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JONATHAN S. HORNE

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March 26, 1991

Tom Gildersleeve  
Senior Transportation Engineer  
Project Development Branch "C"  
State of California  
Department of Transportation  
District 7  
120 South Spring Street  
Los Angeles, California 90012

Re: Development of Parking Easements  
Vicinity of Escondido Beach, Malibu, CA

Dear Tom:

I sincerely appreciate the time and effort you made to discuss with us various issues relating to the prospective development of a small parking easement upcoast from Escondido Beach in Malibu. I would like to take this opportunity to confirm the following salient points of our discussion:

1. The parking easement would have to be located entirely outside CALTRANS' existing right-of-way. The only development permitted within the CALTRANS right-of-way would be two ten-foot wide access lanes permitting ingress and egress from the parking easement.

2. The location of the parking easement did not appear to pose any prohibitive safety problems. This issue would be reviewed more thoroughly when a formal application would be filed.

3. The dimensions and layout of the parking easement would have to comply with Los Angeles County (now presumably City of Malibu) requirements for development.

4. Upon reviewing the documents we concurred CALTRANS currently has either a fee or easement interest in the property located underneath the CALTRANS bridge over Escondido Creek. CALTRANS' rights extend both over and under the bridge and approximately 10-15 feet (the width of the buttresses) landward and seaward of the bridge. CALTRANS has the right to use this property for public rights-of-way which could include pedestrian accessways. CALTRANS has no plans or present intentions to prohibit pedestrian access underneath the bridge for access to Escondido Beach.

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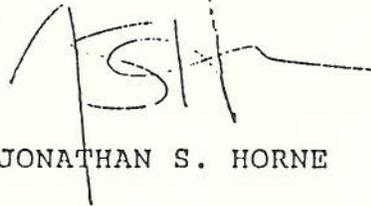
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5. It is CALTRANS' policy not to permit development to be located in an area designated for future street widening purposes.

I trust the above accurately states the substance of prior discussions. If not, please let me know.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'JSH', with a long horizontal flourish extending to the right.

JONATHAN S. HORNE