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November 17, 2025

Sent Via Electronic Mail Only

Georgia Woods, General Manager
Bolinas Community Public Utility District
P.O. Box 390
Bolinas, CA 94924
gwoods@bcpud.org

Re: Legal Opinion on Bolinas Mesa Rights of Way

Dear Ms. Woods:

In our email correspondence, you requested that this firm prepare an estimate for an updated legal opinion regarding Bolinas Community Public Utility District's (District) rights and obligations with respect to a network of streets identified in the original subdivision map for Bolinas Beach, in an area that is now known as the Bolinas Mesa subdivision. Specifically, you requested an estimate for legal services covering the following matters:

- 1) Review and evaluation of a 2007 legal opinion that the District received on the status of the Bolinas Mesa streets;
- 2) Assessment of the effect of new information (regarding the conveyance and recording of property interests related to the rights of way for the streets) on the conclusions of the conclusion of the 2007 memorandum;
- 3) Recommendation of potential courses of action to clarify the District's rights and responsibilities with respect to the streets, as they relate to the public generally and to property owners and residents in Bolinas Mesa;
- 4) Preparation of a new or revised right-of-way ordinance, based on the findings and conclusions of the above-mentioned analysis;
- 5) Advice on the application of District right-of-way policy on encroachment permitting.

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For purposes of this providing this estimate, I anticipate spending about 36 hours to provide these services. I also include four hours of time for consultation with my colleague Nicholas Jacobs. Based on a rate of \$450.00 per hour for my time and \$460.00 per hour for Mr. Jacobs' time, the total cost to the District would be \$18,040.00. We bill in increments of one tenth of an hour for work performed, so the actual amount billed may be less. We do not anticipate billing more than this estimate and will communicate with you if and when actual charges approach the estimated budget.

Please feel free to contact me if you have any questions. I look forward to working with you.

Very truly yours,



Eric W. Davis

cc (via email): njacobs@somachlaw.com
EWD:jlC