

GENERAL INFORMATION RELATING TO EAGLE RIDGE RANCH, IT'S HISTORY, AND IT'S ORIGINS

Eagle Ridge Ranch consist of about 3,730 acres of range and timberland, which was homesteaded by a German immigrant by the name pf Henry Bosse in 1884. The ranch was owned by the Bosse family until the present owners purchased it in 1982. It has always been run as a cattle operation and until 1996, had about 500 head of cattle grazing from the middle of April until the middle of September.

Over the past 10 years or so, the buildings have been rebuilt or demolished and new buildings put up in their place. The jewel of the ranch is the 55-acre lake located in the middle of the ranch. Located about 100 yards from the lakes edge, is Camp Redhawk, which was originally a Boy Scout Camp. It had fallen into a pitiful state over the neglectful years and has since been rebuilt into a comfortable and beautiful retreat. As can be seen from the photos, the original sleeping rooms have been rebuilt, and furnished with queen or standard double beds, and new duplex cottages have been added across the creek. The Saloon has been outfitted with a new commercial kitchen, a new stone fireplace, and has been rebuilt to look like the saloons of the Old West. The full height fireplace adds to the warmth and atmosphere of the building.

In addition to the 55-acre lake, there are two fishing ponds in other areas of the ranch, well within hiking distance from the Camp. There are lots and lots of new hiking trails through heavily forested areas around the ranch, and Indian ruins to explore at your leisure. The roads into the ranch and around the major facilities have been recently paved and many of the service roads are all-weather gravel.

All but 720 acres of the ranch is included in a nature preserve for the benefit of the wildlife, including approximately 1,200 head of the Railroad Flat Deer Herd. No deer hunting is allowed in the preserve area. The ranch is also operated under the regulations of the Williamson Agricultural Act whereby any development projects involving subdivision, will require a 10 retirement of the provisions of the tax act. The tax benefits of being included in the provisions of the Williamson Bill are significant.

The ranch is easy to get to from the Bay Area and driving takes about 3 ½ hours with a short stop for lunch. It is located in the lower Sierra Mountains about 50 miles east of Stockton at an elevation of about 3,000 feet.

The ranch has 2 private airports on the enclosed property, one of which is fully licensed by the FAA with 4,400' X 65' of paved surface area and the other of which is an unlicensed sod (grass runway 2000' X 150'.

The ranch is presently run as a timber producing operation and is a family run program. The ranch is used primarily for the enjoyment of family members. The timber operation produces significant annual income. The equestrian facilities include:

- 1) a full scale PRCA rodeo arena with announcers stand, bucking chutes, roping chutes, catch pens, and guest horse enclosure pens.
- 2) a horse training area with cloverleaf pens, play areas, washing facilities, labyrinths, log obstacles, and much more.
- 3) an RV encampment area with water hookups with general lighting, and a conversation firepit.
- 4) two covered training arenas and a hot walker machine.
- 5) three feeding and shelter barns.

We are located in the lower Sierra Mountains and as such, the climate will be warm to hot in the summer months with daytime temperatures in the mid 80's in April and May. The temperatures are likely to be in the mid 90's in June, July and August. September days will see daytime temperatures of 75 to 80 degrees in most years. The lake will be full in May and June and will be down by 5 or 6 feet by the end of September. There are lots of well-marked hiking trails through heavily wooded hills and about 50 miles of horse/ATV trails to explore.

We have 3 fishing lakes on the ranch and you will be able to catch Wide Mouth Bass and Channel Catfish. All the lakes are accessible for fishing from the banks but fishing boats and canoes are available. The water in the lakes is warm with summer water temperatures of 78 to 82 degrees. The big lake (55 acres) has a maximum depth of 20'. At the present time we have 3 pairs of swans who call the large lake home.

The Miwok Indians were on the ranch for about 1,000 years during the summer months, and there exists much evidence of their having been here. There are encampment areas, rock shelters, and remains of grinding rock social gathering places.

The Ranch is easy to find in the daylight but at night getting there can be more of a challenge. The roads are paved and motor homes or vehicles with trailers will have no trouble with access.

We have completely reconstructed the scout camp, which was originally built in the 1940's, such that everything is new and modern. The Saloon has a modern commercial kitchen with all the necessary appliances.

EMPLOYEES

At the present time, we have 5 full time employees who run all aspects of the ranch. Their responsibilities are as follows:

Ranch Manager: He has the responsibility to see that the ranch runs smoothly and according to an annual plan given him by the owners. He is our representative in the community and has the necessary licenses to do the brush burning, pest control, weed spraying, and chemical storage and control. He manages the other employees and gives them schedules and work priorities as to their labor expenditure. He orders the materials and services required to run the ranch and is responsible for the ordinary ranch costs and expenses.

Tractor Operator: He runs the equipment required to manage the forest and meadowlands on the ranch. He maintains and services the equipment, and maintains the records regarding the trucks, tractors, machinery and equipment.

General Ranch Hand: He is the carpenter, machinist, sheet metal fabricator, auto and truck repairman, and maintains all the small electric and motorized machinery on the ranch. He maintains the water systems and assists with the range tractor operations. He also maintains and repairs all the ranch toys such as watercraft, ATV's, motorcycles, airplanes and so forth.

Landscape and Facilities Maintenance Person: She has the responsibility to take care of all of the landscape maintenance for all of the residences and buildings, the care and feeding of the chickens, ducks, geese, swans and horses.

Housekeeping Person: She has the responsibility for cleaning the residences, stocking the firewood and other supplies, and preparing the residences, the resort apartments/suites, and guesthouses, and for taking care of the needs of our guests.

Our Ranch manager will be leaving at the end of the year and we do not plan to replace him. Our feeling is that the ranch can run quite efficiently with a staff of 4 full time employees. The addition of a horse manager must be considered with a herd of 6 or more horses.

Our current payroll is approximately \$184,000 per year and with the departure of the Ranch Manager at the end of the year, the payroll will be reduced to approximately \$124,000. Currently only the Ranch Manager and the Landscape Person live on the ranch.

FACILITIES INCLUDED IN SALE OF PROPERTY

CAMP REDHAWK

TENNIS COURT (FULLY FENCED WITH 10' FENCE)
VOLLEYBALL COURT
COVERED BOCCI BALL COURT
COVERED TABLE TENNIS COURT
(6) DORM ROOMS (DORM BLDG=648 SQUARE FEET)
(9) CABINS WITH REST ROOMS (EACH UNIT 288 SQUARE FEET)
SALOON/DINING ROOM AND COMMERCIAL KITCHEN
MEN'S AND WOMEN'S SHOWER ROOMS (20 X 20)
FULL LAUNDRY WITH 3 WASHERS AND 4 DRYERS (10 X 20)
PANTRY
SPORTS BUILDING (10 X 16)
(2) CAR GARAGE
BUILT IN 1939-COMPLETELY RESTORED IN 2000

HAZEL HOUSE (GUEST HOUSE)

(2) CAR GARAGE
FULL DECK
1,604 SQUARE FEET OF LIVING AREA
BUILT IN 1996

GREEN HOUSE

FOUNTAIN
HEATER AND SWAMP COOLER

CHICKEN HOUSE

POTTING SHED
HEATED
LIGHTS

LAKE HOUSE

4,400 SQUARE FEET BUILT IN 2002
SEE EXTENSIVE LIST OF FEATURES

RANCH MANAGERS HOUSE

(2) CAR GARAGE
(3) CAR COVERED PARKING
POTTING SHED
1,800 SQUARE FEET OF LIVING SPACE
CONSTRUCTED IN 1995

HORSE STALL BUILDINGS

(5) STALL BARN WITH TACK ROOM
(4) STALL BARN
(4) STALL BARN WITH HAY STORAGE

(60) DIAMETER COVERED ROUND TRAINING RING

LIGHTED

COVERED ARENA (100 X 60) BUTLER STEEL CONSTRUCTION

LIGHTED
SPRINKLERS
FLY CONTROL SYSTEM
WATER MISTING SYSTEM

MAIN BARN-ATTACHED TO COVERED ARENA
BARN/STALLS 2,560 SQUARE FEET
APARTMENT, (2) BDM 1,150 SQUARE FEET OF LIVING SPACE
AIR-CONDITIONED
FIREPLACE

EQUIPMENT STORAGE BUILDING #1
2,400 SQUARE FEET OF GRAVEL FLOOR-NO DOORS
2,400 SQUARE FEET OF CONCRETE FLOOR-ROLL UP DOORS

WAREHOUSE AND SHOP BUILDINGS
WAREHOUSE 1,800 SQUARE FEET
CARPENTER SHOP 600 SQUARE FEET
METAL AND MACHINE SHOP 1,050 SQUARE FEET
AUTO SHOP 1,050 SQUARE FEET
TRACTOR SHOP 960 SQUARE FEET

SHOP/MECHANIC LIVING QUARTERS
MODIFIED AND COVERED MOBILE HOME
672 SQUARE FEET
COMPLETELY RESTORED IN 2004

MUSEUM BUILDING
HEATED, INSULATED, ALARMED AND LIGHTED
6,000 SQUARE FEET (60 X 100)
6" THICK FLOORS

EQUIPMENT STORAGE BUILDING #2
2,700 SQUARE FEET, NO DOORS
1,860 SQUARE FEET OF CONCRETE FLOORS
LIGHTED

HORSE LOAFING SHED
72 SQUARE FEET (3) STALLS

PINE RIDGE LOG CABIN
WITH WELL HOUSE AND HAY STORAGE
1,060 SQUARE FEET
CONSTRUCTED IN 1985

LARGE HAY STORAGE LANDMARK BARN-NEEDS WORK
100 X 70=7,000 SQUARE FEET
BUILT IN 1920

LARGE AIRPLANE HANGER
STEEL BUTLER TYPE WITH (2) 48" VI-FOLD DOORS
FULLY INSULATED AND LIGHTED
8" CONCRETE FLOORS
48 X 110=5,280 SQUARE FEET

SMALL AIRPLANE HANGER
QUANSET TYPE
LIGHTED WITH SLIDING DOORS
50 X 50=2,500 SQUARE FEET

BOAT AND TOYS

KAWASAKI JET SKI WITH TRAILER
YAMAHA WAVE RUNNER TRAILER
(2) CANOES
(2) SAILBOATS WITH TRAILER
BOSTON WHALER WITH TRAILER

MISCELLANEOUS STUFF

PRINCESS WAGON-DONATE?
SURREY-DONATE?
STAGECOACH WITH TACK-DONATE?
CARGO WAGON-DONATE?
(2) POND WATER PUMPS
(8) CHAIN SAWS
BRANCH CHAIN SAW-LONG REACH
AIRPLANE TUG
GARAGE TOOLS
SHOP TOOLS
LAKE TRAMPOLINE
(8) SADDLES AND BRIDLES
WAREHOUSE STORAGE RACKS
FURNITURE FOR SCOUT CAMP
FURNITURE FOR DUPLEXES
FURNITURE FOR APARTMENTS
FURNITURE FOR MOBIL HOME

EQUIPMENT TO BE LEFT WITH RANCH SALE

MAJOR EQUIPMENT

CAT D-6 DOZER
CAT D-7 DOZER
CAT 951 TRACK LOADER
CAT 12 MOTOR GRADER
KABOTA WHEEL TRACTOR
KABOTA ATTACHMENTS
CHAMP HEAVY DUTY FORK LIFT

MOTOR VEHICLES

1997 FORD ¾ TON PICKUP WITH HYD. LIFT TAILGATE
2003 CHEVROLET ¾ TON PICKUP WITH RACK
1992 DODGE ¾ TON PICKUP WITH DIESEL FUEL TANK
1999 DODGE 1 TON FLATBED SERVICE TRUCK
WELDER
AIR COMPRESSOR
TOOL BOXES AND TOOLS
1990 CHEVROLET ½ TON PICKUP
5,000 GALLON 10 WHEEL WATER TRUCK
ARIAL BOOM TRUCK WITH BASKET AND CRANE
(3) HONDA ATVS 300cc. 4X4
(2) KAWASAKI DIESEL MULES 4X4—1 WITH ENCLOSED CAB
YAMAHA CLUB CAR
YAMAHA MULE CAR W/ENCLOSED CAB
(2) RIDE-ABOARD LAWN MOWERS

RANCH EQUIPMENT -- MISCELLANEOUS

FENCE RAIL SPLITTER
FULL MACHINE SHOP WITH 2 LATHER
CARPENTER SHOP
TRUCK AND EQUIPMENT SHOP
HORSE HOT WALKER-NEW
(3) DIESEL FUEL TRAILERS
(3) RANGE DISCS
TRACTOR CHIPPER
RANGE MOWER
FLAIL MOWER
TRACTOR MOWER ATTACHMENT
MANURE SPREADER
SEEDER
(3) GENERATORS

CONSTRUCTION PROJECTS SINCE 1994

Lake House
Generators
Wells and storage tanks
Gates
Lake House Landscaping
Fencing
Chicken Chalet
Greenhouse
Hazel House and additional improvements
Gardens, fountains and work area
Bocci and Table Tennis covers
Tennis Court
Duplexes
Scout Camp renovations
Scout Camp Garage
Airport Expansion
Hanger Number 1
Hanger Number 2
Roads and Paving
Bridges (4) Railcar, arch, flat bridge, duplex bridge
Lake reconstruction and renovation.
Ken's House and Garages
3 horse loafing and feeding sheds
Circular training building
Barn, Stables and Apartments
Old 6 stall barn
Hay and carriage barn
Warehouse and shops
Mobil Apartment
Museum Building
Equipment Storage Building
Honeycomb arena and horse area
RV camping area