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April 30, 1986

RECEIVED

MAY 5 1986

**STATE COASTAL CONSERVANCY
OAKLAND, CALIF.**

Marcia Grimm, Esq.
State Coastal Conservancy
1330 Broadway
Suite 1100
Oakland, California 94612

Re: 27910 Pacific Coast Highway, Malibu
Mr. Donahue Wildman

Dear Marcia:

On behalf of Donahue Wildman, I am writing to request a modification to the easement created by the acceptance by the State Coastal Conservancy of the Irrevocable Offer to Dedicate recorded January 26, 1983 as Instrument No. 83-108579. I also wish to propose a resolution of the alleged obstructions over the parking area easements located within 25 feet of Pacific Coast Highway. These matters relate to property owned by Mr. Wildman at 27910 Pacific Coast Highway, Malibu.

I am enclosing a plan of the Wildman property which shows the existing alignment of the easement and the proposed alignment which we desire that you accept. The existing easement splits the Wildman property in the middle on the northerly 100 feet until it joins the westerly boundary. This results in conflicts between potential public use and Wildman's use of the property. We propose that the easement be revised to adjoin the westerly boundary of the property on its entirety. In this manner, public use of the easement will have little conflict with Wildman's use of the property. This change will not diminish the utility or availability of public access.

As to improvements which have already been constructed on the parking area easement, I can see no conflict between these structures and your use until such time as you make actual use for public parking by constructing improvements for that purpose. The enclosed drawing labelled Future Plan B shows the manner in which

Marcia Grimm, Esq.
April 30, 1986
Page Two

Wildman would propose to realign his driveway and remove structures such that there would be no obstructions over the easement. We do propose, however, that the structures be permitted to remain until you give notice of the intention to improve.

I believe that agreements can be reached which will allow Wildman to make reasonable uses of his property without interference with your rights. Please review the enclosed drawings and advise me of your disposition with regard to this proposal. If you have any questions, please call me.

Very truly yours,


Sherman L. Stacey

SLS:jfk
Enclosure

cc: Mr. Donahue Wildman
Mr. Robert Leese
Thomas Cafcas, Esq.