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Via Electronic Mail

William L Rasmussen
Miller Nash Graham & Dunn LLP
111 SW 5th Ave Ste 3400
Portland OR 97204

RE: Haystack Rock LLC 1981 Pacific Ave. Cannon Beach, Tax Map
(51031AA00500)

Dear Will:

This furthers your clients' mailer to Cannon Beach property owners, objecting on your clients' behalf to city road improvement requirements for the Nenana Ave. access, which abuts the Roberts' property. The city requires Nenana Ave., to be improved to current road standards and you, on behalf of your clients, object to Nenana being improved to those standards or apparently at all. As you know, several years ago our clients offered to purchase two of your clients' lots east of the Roberts' property, in a friendly attempt to reduce any perceived impacts from the Roberts' home. Your clients rejected that offer. The Roberts' family is willing to purchase an easement across your clients' property for access, instead of improving Nenana Ave. Such an easement would completely avoid any tree removal in the Nenana Ave right-of-way and eliminate the visual effects of the Nenana improvements to which your clients object. Such a resolution would cause no harm to your clients, as your clients' property is composed of several subdivision lots and is one of the largest residential properties in all of Cannon Beach. Please let me know if your clients are willing to grant such an easement. As noted, the Roberts' family will pay for that easement; they expect no charity.

As you know, Nenana Ave was once improved to serve the Roberts' property when it was developed with a home situated where the Roberts' wish to establish their home. Your clients' predecessors gave the Roberts' parcel to its previous owner to develop his home. Neither your clients nor mine have the transactional background, as there is no family connection for either of our clients' to draw upon – each being a purchaser for value of their respective properties. However, suffice to say that Nenana Ave., previously served a house on the Roberts' property and can be so used again by the Roberts', albeit subject to modern access standards. The Nenana right-of-way need not be used if your clients will grant the Roberts a modest access easement, instead. We note that the public has already given your clients' Chena right of way, apparently free of charge. I look forward to hearing from you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wendie L. Kellington". The signature is fluid and cursive, with a large initial "W" and a stylized "K".

Wendie L. Kellington

WLK:wlk