

I) Main Facts:

APN: 099A-2610-017-00

Lot size: Almost 200 acres in eastern Alameda county, 8,605,278 SqFt (From Tax Records). / 197.550 Acres.

Zoning: by Alameda County: Use Code 5500 / "RURAL PROPERTY USED FOR AGRICULTURE AND/OR COMMERCIAL 10+ ACRE"

Very private setting as most of the land is set behind a ridge and is not visible from the Main road (Mines Rd).

Next to the Property is this location of the Boy Scouts:

<https://losmochos.ggacbsa.org/>

<https://www.rancholosmochos.org/aerialfacilities.htm>

(Not visible from site because they are many Acres away)

II) STRUCTURES ON SITE:

- 1) MAIN Structure (Structure 1): Single Family Residence: 1437 Sqft with 3 beds & 1 bath. Recently repaired roof with new Solar Panels on 2025.
- 2) Structure 2: Storage Area (Approximately 1200 Sqft) with Electricity & Water, was used for Tool Storage and then for Storage and Living Area on room on back.
- 3) Structure 3: Storage Area (Approximately 1200 Sqft) with Electricity & Water, was used for Tool Storage
- 4) Structure 4: Partially Demolished 1500 Sqft Single Family Residence Detached Structure.
- 5) Structure 5: Damaged by Fire BARN (10,000+ Square foot STORAGE/BARN)
There is a Big Diesel Generator that was used for Structure 5, next to structure 5.
- 6) Structure 6: Additional 4 Big & Partially Covered Growing Areas with Irrigation System. (Was used for outdoor plant Growing next Structure 5)
- 7) Other Structures: Mobile Homes: 2 Mobile Homes Conditioned (With Air Conditioning System)

III) ABOUT WATER:

There is a big POND that has water all year long. This is the source of water for all structures. There are several Water Storage containers. There is a PUMP that when power is ON delivers the water from the Water Storage Container.

IV) ABOUT ELECTRICITY:

There are 2 Electric meters: 1 Meter on Structure 2 (Main Home, Next to Kitchen in the outside area), Other meter was in Structure 3 (Partially demolished Home)

There is an Unfinished Installation by previous owner of a Big New Electric Meter detached from the Structures, close to Structure 2. We don't know any detail of this equipment.

At certain point that we owned the Property, PGE connected the electricity, and we had a Meter with PGE providing electricity to Structure 2 (Main Home). At certain point PGE declared unsafe connection due to the wires not properly installed next to Structure 2 (Partially demolished home) and PGE disconnected the Electricity.

We are in the process of reconnecting the Electricity on Main Home, PGE stated that a Licensed Electrician need to get a permit from them to re-connect Electricity but meanwhile they are able to provide a "Temporary Pole"

V) ABOUT LOCATION

Most of the land is set behind a ridge and is not visible from the main road (Mines Rd).

How to find the Property: On Mines Rd, pass Mile 15 then there is a small Bridge a then Gate at the Right.

How to get there: Go to Mines road. Passing Mile 15 MARKER, there is a small Bridge, just passing the Bridge is a gate entrance at the right.

Note 1: In times of rain, few meters passing the entrance gate next to Mines Rd, there is water over the road. There were some few days on a year that the water flow make it difficult the access of vehicles to the Road.

Note 2: Approximately 50% of the road downhill is property of the Neighbor: **21221** Mines Rd (APNS: 099A-2610-016 & 099A-2610-003-02). This 50% of the Road downhill is used for Ingress/Egress access by **19019** Mines Rd, **19011** Mines Rd (APN: 099A-2610-019) and **19003** Mines Rd (APN 099A-2610-021-02). The Other 50% (Uphill) of the Road is on the Property (**19019** Mines Rd) and is used also by **19011** Mines Rd & **19003** Mines Rd for Ingress/Egress.

VI) Information from previous Preliminary Reports:

Assessments, if any, for community facility districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

Water rights, claims or title to water in or under said land, whether or not shown by the public records.

An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Purpose: Public utilities

Recorded: April 21, 1982 as Instrument Number 82-056675, of Official Records. Affects: a portion of said land

An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Purpose: wires, installation, other facilities and appurtenances including all telephone equipment

Recorded: December 1, 1992 as Instrument Number 92-389643, of Official Records.
Affects: a portion of said land

Note A: There is no recorded easement for Ingress/Egress

VII) Description from Public Records:

The land hereinafter referred to is situated in the Area of Livermore, County of Alameda, State of CA, and is described as follows:

Lots 1 and 2 and the South 1/2 of the Northeast 1/4 of Section 6, Township 5 South, Range 4 East, Mount Diablo Base and Meridian, according to the Official Plat of Survey of said lands, returned to General Land Office of the Surveyor General.

Excepting 1/2 of the mineral rights for a period of 20 years from date of closing to 20 years after the date of closing of the Deed from the Pines Lodge, a Corporation, recorded September 23, 1955, in Book 7791 at Page 152, Series No. AH/103064, Alameda County Records.

Also excepting an undivided 1/2 interest in and to the mineral rights to the above described real property provided that no mining or drilling shall occur on the surface of the real property or within 500 feet in depth from the surface of the real property and provided further that at all times adequate support for the surface of the earth and improvements located in the real property shall be maintained, as reserved in the Deed from Bernadine C. Jones, a married woman, recorded January 9, 1968, Reel 2106, Image 17, Alameda County Records.