

November 2, 2022

Valiant Idaho, LLC
151 Clubhouse Way
Sandpoint, ID 83864
Attn: William Haberman

RE: WASTEWATER IMPROVEMENTS FOR FUTURE MINOR DEVELOPMENT IDAHO CLUB WASTEWATER SYSTEM

Gem State Infrastructure, LLC is a privately-owned company owning and operating wastewater systems in the state of Idaho regulated by the Idaho Department of Environmental Quality, and the Environmental Protection Agency.

Gem State Infrastructure, LLC owns and operates the Idaho Club Wastewater System in the City of Sandpoint, Bonner County, Idaho. The mailing address for Gem State Infrastructure, LLC is P.O. Box 3388 Coeur D Alene Idaho 83816.

This letter serves as a promise to provide domestic wastewater service to the developments currently being referred to as "Golden Tee Estates 10th Addition, Golden Tee Estates 11th Addition, Golden Tee Estates 12th Addition and Golden Tee Estates 13th Addition" in each case in the records of Bonner County, Idaho, but in no event outside the areas shown in the attached Master Site Plan. The conditions of this will serve are that Valiant Idaho, LLC will complete all necessary upgrades as required by the Idaho Department of Environmental Quality before service is provided to the end user.

Valiant Idaho, LLC, its successors or assigns, as owners of the parcels in the new minor subdivisions within The Idaho Club Wastewater System service area, will be subject to the conditions set forth by Gem State Infrastructure, LLC and or other orders regarding wastewater service infrastructure as provided by the IDEQ and the EPA. Valiant Idaho, LLC, its successors or assigns, agrees to install all infrastructure associated with providing wastewater to new minor subdivisions within the Idaho Club wastewater system service area with a conveyance of a finished system as approved by IDEQ and other agencies to Gem State Infrastructure LLC at the completion of construction. Valiant Idaho, LLC agrees to procure any easements, where necessary, to install infrastructure of wastewater system components associated with new minor subdivisions within the Idaho Club Wastewater System service area and to provide Easement Agreements to Gem State Infrastructure, LLC legally recorded in Bonner County. Additionally, any wastewater system treatment site improvements that become required by the addition of the new minor subdivisions within The Idaho Club Wastewater System service area developments will be the responsibility of Valiant Idaho, LLC, its successor or assigns.

If you have any questions, please do not hesitate to contact me. We look forward to working with you.

Sincerely,

GEM STATE INFRASTRUCTURE, LLC



By: Leslie Rayner
Title: General Manager



MASTER SITEPLAN

- AVAILABLE HOMESITES
- SOLD/UNAVAILABLE
- FUTURE DEVELOPMENT

NORTHWEST
LAND
CONSERVANCY

