



# Eagle Mountain Venue LLC

Weddings Receptions Reunions Graduations Quinceañeras Events

Property address:  
733 & 805 Lakewood Rd.  
Arlington, WA 98223

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Driving (GPS) Address:  
733 Lakewood Rd.  
Arlington, WA 98223

Open year round

A beautiful outdoor venue, nestled behind an Arabian horse ranch, flower gardens, apple orchard, white fences, and one-of-a-kind spectacular view of the Cascade Mountains.

Located just 10 minutes off I-5 on 8 acres here in Arlington Washington. We are heaven, with a beautiful mountain view, natural wildlife, and the joy to help your event be as relaxed and enjoyable as possible. We own and operate a full Arabian horse training and boarding facility right next door since 1999. We enjoy working with our guests who have chosen to trust us with things that mean the most to them. Whether you are planning a Wedding, Graduation, Retirement, Quinceañera or a Birthday party we are offering an Outdoor venue for your day.

Kim McLaughlin-Esquivel 206-679-4098  
Alberto Esquivel 425-420-5134  
Habla Espanol

Website: [eaglemtnranch.com](http://eaglemtnranch.com)  
Email: [emrcountryvenue@yahoo.com](mailto:emrcountryvenue@yahoo.com)



## Weddings & Event Pricing

### Saturday

14 Hour Rental  
Thursday rehearsal included

### Fridays / Sundays

13 Hour Rental  
Wednesday rehearsal included

Weekday Elopement's or events Please  
inquire

### Payment options-

Cash or check preferred

PAYPAL- @Country19



## RENTAL INCLUDES:

- Use of venue
- Sweetheart table
- 1912 Dessert table
- Covered Building for banquet area and food prep
- 40' x 60' Covered Structure on wooden deck
- 4 – 8' rectangle tables
- 7 – 6' rectangle tables
- 25 – 60" round tables
- 6 cocktail tables
- 1 – 48" round tables
- 200 white folding chairs
- Lighted dance floor
- Concrete Dance Area with 240 power for a DJ or Live Band
- 2 Refrigerators and a chest freezer for ice
- 36 tray food warmer
- Wine barrels
- Bar
- Changing suits
- Restrooms
- One handicap accessible toilet
- Large parking lot
- Golf Cart service to and from parking lot
- Additional options that Cost:  
Bouncy House – [bouncyhouse.com](http://bouncyhouse.com)  
Venue cleans and guests walk away at the end \$300.00



#### Requirements per WA state regulations:

Washington State Banquet & Liquor Permit

Liability Insurance for 1 million-see EMV  
Website

#### Requirements per Country Venue:

\$200 Damage Deposit check

Option: Theeventhelper.com

530-477-6521

Alcohol Allowed: Beer, Wine

Champagne, spirits

1 Specialty Drink for 1 hr.

Recommended Bartender: See our vendor list  
on website

Banquet Permit obtained through WA State

#### Expectations:

Parents/guardians are responsible for kids under 18 years of age

Couples only may use orchard and surrounding areas of venue. Please don't go in with horses.

No climbing on Elk or Perimeter fence

Guests are responsible for garbage during the event. Put garbage in trailer by handicap station.

Guests are not allowed to pick fruit from the fruit trees. Monitor kids please



## Eagle Mtn Ranch Country Venue LLC - Event Contract

We are pleased that you have chosen Eagle Mountain Ranch Country Venue for your Event.

Please fill in the following information, carefully and completely. Make certain that you have read and understand the terms of this contract and our policies, as they appear on the reverse side of this page.

\*Final Balance subject to change if additional costs are incurred.

Name of Lessees:

Address of Lessee:

City, State, Zip

Lessee email

Lessee's Phone

Name of second Contact: \_\_\_\_\_ Second Contact Phone: \_\_\_\_\_

Purpose of Rental:

\_\_\_\_\_ Day of Coordinator name/number \_\_\_\_\_

Event Date/ Time:

Number of People Attending:

Serving Alcohol?

Facility Rental, for Event Date listed above: \$ \_\_\_\_\_

Tax: 9.3% if using cash app \$ \_\_\_\_\_

Additional EMV attendant \$ \_\_\_\_\_

Venue cleans up at the end of the evening \$ \_\_\_\_\_

Refundable damage deposit \$200.00

Non-Refundable Deposit, to Hold Your Date -\$1000.00

Balance Due: \* 60 days prior to your event \$ \_\_\_\_\_

REFUNDABLE DAMAGE DEPOSIT - Refunded at the end of your event:

I have read the terms of this lease, as they appear on the front and back of this form, and I understand them completely and accept them. This fee does not include the insurance, Bartender or Banquet Permit, Liability Insurance, or any other of your fees you may acquire.

Lessee: \_\_\_\_\_ Date: \_\_\_\_\_

Lessee: \_\_\_\_\_ Date: \_\_\_\_\_



EAGLE MOUNTAIN RANCH COUNTRY VENUE LLC AND ASSIGNED  
CATERING, BARTENDER HOLD HARMLESS AGREEMENT

The signed Lessee agrees to defend and hold harmless, Eagle Mountain Ranch Country Venue LLC and Assigned Catering, Bartending Company listed below and their suppliers and employees from any liability, claim, suit, or legal action, stemming from the consumption of food served at Eagle Mountain Ranch Country Venue, LLC by any person during Lessee's event, when the food meets the following criteria.

- Any food or beverage that is removed from the premises.
- Any food or beverage that is prepared and served by licensed catering staff and then stored by Lessee and/or Lessee's guests/employees.

Any food or beverage that is brought to the premises by Lessee or an outside caterer.

List Catering Company: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Lessee Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Furthermore, the above hold harmless release agreement signer/lessee releases the hired licensed Bartender from any liability, claim, or legal action, stemming from alcohol consumption being properly served by the said bartender listed below, who knows the legal limits of properly serving Beer, wine or champagne at your event.

Licensed Bartender: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Lessee Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Recommended Bartender: Please see our vendor list on the website. [www.eaglemtnvenue.com](http://www.eaglemtnvenue.com)

Please call for pricing and go over your special requests

You are welcome to bring in your own caterers or if you choose you can self-cater. If you are using your own bartender, you will need to supply us with a copy of their severing license and insurance.

Bartender's license and Insurance, Banquet Permit, Liability Insurance, and Refundable \$200 Damage Deposit is due prior to your event!



## EVENT FACILITY LEASE GUIDELINES – PLEASE READ CAREFULLY BEFORE SIGNING!

- This lease applies to the temporary use of the event facility.
- The lessor will not be responsible for any lost or stolen articles, equipment, clothing, etc., left in the facility prior to, during, or after an event. Equipment and personal belongings are to be removed from the event facility at the conclusion of the event, or by the end of the rental period, whichever comes first. If move-in or move-out goes beyond the agreed-upon rental period. The damage deposit is considered a forfeit. It is the responsibility of the lessee to ensure that lessee's 3rd party vendors abide by the rental period and the guidelines and policies contained within this contractual agreement.
- In the event of cancellation there are no refunds. We have saved the date for you, and we will not have time to replace the date with a new event.
- Lessee shall be fully responsible for any persons or entities that come on the lessor's property for the purpose of the event, whether invited or not. Additionally, the lessee shall provide proof of General Liability coverage and name Eagle Mountain Country Venue LLC as Additional Insured to cover any personal liability, with a single combined limit of not less than \$1 million. Check out the link on our website for [theeventhelper.com](http://theeventhelper.com)
- Lessor shall not be liable, and lessee hereby releases and discharges Lessor, for and from any damage, either to personal or property, sustained by Lessee or others, caused by and defects now in said premises or hereafter occurring therein, or due to the building in which the leased premises are situated or any part or appurtenance thereof, becoming out of repair, or caused by fire, or tenants or other occupants of said facility, or any other persons, including Lessor, or due to the happening of any accident from whatsoever cause in and about said building, including any alcohol related incidents. Lessee agrees to defend and hold lessor harmless from all claims for damage suffered in or about the leased premises by any person, firm, or corporation.
- This lease shall terminate upon the destruction of the building by any casualty, and upon partial destruction, by written notice from Lessor, at the option of Lessor.

Please sign at the bottom of the last page to secure contract

## FACILITY POLICIES

- Pets are allowed for the Ceremony only or a short period of time. Must go home after. Don't put in Cabins. Clean up
- Licensed catering companies MUST BE permitted and insured, and Alcohol is to be consumed inside the facility only, and only by
- adults of 21 years of age or older, and only to the extent that they do not become intoxicated, as defined by Washington State law. Only beer, wine, and champagne shall be permitted to be consumed. Alcohol service requires a Washington State Liquor Control Board Banquet Permit. Alcoholic beverages must be served by Eagle Mountain Country Venue LLC staff or licensed/ Insured Bartender. Consumption of any alcoholic beverage is not permitted until scheduled alcohol service has begun and is being served by a hired Licensed Bartender. Alcohol may not be tapped, opened, or consumed on property prior to or after service time ends. If decorative items, such as champagne fountains are being used, these must be shut down and emptied at the time that alcohol services end. Fountains must be set near the bar. Eagle Mountain Country Venue LLC staff has full authority to refuse service to anyone, for any reason, in the carrying out of their duties to protect the interests of Eagle Mountain Country Venue LLC and the safety of the event participants, even to the extent of ceasing all alcohol service for the remainder of the event. A two-hour minimum applies for bartending service (Pricing arranged with licensed bartender).
- No nails, screws etc., may be applied to the facility. Current décor may not be removed. Decorations must be freestanding or hung in such a way as to not mark or damage the facility. No candles are permitted.  
Battery operated are fine. NO confetti, rice or fabric petals Please
- No honking or horns or other loud noise making is permitted outside of the facility.
- No fireworks. No throwing rice. Birdseed is fine in reasonable quantities. Wedding bubbles, etc. are preferred.  
A damage deposit of \$200.00 is required. The check will be held to be used for any damage or broken policies that may occur
- during use of the facility. Friday and Sunday Venue use is 13 hours from arrival to departure. Music is off by 10pm to start packing up.
- Your rental period is 14 hours on Saturday's. Music is off by 10:00 PM to start packing up. All events must be cleaned up and removed from the facility by the end of the rental period. This includes all guests, vendors and their equipment, unless otherwise arranged for. Parties that do not comply will be removed from the facility and their damaged deposit will be forfeited. If you're here past 11:30 pm you are subject to losing damage deposit.
- Outside vendors are responsible for knowing and following these same guidelines and adhering to the timeframe in which you have use of the facility. Vendors who do not follow the rules, or who are destructive to the facility will not be permitted to come back to the facility for future events. Any damage from vendors will be taken out of the damage deposit.
- The event party will have a one-hour block of time preceding their wedding to perform a rehearsal. Saturday events have first choice of rehearsal times. No outside food or beverage is allowed on the rehearsal night unless discussed with owner/manager
- prior.
- No RV's or campers or trailers are permitted on grounds after the rental period has ended.
- The facility may be visited by appointment only.
- A minimum of \$100.00 is kept for any single violation of this contract.
- Any personal item will be held for 30 days and then disposed of.
- We have also taken the time to decorate the cabins and around the facility. Please make sure all items are left in their place.  
This property is a resident property as well. Please stay in the assigned areas. This includes not going into the horse pastures,
- Horse barns or areas around the horse facility. Those areas are strictly off limits for the safety of the guests and horses that live here. We will have signs posted and staff around to help with this as well. Don't feed the horses please.  
Please request guests to Carpool if possible. Gates will remain open for the day of your event with lighting
- Signature \_\_\_\_\_ Date \_\_\_\_\_
- Signature \_\_\_\_\_ Date \_\_\_\_\_
- All permits must be received before the start of the event. No Exceptions. Please email or bring with you prior to the event.





**EAGLE MOUNTAIN COUNTRY VENUE LLC LIABILITY WAIVER AND RELEASE**

**805 and 733 Lakewood Road Arlington, WA, 98223**

**206-679-4098**

**emrcountryvenue@yahoo.com**

Participant's Names: 1. \_\_\_\_\_ 2nd \_\_\_\_\_

Address: \_\_\_\_\_

Date of Birth: 1. \_\_\_\_\_ 2nd \_\_\_\_\_

Phone #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Name and Phone # of Emergency Contact: \_\_\_\_\_

BY SIGNING THIS DOCUMENT YOU WILL WAIVE LEGAL RIGHTS INCLUDING THE RIGHT TO SUE

I, the undersigned, wish to participate in the “\_\_\_\_\_ Wedding/Event” (the “Wedding/Event”) at Eagle Mountain Country Venue, 805 & 733 Lakewood Road, Arlington, WA 98223 (the “Location”).

I wish to participate in the Wedding/Event at the Location and hereby assume all risks of engaging in the Wedding/Event.

I also hereby hold harmless and release Eagle Mountain Country Venue, LLC and Eagle Mountain Ranch Boarding and Training, LLC, their members, managers, employees and agents, as well as Kim McLaughlin-Esquivel, Alberto Esquivel, and Tori Rose, in their individual capacities and in their marital communities, (collectively, “Indemnitees”) and indemnify each of them from and against any and all loss, claim, cause of action, lawsuit, damage, liability, cost or expense whatsoever which any of them may incur arising out of or in connection with my participation in the Wedding/Event at the Location, including but not all activities to be conducted as part of the Wedding/Event, all meals, food and beverages served at the Location, and the use of any facilities at the Location.

I hereby certify that I am at least 18 years of age (or, if less than 18 years of age, have caused this Liability Waiver and Release to be signed by my parent or legal guardian), I agree that neither I nor any member of my family will sue any Indemnatee because of my participation in the Wedding/Event or my presence at the Location at any time, and I understand that this Release shall be binding upon my estate, my heirs, next of kin, executors, administrators, representatives, successors and assigns. I specifically waive any claim or right to assert any cause of action or alleged case of action or claim or demand which has, through oversight or error intentionally or unintentionally or through a mutual mistake, been omitted from this Liability Waiver and Release.

This Liability Waiver and Release shall be governed by the laws of the State of Washington, and that any action, claim or proceeding under this Liability Waiver and Release shall be commenced exclusively in the courts of Snohomish County, Washington. This Liability Waiver and Release may not be revoked, terminated or amended verbally, but only by a written instrument signed by me and an authorized representative of all Indemnitees. All covenants contained herein are severable, and in the event of any

being held invalid by any competent court, this Agreement shall remain intact except for the omission of the invalid covenant.

I HAVE READ AND UNDERSTOOD THIS LIABILITY WAIVER AND RELEASE, HAVE HAD THE OPPORTUNITY TO HAVE LEGAL COUNSEL REVIEW THIS LIABILITY WAIVER AND RELEASE, AND I AM AWARE THAT BY SIGNING THIS LIABILITY WAIVER AND RELEASE I AM WAIVING CERTAIN LEGAL RIGHTS WHICH I OR MEMBERS OF MY FAMILY, MY HEIRS, NEXT OF KIND, EXECUTORS, ADMINISTRATORS, REPRESENTATIVES, SUCCESSORS AND ASSIGNS MAY HAVE AGAINST HOSTING COMPANY NUTRITION, LLC, ITS MEMBERS, MANAGERS, EMPLOYEES AND AGENTS.

Signed this \_ day of \_\_\_\_\_, 20\_\_\_\_:                      Signed this day of \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

SIGNATURE OF PARENT OR GUARDIAN IF PARTICIPANT IS LESS THAN 18 YEARS OLD:

The undersigned irrevocably grants permission and consents to the Participant's participation in the Wedding/Event at the Location described in the foregoing Liability Waiver and Release.

Name of participant: \_\_\_\_\_

Your Relationship to Participant: \_\_\_\_\_

Telephone number of participant: \_\_\_\_\_