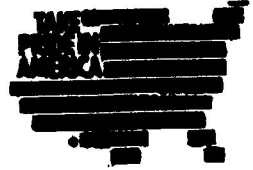


United States Department of the Interior



NATIONAL PARK SERVICE
Point Reyes National Seashore
Point Reyes, California 94956

IN REPLY REFER TO:

L1425
02-106

November 22, 1996

Bank of Oakland
360 14Th Street
Oakland, CA 94612

Dear Sir or Madam:

The Johnson Oyster Company has been meeting with the National Park Service to discuss our plans for new facilities at Point Reyes National Seashore. The National Park Service (NPS) endorses the concept to bring the facility up to modern standards and to improve the general appearance of the site as the oyster company operates within a national park area.

We are also in receipt of your Assignment of Lease and Consent of Landlord document but federal law precludes our signing such a document. We can, however, explain our lease arrangement with the Johnsons and our commitment for their planned improvements.

The NPS purchased the land and facilities from the Johnson Oyster Company in 1972. A condition of the sale was that the Johnson family would have a forty-year reservation of possession (ROP) of the site that will expire in 2012. The provisions in your Assignment of Lease are essentially addressed by the ROP document which states that the federal government cannot terminate the lease prior to 2012 without purchasing the Johnson's remaining interest in the property. Moreover, as indicated in the ROP, the reservation is a property right and has a value that could be transferred or assigned with the prior approval of The National Park Service. That approval would not be unreasonably withheld. In addition, any personal property belonging to the Johnsons can be removed at their discretion without any further consent from the NPS.

As stated previously, the NPS would like the planned improvements to occur at Johnsons. In fact, the NPS has worked with Marin County planners to insure the facilities attain county approval. Moreover, the Park's General Management Plan also approved the continued use of the oyster company operation at Johnsons on Drakes Estero.



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We are genuinely excited about the planned changes and pledge to work with the Johnsons and the Bank of Oakland to make the project successful.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don L. Neubacher".

Don L. Neubacher
Superintendent

Enclosure