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Equal Opportunity Employer

September 24, 2010

Craig A. Parton, Esq.
PRICE, POSTEL & PARMA LLP
200 East Carrillo Street, Suite 400
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Re: 10CDH-00000-00008
Acceptance of Improvements
Loon Point Beach Access Area

Dear Mr. Parton:

As you know, your client (CalProp III, LLC and CalProp IV, LLC) was a co-applicant with the County of Santa Barbara Parks Department in seeking a Coastal Development Permit to undertake restoration work and to install improvements on the CalProp properties identified as APNs 005-260-013 and 005-260-014, including the public access area on the CalProp IV parcel that is subject to the terms and conditions of an Irrevocable Offer to Dedicate Easement dated September 22, 1986, which the County accepted by Notice of Acceptance recorded March 12, 1987 (Instrument No. 1987-018499) (the "Easement"). The Easement instruments are attached to this letter as Exhibit A.

The Zoning Administrator approved the Coastal Development Permit (10CDH-00000-00008) on April 5, 2010, and the County approved the plans for the improvements and issued necessary permits.

While the Easement expressly provides that the County is solely responsible for maintenance of the easement area, your client graciously agreed to assist the County in its maintenance effort by financing the design and construction of enhancements to the trail area that would improve public access and promote public safety with improved drainage and erosion control. In this way your client furthered the purposes of the easement and performed tasks that are entirely consistent with the responsibilities of the County pursuant to the Easement.


Under these circumstances, the County hereby confirms that it will accept the improvements to be installed pursuant to 10CDH-00000-00008 as fully consistent with the Irrevocable Offer and as though they had been installed

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at the time of the Notice of Acceptance. Accordingly, the County will confirm that its rights and obligations as to liability and maintenance in the Easement area encompass the improvements.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "ERIK AXELSON". The signature is stylized with a large, bold "E" and "A".

Erik Axelson
South County Deputy Director
Santa Barbara County Parks Department