

04.15.2016

Memo

To

Board of
Commissioners

From

General Manager,
William Neal

CC

Office Manager

Re

Emond Easement
Update

Comments:

Joy Moore, Ingram, Zelasko & Goodwin, LLP of Aberdeen Washington, sent the District a letter (attached) dated March 29, 2016 regarding the Easement Agreement for Raymond and Debbie Emond her clients.

I forwarded the letter to our attorney, Brent Dillie who arranged for a meeting with Ms. Moore on Tuesday April 19, 2016. The meeting will be in Aberdeen and Ms. Moore's office.

I am hopeful that we will be able to negotiate a mutually beneficial agreement with the help of legal representation on both sides.

NORTH BEACH WATER DISTRICT

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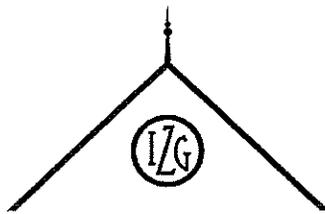
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March 29, 2016

Mr. William Neal, General Manager
North Beach Water District
P.O. Box 618
Ocean Park, WA 98640

RE: Easement Agreement
Our Clients: Raymond and Debbie Emond
Our File: M587

Dear Mr. Neal:

I am writing on behalf of my clients, Raymond and Debbie Emond, regarding North Beach Water District's proposed easement across their property located at 25604 "Z" Street in Ocean Park.

The water district recently approached the Emonds regarding relinquishment of an existing easement in return for the Emonds giving the district additional easements. The Emonds are willing to leave the 10-foot access and utility easement on the south side of the property and grant the water district an additional 10-foot utility easement across the west side of the property. Obviously, the 30 by 30 foot PUD access easement on the southwest part of the property would remain, and the easement on the south side of the property where the building is would have an additional 10-foot bump out easement around the building containing the well so the water district could continue to access it.

For the grant of the additional easement to the North Beach Water District, the Emonds are requesting the district relinquish the 200-foot protection covenant/easement around the well site on their property. The Emonds indicate that this should not be an issue for the water district because they are proposing to abandon the well on the property. Additionally, they would like a credit for a future water connection equal to the current connection charge.

Mr. William Neal, General Manager
March 29, 2016
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Please contact me if you have any questions or with your response to the Emonds' proposal.
Thank you for your time and consideration in this matter.

Very truly yours,

INGRAM, ZELASKO & GOODWIN, LLP

JOY MOORE
jmoore@izglaw.com

JM:cc

✓
cc: Mr. and Mrs. Raymond Emond

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