PARCEL 2807

LOCATION

The subject property is located at the north end of Green Valley Road, approximately one mile north of the intersection of Green Valley Road and Stone Valley Road. Stone Valley Road is a main thoroughfare running in an east-west direction from the center of the community of Alamo toward the eastern portion of Contra Costa County. It is approximately two miles from Interstate 680 to the intersection of Stone Valley and Green Valley Roads.

SUPT. CAM
ASST. SUPT. NO.
ASST. SUPT. SO. CPL
ADMIN. OFCR.
MAINT.
SAF. & ENFO.
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ECOLOGIST
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RADIO DISP.
ACTION by
prepare reply
comment/report
information
copy to area
file
REMARKS:
8/24/77

LEGAL DESCRIPTION

PARCEL ONE

Portion of the Rancho San Miguel, described as follows:

Beginning at a one inch iron pipe set at an angle point in the south boundary line of the Rancho San Miguel, being the northeast corner of the 20.42 acre parcel of land described as Parcel One in the deed from John C. Wayne, et us, to John M. Rogers, et ux, dated April 14, 1952, in Volume 1918 of Official Records, at Page 215; thence from said point of beginning along the boundary lines of said Rancho south 6° 08" 04" east, (the bearing of south 6° 08' 40" east is taken for the purpose of the description) 2389.284 feet to a one inch iron pipe and north 87° 52' 06" east, 9881.203 feet to a 1½ inch iron pipe set in the center line of Arroyo Del Pinal; thence along said center line, as follows: North 22° 58' 25" west, 155.695 feet; north 63° 31' 45" west, 166.256 feet; north 29° 15' 45" west, 538.744 feet; north 27° 09' 35" east, 232.881 feet; north 45° 32' 41" west, 1301.338 feet to a one inch iron pipe, south 65° 52' 57" west, 128.959 feet; north 57° 48' 58" west, 864.413 feet; south 48° 25' 21" west, 298.439 feet to a one inch iron pipe; north 56° 17' 33" west, 281.512 feet; south 70° 49' 57" west, 212.514 feet; north 49° 13' 13" west, 288.066 feet; south 73° 02' 28" west, 179.198 feet to a one inch iron pipe; north 46° 12' 28" west, 1224.099 feet; north 42° 12' 34" west, 573.326 feet; north 61° 53' 28" west, 995.198 feet; south 67° 24' 54" west, 131.009 feet; north 26° 09' 52" west, 231.108 feet; south 74° 43' 41" west, 144.484 feet; north 66° 29' 49" west 508.396 feet; north 63° 34' 52" west, 556.384 feet; north 33° 58' 09" west, 475.949 feet; north 69° 06' 31" west, 311.025 feet; north 53° 02' 45" west, 215.051 feet and north 80° 56' 08" west, 839.970 feet to a 1½ inch iron pipe which bears north 29° 57' 35" east from the point of beginning; thence south 29° 57' 35" west, 3,817.401 feet to the point of beginning.

RECEIVED
AUG 12 1977
DISTRICT 2
DEPT. of PARKS & RECREATION

PARCEL TWO

A non-exclusive easement "for use soley and exclusively as a riding trail for horseback riders", granted as an appurtenance to Parcel One above, by Castle & Cooke, Inc., a corporation to Stanley M. Friden and Lloyd C. Rossi, in the deed dated November 19, 1962 and recorded December 11, 1962 in Book 4260 of Official Records, at Page 559, over and across the following described property:

Portion of Lot 1 of Section 10, Portion of Lot 5 and Portion of the North ½ of the southwest ¼ of Section 11, Township 1 south, Range 1 west, Mount Diablo Base and Meridian, being a strip of land 25 feet in width measured at right angles, the northeast line of which is described as follows:

Beginning in the center line of Pine Creek, also known as Arroyo Del Pinal, being also the southwest line of the parcel of land described in the deed from Mt. Diablo Company Ltd., et al, to Charles M. Fryer, recorded December 6, 1935, in Volume 402 of Official Records, at Page 74, at the north line of the parcel of land described as Parcel 13, in the deed from "Mrs." Florence H. Force to Castle & Cooke, Limited, recorded May 2, 1956 in Volume 2758 of Official Records, at Page 73; thence from said point of beginning south-easterly along said center line, being also along the southwest line of said Fryer parcel (402 OR 74) to a point on a north line of the parcel of land described in the deed from Mt. Diablo Company, Ltd., to State of California, recorded July 16, 1931 in Volume 282 of Official Records, at Page 326, being also the most easterly corner of Parcel 13 in said deed to Castle & Cooke, Limited, (2758 OR 52). The northerly terminus of said strip being the north line of said Parcel 13 and the southerly terminus thereof being the southerly line of said Parcel 13.

OWNER OF RECORD

Lloyd Rossi
Stanley Friden
c/o Lloyd Rossi
P. O. Box 4015
Incline Village, NV 84950
(702) 831-3067

SIZE AND SHAPE

The subject parcel has 787 acres which is irregular in shape. It has approximately 2 miles in an east-west direction and runs to the north for approximately one mile. The northerly boundary is Pine Creek which runs in a northwest-southeast direction which actually gives the parcel a triangular look.

LAND CHARACTERISTICS

The subject parcel is a large parcel with differing topography. The lower, or southerly, portions are nearly level or gently rolling, consisting of approximately 80 acres. From this portion, the property has rolling to steep terrain to the north, east, and west. The elevation varies from 800 to 2,000 feet with many hills and valleys. The property has been used for cattle grazing because it is above the County's 720 foot water limit. From the top of the highest hill on the subject property, it is possible to view most of the San Ramon Valley which is to the west and south.

ZONING

The subject property is currently zoned A-2. This zoning is a general agricultural zoning where the general plan for the County is calling for either agricultural use or open space. The A-2 zoning allows splits in property down as low as five acres. This is the case in most of the rural portions of the County where septic tanks and wells would have to be used for water and disposal purposes. The subject property fits into this classification as it does not have water to the parcel boundaries at present, nor does it have sewer adjacent to the subject boundaries.

TAXES AND ASSESSMENTS

County Assessor's Parcel No. 194-002-1,2.
County Assessed Valuation:

Land	$196,875
Improvements	2,500
Total Assessed Valuation	$199,375

County Tax Area Code: 66015

Tax Rate: $12.75 per $100 assessed valuation

UTILITIES AND SERVICES

The subject property is served by public electricity and telephone service. At present there is no natural gas, water, or sewer lines to the subject property. All three of these utilities now serve the West Gate Development, located one mile to the south, and the Devil Mountain Development which is adjacent to the subject property, between the West Gate Development and the subject property, has utilities to it. Therefore, it is very conceivable that the subject property, were it to be developed, could have public service for natural gas, water, and sewer. However, at present and in the foreseeable future, it does not have these utilities.

ACCESS

The subject has legal access to Green Valley Road. This is a County-maintained, paved road which runs from the aforementioned Stone Valley Road, which is a main east-west thoroughfare. If and when the property were developed to a higher and better use than it is today, this access would be adequate.

ENCUMBRANCES

There are three encumbrances shown on the title report. One is an easement for pole line purposes to the Pacific Gas and Electric Company for an existing powerline easement. There is also an encumbrance for a natural water course which is Pine Creek which runs along the northerly boundary of the subject property. The third encumbrance is terms and conditions and restrictions in a deed when the subject property was purchased by the existing ownership. None of these encumbrances adversely affect the value of the subject property. All the terms, conditions, and the pole line purposes actually enhance the subject property for types of future development. The creek running along the northerly property is in an area which probably will never see development and the encumbrance shown on the title report is a standard clause used in most title policies. This will not adversely affect the value of the subject.

PUBLIC EASEMENTS (PRESCRIPTIVE)

An implied dedication investigation was conducted on the subject property during this appraisal. In this investigation, the appraiser found no evidence of any type of public use on the subject parcel. Therefore, the general public has not obtain a prescriptive right through implied dedication on the subject parcel. A copy of this investigation is included in the Addenda.

PRESENT USE

Presently, the subject's 787 acres are being used for cattle grazing. There is an existing lease on the subject property with a tenant entering into a year to year lease. In addition, the home, located on the southernmost portion of the property near the County road, is being rented to a separate tenant. The current rent is $50 per month.

HISTORY OF PROPERTY

The current owners of the subject property have been in ownership for the past 15 years. During that time, they have had some type of future development in mind. At one time the property was actually sold to a Japanese syndicate for approximately $3,000 per acre. It is obvious that the syndicate did not have any foreseeable plans in the future and were misguided as, after 5 years, they gave the property back to the present owners. There were two different developments proposed for the property, but neither of these developments ever got as far as the County Planning Commission, as they were only in the drawing stages. Before the present owner owned the property, it was a cattle ranch with the headquarters located at the homesite on the south portion of the property.

LEASE INFORMATION

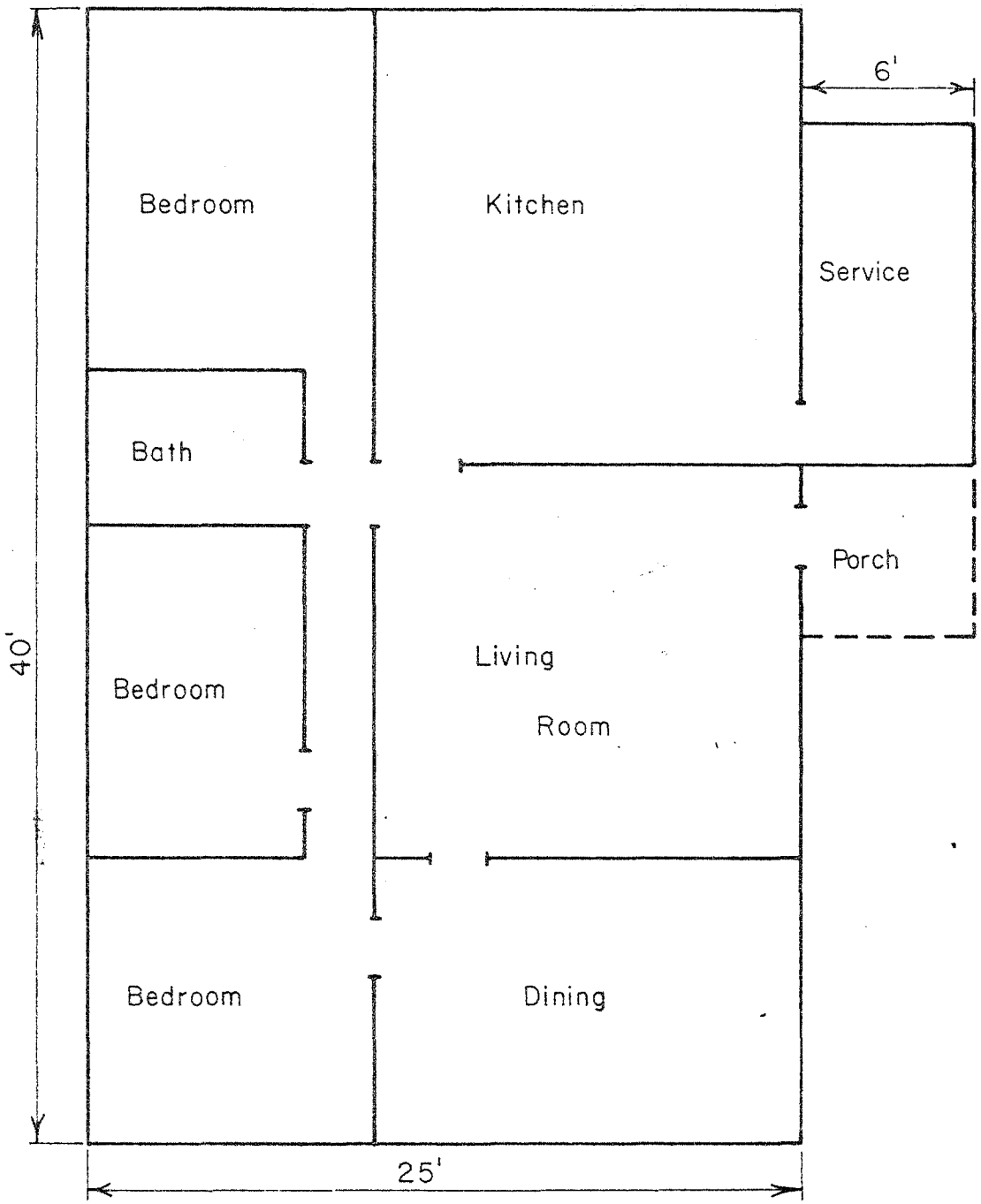
The only lease on the property is an existing cattle lease which is on a year to year basis. This lease is based on approximately $5 per acre.

INTERVIEWS

The owner of the property, Mr. Lloyd Rossi, was interviewed by the appraiser on November 7, 1975. In conjunction with Government Code Section 7267.1, Mr. Rossi proceeded to inspect the subject property with the appraiser.

IMPROVEMENT DESCRIPTION

TYPE:	Single Family Residence
AGE:	50 years
AREA:	1078 S.F.
FOUNDATION:	Concrete
STRUCTURAL DETAIL:	Wood frame, wood exterior, wood floors, casement windows, gable roof.
ROOF COVERING AND DRAINS:	Tarpaper covering, no drains.
INSULATION AND SOUNDPROOFING:	None
INTERIOR WALLS AND CEILINGS:	Wallboard
FLOOR COVERING:	Wood floor; throw rugs



IMPROVEMENT DIAGRAM

PARCEL 2807

ROSSI ; FRIDEN

KITCHEN:	Linoleum flooring; sink, tile drain, wood cabinets. No built-ins.
BATHROOM:	Shower and tub, toilet, sink. Linoleum flooring.
PLUMBING:	Adequate
LIGHTING AND POWER:	Electricity; adequate lighting
HEATING:	Space heater
COOLING:	None
FLOOR PLAN:	See attached diagram
GENERAL CONDITION:	Fair
FLATWORK:	Large patio in rear with brick barbeque.
LANDSCAPING AND YARD IMPROVEMENTS:	Small lawn and patio. The rest of the surroundings are in their natural state.
GARAGE AND/OR PARKING:	Two-car detached with apartment in rear.
REMARKS:	This rural ranchhouse has 3 bedrooms. It is a 50+ year old farmhouse which has been well-maintained, especially inside. There are additional outbuildings which include three old barns and a shop.

HIGHEST AND BEST USE

The subject property is adjacent to the Devil Mountain Development. This is a new development that has just been approved by the Contra Costa County Planning Commission. It consists of approximately 600 acres, of which there will only be 200+ homes and a golf course. These 200 homes will take up approximately 100 acres and the golf course will also take approximately 100 acres. The other acreage will be open space, some of which will be donated to the Mt. Diablo State Park. On the southside of the Devil Mountain Development is the present White Gate Development. This development, of 184 acres, has approximately 250 homesites, some of which have already been built. Both of these developments are on gently rolling slopes under the County's 720 foot maximum water elevation. The County will not allow any building over 720 foot elevation. The Devil Mountain Development has a lot of open space over this 720 foot elevation and, therefore, the County would not allow any additional building. The subject property has approximately 80 acres under 720 foot elevation. The remaining 707 acres are all above this County elevation. Therefore, the only developable property, as far as

small homesites where two sites to the acre would be allowed, would be on this 80-acre portion. The remaining acreage would have to be used for 5-acre ranchettes, which are allowable under the A-2 zoning which the property now has. It is felt, in talks with the County Planning Commission and with other developers in the area, that these 5-acre ranchettes would be allowed by the County. In the future, the East Bay Municipal Utility District would probably extend the water lines to the subject property and water could then be pumped to these 5-acre ranchettes that would be located around on these hills and valleys on the subject property. Sewer lines would be just about impossible to this area but, with a 5-acre ranchette, septic tanks would be allowed by the County. The cost would probably be too high to extend the natural gas lines, so propane would be used. This is not a detracting aspect from the subject property, though, as most of the developments now in the eastern portion of Contra Costa County do not have natural gas and rely on bottled or liquid gas for their heating or they will go with all-electric heat in some of the homes. Therefore, it is the appraiser's opinion that the highest and best use of the subject property would be a planned development of approximately 100 homes on the low 80 acres of the property and 5-acre ranchettes and open space on the remaining 707 acres. This would meet with all of the County plans and the County restrictions that are now in force.

VALUATION COMMENTS

The subject's highest and best use of potential development requires the market data approach to valuation. The appraiser has gathered market data information on sales in the immediate area where property has been purchased for different types of subdivision and ranchette development. In the past five years, this area east of Alamo has been the site of much speculation and development. These sales have been discussed with different developers in the area and an estimated fair market value has been obtained.

Most Pertinent Comparables

Sale No. 1 - in December of 1973 sold for $5,978 per acre. This sale is the existing White Gate Development located on the east side of the intersection of Stone Valley and Green Valley Roads, approximately one mile south of the subject. This sale is probably the best indication of what the top development in the area would sell for as raw land. This area is all below the 720 foot elevation, is gently rolling and, as now with development taking place, makes an excellent site for future development. All the utilities are in - natural gas, water, sewer, electricity, and telephone. The builder is planning, and has been approved for, 250 units which works out to approximately $5,000 per site. It is his opinion that this is the right price where the subdivision does not have a golf course or any other type of recreation involved. This sale is vastly superior to the subject property because of the fact that all of its acreage is developable. It is also adjacent to areas which are not developable and, therefore, will keep the rural atmosphere. This sale sets the upper limit of value for the subject property.

Sale No. 2 - is a June, 1975, sale of the property on the southerly boundary of the subject parcel. This sale, the Bryan Ranch, is a 685 acre parcel which sold for $2,000,000. This property can be developed to a maximum of 200 homes, with a golf course, as planned or approximately 400 homes without a golf course. It is the developer's opinion that, with the golf course, a figure of $10,000 per site can be used. This project has been approved by the County and is now just about ready to be started from the ground breaking point. There had been many problems with the Amigos de Diablo Environmental Group. However, this group now has approved the development as there are not going to be any homes on the little hillside above the 720 foot limit, which had been originally planned. This property is very comparable to subject property, except for the fact that approximately 150 acres of this property are below the 720 foot limit, whereas the subject property has only 80 acres below the 720 foot limit. This allows more developable units on the sale property and, therefore, a person would pay a higher value to get those units.

Sale No. 3 - is a recent October, 1975, sale of 105 acres due east of Sale No. 2. This property was sold for one estate. A very wealthy businessman in the Bay Area paid $1,762 per acre for his own estate site. He wanted to be reasonably close to the municipal area, plus being removed from most of his close neighbors. Therefore, being a unique buyer, he was able to purchase 105 acres of raw, rolling to moderately steep, hillside land. This type of sale is put in the appraisal for informational purposes, as it is comparable as to terrain to the subject property, but is much smaller in size. Its location and access are comparable to the subject. The County has stated that it will allow the developer to build one house on the subject property, even though it is above the 720 foot limit, as he will have his own water system and a septic tank will be allowable.

Sale No. 4 - is a January, 1973, sale of 5,000 acres located approximately one-half mile east of the subject property on Blackhawk Road. This property is the large Blackhawk Ranch which is in the process of being developed into a planned development project. The Blackhawk Company paid approximately $800 per acre for these 5,000 acres. One portion of this sale was 200 acres adjacent to the subject property. The sale price distributed to this 200 acres by the seller and buyer was $1,000 per acre. The buyer stated that they now have approximately $1,800 to $2,000 per acre into this property and, when they donate it to the Mt. Diablo State Park, this is the figure that they will use. The larger portions of this property have excellent access. However, the 200 acres near the subject parcel have very poor access. The project has been slowed down somewhat by the objection of the Amigos de Diablo Environmental Group. This group feels that the Blackhawk Development is much too large and will bring too many people to the area and, therefore, transform the area into a smoglike area on the southside of Mt. Diablo. So far, their objections have held and the project has not been approved. The area does have water available, but the sewer and gas lines have not been brought to this area at this time. Their first development was planned to be 150 acres with approximately 200 homesites. At that time they would then donate 600 acres to the existing State park for open space. Overall, this sale is comparable to the subject property, using the 200 acres nearest the subject as a comparison. That sale at $1,000 per acre would be generally comparable to the subject property's large area over 720 foot elevation and inferior to the subject's area under 720 foot elevation.

Sale No. 5 - is a large 1,200 acre sale in the Clayton Valley in June, 1972. This sale, at $1,962 per acre, is placed in the appraisal for informational purposes. This was a speculative purchase with future development in mind. The parcel is gently rolling to level and has sewer and water available. There has been no proposed development on this property at the present time. However, in and around the area, there are approximately three subdivisions now being built. The County has stated that they would allow subdivision development on this property with a satisfactory plan. Because of its relationship to the town of Clayton versus the subject property down in the Alamo area, this comparable property has much better chance of being developed as there is not as much opposition from Amigos de Diablo on the north side of the State park. For this reason, this property is considered superior to the subject property. It also has much more developable area than does the subject.

CONCLUSION

Land

The five comparable sales above show a range of value from $1,000 per acre to $5,000 per acre. It is the appraiser's opinion that the lower range set by these sales is for the above-720 foot elevation which is used mainly for open space and the higher end of the range is for the good, developable area below 720 foot elevation. Therefore, it is the appraiser's opinion that the subject's 80 acres located on the southerly portion next to the aforementioned Devil Mountain Development would sell to a knowledgeable developer for approximately $5,000 per acre. However, the remaining 707 acres of the subject property are above the 720 foot elevation and can be developed only into 5-acre ranchettes. These acres would bring approximately $1,000 per acre on the market as a developer would feel that the 5 acres would cost him $5,000 and he would be on the $5,000 per site line which, as developer's have stated, is what they feel they can pay per site when there is no golf course or recreation involved in the development. Therefore, it is the appraiser's opinion that the subject parcel's estimated fair market value is:

80 acres @ $5,000 per acre

707 acres @ $1,000 per acre

Improvements

The existing improvements consist of an old farmhouse and miscellaneous outbuildings. These are all located in the 80 acres which have been valued at $5,000/Ac. A developer who would pay this amount for land would put no value on the improvements as they would have to be removed to develop the property to its highest and best use. Therefore, the improvements do not add any value to the subject property.

Final Estimate of Value

80 Acres	@	$5,000/Ac.	=	$ 400,000
707 Acres	@	$1,000/Ac.	=	707,000
Improvements				-0-
		Total Value		$ 1,107,000
		Say		$ 1,110,000

State of California — Resources Agency of California

Memorandum

Mail sent 8/1/77 SM

To : Curt Mitchell
District 2 Superintendent

Check CPL

Date : July 21, 1977

Subject : Housing Assignment
Friden Rossi Acquisition
Mount Diablo S.P.

From : Department of Parks and Recreation
Diablo

The Friden Rossi property will only be used as trail access. No vehicle entry, gathering areas, day use, or other facilities are planned except perhaps a set of chemical toilets, water trough and drinking fountain, which will require light maintenance.

The housing assignment does not appear to be critical as visitor services will be minimal. For these reasons I recommend that the house be considered non-essential and maintenance personnel be allowed to occupy the residence.

Mail to: Edward A. Earl Talent info- lease deck until 7/1/78
Edward A. Earl
Area Manager

Counsel is checking for us.

EAE:ar

Do not assign lease until more info. is known. Do not include out of Rgn. residence, you do not know what policies will be until a interpretation has developed.

CPL

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