

GrowBros Landscape Plan

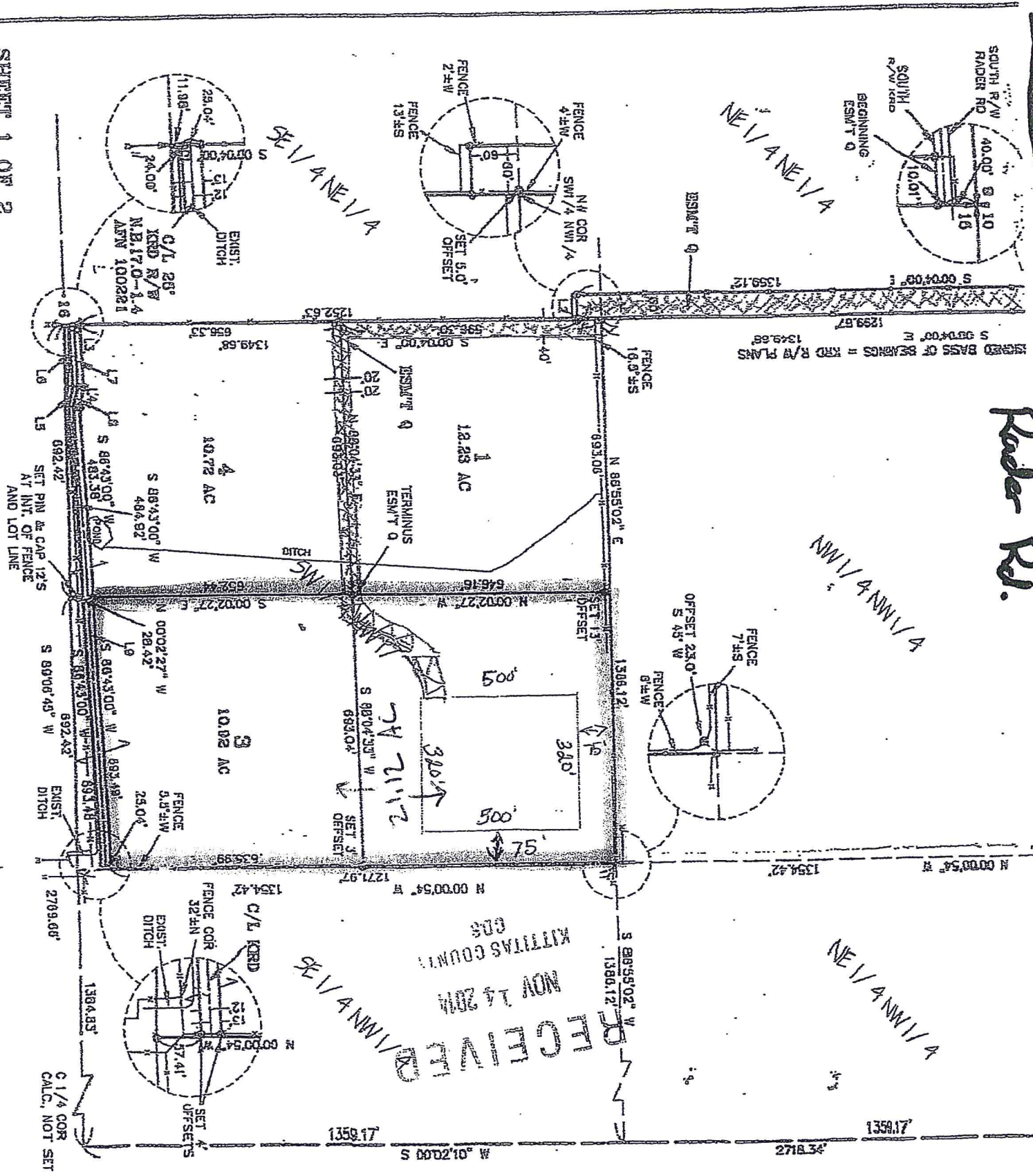
WSLCB License# 412416
UBI# 6033490980010001



See ALSO
BP-14-~~00772~~ 00772

This page shows you which two parcels that will be combined so that our land will not need a conditional use permit.

SHEET 1 OF 2

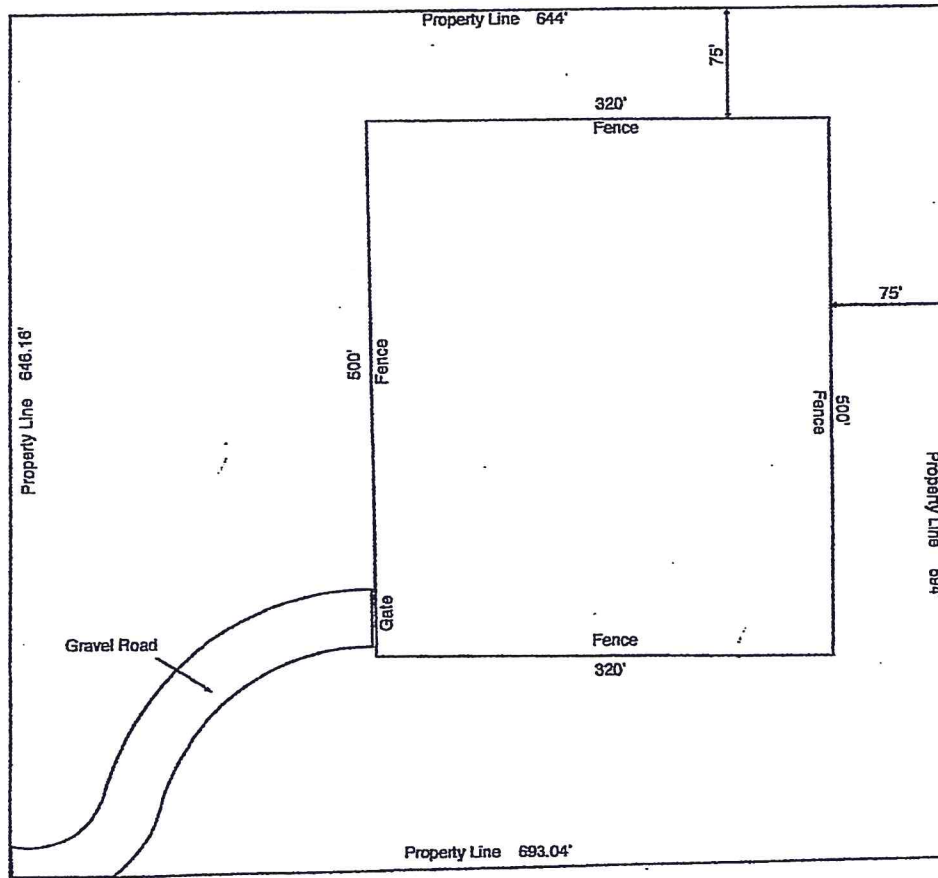


Rader Rd.

RECEIVED
NOV 14 2014
KITITAS COUNTY
CDS

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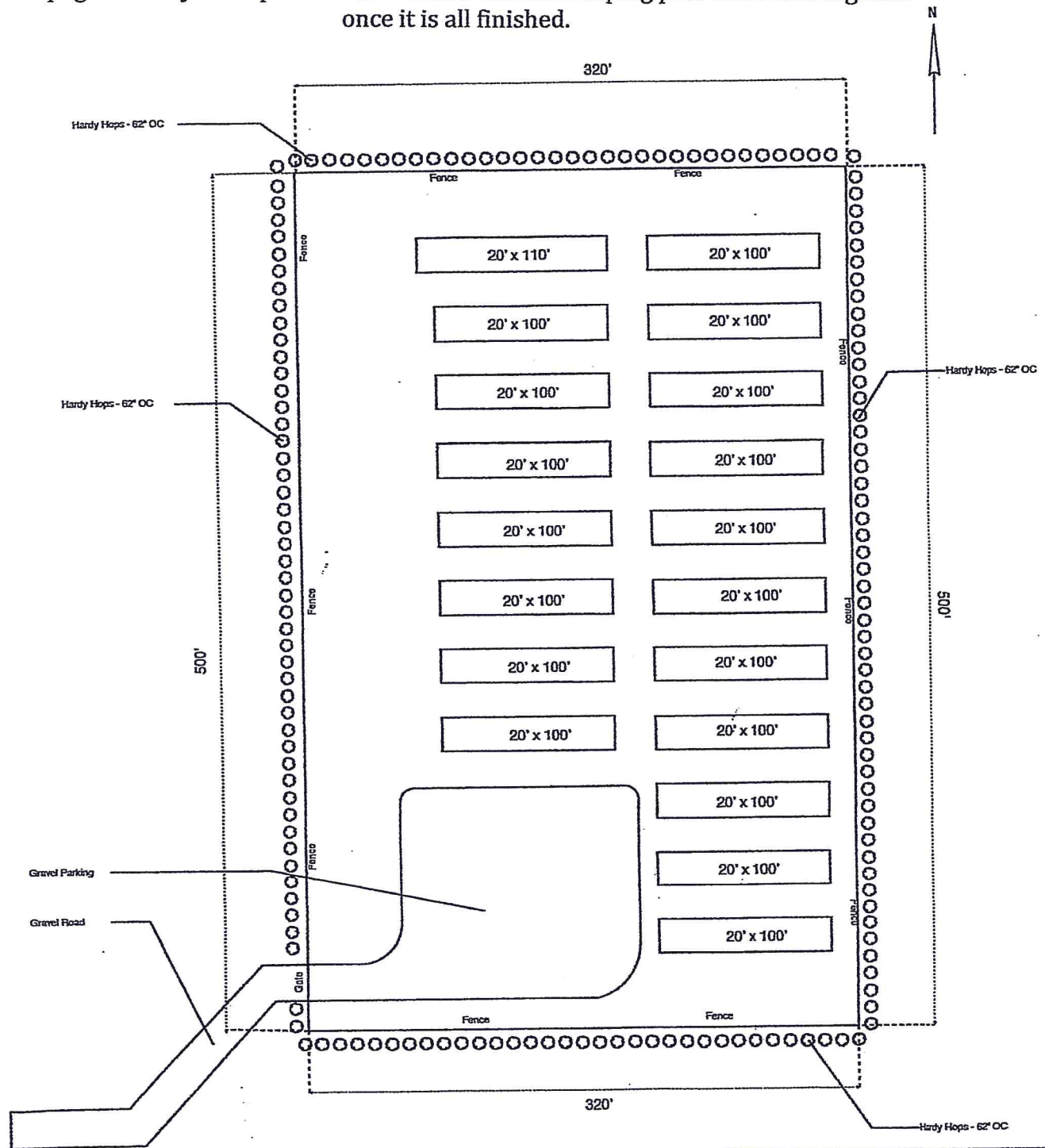
This page shows you how the fence will lay out in the existing parcel with all the correct setbacks



Customer Info

GrowBros
WSLBC License #412416
2990 Rader Rd
Parcels 784334 & 17954

This page shows you a up-close view of how the landscaping plan will come together once it is all finished.



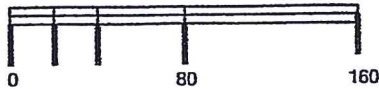
Plant Spacing & Irrigation Description

Hardy Hops - 'Humulus lupulus'

166 - 1gal units planted at 62" OC

1600 LF Drip irrigation on Hardy Hops along fence perimeter.

SCALE:



GrowBros
 WSLBC License #412416
 2990 Rader Rd
 Parcels 784334 & 17954

Capland Management, LLC.

Island Details Landscape & Maintenance

12990 Phelps Road NE Bainbridge Island, WA 98110 (206) 855-8047

Estimate for perimeter fence screen planting and irrigation at 2990 Radar Road, Ellensburg, WA 98926

Dear Andy,

Thank you for this opportunity. We will provide and install 166 Hardy Hops ("Humulus lupulus") on 62" centers in 1 gal containers. This project is set to start in the beginning of April. Humulus lupulus is planted soon after the last frost. This is to insure that the new plants will grow a significant healthy root system. A healthy root system will insure the vines live over the harsh winter. The fence behind the row of plants will be a great way for them to climb and be strong. This foliage can reach heights of 18 feet.

The bonding here will ensure that the work will be completed. Work will commence before the start of the KRD irrigation season to insure proper water availability. Currently the sight has been flood irrigated for several decades and needs to be prepped before the water is turned back on. It is important not to over water hops as it will affect growth.

\$ 1574.00 includes labor and materials

Please let us know if you have other questions or need any more help with your bonded project.

Capland Management, LLC is a licensed, bonded and insured General Contractor, License # CAPLAML860B8.

Best Regards,

Terri Parris General Manager

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WA

MEMORANDUM
GROUNDWATER MITIGATION OPTION AGREEMENT

THIS MEMORANDUM OF GROUNDWATER MITIGATION OPTION AGREEMENT ("Memorandum") is entered into and effective as of this 11th day of November, 2014 by and between the following parties:

GRANTOR: Crushe LLC, a Washington Limited Liability Company whose address is P.O. Box 687, Roslyn, Washington 98941; and

GRANTOR'S AUTHORIZED AGENT: Yakima River Mitigation Water Services LLC, a Washington Limited Liability Company, whose address is P.O. Box 687, Roslyn, Washington, 98941; and

GRANTEE: QLL Holdings, LLC, a Washington Limited Liability Company whose mailing address is 99 North Shore Drive, Orondo, Washington, 98863
collectively, the "Parties."

1. **Water Rights.** The Parties entered into that certain Groundwater Mitigation Option Agreement dated November 11, 2014, 2014, (the "Agreement"), wherein Grantor agrees to give Grantee an Option for Grantee to acquire from Grantor a portion of Grantor's interest in those certain water rights described in Trust Water Right Application No. CS4-02316sb8(a1) on file with the Washington Department of Ecology ("Ecology") for the following uses of water:

- Indoor Domestic Use for up to 20 employees using facilities connected to an approved on-site septic system
- Commercial Nursery for 21,000 square feet of plant canopy
- Estimated Range of Total Consumptive Use Offset with Mitigation Water Rights: 0.118 AFY to 5 AFY
- Kittitas County Tax Parcel #s 784334 and 17954


2. **Purpose.** This Memorandum of Groundwater Mitigation Agreement is solely to evidence the existence of the Agreement between the Parties and in no way modifies the Agreement.


3. **Expiration.** The Agreement expires on November 11, 2015 (one year from the date of the Agreement) unless specifically extended in writing by the parties.

IN WITNESS of the foregoing provisions, the Parties have signed this Memorandum below:

GRANTOR
Crushe LLC

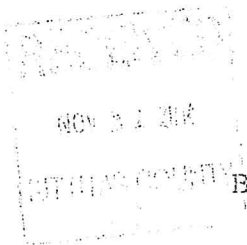
GRANTOR'S AUTHORIZED AGENT
Yakima River Mitigation Water Services, LLC


By: Douglas W. Weis, Member Manager


By: Douglas W. Weis, President, W.E.I.S.
Its: Sole member

GRANTEE
QLL Holdings, LLC


By: Leif Langlois, Member Manager



Bond Number : SUR40002923

LANDSCAPE PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, QLL HOLDINGS, LLC, as Principal, and IRONSHORE INDEMNITY INC., a corporation, duly authorized to do surety business in the State of WASHINGTON, as Surety, are jointly and severally held and bound unto KITTITAS COUNTY in the sum of ONE THOUSAND NINE HUNDRED THIRTY FOUR DOLLARS AND ZERO CENTS (\$1,934.00) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS the above named Principal entered into an agreement or agreements with said Obligee for COMPLETION OF FENCE PLAN AND SURVIVAL OF ANY LANDSCAPING NECESSARY TO VISUALLY SCREEN REQUIRED FENCES.

NOW THEREFORE, the condition of this obligation is such, that if the above Principal shall well and truly perform said agreement or agreements during the original term thereof or of any extension of said term that may be granted by the Obligee with or without notice to the Surety, this obligation shall be void, otherwise it shall remain in full force and effect

IN WITNESS WHEREOF, the signature of the said Principal and the corporate seal and the name of the Surety is hereto affixed this 20th day of NOVEMBER, 2014.

PRINCIPAL

SURETY

QLL HOLDINGS, LLC

IRONSHORE INDEMNITY INC.

By: _____

by: _____

LORINA COBLE, Attorney-in-Fact



POWER OF ATTORNEY

SUR40002923

Ironshore Indemnity Inc.

KNOW ALL MEN BY THESE PRESENTS, that IRONSHORE INDEMNITY INC., a Minnesota Corporation, with its principal office in New York, NY does hereby constitute and appoint: LORINA COBLE its true and lawful Attorney-in-Fact to make, execute, seal and deliver for, and on its behalf as surety, a LANDSCAPE PERFORMANCE BOND under bond or undertaking number SUR40002923 issued on behalf of, QLL HOLDINGS, LLC as principal in the penal sum of \$1,934,000

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of IRONSHORE INDEMNITY INC. on the 22nd Day of April, 2013 as follows:

Resolved, that the Director of the Company is hereby authorized to appoint and empower any representative of the company or other person or persons as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$1,934,000 dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-in-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-in-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the Director and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, IRONSHORE INDEMNITY INC. has caused this instrument to be signed by its Director, and its Corporate Seal to be affixed this 1st Day of May, 2013.

IRONSHORE INDEMNITY INC.



By: [Signature]
Daniel L. Sussman
Director

ACKNOWLEDGEMENT

On this 1st Day of May, 2013, before me, personally came Daniel L. Sussman to me known, who being duly sworn, did depose and say that he is the Director of Ironshore Indemnity, Inc., the corporation described in and which executed the above Instrument; that he executed said Instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



[Signature]
Christopher L. Dobbs
Notary Public

MY COMMISSION EXPIRES
June 21, 2016
CERTIFICATE

I, the undersigned, Secretary of IRONSHORE INDEMNITY INC., A Minnesota Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at this 20th Day of NOVEMBER, 2014.



[Signature]
Paul S. Giordano
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance or statement of claim containing any materially false information, or consents for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."