SNYDER & WILSON
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February 16, 2006

Ms. Barbara Dentzel Cleary
Ms. Lori Cleary
27 Trout Club
Santa Barbara, CA 93105

Re: Slope Stability and Geologic Setting
Parcels 060-0-030-54 & 57
8560 Ocean View Road, Ventura County, CA

Dear Ms. Cleary and Ms. Cleary:

At your request, Snyder & Wilson Engineering, Inc., has prepared this letter summarizing the site geologic conditions.

Regional Geology

The site is located on the southern flank of Rincon Mountain, in the Transverse Ranges geological province, which is generally characterized by east-west trending ridges and valleys that have been dissected by south-trending creeks. Published geologic maps by (Dibblee, 1987 and 1988; CDMG, 1972) indicated that the bedrock in the vicinity of the site consists of the Monterey Formation. The Monterey Formation bedrock is an early-to-late Miocene aged unit comprised primarily of marine shale (locally siliceous) with some sandstone and claystone interbeds.

The geology of the Rincon Mountain area is a complex assemblage of folded and overturned bedrock, Pleistocene wave-cut platforms, faulted terrain and large landslides. While the general structural orientation of bedding planes in the vicinity of the site range from approximately east-west trending to N 75° W, and 28° to 60° northeast, the bedding is folded and locally overturned (Dibblee, 1987, 1988). A previous geologic map prepared by Leighton and Associates (1993) also showed the subject site to be underlain by Monterey Formation.

Site Specific Geology

Three borings were drilled onsite with a bucket auger to a maximum depth of 101 feet. These borings were logged both surficially and downhole by our experienced registered geologist and certified engineering geologist. The borings revealed firm in-place bedrock with no signs of landsliding or geologic instability. Therefore, we conclude that the potential building sites are buildable from a geologic and geotechnical standpoint. Additionally, due to the granular nature of the soils, we also determined that sewage disposal through the use of leach fields will also be feasible for each of the sites and will not adversely affect geologic stability.

Slope Stability and the La Conchita Landslide

With respect to the La Conchita landslide, this firm wishes to assure you that it is of a differing geologic composition and distantly and completely removed from the subject parcels. The site and that landslide are in no way related and the stability of neither the subject property nor the La Conchita landslide are in any way influenced by the other.

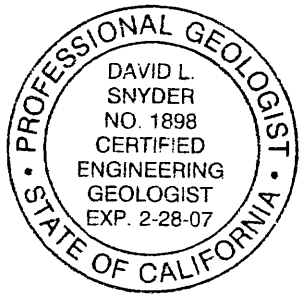
Closure

In carrying out this investigation, we have employed accepted civil engineering and/or engineering geology procedures, and our opinions and conclusions are made in accordance with generally accepted principles and practices of the profession. This warranty is in lieu of all other warranties, either expressed or implied.

Very truly yours,

SNYDER & WILSON ENGINEERING, INC.

David L. Snyder, R.G., C.E.G. #1898
Principal Engineering Geologist



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Copies: Ms. Barbara Dentzel Cleary and Ms. Lori Cleary (4)