

MANHATTAN BEACH CIVIC ASSOCIATION

October 9, 2024

Subject: Manhattan Beach Civic Association, Inc. ("MBCA") Community Property

Dear Property Owners,

This letter is being sent to you because you own property in the Manhattan Beach subdivision. As a resident, you have access to certain rights-of-way owned by the MBCA. A copy of a map of Manhattan Beach depicting the land owned by MBCA and the rights-of-way is attached to this letter.

You may have used some of these MBCA rights-of-way during your time in the Community. This use has been with MBCA's permission. A letter noting that permissive use was previously tendered to all property owners on October 1, 2002. By this letter, MBCA is reaffirming its position and writing to formally advise that community members' use of MBCA's rights-of-way is done with MBCA's consent. Please also be advised that along with this consent, you may not extend, enlarge, or otherwise expand your use of MBCA's rights-of-way. Further, the MBCA grants to the addressee of this letter a license, revocable at will by the MBCA, at its sole discretion, to permit the use of MBCA's rights-of-way on these terms.

Manhattan Beach is an exceptional place to live, in no small part due to the community amenities. By respecting the property rights of MBCA, you are helping to preserve and protect the community's resources and ensure that residents of Manhattan Beach will continue to thrive.

Thank you for your attention to this matter.

Very truly yours,

MANHATTAN BEACH CIVIC
ASSOCIATION, INC.

Brandon Twentymon
President

