

Critical Areas Checklist

Monday, December 01, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

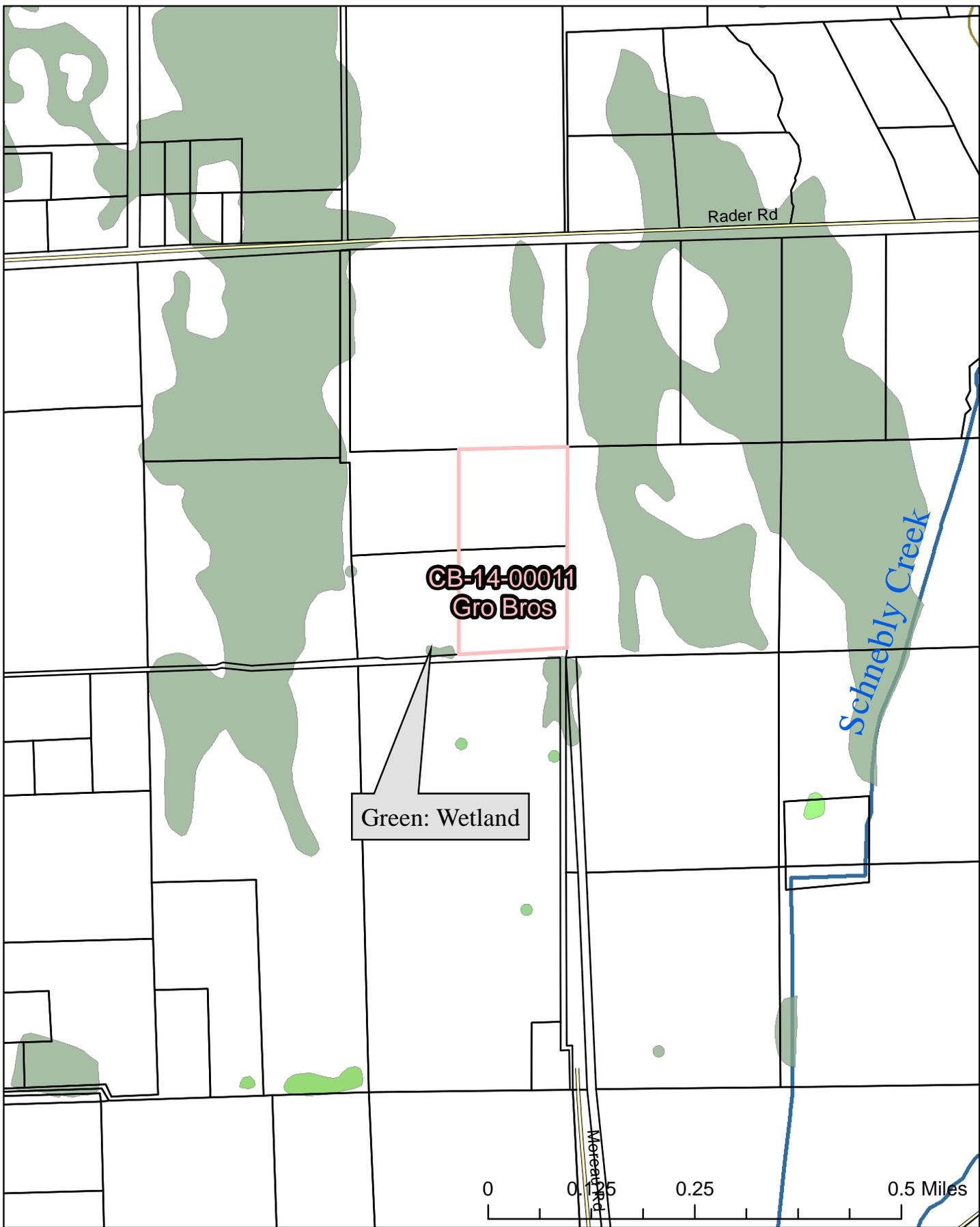
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

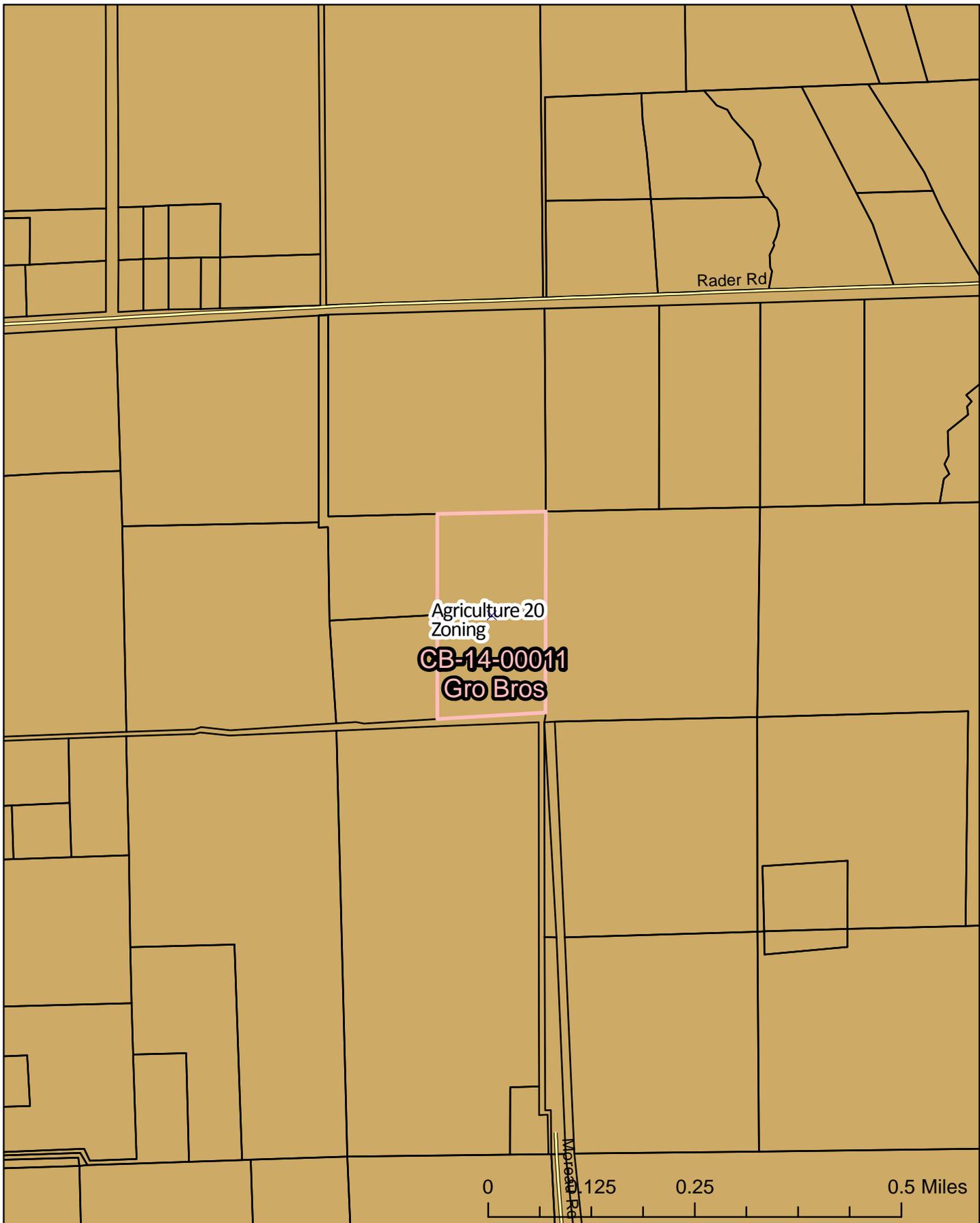


CB-14-00011
Gro Bros

Critical Areas
Map

12/1/2014

kaycee.hathaway

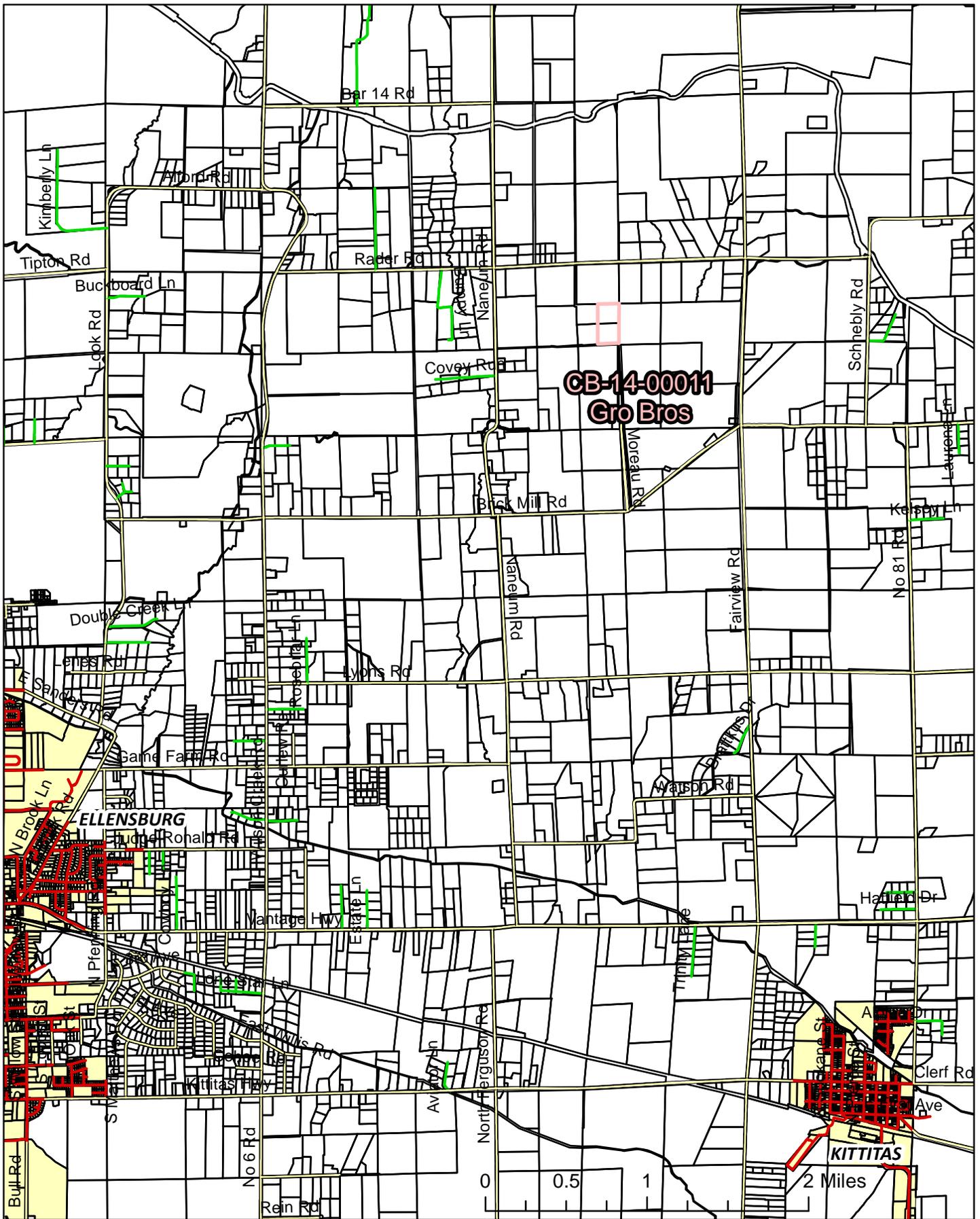


CB-14-00011
Gro Bros

12/1/2014

Zoning
Map

kaycee.hathaway

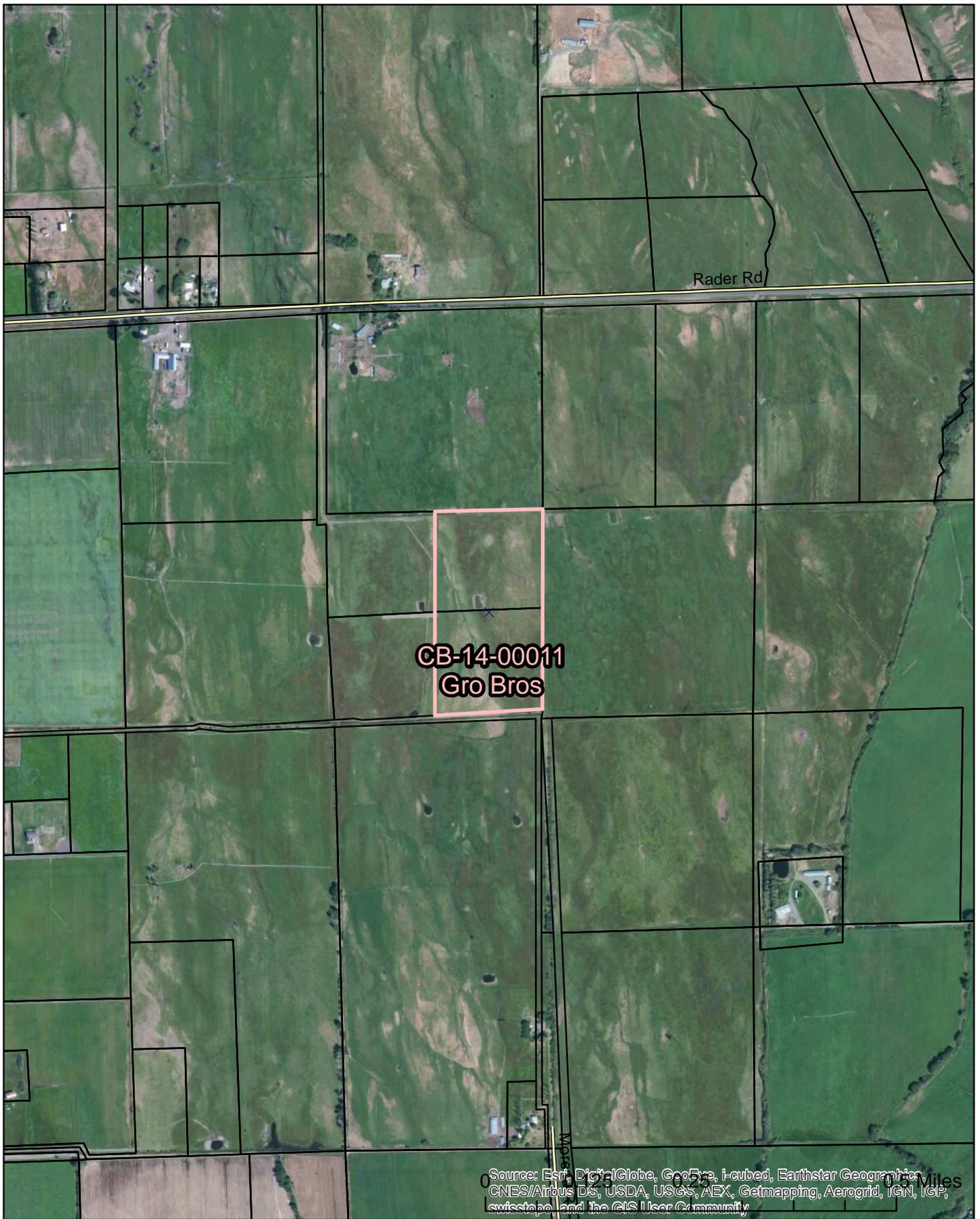


CB-14-00011
Gro Bros

Area
Map

12/1/2014

kaycee.hathaway



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**CB-14-00011
Gro Bros**

**Air Photo
Vertical**

12/1/2014

kaycee.hathaway

GrowBros Landscape Plan

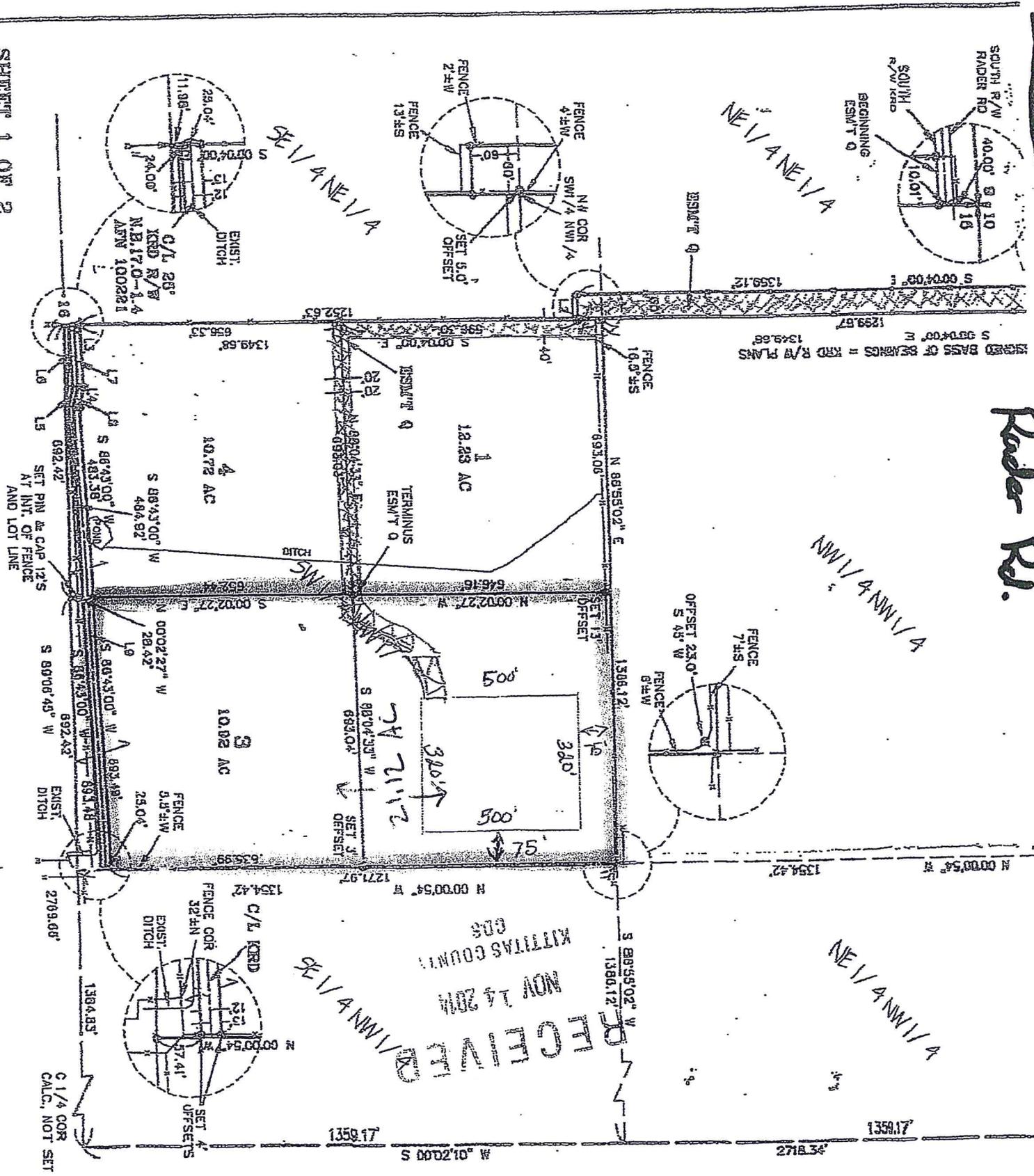
WSLCB License# 412416
UBI# 6033490980010001



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

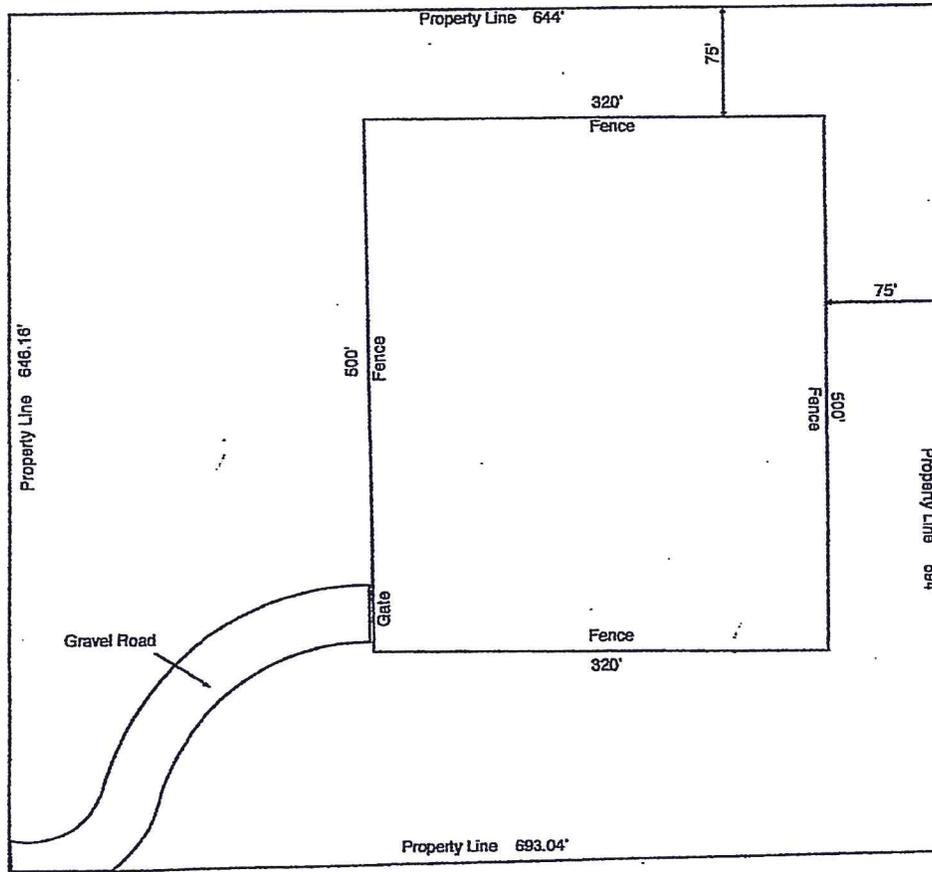


Rader Rd.

RECEIVED
NOV 14 2014
KITITAS COUNTY
CDS

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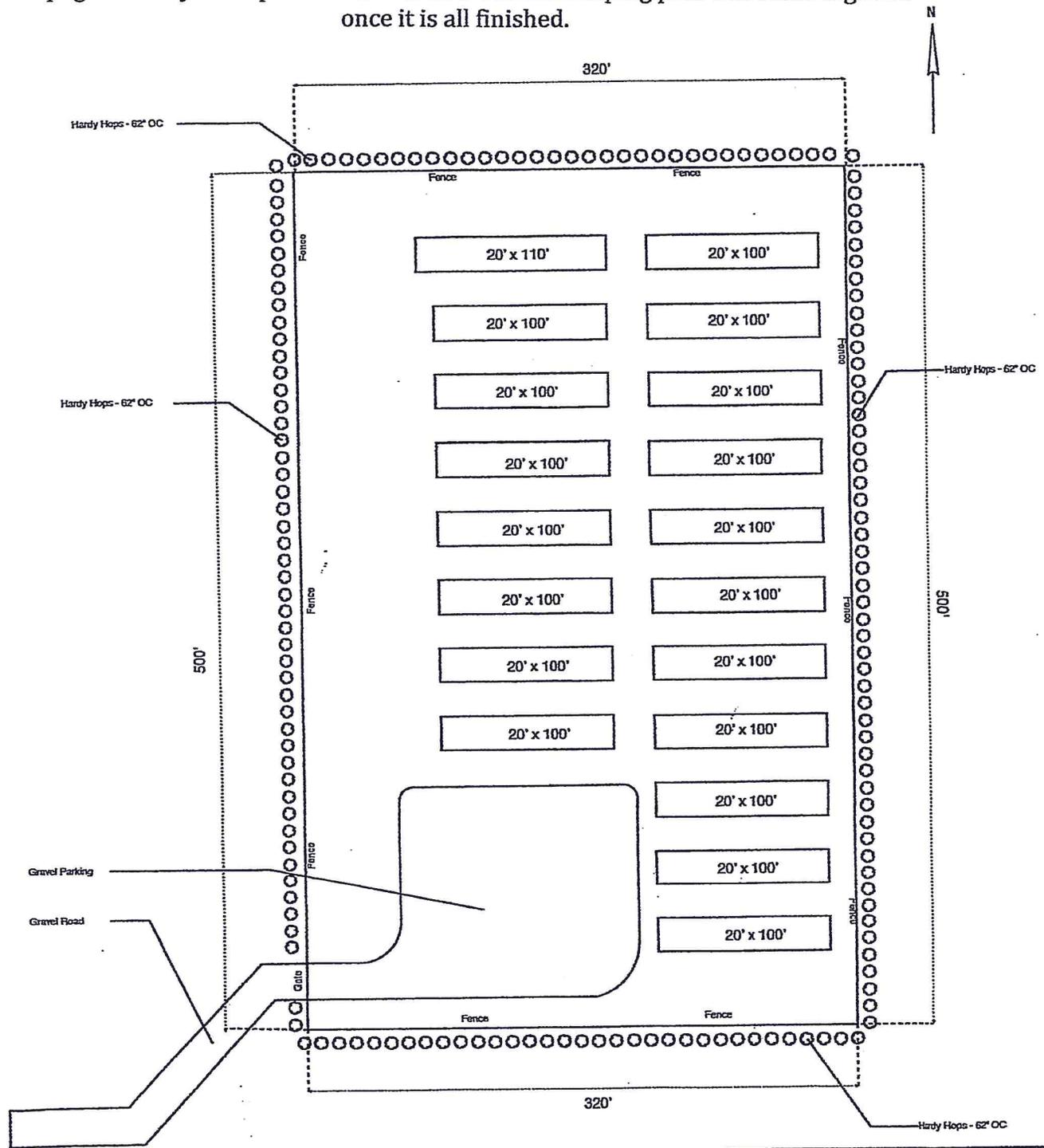
This page shows you how the fence will lay out in the existing parcel with all the correct setbacks



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.



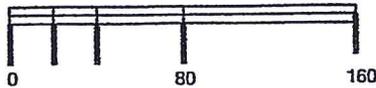
Plant Spacing & Irrigation Description

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

RECEIVED
NOV 8 1 2014
KITITAS COUNTY
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

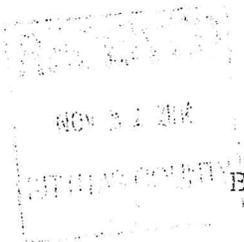
GRANTOR'S AUTHORIZED AGENT
Yakima River Mitigation Water Services, LLC


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: [Signature]

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.

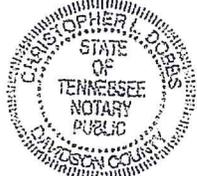
IRONSHORE INDEMNITY INC.



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

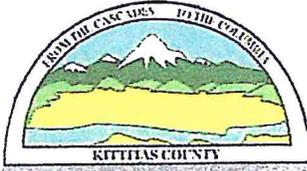
I, the undersigned, Secretary of IRONSHORE INDEMNITY INC., A Minnesota Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

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 conceals 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."



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PARCEL COMBINATION APPLICATION

(The process of combining two or more parcels, per KCC Title 16)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: a separate application must be filed for each combination request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Legal descriptions of the proposed lots.
- Project narrative description including at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor Compas Information about the parcels.

APPLICATION FEE:

\$50.00 Community Development Services

\$50.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X

DATE:

11-12-14

RECEIPT #

CB-14-00011



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Qlh Holdings, LLC
Mailing Address: 12990 Phelps Rd. NE
City/State/ZIP: Bainbridge Is., WA 98110
Day Time Phone: (206) 391-9393
Email Address: leiflanglois@gmail.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: leif Langlois
Mailing Address: 99 North Shore Dr
City/State/ZIP: ORONDO, WA 98843
Day Time Phone: (206) 391-9393
Email Address: leiflanglois@gmail.com

4. **Street address of property:**

Address: 2990 Rader Rd
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**

(see Attached)

6. **Tax parcel numbers:** 784334 & 17954

7. **Property size:** 10.2 + 10.92 total 21.12 (acres)

8. **Land Use Information:**

Zoning: Ag 20

Comp Plan Land Use Designation: _____

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

784334 = 10.2 Acres
17954 = 10.92 Acres

784334 = 21.12 Acres

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

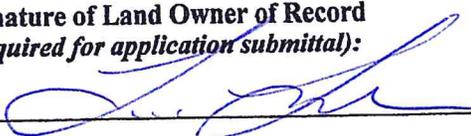
Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X 

11/9/14

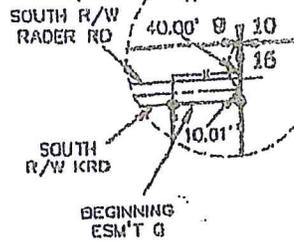
Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

RADER ROAD



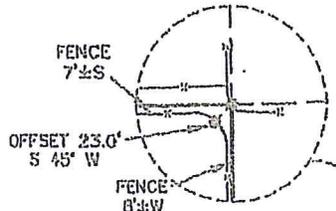
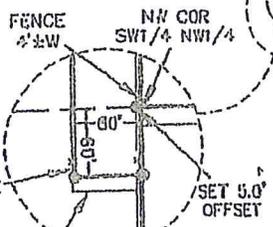
SECTED BASIS OF BEARINGS = KRD R/W PLANS
S 07°04'00" E 1349.68'
1299.67'
1359.12'

Access

NE 1/4 NE 1/4

NW 1/4 NW 1/4

NE 1/4 NW 1/4

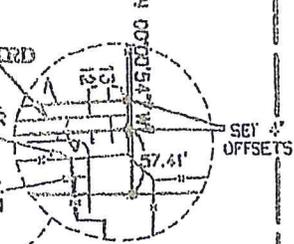
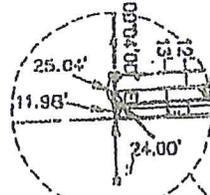


Existing

SE 1/4 NE 1/4

VACATE BOUNDARY LINE

Combine Lots 2 & 3



SET PIN & CAP 12'S AT INT. OF FENCE AND LOT LINE

C 1/4 COR CALC., NOT SET



Legal Description

Parcel 2 and Parcel 3 of that certain Record of Survey as recorded on March 1, 2002 under Kittitas County Auditor's File Number 200203010020 filed in Book 27 of Surveys, Pages 92-93, and being that portion of the SW1/4 of the NW1/4 of Section 15, Township 18 North, Range 19 East, W.M., records of Kittitas County, State of Washington.

ASSESSOR'S TAX PARCEL NOs.: 784334 and 17954

Leif Langlois
QLL Holdings, LLC and Grow Bros, LLC
12990 Phelps Rd NE, Bainbridge Island, WA 98110
206-391-9393 | leiflanglois@gmail.com

November 21, 2014

Kittitas County Community Development Services
Attn: Jeff Watson
411 N. Ruby Street
Ellensburg, Washington 98926



RE: Parcel Combination CB-14-00011

Dear Mr. Watson:

Regarding the Land Use Action Parcel Combination permit number CB-14-00011 QLL Holdings, LLC is combining parcels 784334 and 17954. The parcels are 10.2 acres and 10.92 acres respectively for a total of 21.12 acres. The intent is to combine the parcels to make the property a conforming lot size and permitted use for the purpose of Marijuana production under the i502 initiative. QLL Holdings, LLC and Grow Bros, LLC will operate under WSLCB license number 412416 and has been authorized to operate at 2990 Rader Road, Ellensburg, WA 98926 on parcels 784334 and 17954. QLL Holdings, LLC and Grow Bros, LLC will operate and meet all criteria and regulations found in [WAC 314.55](#) and [RCW 69.50](#) as well as all other appropriate state regulation in addition to the Kittitas county codes that are currently in place at the date of this letter.

Sincerely,

Leif Langlois

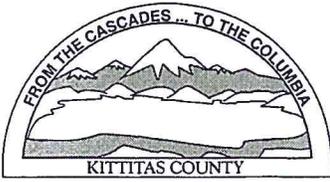
A handwritten signature in black ink, appearing to be "Leif Langlois", written over a horizontal line.

we are combining parcels 704334 & 17954

to one parcel of 21.12 Acres. There

are no wells, septic, drainfields and/or

structures on the property.



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00023723

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029324

Date: 11/12/2014

Applicant: LLC QLL HOLDINGS

Type: cash # 50.00

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-14-00011	PARCEL COMBINATION	50.00
	Total:	50.00