



507 N. Nanum Street, Suite 102
 Ellensburg, WA 98926
 T: 509.962.7515 F: 509.962.7581
 www.co.kittitas.wa.us/health

RECEIVED
 NOV 12 2021
 BY: MG

FOR OFFICIAL USE ONLY:
 Accepted By: MG
 Tracking #: WA-21-00421
 Date Processed: 11-12-21

PH21-02570

FORM
 I/S

**ADEQUATE WATER SUPPLY DETERMINATION
 INDIVIDUAL/SHARED WELLS**

Incomplete applications, including applications without the proper documentation, will not be accepted. KCPHD will return incomplete applications to the applicant. All applicable fees may be non-refundable.

Owner of Record: <u>2007-TSG-Groeschell 350 LLC</u>	Phone #: <u>206-713-0014</u>
Mailing Address: <u>P.O Box 1829</u>	Parcel #: <u>952472</u>
City, State, Zip: <u>Issaquah WA 98027</u>	E-mail: <u>ambs@trailsidehomes.com</u>
Project Location: <u>Cle Elum, WA</u>	Existing Unique Well ID#: _____
	Mitigation certificate #: _____

PROJECT USE:

New dwelling unit* with potable water

Remodel that adds fixtures, and creates an additional dwelling unit. *

Addition that adds fixtures, and creates an additional dwelling unit. *

Addition of potable water to a dry structure

Replacement structure with no previous I/S form on file if built after 2008

Please describe project: New Residential Dwelling, 2650g Shared well #952471

*A dwelling unit is defined as: "A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation."

Does the parcel currently have a structure with plumbing? YES NO

Does the well serve another parcel? YES NO Existing well on Parcel #952471

- Please provide the following:**
- Well log, reconstructed well log, or 4-hour draw down well test
 - 8 1/2 by 11" site plan following the Unified Site Plan Requirements. The Unified Site Plan Requirements can be found at : [http://www.co.kittitas.wa.us/uploads/cds/building/informational-bulletins//Residential submittal requirements/B-002 - Unified Site Plan.pdf](http://www.co.kittitas.wa.us/uploads/cds/building/informational-bulletins//Residential%20submittal%20requirements/B-002%20-%20Unified%20Site%20Plan.pdf)
 - Current passing nitrate (within 3 years) and bacteriological (within 1 year) well water tests
 - If shared well, please provide a recorded shared well users agreement
 If 100 foot well protection zone overlaps onto adjoining parcel; include the site plan or as-built for the adjoining parcel.
 - Recorded Water Budget Neutrality Determination, Kittitas County Water Mitigation Certificate or other proof of mitigation on deed/title with Kittitas County Auditor
 - Recorded metering agreement on deed/title with Kittitas County Auditor

***The adequate water supply determination approval remains valid only if the facts asserted and governing law do not change, and expires within (1) year of issuance, or the life of the associated active building permit, whichever is later and has no force or effect thereafter. All applicable fees may be non-refundable. ***

EH	Version: 3	Supersedes: 2	Date Adopted: 1/1/2021	Modified/Created By: Holly Erdman	Approval By: Jesse Cox
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P.O. BOX 8080
YAKIMA, WA 98908
(509)367-3384
wawastewater@gmail.com

PROPERTY OWNER:
GROESCHELL

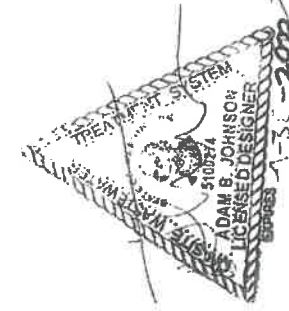
PARCEL #:
952472
MAP ID #:
20-15-35061-0002

SCALE:
1" = 60'

DATE:
9 / 30 / 2021

OSS SITE PLAN

PAGE:
1 OF 2



THIS DESIGN DOES NOT CONSTITUTE A SURVEY. OWNER IS RESPONSIBLE FOR ESTABLISHING PROPERTY BOUNDARIES PRIOR TO CONSTRUCTION. IT IS HIGHLY RECOMMENDED THAT THE SERVICES OF A PROFESSIONAL LAND SURVEYOR BE EMPLOYED TO DO THIS WORK.

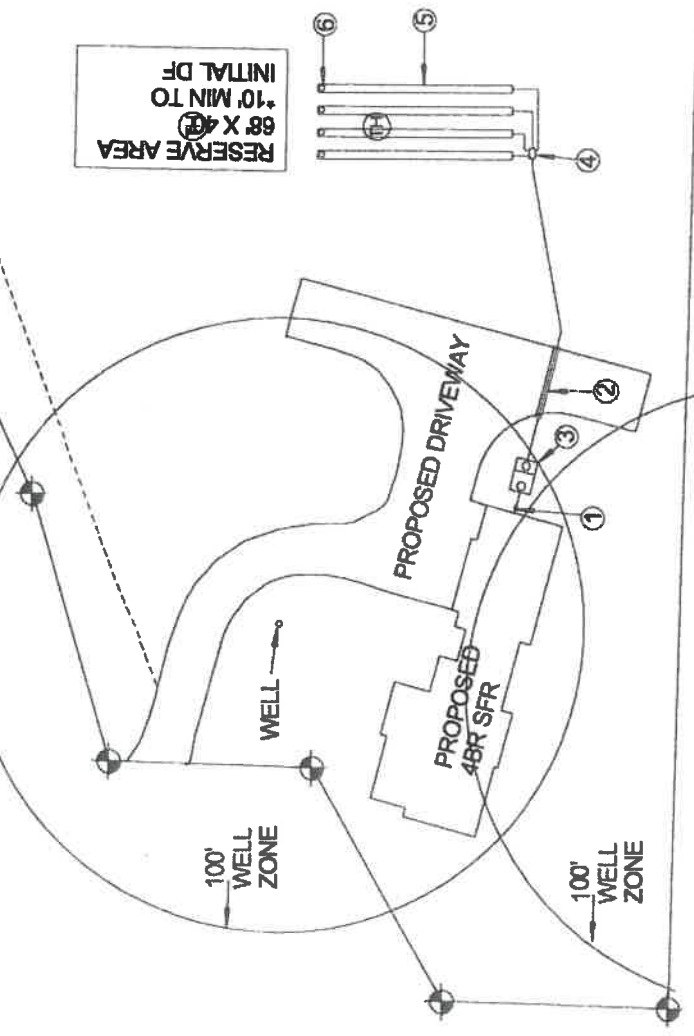
NOTES:
*TEST HOLE (TH) LOCATIONS BASED OFFSITE AND SOIL EVALUATION FROM KOPFD
* 10' MIN FROM WATER LINES TO ALL SEPTIC COMPONENTS.

- 1) CLEANOUT.
- *REQUIRED WITHING 2' OF BUILDING, THEN EVERY 50' TO SEPTIC TANK
- 2) 4" SDR353) 1000G. 2-COMPARTMENT SEPTIC TANK
- *5' MIN. FROM HOUSE, PROPERTY LINE, OR POOL
- *50' MIN. TO WELL OR SURFACE WATER
- *10' MIN. FROM WATER LINES
- *5' MIN. FROM TANK TO D-BOX
- *OUTLET FILTER REQUIRED
- *ACCESS RISERS WITH SECURED LIDS REQUIRED TO FINISH GRADE
- D-BOX WITH DIAL-A-FLOWS
- *5' MIN. FROM HOUSE, PROPERTY LINE, OR POOL
- *50' MIN. TO WELL OR SURFACE WATER
- *5' MIN. FROM TANK TO D-BOX
- *ACCESS RISERS REQUIRED TO FINISH GRADE
- 5) 4-64" LATERALS (INCLUDES ENDCAPS)
- *INFILTRATOR Q4+STDLP CHAMBERS OR EQUAL
- *MAX. DEPTH IS 36"
- *10' MIN. FROM HOUSE, WATER LINES OR POOL
- *100' MIN. TO WELL OR SURFACE WATER
- *5' MIN. TO D-BOX OR PROPERTY LINE
- 6) 4" INSPECTION PORTS AT FINISH GRADE ON EACH LATERAL END

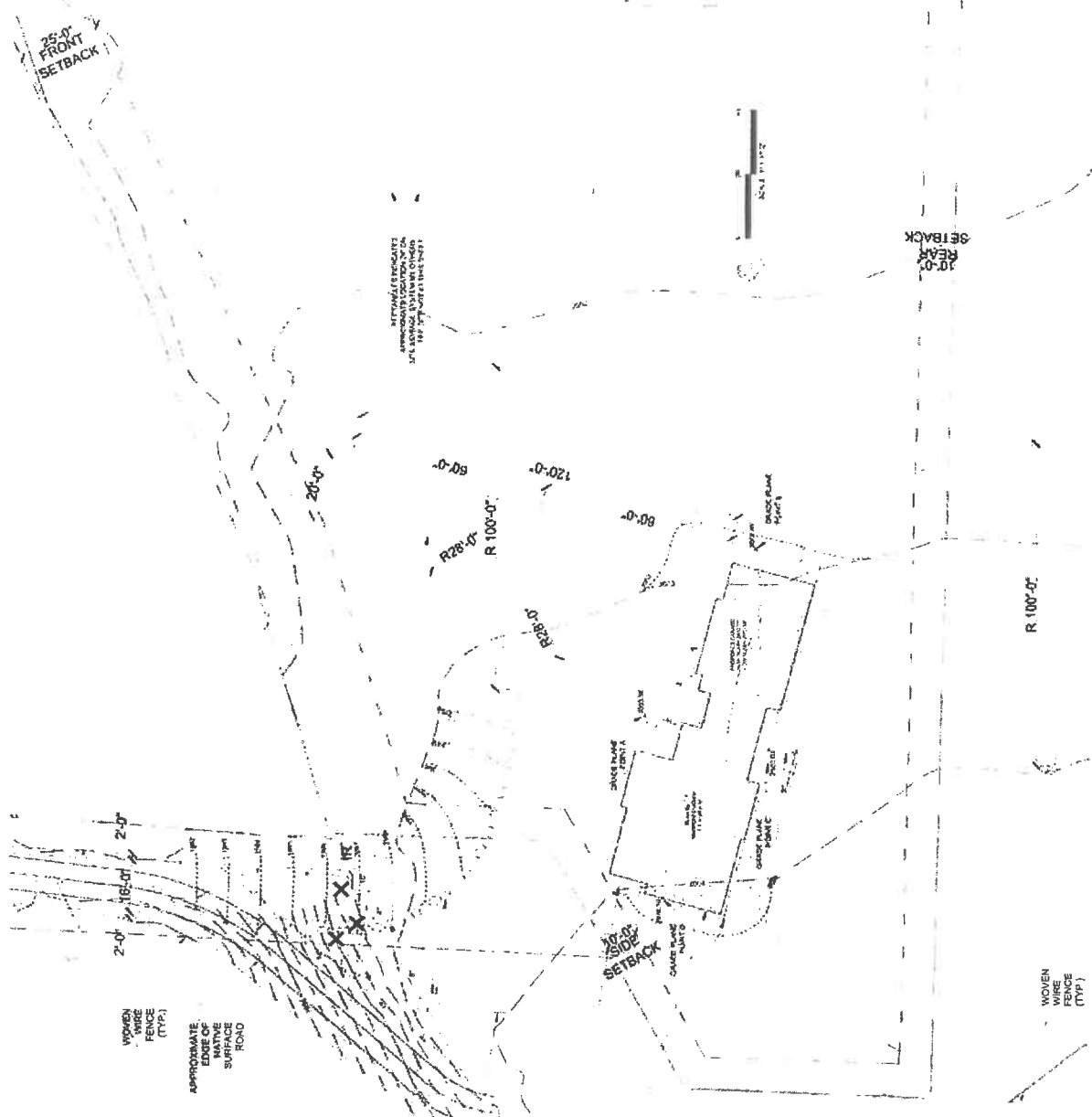
100' SET BACK TO STEAM

SLOPE MINIMAL

RESERVE AREA
68' X 48'
*10' MIN TO INITIAL DF



PARCEL # 952471



McCULLOUGH ARCHITECTS
 5901 8th Ave S, Jct. SR 971
 Seattle, WA, 98108
 206.443.1181
 mca@mcclougharchitects.com

How to use: Call for more information
 2021.12.23 1:28 PM Survey Revision

Date: 12/14/20
 L.S. No.: 18-008
 Project No.: 00000
 Applicant: AMF
 City: Franklin
 County: King
 District: 1



TSR2
 380 Gressshell Road-Lot 2
 Cle Elum, Washington 98922

Partial Site Plan
A1.2
 Permit Set

BUYER INITIALS HOUSE STAKING APPROVAL DATE

WORKING WIRE FENCE (TYP.)
APPROXIMATE EDGE OF NATIVE SURFACE ROAD
PROPOSED ROOFTOP
VIEW CORNER OF CURVE LOCATED AT WALL
RECTANGLE INDICATES LOCATION OF MEASUREMENTS USED TO DETERMINE SETBACK CODE 17.07.013
PROPOSED ROOF OVERHANG
CONCRETE WALKWAY

WORKING WIRE FENCE (TYP.)

PROPOSED ROOFTOP

CONCRETE WALKWAY

VIEW CORNER OF CURVE LOCATED AT WALL

RECTANGLE INDICATES LOCATION OF MEASUREMENTS USED TO DETERMINE SETBACK CODE 17.07.013

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APPROXIMATE EDGE OF NATIVE SURFACE ROAD

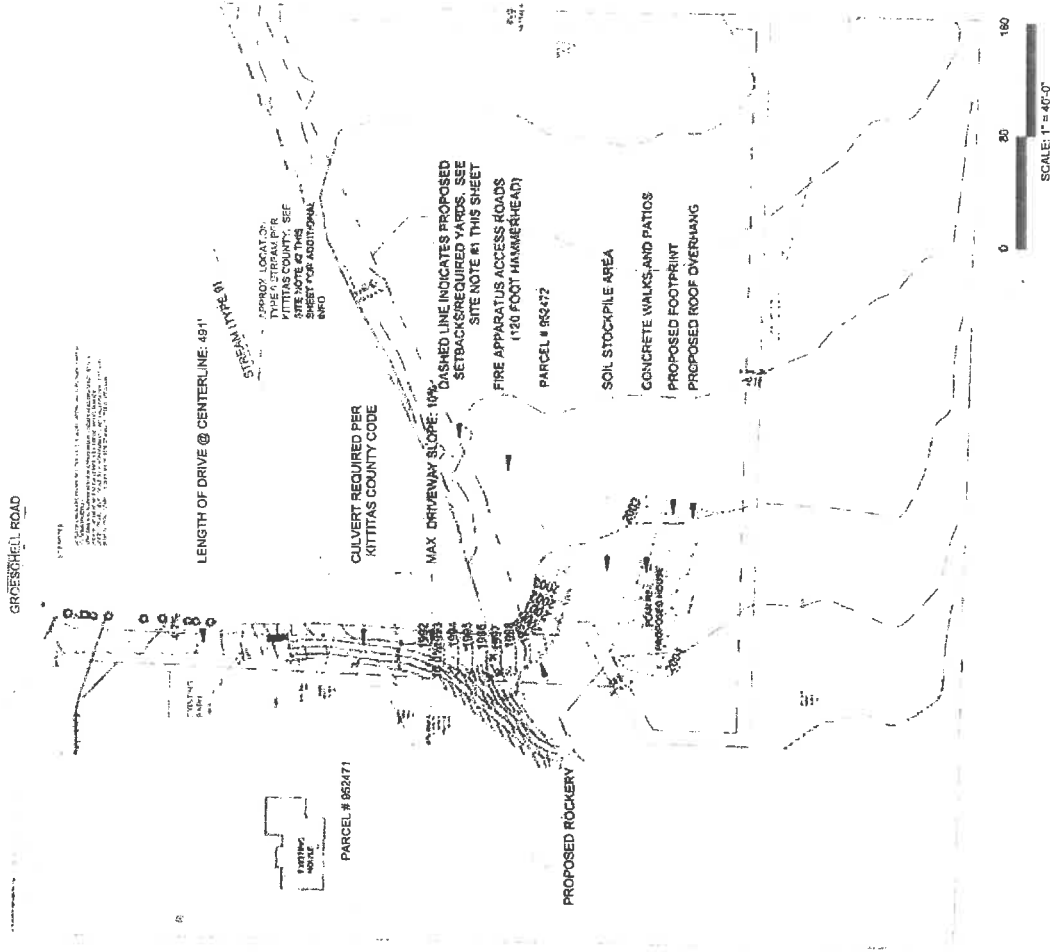
PROPOSED ROOFTOP

VIEW CORNER OF CURVE LOCATED AT WALL

RECTANGLE INDICATES LOCATION OF MEASUREMENTS USED TO DETERMINE SETBACK CODE 17.07.013

PROPOSED ROOF OVERHANG

CONCRETE WALKWAY



BUYER INITIALS SITE PLAN APPROVAL _____ DATE _____

OFFICIAL USE ONLY

Review of Application:	TRACKING #:
Project is proposing to utilize an individual well with 1 connection? IF NO: Is the proposal a 2-party shared well or a group system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Does the application provide a valid well ID number for the proposed project?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Project is in the Upper Kittitas County boundary as defined by 173-539A WAC:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Application materials for the proposed project are attached and complete: • A copy of the well log OR a 4-hour draw down test: • A current passing (within ≤ 1 year) bacteriological and nitrate (within ≤ 3 years) well water test: • Site map identifying the location of the proposed project and well location • Site map of adjoining shared well parcel if 100 foot well protection zone overlaps property line	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A Determination of Water Budget Neutrality or other proof mitigation was provided. <input type="checkbox"/> Determination of Water Budget Neutrality from Washington State Department of Ecology; OR <input type="checkbox"/> A copy of the water right/claim associated with the source of water; OR <input type="checkbox"/> Kittitas County Water Mitigation Certificate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Has proof of mitigation been recorded on Deed/Title with Kittitas County Auditor? Has metering agreement been recorded on Deed/Title with Kittitas County Auditor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Water Quality Technology/Storage Required: _____	<input type="checkbox"/> N/A
EVALUATION NOTES:	
DATE: <u>11/29/14</u> NOTES: <u>Site plans have no well or septic labels</u>	
DATE: _____ NOTES: <u>or locations.</u>	
DATE: _____ NOTES: _____	
FINAL EVALUATION:	
REVIEWER: <u>[Signature]</u>	DATE: <u>02/17/2002</u>
Based on the information provided in this application and to the best of my knowledge and ability at this time:	
<input checked="" type="checkbox"/> Requirements for adequate water supply determination appear to be complete and satisfactory**	
<input type="checkbox"/> The request for adequate water supply determination is not complete or unsatisfactory and therefore has been denied*†	
Notes: _____	
*The Building Official makes the final determination on the issuance of a building permit per RCW 19.27.097	
†KCPHD does not make determinations regarding an applicant's legal right to ground water or the validity of WAC 173-539A nor does KCPHD have the authority to perform such actions.	
INDIVIDUAL/SHARED WELL ADEQUATE WATER SUPPLY DETERMINATION FEE \$480	
Total Fee Due: \$ _____	Receipt #: _____

STATEMENTS OF UNDERSTANDING

<p><i>SA</i> (Initials)</p>	<p>I understand that approval by Kittitas County only verifies my intent and that it does not guarantee that there is a legal right to waters of the state, or that the pre-existing water source meets state or local requirements for potability and/or quantity for the proposed use, or that WAC 173-539A does not apply to the pre-existing water source. As the applicant, I assume all risk in its entirety and agree to indemnify defend and hold Kittitas County, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, for any bodily injury, sickness, disease, or death, or any damage to or reduction in value of property including the loss of use resulting therefrom which are alleged or proven to be caused in whole or in part by a negligent act or omission of its officers, directors, and employees. As the applicant, I understand that the purpose of this application has been made with the intention of seeking issuance of a building permit, I understand that I am legally and financially responsible for ensuring there is a legal right to the water to be used, and that all water supply systems are engineered, designed, constructed and maintained in accordance with federal, state and local requirements.</p>
<p><i>SA</i> (Initials)</p>	<p>I understand that Kittitas County Public Health Department (KCPHD) strongly recommends that I consult with the Department of Ecology prior to submitting this application. I also understand that this application is a public record that may be reviewed by the Department of Ecology who may ask me for proof of any assertions I make on the application, and has the ability to enforce WAC 173-539A independent of any Kittitas County actions.</p>
<p><i>SA</i> (Initials)</p>	<p>I understand that the federal, state and local water quality requirements are a minimum requirement for water quality testing, and that local conditions may result in contaminants that are not detected by these tests. As the applicant, I assume all risk in its entirety and agree to indemnify, defend and hold Kittitas County, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, for any bodily injury, sickness, disease, or death, or any damage to or reduction in value of property including the loss of use resulting therefrom which are alleged or proven to be caused in whole or in part by a negligent act or omission of its officers, directors, and employees.</p>
<p><i>SA</i> (Initials)</p>	<p>I understand that adding a 2nd and/or additional residential connections to an individual well, including accessory dwelling units, categorizes the well as a Public or Shared Water System which requires submittal of a Public or Shared Water System application and approval by KCPHD or Washington State Department of Health.</p>
<p><i>SA</i> (Initials)</p>	<p>I certify that I have read and understand the Adequate Water Supply Determination Instructions and Form.</p>
<p><i>SA</i> (Initials)</p>	<p>I understand that by mitigating water usage through a private water bank, I am required to comply with WAC 173-539A-070 and Kittitas County Code Chapter 13.35.027 (7) which requires compliance with the Kittitas County Metering Agreement.</p>
<p>Property Owner Signature: <u><i>Mathis</i></u> Date: <u>11-10-21</u></p>	

Kelly's Pump Sales and Service inc.

P.O. Box 916
Kittitas, WA 98934
Phone (509) 607-6292

Pump Test Data Sheet

Name: Jennifer Northrop
Address: 350 Groeschell
Cle Elum, Wa 98922
Use: Domestic

Date: 7/21/21

Measuring Point: Top Of Casing
Well Depth: unknown Casing Installed: 6" Steel
Discharge Rate: 10.5gpm

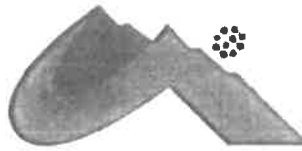
Conducted By: Dylan
Pump Used: 3/4 HP
Well Tag ID: N/A

Time	PSI	Pumping Level	Draw	GPM	Comments
9:25 AM		101.5	0	0	STATIC
11:36 AM		106	4.5	9	
11:45 AM		104.5	-1.5	9	Cycled
12:00 PM		106	1.5	10.5	
12:15 PM		106	0	10.5	
12:30 PM		106	0	10.5	
1:00 PM		106	0	10.5	
1:30 PM		106	0	10.5	
2:00 PM		106	0	10.5	
2:30 PM		106	0	10.5	
3:00 PM		106	0	10.5	

Recovery: from 106 to 101.5 in 1 min

The purpose of this inspection is to report the present "as is" and visible condition of the well system.

1008 W. Ahtanum Rd.
 Union Gap, WA 98903
 (509) 452-7707
 Fax: (509) 452-7773



3019 G.S. Center Rd.
 Wenatchee, WA 98801
 (509) 662-1888
 Fax: (509) 662-8183

Billing Code: 367
 Batch #: 129942

EUROFINS CASCADE ANALYTICAL

NITRATE & NITRITE ANALYTICAL REPORT

Send Report to: <u>Tuwater Drilling & Pump Inc</u> <u>PO Box 249</u> <u>Dryden, WA 98821</u>	Bill to: (Client Name) <u>Tuwater Drilling & Pump Inc</u> <u>PO Box 249</u> <u>Dryden, WA 98821</u>
Date Collected: (MM/DD/YY) <u>10</u> / <u>13</u> / <u>21</u>	System Group Type: (Circle one) A B Other: (Specify) <u>X</u>
Water System ID Number _____	System Name: <u>Sean Northrop</u>
Lab -- Sample Number <u>105</u> -- <u>021605</u>	County: <u>Kittitas</u>
Sample Location: <u>350 Groeshcell Rd</u>	Source Numbers(s) <u>Private</u>
Sample Purpose: (Check Appropriate Box) <input type="checkbox"/> RC - Routine/Compliance (satisfies monitoring requirements) <input type="checkbox"/> C - Confirmation (confirmation of chemical result) <input checked="" type="checkbox"/> I - Investigative (does not satisfy monitoring requirements) <input type="checkbox"/> O - Other (specify) _____	Date Received: (MM/DD/YY) <u>10</u> / <u>14</u> / <u>21</u> Date Analyzed: (MM/DD/YY) <u>10</u> / <u>18</u> / <u>21</u> Date Reported: (MM/DD/YY) <u>10</u> / <u>19</u> / <u>21</u> COMMENTS: _____
Sample Composition: (Check Appropriate Box) <input checked="" type="checkbox"/> S - Single Source <input type="checkbox"/> B - Blended (List Multiple Source Numbers in Source Nos. field) <input type="checkbox"/> C - Composite (Specify in Comments field) <input type="checkbox"/> D - Distribution sample	Sample Type: (Check one) <input type="checkbox"/> Pre-Treatment/Raw <input type="checkbox"/> Post-Treatment/Finished <input checked="" type="checkbox"/> Unknown Sample Collected by: <u>Client</u> Phone Number: <u>509-548-5361</u>

EPA/STATE REGULATED

DOH#	ANALYTE	RESULTS	UNITS	SRL	TRIGGER	MCL	MCL EXCEEDED	Date Analyzed	METHOD/Analyst Initials
0020	Nitrate-N	1.96	mg/L	0.5	5.0	10.0	No	10/18/21	SM 4500-NO3 F/CH
0114	Nitrite-N	< 0.07	mg/L	0.1	0.5	1.0	No	10/15/21	SM 4500-NO2 F/CH
0161	Total Nitrate + Nitrite	1.96	mg/L	0.5	--	10.0	No	10/18/21	SM 4500-NO3 F/CH

NOTES:

SRL (State Reporting Level): The minimum reporting level established by the Washington State Department of Health (DOH)

Trigger Level: DOH Drinking Water response level. Systems with compounds detected at concentrations in excess of this level may be required to take additional samples or monitor more frequently. Please contact your DOH drinking water regional office for further information.

MCL (Maximum Contaminant Level): If the contaminant amount exceeds the MCL, please contact your regional DOH office to determine follow-up actions.

NA: Not Analyzed: In the results column, indicates this compound was not included in the current analysis.

ND (Not Detected): In the results column, indicates this compound was analyzed and not detected at a level greater than or equal to the SRL.

<(0.00X): The compound was not detected in the sample at or above the concentration indicated (usually the lab Minimum Reporting Level).

Comments: _____

[Handwritten Signature]
 Quality Manager



(509) 662-1888
Fax: (509) 662-8183
3019 G. S. Center Road
Wenatchee, WA 98801

(509) 452-7707
Fax: (509) 452-7773
1008 W. Ahtanum Rd.
Rich Gap, WA 98903

Batch: 130379
Client: Tumwater Drilling & Pump Inc
Account: 367
Sampler: Tumwater Drilling

EUROFINS CASCADE ANALYTICAL

WSN #105220

1-800-545-4206

Drinking Water Analytical Report

Report Date: 10/29/21

Tumwater Drilling & Pump Inc
PO Box 249
Dryden, WA 98821

Date Received: 10/27/21

Date Sampled: 10/27/21

Lab Number	Sample Id	Test Requested	Results
21-M022314	350 Groeschell Rd	Total Coliform Colilert	Negative

Approved By Name:

Signature:

Function:

Eurofins-Cascade Analytical uses procedures established by EPA, AOAC, APHA, ASTM, and AWWA. Eurofins-Cascade Analytical makes no warranty of any kind. The client assumes all risk and liability from the use of these results. Results relate only to the items tested and the sample(s) as received by the laboratory. Eurofins-Cascade Analytical liability to the client as a result of use of the test results shall be limited to a sum equal to the fees paid by the client to Eurofins-Cascade Analytical for analysis. PLEASE REVIEW YOUR DATA IN A TIMELY MANNER. DATA GAPS OR ERRORS AFTER ONE MONTH WILL NOT BE OUR RESPONSIBILITY. THOUGH WE DO KEEP ALL ANALYTICAL DATA FOR SEVERAL YEARS, SAMPLES ARE DISPOSED OF AFTER SIX WEEKS.

Upon Recording Return to:
Hartwig and Mary Vatheuer
350 Groeschell Road
Cle Elum, WA 98922-8956

12/01/2010 11:24:19 AM
\$69.00
Water Right AMT
Kittitas County Auditor

201012010007
Page 1 of 8



RE EXCISE TAX PAID

Amount \$1 112.70

Date 12-1-10

Affidavit No. 2010-1742

KITTITAS COUNTY TREASURER

By A. Jogle #690
AMT-112437

AUDITORS NOTE Portions of this
document poor quality for imaging

DOCUMENT TITLE:	GROUNDWATER MITIGATION CERTIFICATE
GRANTOR:	SUNCADIA, LLC
GRANTEES:	HARTWIG H. VATHEUER AND MARY E. VATHEUER
PARTIAL LEGAL DESCRIPTION:	LOT 2, VATHEUER SHORT PLAT, BOOK I (I) PAGE 145, BEING PTN. LOT 21, NORTHWESTERN IMPROVEMENT COMPANY'S SUBDIVISION, BOOK 3 OF PLATS, PAGE 27
ASSESSOR'S TAX PARCEL NO.:	952472

GROUNDWATER MITIGATION CERTIFICATE

THE GRANTOR, SUNCADIA, LLC, a Delaware limited liability company, for and in consideration of mutual promises in hand paid, conveys and quit claims to Hartwig H. Vatheuer, and Mary E. Vatheuer, Husband and Wife, Grantees, all rights, title and interest the Grantor may have in a portion of the following described water rights. not to exceed 0.176 acre-feet of water annually, arising under or related to Claim No. 05259 as confirmed in the Conditional Final Order Subbasin No. 7 (Reecer Creek) on October 25, 2001, in State of Washington v. Acquavella, et al, Yakima County Superior Court Cause No. 77-2-01484-5, more fully described in Exhibit A

attached hereto and incorporated herein by reference. The Groundwater Mitigation Certificate entitles the Grantees to mitigation for water use on to the real property situated in the County of Kittitas, State of Washington, legally described in Exhibit B attached hereto and incorporated herein by reference, as follows:

- 1 Residential unit, connected to an approved septic system
- 1,500 Square feet of lawn or noncommercial garden


as approved by the Washington State Department of Ecology on November 9, 2010, attached hereto as Exhibit C and incorporated herein by reference.

THIS GROUNDWATER MITIGATION CERTIFICATE shall become and remain appurtenant to the real property described in Exhibit B, unless otherwise agreed to in writing by the Grantor.


Dated this 22nd day of Nov, 2010.

SUNCADIA LLC, a Delaware limited liability company, by Easton Ridge Investors, LLC, a Delaware limited liability company, its Managing Member

By:


 Paul Eisenberg
 Senior Vice President
 Date: 11-22-2010

By:


 Gary A. Kittleson
 Vice President
 Date: 11/22/10

Address: 4244 Bullfrog Road, Suite 1
Cle Elum, WA 98922

STATE OF WASHINGTON)
)ss.
COUNTY OF KITTITAS)

On this 22nd day of November 2010, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Paul Eisenberg and Gary Kittleson, to me known to be the Senior Vice President and Vice President, respectively, of Easton Ridge Investors, LLC a Delaware Limited Liability Company as Managing Member of SUNCADIA. LLC, a Delaware Limited Liability Company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Gayle D. Flatau
Name: Gayle D. Flatau
NOTARY PUBLIC in and for the State of
Washington, residing at Cle Elum, WA - Kittitas County
My Commission expires: 4-11-2014



EXHIBIT A

(Water Rights)

Claimant Name:	Ronald T. Anderson & Robin L. Anderson (Anderson)
WATER RIGHT DESCRIPTION	
Water Right Number:	Court Claim 05259
Source:	Yakima River
Current Use:	Irrigation of 20 acres and Stock Watering
Period of Use:	April 1 through October 31
Place of Use:	That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 11 lying northeasterly of Klein-Cobble Ditch right-of-way and westerly of a slough that borders the property, in Section 11, Township 17 N., Range 18 E.W.M.
Point of Diversion:	1500 feet south and 700 feet east from the northwest corner of Section 3, being within the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 3, Township 17 N., Range 18 E.W.M. (Klein Cobble Ditch)
Priority Date:	October 30, 1884
Annual Quantity:	57.5 acre-feet per year
Instantaneous Quantity:	0.50 cubic feet per second

EXHIBIT B

(Legal Description of Appurtenant Property)

Lot 2, of VATHEUER SHORT PLAT, Kittitas County Short Plat No. 06-49, as recorded March 30, 2007, in Book I(i) of Short Plats, page 145, under Auditor's File No. 200703300005, records of Kittitas County, State of Washington; being a portion of Lot 21, NORTHWESTERN IMPROVEMENT COMPANY'S SUBDIVISION OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, page 27, records of said County;



Exhibit C

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

November 9, 2010

Hartwig and Mary Vatheuer
350 Groeschell Road
Cle Elum WA 98922-8956

Re. Determination of Water Budget Neutrality for Request No. G4-35431

Dear Mr. and Ms. Vatheuer:

Thank you for submitting a Request for Determination of Water Budget Neutrality, which was received by the Department of Ecology (Ecology) office on November 1, 2010.

In accordance with Washington Administrative Code (WAC) 173-539A, Ecology has determined your proposed appropriation of groundwater, as mitigated by the trust water right identified in your request, will be water budget neutral with respect to Total Water Supply Available at Parker.

The information in the table below was based on the documents you provided.

Proposed Uses and Mitigation Offered

Use	Proposed Total Annual Quantity (ac-ft/yr)	Proposed Mitigation (ac-ft/yr)
Indoor	0.392	0.118
Outdoor	0.065	0.058
Total	0.457	0.176

*ac-ft/yr = acre-feet per year (1 acre-foot = 325,851 gallons)

Consumptive use, totaling 0.176 ac-ft/yr, is proposed to be offset with Trust Water Right No. S4-05259CTCL@2sb7. The total consumptive use does not exceed the amount of water available under the subject trust water right during the irrigation season nor does it exceed the availability of unused storage capacity to retain the subject portion of the trust water right for later release during the non-irrigation season. Please refer to the enclosed Advisory Letter for additional information on consumptive use.



Hartwig & Mary Vatheuer
WBN Request No. G4-35431
November 9, 2010
Page 2 of 3

Ecology has determined, based on review of your Request for Water Budget Neutral Determination and the accompanying materials, your proposed use of groundwater will be Water Budget Neutral as follows:

- Water use is to be made within Parcel No. 952472, located within SW¼SE¼ of Section 35, T. 20 N., R. 15 E.W.M.
- In-home water use is one connection, resulting in a consumptive use of 0.118 ac-ft/yr.
- Outdoor irrigation use is 0.034 acres, resulting in a consumptive use of 0.058 ac-ft/yr.
- The proposed well(s) will be located in Parcel No. 952472, being within SW¼SE¼ of Section 35, T. 20 N., R. 15 E.W.M.
- Water use shall be recorded and reported as required under WAC 173-539A-070 and as described in the *Advisory Letter* enclosure.
- You will record with the Kittitas County Auditor a property covenant as required under WAC 173-539A-050 that restricts or prohibits trees or shrubs over a septic drain field on Parcel No. 952472.
- You will record with the Kittitas County Auditor an appropriate conveyance instrument under which the applicant obtains an interest in Trust Water Right No. S4-05259CTCL@2sb7 to offset consumptive use as described in this letter.
- You will pay to Ecology the sum of \$68.64 which represents a proportionate amount of the payment due and owing to the United States for storage and deliver of water under Paragraph 15(a) of Water Storage and Exchange Contract No. 09XX101700, between the Bureau of Reclamation and the State of Washington Department of Ecology, Yakima Project, Washington, dated January 29, 2009¹. The consumptive use of 0.080 acre-feet from September 1 through March 31 is subject to the terms and conditions in the Water Storage and Exchange Contract No. 09XX101700.
- Any valid priority calls against Trust Water Right No. S4-05259CTCL@2sb7, based on local limitations in water availability, will result in temporary curtailment of the use of water until the priority call for water ends.

YOUR RIGHT TO APPEAL

You have a right to appeal this Order to the Pollution Control Hearing Board (PCHB) within 30 days of the date of receipt of this Order. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal you must do the following within 30 days of the date of receipt of the Order.

- File your appeal and a copy of this Order with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Order on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.

¹ Water Storage and Exchange Contract No. 09XX101700 between the Bureau of Reclamation and the State of Washington Department of Ecology.

The website is located: http://www.ecy.wa.gov/programs/wr/cro/images/pdfs/exchangecontract_012909.pdf

Hartwig & Mary Vatheuer
WBN Request No. G4-35431
November 9, 2010
Page 3 of 3

You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

ADDRESS AND LOCATION INFORMATION

Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey WA 98503	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia WA 98504-7608
Pollution Control Hearings Board 4224 - 6 th Avenue SE Rowe Six, Building 2 Lacey WA 98503	Pollution Control Hearings Board PO Box 40903 Olympia WA 98504-0903

If you have any questions, please contact Teresa Mitchell at (509) 575-2597.

Sincerely,

Mark C. Schuppe, WR Section Mgr, by Maura Donnell

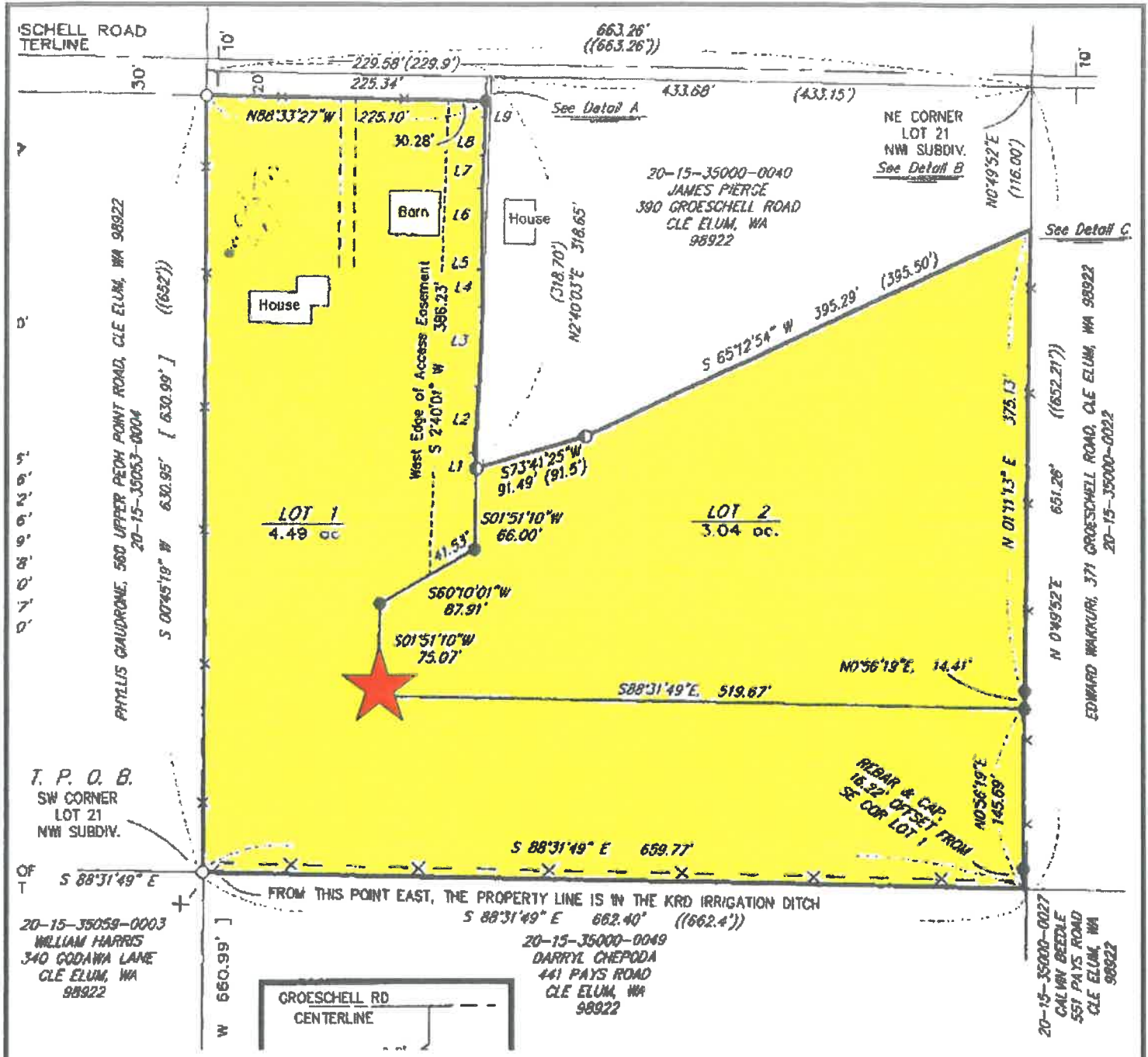
Mark C. Schuppe, Section Manager
Water Resources Program

MCS:HE:gh/101113

Enclosures: Your Right To Be Heard
Advisory Letter
Water Measuring Requirements & Form 1

By Certified Mail: 7007 2560 0001 9535 4998

cc: James Rivard, Kittitas County Health Department
Joe Mentor Jr., Mentor Law Group (email pdf)
Sunecadia, LLC
Phillip Rigdon, Director, Natural Resources Division, Yakama Nation



**350 Groeschell Rd
Cle Elum, WA 98922**

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

Please check one of the following:

This well has been put to beneficial use for domestic purposes prior to one of the following dates below (as applicable based on parcel location) and I am not required to mitigate:

Upper Kittitas County*: **July 16,2009**

Lower Kittitas County (outside the defined Upper Kittitas County area*): **June 2, 2014**

I WILL mitigate for exempt well groundwater use. **Please provide the following documentation of mitigation:**

Determination of Water Budget Neutrality from Washington State Department of Ecology; **OR**

A copy of the water right associated with the source of water; **OR**

Kittitas County Water Mitigation Certificate

*area defined by WAC 173-539A-030



Return to:

Name: Trailside Homes LLC
Address: 405 NW Gilman Blvd Ste 102
City, State: Issaquah, WA 98027

Document Title: Groeschell shared Well Agreement

Reference Number:

(Reference Number only required on Satisfaction of Mortgages and/or Deed of Trusts; Release of Liens and Assignment of Mortgages and/or Deed of Trusts)

Grantor(s):

1. 2007-TSG-Groeschell 350 LLC
2. _____
3. _____
4. _____
5. Additional grantees on page _____.

Grantee(s):

1. 2007-TSG-Groeschell 350 LLC
2. _____
3. _____
4. _____
5. Additional grantees on page _____.

Legal Description (lot, block and plat name or section, township & range.):

Assessor's Property Parcel Number:

1. 952471
2. 952472
3. Additional parcel numbers on page _____.

The Auditor's Office will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provide hereon.



TWO PARTY WATER SYSTEM USERS AGREEMENT

OWNERSHIP OF THE WELL AND WATERWORKS

It is agreed by the parties that each of said parties shall be and is hereby granted an undivided one-half interest in and to the use of the well on parcel 952471 and the associated water system. Each party shall be entitled to receive a supply of water for one residential dwelling and shall be furnished a reasonable supply of potable and healthful water for domestic purposes. The following parcels have the right of usage of this water source:

(Parcel 1) 952421

Legal Description: Acres 4.49; Vathewer Short Plat 06-49, Lot 1; Sec 35; TWP 20; RGE 15

Property owner(s): 2007-TSG-Groschell 350 LLC

(Parcel 2) 952472

Legal Description: Acres 3.04; Vathewer Short Plat 06-49, Lot 2; Sec 35; TWP 20; RGE 15

Property owner(s): 2007-TSG-Groschell 350 LLC

Cost of Water System Construction

Both parties herein agree to share equally in the cost incurred in well site approval, well construction, and construction and/or installation of the waterworks equipment, the pump house and water distribution pipes, and initial well water quality tests.

Cost of Maintenance of Water System

Each party hereto covenants and agrees that they shall equally share the maintenance and operational costs of the well and water system herein described.

Water Line Easements

2007-TSG-Groschell 350 LLC, # 952471, Vathewer Short Plat 06-49, Lot 1
(owner name and parcel #, name of subdivision, and lot number containing the well)

GRANTS

2007-TSG-Groschell 350 LLC, # 952472, Vathewer Short Plat 06-49, Lot 2
(owner name, parcel #, name of subdivision, and lot number adjacent to well)

An easement for the use and purpose of conveying water from the well to the property of

2007-TSG-Groschell 350 LLC, 952472, Katherine Short Plat 06-49, Lot 2
(owner name, parcel #, name of subdivision, and lot number adjacent to well).

Said easement shall be five (5) feet in width and shall extend on, over, across, and underneath said strip of land from designated well site to shared property line. No new permanent type of building shall be allowed to be constructed upon the water line easement except as needed for the operation of the well and water system.

Maintenance and Repair of Pipelines

All pipelines in the water system shall be maintained so that there will be no leakage or seepage, or other defects which may cause contamination of the water, or injury, or damage to persons or property. Cost of repairing or maintaining common distribution pipelines shall be born equally by both parties. Each party in this agreement shall be responsible for the maintenance, repair, and replacement of pipe supplying water from the common water distribution piping to their own particular dwelling and property. Water pipelines shall not be installed within 10 feet of a septic tank or sewage disposal drain field lines.

Prohibited Practices

The parties herein, their heirs, successors and/or assigns, will not construct any potential source of contamination, maintain or suffer to be constructed or maintained upon the said land and within 100 feet of the well herein described, so long as the same is operated to furnish water for two-party domestic use. Any potential source of contamination may include but is not limited to: septic tanks and drainfields, sewer lines, underground storage tanks, feed stations and/or grazing animals pens where manure can accumulate, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste or garbage of any kind. New structures and/or barns shall meet required setbacks and not harbor any potential source of contamination. The parties will not cross connect any portion or segment of the water system with any other water source or waste water disposal outlet without prior written approval of the Grant County Health District and/or other appropriate governmental agency.

Provisions for Continuation of Water Service

The parties agree to maintain a continuous flow of water from the well and water system, herein described in accordance with water supply requirements of the State of Washington and Grant County. In the event that the quality or quantity of water from the well becomes unsatisfactory the parties shall develop a new source of water. Each undivided interest and/or party shall share equally in the cost of developing the new source of water and installing the necessary equipment associated with the new source.

Restriction on Furnishing Water to Additional Parties

It is further agreed by the parties hereto that they shall not furnish water from the well and water system herein above described to any other persons, properties, or dwelling without prior consent of both property owners and written approval from the Grant County Health District.

Restriction on Water Use

State water right laws prohibit this system from using more than 5000 gallons of water for indoor domestic use on any day without first obtaining a permit from the Washington State Department of Ecology. Also each parcel may irrigate no more than 1/4 acre of noncommercial lawn or garden. In order to remain in compliance, each proposed lot of Knappaer Sport Plot 02-49 subdivision, lot 1 and lot 2 is prohibited from using more than 2500 gallons of water on any given day for indoor domestic use. Further, the total amount of yard, garden and other irrigation used by each property cannot exceed 1/4 acre or 10,890 square feet.

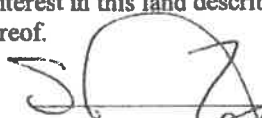
Termination of this Agreement

This agreement may be revoked at anytime; however, it may not be revoked without each property obtaining a sufficient acceptable potable water source and prior consent of both property owners. Termination of this agreement shall require the property owners to provide: 1) proof of a notarized revocation of this agreement and 2) proof of the potable water source for each property to the Grant County Health District for review and approval. After, review and approval by the health district the property owners shall then file: 1) the notarized revocation of this agreement and 2) proof of the potable water source approved by the health department for each property at the Grant County Auditor's Office as a recorded document that runs with the title of the land.

Heirs, Successors, and Assigns

These covenants and agreements shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof and it shall pass to and be for the benefit of each owner thereof.

Signed:


_____ Owner(s) of Property with the Well

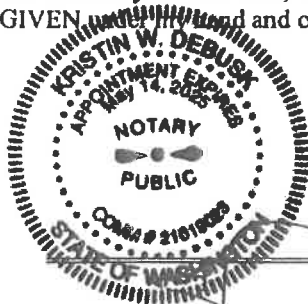
Print Name:

SEAN MORTIMER

State of Washington)
)ss
County of King)

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 18th day of August, 2021, personally appeared before me Sean Northrop to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Kristin W. DeBusk
Kristin DeBusk
Notary Public in and for the State of Washington,
Residing in: King County
My Commission Expires: May 14, 2025

Signed: _____

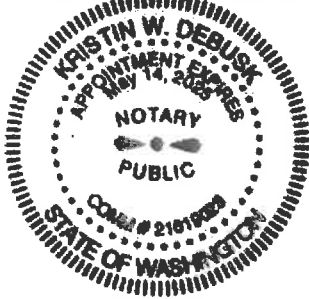
Owner(s) of Second Property Served by the Shared Well

Print Name: _____

SEAN NORTHROP

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 18th day of August, 2021, personally appeared before me Sean Northrop to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Kristin W. DeBusk
Kristin W. DeBusk
Notary Public in and for the State of Washington,
Residing in: King County
My Commission Expires: May 14, 2025

Kittitas County
Public Health
 Department

**KITTITAS COUNTY
 PUBLIC HEALTH**
 507 N Nanum St., Suite 102
 Ellensburg, WA 98926
 509-962-7515 / <https://www.co.kittitas.wa.us/health/>

Receipt Number: PH21-02570

Payer/Payee: Trailside Homes
 po box 1829
 Issaquah WA 98027

Cashier: MADI GIGSTEAD
Payment Type: CHECK (5662)

Date: 11/12/2021

WA-21-00421 Adequate Water Supply Determination - 180 GROESCHELL RD, ELLensburg 98922
 Individual/Shared Well

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Adequate Water Supply Determination - Individual/Shared Well	\$480.00	\$480.00	\$0.00
WA-21-00421 TOTALS:	\$480.00	\$480.00	\$0.00
TOTAL PAID:		\$480.00	



**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Name: Trailside Homes LLC
Address: 316 W 1st St,
Cle Elum WA 98922



(Space above this line is for Recorder's Use)

KITTITAS COUNTY WATER METERING AGREEMENT

This Water Metering Agreement (the "Agreement") is made and entered into by and between 2007-156-Groeschell 380 LLC (the "Owner") and the County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Works Department (the "County"), sometimes referred to herein jointly as "Parties" or individually as "Party".

Recitals

WHEREAS, Owner is the owner of, or has an interest in, certain real property (the "Property") located in Kittitas County, Washington, with a parcel number and/or address of:

Parcel Number: 952472
Address: 380 Groeschell RD
Cle Elum, WA 98922

and as more fully described on the attached Exhibit "A" and incorporated by this reference; and

WHEREAS, Owner intends to extract groundwater from a mitigated well or wells (the "well") located on the property; and

WHEREAS, the parties desire to provide for the metering of each well through the installation of a water-measurement device (the "water meter") to measure the Owner's mitigated water usage; and

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **Purchase and Installation.** Owner shall install a water meter in accordance with the County's requirements for the Kittitas County Mitigation and Metering Program, including but not limited to, Kittitas County Code ("KCC") 13.40.030.



REVIEWED
AUG 18 2021
KITTITAS COUNTY TREASURER
INITIALS: *[Signature]*

Return to:

Name: Trailside Homes LLC
Address: 405 NW Gilman Blvd Ste 102
City, State: Tossequah, WA 98027

Document Title: Groeschell shared Well Agreement

Reference Number: _____
(Reference Number only required on Satisfaction of Mortgages and/or Deed of Trusts; Release of Liens and Assignment of Mortgages and/or Deed of Trusts)

Grantor(s):
1. 2007-TSG-Groeschell 350 LLC
2. _____
3. _____
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5. Additional grantees on page _____.

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1. 2007-TSG-Groeschell 350 LLC
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The Auditor's Office will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provide hereon.