



STATE PARKS
SALEM OFFICE

JAN 13 1992



Oregon State Parks

Mr. David Talbot, Director
Department of State Parks and Recreation
525 S.E. Trade Street
Salem, Oregon 97316

Re: Bullards State Park/ Bandon Dunes Coordinated Planning and Property Use Agreement

Dear David,

This letter will serve as a memorandum of understanding between the Oregon Department of State Parks and Recreation (DSPR) and Bandon Dunes Limited Partnership (BDLP). The following points describe the context of our relationship and state the intentions of the parties:

1. Bullards State Park, as shown on the Exhibit A, is owned by the State of Oregon and operated by the DSPR.
2. Bandon Dunes Limited Partnership is owner of an adjacent parcel, also identified on Exhibit A.
3. BDLP is undertaking studies of its property to determine its recreational potential. Among the uses under consideration are golf, fishing, hiking trails, preservation of environmentally sensitive areas, protection/dedication of archeological sites, and nature awareness areas, as well as uses in support of the above.
4. The parties agree that the entire coastal area from Whiskey Run State Park to the Coquille River, including the tidal areas of the river, is a unique natural resource and should be protected from inappropriate development and planned in an environmentally sensitive way.
5. Except for a limited number of privately owned parcels within this area, the parties, between them, control the bulk of the defined acreage.
6. DSPR has a desire to acquire a critical outparcel, currently owned by Moore Mill Lumber Company, as shown on Exhibit B, and to incorporate the subject parcel into Bullards State Park. To date, DSPR has been unsuccessful in its efforts to obtain the parcel through a property exchange with the owner, and Moore Mill has subsequently listed it for sale.

C A S C A D E R A N C H
380 LAKE CREEK LOOP, EAGLE POINT, OREGON 97524 (503)826-1239



7. BDLP, in the interest of facilitating DSPR's acquisition of the parcel, is prepared to negotiate for the purchase of the subject property with the view of acquiring it and dedicating it to DSPR in exchange for mutually agreed upon considerations.

8. In consideration of BDLP's assistance, DSPR agrees to cooperate with BDLP in the planning of BDLP's property and, based on a coordinated plan of the whole site, will consider requests for possible boundary adjustments, access easements, and the like that would inure to the mutual benefit of the parties. The value of any property use agreements or exchanges will be determined by appraisal or other means acceptable to the parties.

If this letter accurately describes our mutual intentions, please acknowledge by returning one signed copy for our records. We will then commence negotiations for the purchase of the Moore Mill property and keep you apprised of all progress.

We look forward to working with you and your staff in this exciting venture and believe it provides a good example of a true public/private partnership.

Very truly yours,
Bandon Dunes Limited Partnership

By: Michael L. Keiser 1/10/92
Michael L. Keiser, President

Accepted:
Oregon Department of State Parks and Recreation

By: David Talbot
David Talbot, Director

CONTOUR MAP

EXHIBIT A

50 foot contour interval

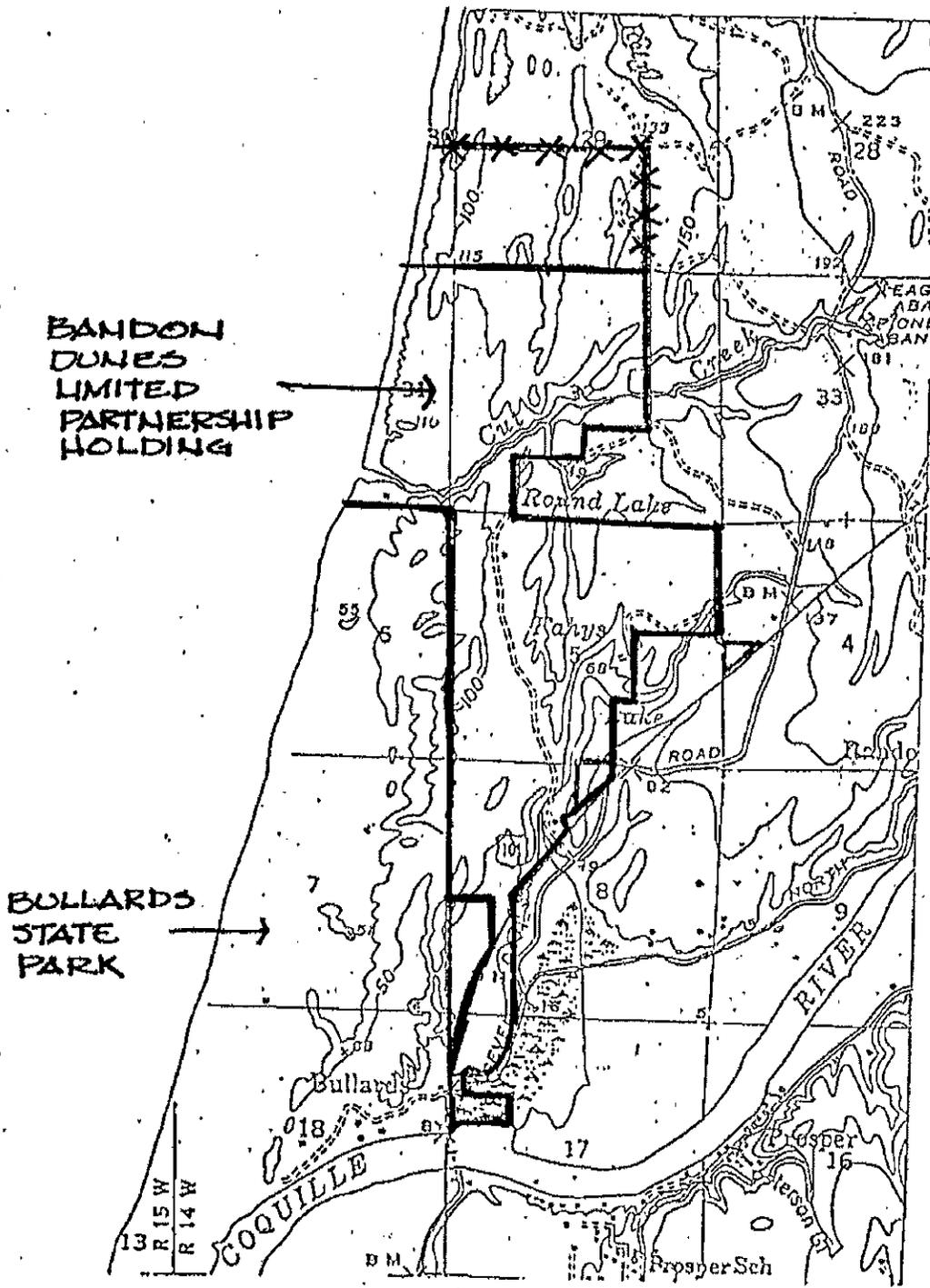


EXHIBIT B

PACIFIC

R. 15 W.
R. 14 W.

BULLARDS BEACH
BULLARDS



DEVILS

THOS. GANT, ETAL

SEVEN

17.35
KEN ROGGE

ORW. SHER-
ERTZ

W. H. ELLER

JIM PAT
CRAM
BIRRE

JIM PAT
CRAM
BIRRE

JIM PAT
CRAM
BIRRE

MOORE
MILL
PROPERTY

24

PORT OF
BAYOON

Corville River
Light House

Bandon Sch Dist 54

