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October 24, 2005

Roger Townsend, President
Odd Fellows Sierra Recreation Association, Inc.
Post Office Box 116
Long Barn, CA 95335

RE: Boy Scouts v. Odd Fellows

Dear President Townsend:

This is to confirm the instructions you gave me today, following a meeting you had with your fellow members of the Board of Directors of the corporation. You had this meeting after you attended the court hearing and we discussed the preliminary findings of our surveyor with respect to the proposed legal description of the easement which the court will award to the Boy Scouts over Odd Fellows' roads.

I explained to you that our surveyor concluded the easement description provided by the Boy Scouts' attorney, gives them perpetual access to the South side of their camp across what is now a gravel area which allows them to ford Sugar Pine Creek in addition to the Jordan Way connection to the old county road which runs through their property from the West.

You instructed me NOT to object to the Boy Scouts' legal description and to let it become the final judgment of the court. I just received by mail, the proposed final judgment from the Boy Scouts attorney. I have enclosed it with this letter to provide you with a copy of the document which will, unless you object in writing within ten days of the date it was mailed, become the final judgment issued by the court, recorded in the County Recorders Office and which will be passed down to purchasers of the Boy Scouts camp property in the future.

I will do as you have instructed and I will file no objection to the proposed final judgment. The last act necessary for me to bring this matter to a conclusion will be to pay the \$45,000 which we hold in trust for payment of the final judgment. We will then send a final bill to the insurance company and hope that they will pay it sooner than the last bill.

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Roger Townsend, President
Odd Fellows Sierra Rec.

It has been a real pleasure for me to represent the Association through this very difficult time and this very complicated case. While we won on most of the issues, the one issue on which the Boy Scouts prevailed, was the one which created the prescriptive easement we tried so hard to avoid. Unfortunately, the judge did not give much credence to the three witnesses we presented who testified that the Boys Scouts use of the roads was always by consent.

I was very pleased that we were able to get the insurance company to step up and pay for the defense as well as to pay \$25,000 towards the final settlement amount. The insurance company believed from the outset that they had no duty to do either. Thus, our ability to change the insurance company's mind ended up saving the corporation a substantial sum of money, despite the eventual outcome.

Please convey to the Board of Directors my sincere thanks and appreciation for the trust and confidence they placed in me to represent their interests in this very important matter. If I can ever be of service in the future, please do not hesitate to call.

Very truly yours,

Roger A. Brown

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Enclosure