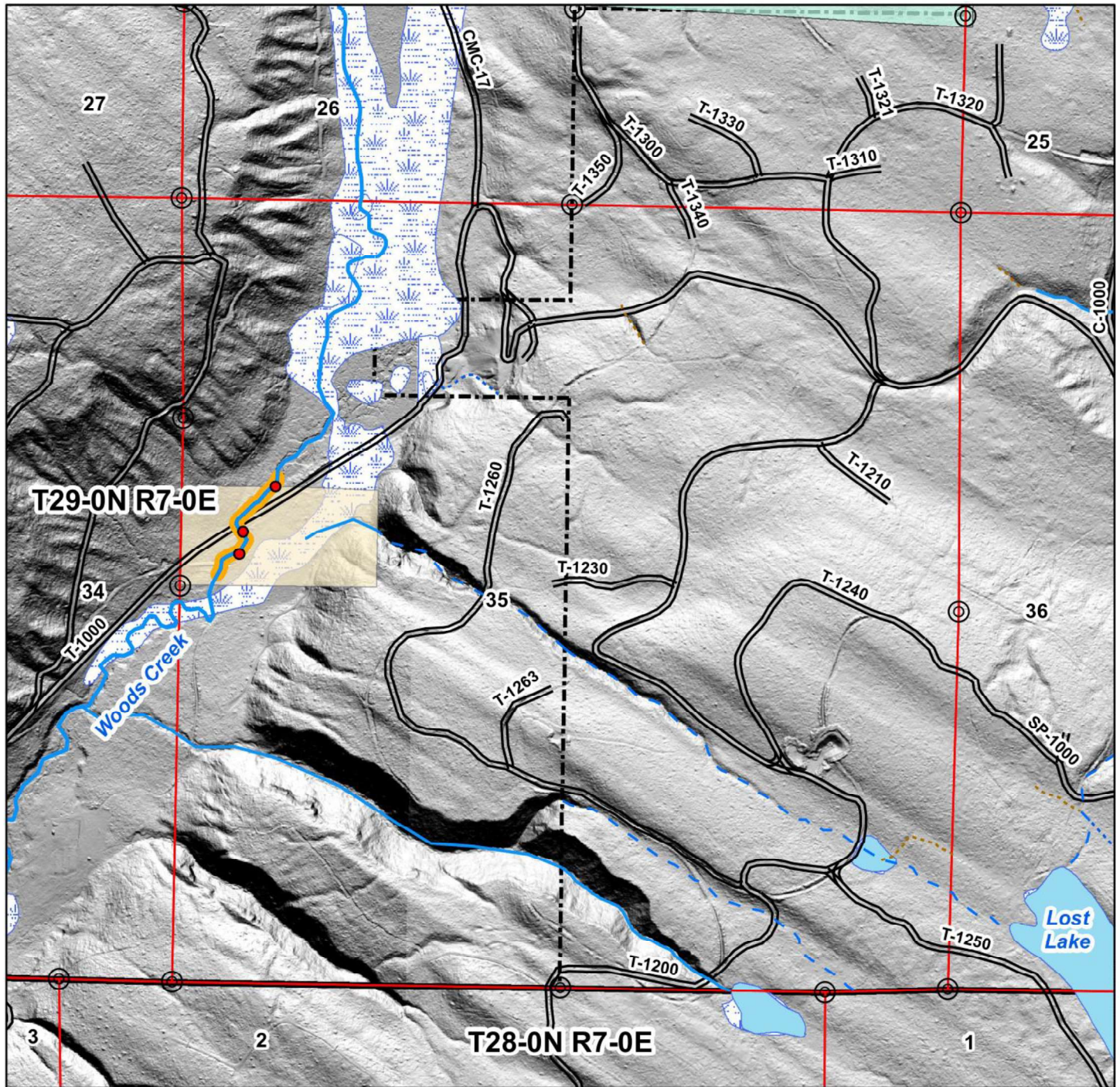


By _____

Printed Name: Peter Felt

Title: Client Agent

Date 10/24/2025



Legend

- Beaver Dams
 - ▬ Chaplain Roads
 - ▭ Chaplain Ownership
 - ▬ Beaver Management
- | Chaplain Streams | Parcel 29073500200500 |
|------------------|-----------------------|
| ▬ 1 | ▭ |
| ▬ 3 | |
| ▬ 4 | |
| ▬ 5 | |
| ▬ X | |













Thunder Dragon LLC_Beaver Dam Mitigation_Real Property_AT_2026.06.10_SD


Final Audit Report

2026-06-12


Created:	2026-06-11
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 Agreement completed.

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