

03.16.2016

Memo

To

Board of
Commissioners

From

General Manager,
William Neal

CC

Office Manager

Re

Emond Easement
Update

Comments:

After several attempts I was able to meet with Mr. Emond on the property. Mr. Emond and his associate, Ken Carlson, attended the meeting. Mr. Emond had a complete change of heart regarding the proposed easement amendments. At the beginning of the meeting he informed me that he would not sign the agreements and was not willing to cooperate in any way. He informed me he had contacted an Attorney who advised him that the District's offer would not benefit him. He also informed me that the District knew about the agreement to provide free water to his family for as long as they owned the property when they acquired the water system and that he was not willing to give that up. This was a complete change from the telephone conversations we had when negotiating the easement agreements.

I want to assure the Board that the offer the District gave to Mr. Emond is indeed equitable. I would like to draw your attention to the two exhibits attached to this report (Exhibit A and Exhibit B). Exhibit A shows the extent of the current encumbrances the District currently holds on the Emond property and Exhibit B shows the extent of the encumbrances that would exist on the Emond property if the easement agreements were to be executed.

In addition, we offered tangible considerations for terminating the agreement to provide free water. In the conversation I suggested to Mr. Emond that the District would consider a cash buyout of that agreement to no avail.

Before we concluded the meeting Mr. Emond agreed to consider possible compromises with his attorney and get back to me. It has been two weeks since the meeting. I have not heard from Mr. Emond yet. We can discuss possible ways to move forward at the March Board Meeting.

NORTH BEACH WATER DISTRICT

Tel 360.665.4144
Fax 360.665.4641

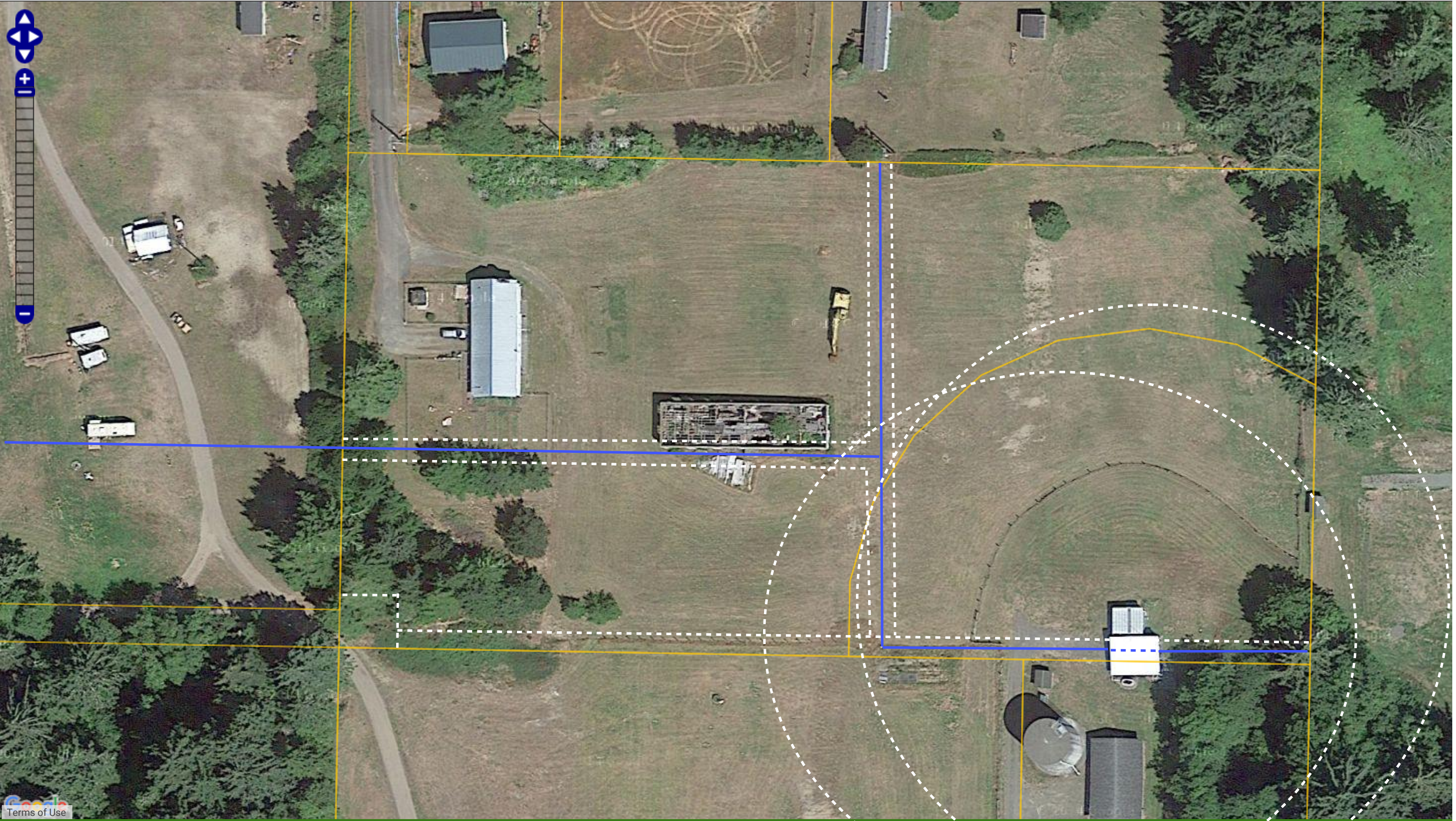
Po Box 618
Ocean Park, WA 98640

www.northbeachwater.com
customerservice@northbeachwater.com



CARTOMATION INC.

Search Tools Display Bookmark Google Street View Simple Search



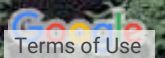
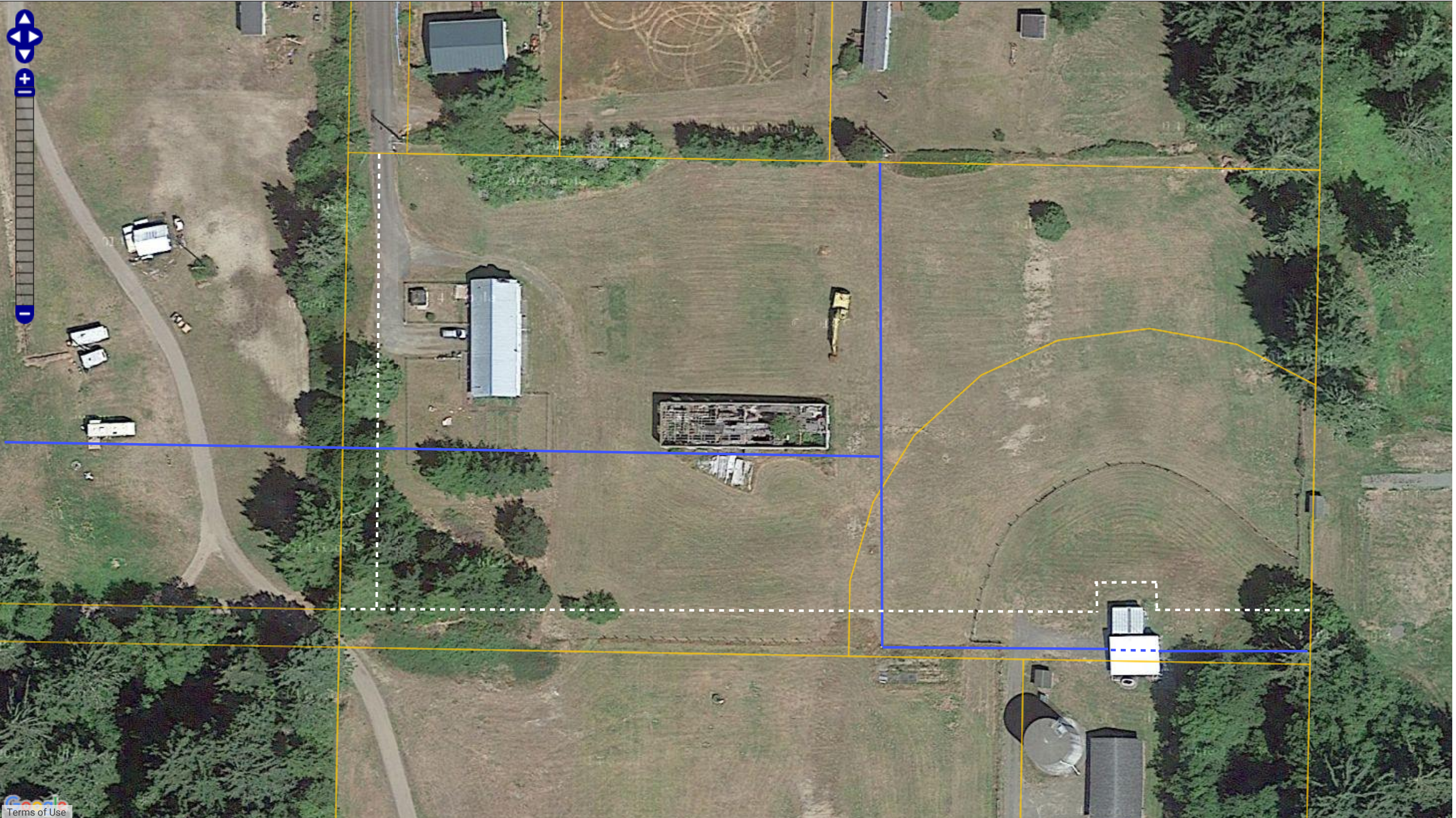
© Cartomation Inc. 1:846

X,Y: -13808041, 5858820 | at, Lon: 46.488, -124.040

EXHIBIT "A"

CARTOMATION INC.

Search Tools Display Bookmark Google Street View Simple Search



© Cartomation Inc. 1:846

X,Y: -13808041, 5858820 Lat, Lon: 46.488, -124.040