

Denise Weis

Hydroponic greenhouses operating for 28 years along the river bank and dripped fertilized water directly into the ground with plants. Also admitted by the Erba Cannabis grower. No Hazardous waste permit was pulled nor was the factory watched over. Oct 2025 our well tested 24.8 nitrates. We don't use fertilizer on the land. Neighbor 48 nitrates. January 23 2026 the county sent us documents that the shallow well on this place was 23ppm for nitrate! The tomatoes are gone and cannabis factory has now moved in and operating. They want to plant outside with drip lines in the ground. Per their documents to the state page 9. This is close to wetlands and water table is only 2-3 ft below the surface. How can this not go into the snake river and raise the contaminants in the lake. Our water is no good for human or our animals, cows and chickens! Neighbor with 48 has had Thyroid cancer and 4 of their cows died last year when they did not have that many in 49 years of living there.

The hoop houses are currently equipped with a standard hydroponic/fertigation water system that draws on two shallow wells for its water supply. The system includes three-phase prefiltering to remove sediment and particulates, a 1:100 ratio mixer, and three large storage drums for fertilizer concentrates and pH amendments in each zone. Each zone is also controlled by a dedicated CropKing Growers Choice controller. The shallow wells have a tested pH of exactly 7.0, an EC <1 dS/m, 23ppm nitrate, and an alkalinity of 20ppm. The current flow rate from each well is 200 gallons per hour, which is more than sufficient to supply the entire greenhouse facility. The shallow well water is of high quality for fertigation use and will require little to no pH adjustment. Our goal is to completely eliminate runoff water from overwatering our hydroponic system, but any excess water is collected and recirculated, as detailed in our Wastewater and Water Use Plans section.

Wastewater disposal:

Hoop houses 1-3 have cement paths and heated growing rows filled with rock and drainage pipe, which currently allows for irrigation water to drain into the soil but will be retrofitted to pump to our capture and recirculation tank. Hoop houses 4 and 5 feature a robust drainage system that captures and reuses all fertigation waste and runoff water utilizing the same tank. As mentioned in Environmental Plan Example 1, we will be growing cannabis in coconut coir with a 45% WHC (Water Holding Capacity) and plan to minimize—and even eliminate—overwatering, which results in nutrient runoff from pots. In the event of runoff, however, this recapture tank will allow us to ensure no nutrient waste escapes from our facility and is, instead, recirculated to be used by plants either indoors or in the field during the growing season.

This water has been used by the existing owners for 30 years for similar purposes with no adverse effects.

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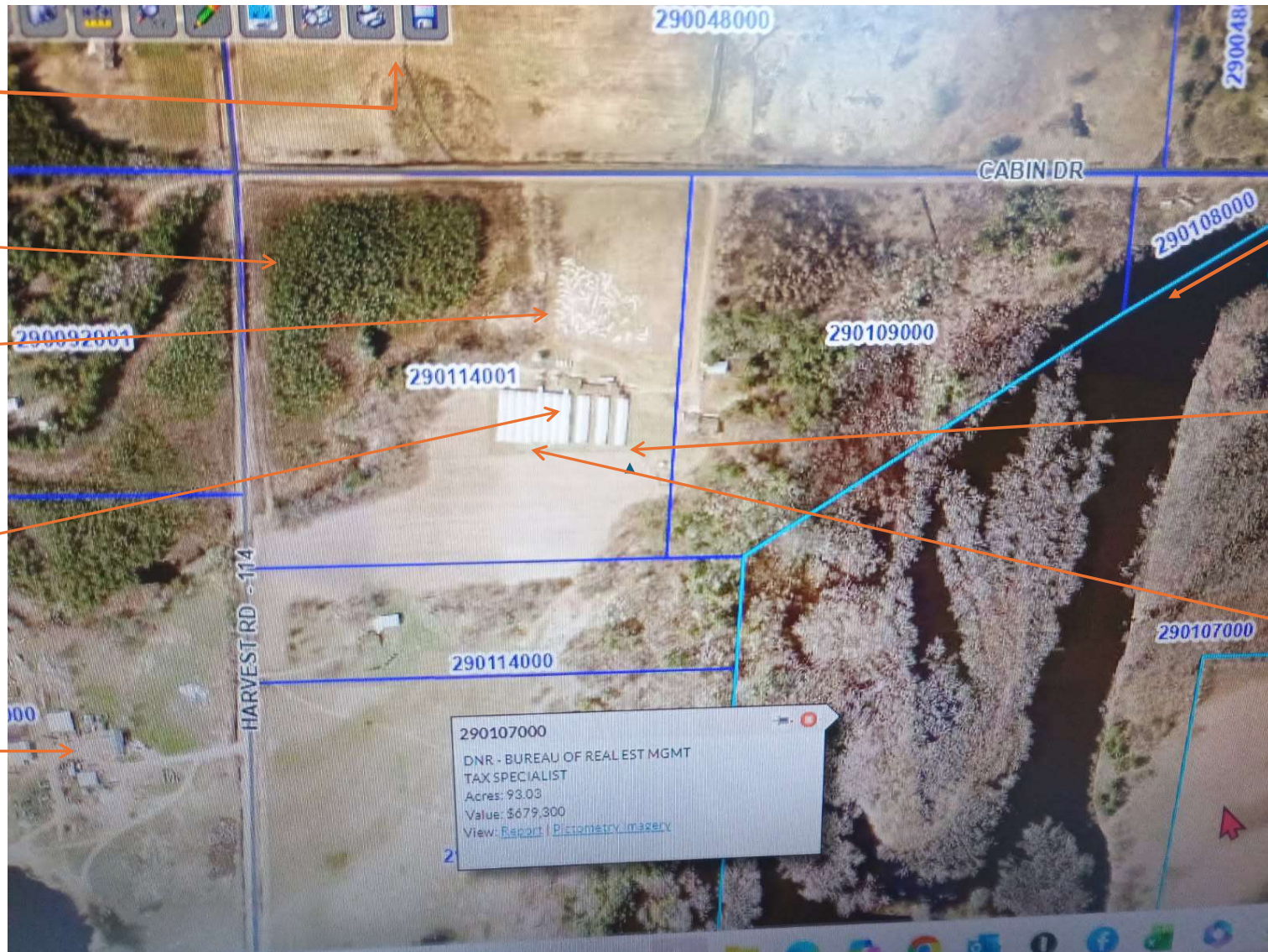
Weis's house
north Nitrate
24.8ppm

Swamp wet land
always standing
water marked on
map from DNR

Used fertilized
grow bags left
on ground to
decompose.

Per Erba state
document
shallow well
tested 23
ppm for
nitrates

DeGrays well
test 48ppm



Light blue line
DNR land by
Snake River

Greenhouses that
had the drip
directly into the
soil for 28 years 1st
3.

Greenhouses
that had a tank
that over flowed
into the ground
because they
could only use it
2 rounds before
1. physically too
hot from
circulation. 2. the
fertilizer was off
balance so they
dumped at the
end of the
greenhouses in
the ground.

Account No.: 106453 (0)
Sampled By: Denise Weis
Sampled For: Denise Weis
Product: Shallow Well
Description2: 10/9/25 9:30am

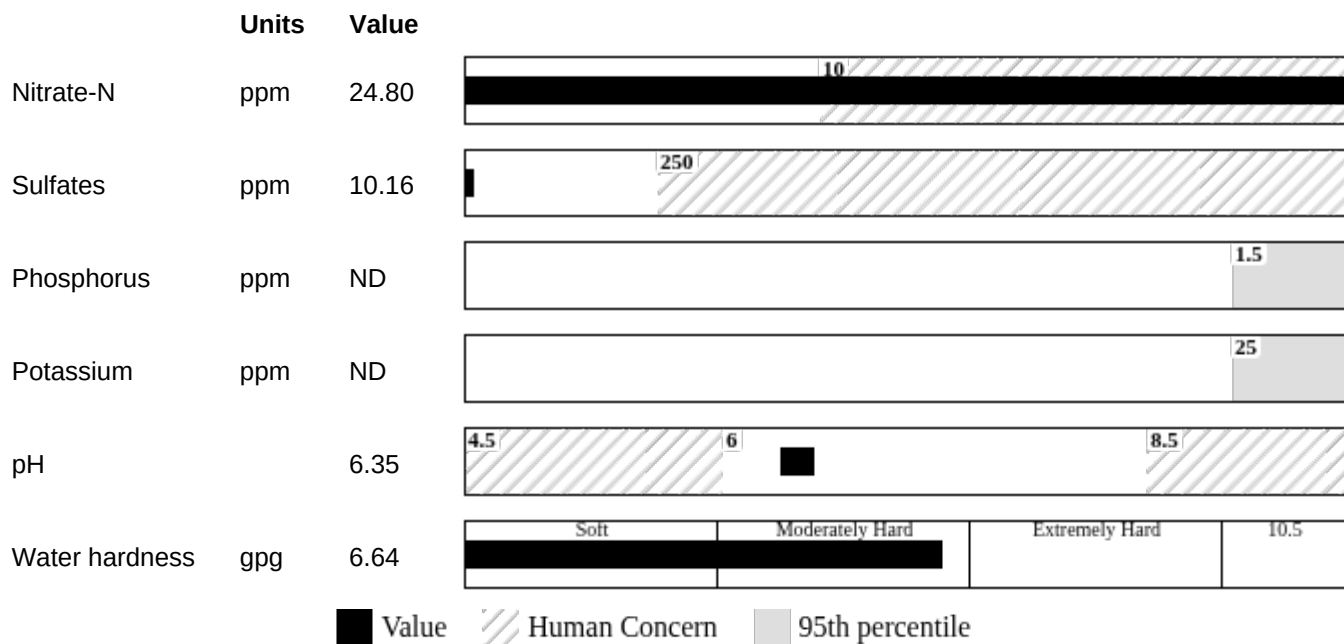
Test Package: Domestic Water Package
Feed Type: Other Feeds
Sub Type: Water

Nitrates can occur in both feeds and water and the risk is additive. For this reason, livestock producers should be aware of nitrate levels in both drinking water and food. Although nitrate-nitrogen levels above 10 ppm in drinking water can be harmful to human infants, research has shown livestock can generally tolerate higher nitrate-nitrogen concentrations. Drinking water concentrations above 20 ppm could present herd health issues depending on the concentrations in food.

Bacteria Type	Units	Value	Comment
Colilert-Coliform		Absent	Coliform bacteria occur in all surface waters (streams, ponds, etc.) and many groundwater wells. Coliform bacteria in wells usually come from surface water contaminating the well from insects under the well cap.
Colilert-E. Coli		Absent	E. coli occur from direct contamination by animal or human waste. As such, the occurrence of E. coli bacteria is much more serious than total coliform. It is recommended that E. Coli should be absent from drinking water.
	Units	Value	
Calcium	ppm	29.97	
Magnesium	ppm	9.43	
Copper	ppm	ND	
Iron	ppm	0.11	
Zinc	ppm	1.02	
Manganese	ppm	ND	
Chloride	ppm	22.00	
Sodium	ppm	5.27	

Account No.: 106453 (0)
Sampled By: Denise Weis
Sampled For: Denise Weis
Product: Shallow Well
Description2: 10/9/25 9:30am

Test Package: Domestic Water Package
Feed Type: Other Feeds
Sub Type: Water



*ND = Not Detected

Comment: Paid check# 7141



Cannabis Administrative Permit Application

Department of Planning, Zoning, and Solid Waste
1610 Hwy 23 N • Sandstone, MN • 55072
(320) 216-4220 • (800) 450-7463 Ext 4220 • Fax (320) 216-4244

This application is used for cannabis businesses applying for an administrative permit under Pine County Ordinance 2024-58 Section 2.1.2 (Indoor Cannabis Cultivation under 20,000 Square Feet, Outdoor Cultivation, Mezzobusinesses, and Microbusinesses). For more information, see our website at: www.pinecountymn.gov.

PROCEDURE

1. Complete the application Submit completed application, site plan, and \$200.00 permit fee.
2. Pine County will conduct an inspection to determine that all applicable rules and regulations are met.
3. Pine County will issue permit(s) for permissible businesses. Permits are valid for 1 year. Please note that townships and cities may require zoning permits if building a structure.

A permit must be issued prior to any activities taking place on the property.

PROPERTY IDENTIFICATION NUMBER (PID) *PID is found on your Property Tax Statement

Primary PID	2	9	0	1	0	9	0	0	0	Associated PID	2	9	0	1	1	4	0	0	1
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E.g. 01.1234.123 Primary PID: Parcel where Structure/SSTS are located. Associated PID: Additional and/or adjacent property that you own or that is related to the project.

Is there a site address for this property? ☒ Yes ☐ No

If yes, please list address 7440 Cabin Dr. Grasston, MN 55030

PROPERTY OWNER

Name erba, Inc and Trawa, LLC	Phone 612.801.4143		
Mailing Address 7440 Cabin Dr	City Grasston	State MN	ZIP 55030
Email Address joe.zappa@erbamn.com			

PROPERTY OWNER CONTACT (if different than above)

Name	Phone		
Mailing Address	City	State	ZIP
Email Address			

PROJECT INFORMATION

License Type:			☐ Microbusiness	☐ Mezzobusiness	☐ Outdoor Cultivator	☐ Indoor Cultivator
☒ Yes	☐ No	☐ N/A	Outdoor cultivation will commence more than 250 ft from a residence on a neighboring property.			
☒ Yes	☐ No	☐ N/A	Indoor facilities are equipped with odor control filtration and ventilation systems to prevent odor beyond the property line of the facility that is the source of the odor.			
☒ Yes	☐ No	☐ N/A	For hard-sided buildings, exhaust vents to the outdoors are located on the rooftops.			
☒ Yes	☐ No	☐ N/A	For new construction or rebuilt greenhouses or hoop houses are equipped with shades to prevent any light escaping between sunset and sunrise if lights are used.			
☒ Yes	☐ No	☐ N/A	Outdoor cultivation in a field-type setting shall not use lights to promote the growth of cannabis.			
☒ Yes	☐ No	☐ N/A	Security lighting shall be shielded and angled to prevent light from spilling outside the property boundaries and be high-efficient LED.			
☒ Yes	☐ No	☐ N/A	Wastewater is managed in accordance with all applicable rules and regulations as described in M.S. 342 & the OCM.			
☒ Yes	☐ No	☐ N/A	Water reclamation systems and rainwater collection systems are in place including reclaiming water from plant overwatering in indoor or mixed light facilities.			
☒ Yes	☐ No	☐ N/A	We have a state approved disposal plan (attached) and all disposal of waste in be completed in the manner therein described.			
☒ Yes	☐ No	☐ N/A	There are no more than two signs on the property and those signs comply with any applicable sign ordinance.			
☒ Yes	☐ No	☐ N/A	There is adequate off street parking for employees and/or customers (if applicable). This is designated on the enclosed site map.			
☒ Yes	☐ No	☐ N/A	Attached is the required performance bond listing Pine County has the certificate holder (\$100,000 for indoor cultivation under 20,000 SF, outdoor cultivation, and Mezzobusinesses, or \$50,000 for Microbusinesses)			

☐ Yes	☐ No	☒ N/A	Mezzobusinesses or Microbusiness comply with all minimum buffer requirements for schools, daycares, residential treatment facilities, public parks regularly used by minors, and other cannabis businesses must be complied with.
☐ Yes	☐ No	☒ N/A	Additional cannabis license types will be operated on this property.

Draw and Label on Sketch (in feet)

☒ **All Structures** (existing and proposed) on the property, current and proposed uses of structures, and Dimensions of structures.

☒ **All Driveways and Parking Areas**

☒ **All Distances** from property lines, road centerlines, and any schools, daycares, residential treatment facilities, public parks regularly used by minors, and other cannabis businesses on neighboring properties.

***Use the grid on the attached page as a guide for accurate sketching.**

AGREEMENT

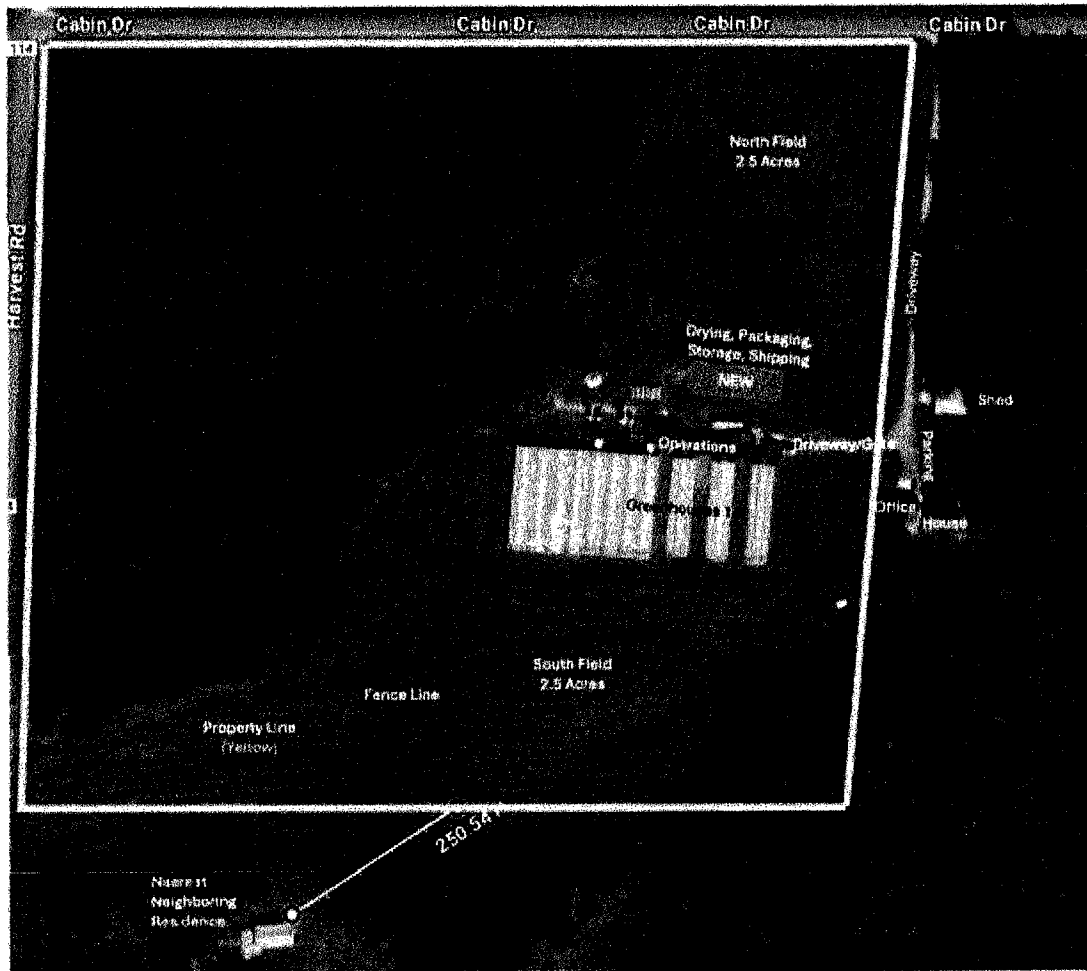
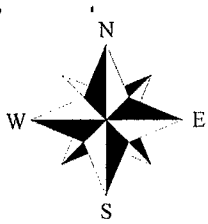
- I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of Pine County.
- I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application.
- I certify that the separation distances on the sketch plan are to the best of my knowledge true and correct. **Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.**
- I consent to site visits by County representatives between the hours of 8:00 A.M. and 4:30 P.M.

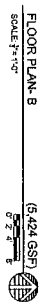
A permit must be issued prior to any activities taking place on the property.

Colin Jones & Joseph Zappa	 	June 23, 2025
*Applicant Name	*Applicant Signature	*Date

-FOR OFFICE USE ONLY-

Date Received:	File #:
	Notes:

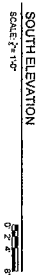




(5,424 GSF)



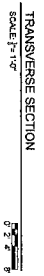
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BOOKS BY & ABOUT



HOLDING TANK FOR
LIQUID WASTE FLOOR DRAIN

EQUIPMENT & SUPPLY STORAGE

ON GRADE
LOADINGDEPRESSED
LOADING AREA

INTEGRATION ARCHITECTURE
ARCHITECTS P.A. ANNEX
227 NE 42nd Ave.
Tampa, FL 33604
(813) 288-1272

erbc MN
7140 CABIN DRIVE
GRASSTON, MN 55030

ENLARGED FLOOR PLAN - 3

ASAC-04

RE/MAX RESULTS

AMENDMENT TO PURCHASE AGREEMENT

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1. Date June 18th, 2025

2. Page 1 of 1 pages

3. The undersigned parties to a Purchase Agreement, dated October 16 2023
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 7440 Cabin Dr Grasston MN 55030

6. hereby mutually agree to amend said Purchase Agreement as follows:

7. Buyer name to be erba, Inc. (majority owned by Joseph and/or Christine Zappa)

Seller to provide copy of survey prior to closing.

8. Sellers and buyers agree to close 7-1-25.

Seller & buyers agree to sign as-is addendum.

9. Buyers agree to remove all contingencies for this purchase agreement, unless otherwise state in this amendment.

11. Seller will retain possession of home and shed (in front of the home) until 9-1-25 & the garage until 7-15-25 at no cost. (PID #029.0109.000).

13. Buyer will pay 452,000 in cash at time of close.

14. Seller will finance 500,000 on a contract for deed at 8% per annum. First payment will begin 8/1/25 and amount will be \$9,600 monthly for 60 months or until paid in full. CD amount can be paid off early with no prepayment penalty to buyer.

16. If any payment on contract for deed is not received by seller within 15 days of the due date, purchase shall additionally pay to seller, to the extent allowed by law, a late fee of 4% of the amount of the delinquent payment.

18. Seller shall put into escrow at closing, 1.5 times the septic bid to make the house property (PID #029.0109.000) compliant. Seller shall put 8k into escrow for greenhouse septic. Buyer shall be responsible for the rest of the cost of the green house property (PID #029.0114.001)septic system compliance.

21. Tom Martin will make himself available at least through December 31, 2025 to consult for buyer pursuant to a consulting agreement, or similar, to be entered into between Buyer and Tom Martin.

24. Seller will make best efforts to cooperate with applicable parties to obtain any necessary well permits from the DNR and/or transfer the permits to the Buyer upon purchase of the property/receipt of permits from DNR. Buyer will be responsible for any permit transfer fees.

30. All other terms and conditions of the Purchase Agreement to remain the same.

31. Authentisign
Thomas Martin 06/23/2025
(Seller) (Date)

Authentisign
Christine Zappa 06/22/2025
(Buyer) (Date)

32. Authentisign
Laura Martin 06/23/2025
(Seller) (Date)

Authentisign
Joseph A. Zappa 06/22/2025
(Buyer) (Date)

33. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
34. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

From: Colin Jones <colinrossjones@gmail.com>
Subject: Fwd: Congratulations on selection in lottery for application CUL-A25-000004
Date: June 22, 2025 at 8:28:59 PM CDT
To: Joe Zappa <joe.zappa@erbamn.com>

----- Forwarded message -----

From: **NoReply@accela.com** <NoReply@accela.com>
Date: Mon, Jun 9, 2025, 12:07 PM
Subject: Congratulations on selection in lottery for application CUL-A25-000004
To: <Colinrossjones@gmail.com>

Dear Applicant,

We are pleased to inform you that your application was selected in the lottery on June 5, 2025. There are more steps before you can receive a cannabis business license:

1) Complete a criminal background check per the Office of Cannabis Management (OCM) requirements, which can be found on the OCM's Background Check webpage. A background check must be completed for any person identified in the completed cap table or any other person that would meet the requirements under Minnesota Statutes, section 342.15. Completed background check(s) must then be submitted directly to OCM from the third-party background check service to the Licensing Division email at ocm.licensing@state.mn.us

2) Complete and upload into Accela an official signed letter from a bona fide labor organization attesting that you have entered into a labor peace agreement; or a copy of the actual labor peace agreement signed by the bona fide labor organization. If you are applying for a Micro license, you do not need to provide this documentation.

A licensing guidebook detailing the next steps you must take is available on the OCM [licensing webpage](#); please review the information carefully. The guidebook contains important information about how to successfully complete the necessary next steps to move from your status as a qualified applicant to receiving a cannabis business license. You should also review [Minnesota Statutes Chapter 342](#) for more information about all statutory requirements.

As a reminder, if you sign any new agreements that result in change of ownership or true party of interest (e.g., lease agreements, partnership agreements) you must resubmit a new capitalization table and other relevant documents when you register your site location.

Please be aware this notice does not convey preliminary license approval. While your application is moving forward, you are not yet authorized to conduct any of the activities of a licensed business.

OCM does not provide legal or business advice. To the extent that you feel you may need such services, you are encouraged to seek those out independently. Starting any business, including a cannabis business, carries risk, and you should never invest more than you are willing to lose.

Visit mn.gov/ocm for more information and resources. If you have questions related to your application, please contact the Licensing Division at ocm.licensing@state.mn.us. When contacting the licensing email, please include your application number at the beginning of the email subject line followed by the topic (e.g. Application Number – Background Check). Congratulations on reaching this milestone in your ongoing efforts to secure a cannabis business license.

Thank you,

Minnesota Office of Cannabis Management
ocm.licensing@state.mn.us

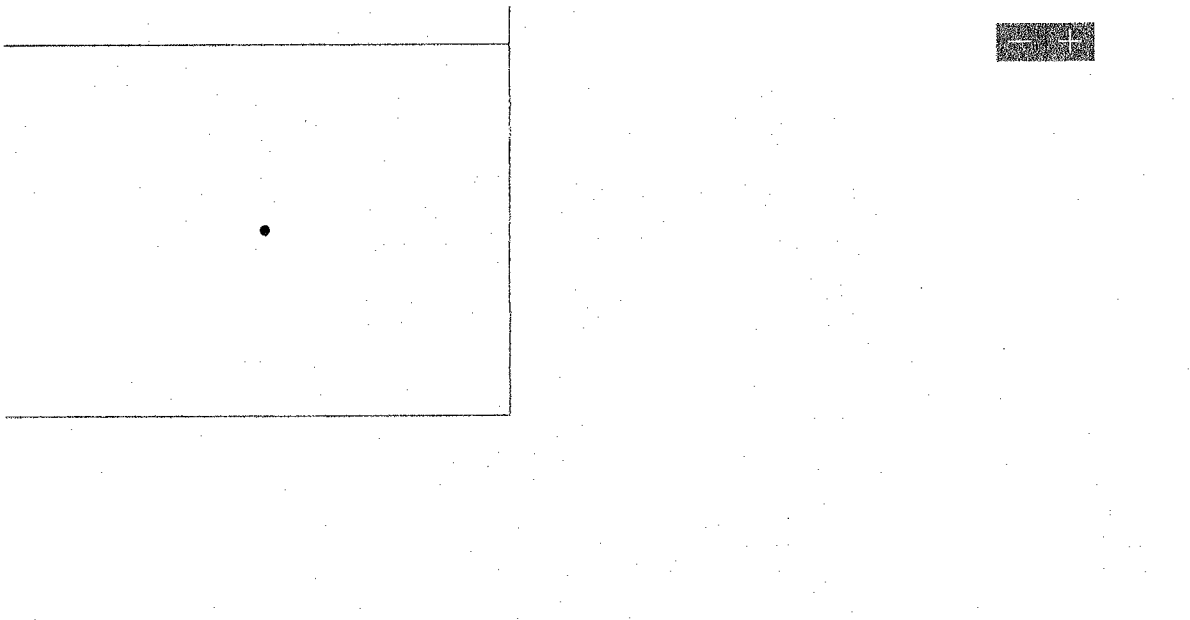
Cannabis[Create an Application](#)[Search Applications](#)

Record CUL-A25-000004:
Cannabis Cultivation Application
Record Status: Selected in Lottery

[Add to cart](#)
[Add to collection](#)

[Record Info ▼](#)[Payments ▼](#)[Custom Component](#)

Work Location



Record Details

Applicant:

Colin Ross Jones
Birth Date:02/20/1987
Trawa LLC
4117 Quincy St NE
Columbia Heights, MN, 55421
Contact Phone:(845)242-8835
colinrossjones@gmail.com

[▶ More Details](#)

Preliminary Operation Plan - Cultivation

Applicant Name

Applicant Business Name

Document attachment area in Accela Citizen Portal:

After reaching **Step 3: Documents** in the application, select **Add** to upload each required attachment relevant to your application.

Attestation of understanding:

I attest that I will provide the address and legal property description of the business, facility diagrams, and plans for code compliance to the Office of Cannabis Management (OCM) as a condition of licensure.

Check box to confirm attestation: ☐

Attestation of compliance:

I attest that I will comply with all applicable operational requirements for the license being sought as a condition of licensure.

Check box to confirm attestation: ☐

General description of location(s):

General description of the proposed location or locations that the applicant plans to operate, including but not limited to (i) **the planned square feet of space for planned cultivation.**

Character limit: 4,000

Controlling person(s) or managerial employees:

Identification of one or more controlling persons or managerial employees as agents who shall be responsible for dealing with the office on all matters.

Character limit: 4,000

Wastewater and waste disposal plans:

Plans for (i) wastewater and (ii) waste disposal for the facility.

Character limit: 4,000 for each topic

Wastewater disposal:

Waste disposal:

Electricity and water use plans:

Plans for providing (i) electricity, (ii) water, and (iii) other utilities necessary for the normal operation of the cultivation facility.

Character limit: 4,000 for each topic

Electricity:

Water:

Other utilities:

Compliance plans:

Plans for compliance with applicable (i) building codes and (ii) federal and state environmental requirements and (iii) federal and state workplace safety requirements and policies.

Character limit: 4,000 for each topic

Building codes:

Federal and state environmental requirements:

Federal and state workplace safety requirements and policies: