

Steve Rebuck
Art Beal Foundation
PO Box 571
San Luis Obispo, CA 93406
Ph. 805/543-2248

David Fitzpatrick Esq.
1326 Chorro St.
San Luis Obispo, CA 93401

November 19, 1996

Dear David,

I've been asked by members of the Art Beal Foundation to contact you and ask your advise regarding our property tax debt to the County of San Luis Obispo.

Earlier this year, the county was prepared to sell Nitt Witt Ridge in order to pay back taxes. Apparently, the letter I sent the county on February 15, 1996 (copy enclosed) raised significant question as to why we were being taxed that the county withdrew the property from sale.

For the past several months, we have been negotiating with the county department of general services (Mr. Duane Leib, director) in an attempt to deed the property to the county as a park. Liability concerns have so far stalled the idea.

We have also had the property and/or the water-meter on the market in hopes of raising enough money to pay down liens, loans and possibly the property taxes if it is determined we owe them.

At present, we have two offers to buy the property. If the foundation does sell, we would donate any balance of the proceeds to a local worthy cause. For this reason, we would hope that the property taxes could be waived.

As you know, it was always our hope to preserve Nitt Witt Ridge. However, during the last few years of his life, Art Beal opposed our making repairs to the point the structures would now be very expensive to repair. In order for the property to become a county park, it would likely be necessary to remove the main house. Further compounding the problem is the lack of community support in Cambria. We just haven't been successful when it comes to rallying the community into supporting Nitt Witt Ridge. The majority of the Art Beal Foundation board would simply like to move on.

Thanks for all you've done for us over the years. We would appreciate your advise and/or strategy.

Sincerely,

Enclosures

cc:Seymour Rosen, 1804 No. Van Ness, Los Angeles, CA 90028 213/463-1629

Elizabeth Appel, 335 Cambridge, Cambria, CA 93428 805/927-4551