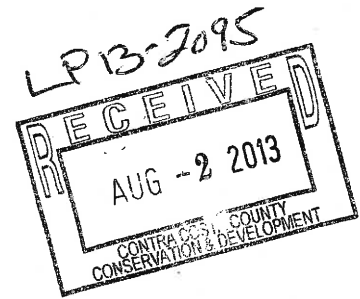


EXHIBIT 6

Property Owner's Statement of Use Dated 8/2/2013

GLYNN & FINLEY, LLP
ONE WALNUT CREEK CENTER
SUITE 500
100 PRINGLE AVENUE
WALNUT CREEK, CALIFORNIA 94596
TELEPHONE: (925) 210-2800



FACSIMILE: (925) 945-1975

WRITER'S DIRECT DIAL NUMBER

(925) 210-8800
e-mail: bphelps@glynnfinley.com

August 2, 2013

Sand Hill Ranch – 50 Camino Diablo,
Brentwood, CA – Permit No. LP952020

HAND DELIVERED

Mr. Gary Kupp
Project Planner
Department of Conservation & Development
Contra Costa County
30 Muir Road
Martinez, CA 94553

Dear Mr. Kupp:

On behalf of Sand Hill Ranch Motocross, LLC, the current owner of the Sand Hill Ranch property, we submit this letter in support of the 5-year review of Permit No. LP952020 (the "Permit"). For the reasons set forth herein, we respectfully request that the County approve the continuation of the Permit for an additional 5 years.

In sum, since taking possession of the property in August 2012, the current owners of Sand Hill Ranch faced many time consuming challenges in making the property usable for the permitted purposes. The owners have invested significant amounts of time and money to do so. And, as discussed below, the property is currently in regular use under the Permit, serving as a location for motorcycle safety training classes offered to the public.

I. BACKGROUND AND CURRENT OWNERSHIP.

A. History.

Permit No. LP952020 has a term of 25 years. The Permit was issued for "mechanical (motorcycle) recreation and related activities (motorcycle and go cart racing and practice)..."

The Permit was originally approved by the Board of Supervisors on February 4, 1997,

Mr. Gary Kupp
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and was modified by the East County Regional Planning Commission on November 2, 1998. To the best of the knowledge of the property's current owners, the Permit has been in effect for approximately 15 years.

B. 2012 Change in Ownership.

The property was purchased by Glynn & Finley, LLP ("Glynn & Finley"), at a Sheriff's sale in March 2012. As discussed below, however, Glynn & Finley did not obtain physical possession of the property until August 14, 2012. In June, 2013, the property was conveyed by Glynn & Finley to the current owner, Sand Hill Ranch, LLC.¹

The property was originally sold to Glynn & Finley by order of the Contra Costa Superior Court to satisfy a judgment lien held by Glynn & Finley against Thomas Anderson, the former owner of the property. Thereafter, Glynn & Finley was forced to commence additional time-consuming litigation to obtain physical possession of the property.

Following is an abbreviated timeline of the events surrounding the change in ownership and possession of Sand Hill Ranch:

- Glynn & Finley received title to the property on May 23, 2012.
- Because the prior owner refused to vacate the property, Glynn & Finley was forced to file an Unlawful Detainer action in Contra Costa Superior Court. Following trial, on July 6, 2012, the Superior Court ordered entry of judgment in the Unlawful Detainer case in favor of Glynn & Finley.
- Following the Unlawful Detainer trial, Mr. Anderson asked the Superior Court to stay its judgment giving Glynn & Finley possession of the property. Judge Flinn refused, and expressly noted Mr. Anderson's extensive history of delaying Glynn & Finley's efforts to obtain possession of the property:

"I'm not staying [the judgment or] anything. I've reviewed this matter from the first file to today. I find that Mr. Anderson's conduct in this case of attempting to avoid his obligation is outrageous. I've read everything, I've read that much, and if I have ever seen somebody try to stall meeting their obligation, this is a classic case of that."²

¹ A copy of the recorded deed in favor of Sand Hill Ranch Motocross, LLC, is attached under Tab A.

² Moreover, even after judgment was entered in Glynn & Finley's favor, it took more than a month (and intervention by the Sheriff's Office) before Mr. Anderson finally

- During July, 2012, Glynn & Finley demanded that the prior owner (Mr. Tom Anderson) cease all motocross activities at Sand Hill Ranch and vacate the property. Mr. Anderson refused to vacate the premises, thereby forcing Glynn & Finley to request assistance from the Contra Costa Sheriff.
- The Contra Costa Sheriff conducted eviction proceedings on August 14, 2012, and on that date turned over possession of the Sand Hill Ranch property to Glynn & Finley.
- In late 2012, in recognition that the property had been closed for several months, Glynn & Finley requested an extension of the 6-month “non-use” provision of County Ordinance Code section 26-2.2016. That request was granted on March 5, 2013, and the approved non-use period was thereby extended to August 6, 2013.³
- On June 7, 2013, ownership of the property was conveyed from the Glynn & Finley partnership to Sand Hill Ranch Motocross, LLC, a new entity owned by two of the Glynn & Finley partners.

II. THE CURRENT OWNER’S RESPONSIBLE USE AND REHABILITATION OF THE PROPERTY FOR THE PERMITTED USES WARRANTS EXTENSION OF THE PERMIT.

A. The Current Owners Have Made Substantial Investment of Time and Money to Restore Operations at the Property.

When Glynn & Finley took possession of the property in August 2012, it was in poor physical condition. Several squatters were living on the grounds. Many of the property’s improvements were heavily vandalized by prior occupants. The track facilities themselves were in disrepair and had not recently been maintained. Glynn & Finley’s first step after taking possession of the property was to make sure the track was closed to the public and that the property was posted with “No Trespassing” (or similar) signs.

In August 2012, with the assistance of the Sheriff’s department, the squatters were removed. At least one squatter returned to the property. Glynn & Finley worked directly with the Sheriff’s office to make sure that law enforcement was aware of the change in

vacated the property in mid-August, 2012.

³ As discussed below, however, the property was used under the Permit in late December, 2012. It has been in regular use under the Permit since June 15, 2013 (*i.e.*, before expiration of the extension on August 6, 2013).

Mr. Gary Kupp
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ownership of the facility. All squatters eventually left the property. To the best of the current owner's knowledge, none has returned.

1. Property Security and Insurance.

To secure the property, Glynn & Finley hired Contra Costa Protective Services to provide private security on the property for the balance of 2012 and through early 2013. Glynn & Finley incurred approximately \$8,000.00 in expenses for security guard services.⁴

Glynn & Finley and later Sand Hill Ranch Motocross, LLC, obtained liability insurance for the property. Insurance premiums in excess of \$7,000.00 have been paid.

2. Landscaping and Cleaning.

As previously noted, when Glynn & Finley (and later Sand Hill Ranch Motocross, LLC) took possession of the property, it was in poor condition. The track was not groomed or maintained. Significant vandalism had occurred.

In the Fall of 2012, Glynn & Finley's real estate agent (Cassidy Turley) removed approximately three truckloads of garbage and trash from the site. In May of 2013, the current owners contracted with Echo Landscaping of San Leandro to do landscaping and clean up on a portion of the property, in preparation for use of the property for motorcycle safety training classes, as discussed below. To date, approximately \$2,000.00 has been expended on landscaping and cleaning.

For your reference, below are "before" and "after" photographs showing some of the work done:

⁴ Representatives of Sand Hill Ranch Motocross, LLC, regularly visit the property and verify, among other things, that it remains secured and in proper condition.

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Overgrown weeds, before landscaping and cleanup.



May 17, 2013, after cleaning and landscaping.



Track area (before cleanup), showing trash and vandalism.



Same.

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Same.



Track area, May 17, 2013, after landscaping and cleanup.

B. The Property Is Currently Being Used for the Permitted Purposes, In Compliance With the Permit.

The property is currently being used under the Permit to conduct motorcycle safety training classes for members of the public, under the auspices of the Motorcycle Safety Foundation. We submit that this use of the property provides a significant benefit to the public, in that it offers a location where inexperienced motorcycle riders can learn to ride and operate motorcycles safely.

Glynn & Finley first used the property for motorcycle activities under the Permit in late December, 2012. On December 21, 2012, Glynn & Finley, briefly opened the facility for riding, to (among other things) determine the suitability of the facility for use by motorcyclists. Below are photographs showing the property in use on December 21, 2012.





Because of the weather and its effect on the track, Glynn & Finley did not immediately pursue re-opening the facility until after the end of the rainy season.

In May 2013, the current owners of Sand Hill Ranch entered into a license agreement with P&R Sports. Under that license agreement, P&R Sports has been conducting motorcycle safety training programs at Sand Hill Ranch, under the auspices of the Motorcycle Safety Federation.⁵ An explicit condition of that license is that P&R Sports must at all times conduct its operations at Sand Hill Ranch in compliance with the Permit.

⁵ P&R Sports' website (<http://www.learn dirtbikes.com/index.html>) provides more detail on the types of classes offered. Since that website was last updated, P&R Sports has resumed safety classes at Sand Hill Ranch.

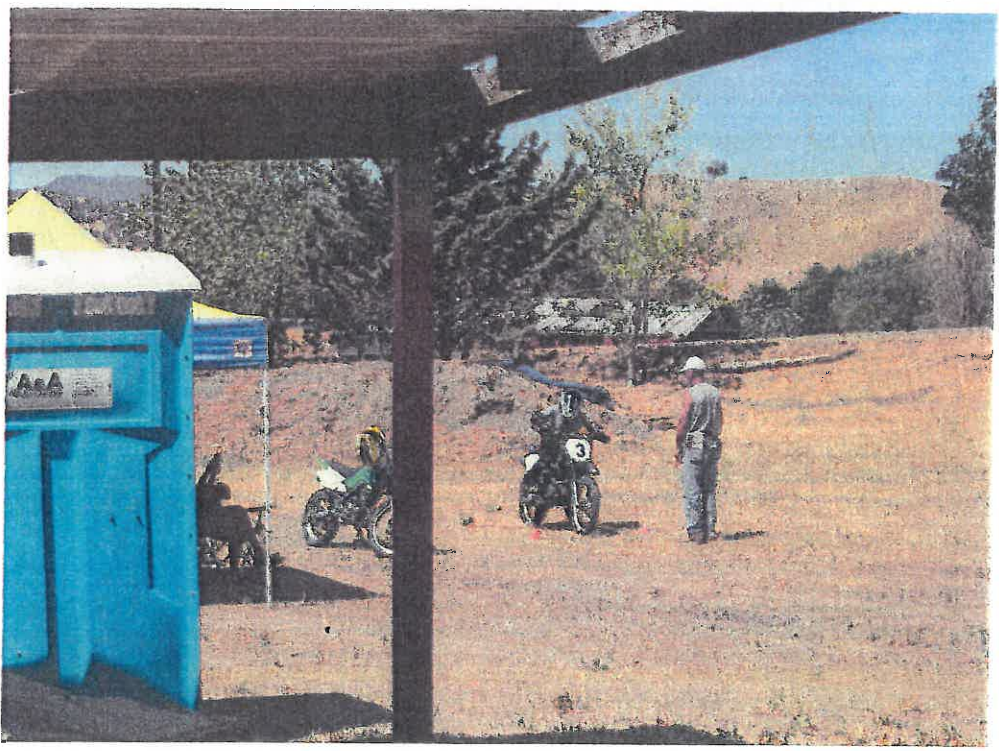
As stated on its website, the Motorcycle Safety Federation is devoted to “mak[ing] motorcycling safer and more enjoyable by ensuring access to lifelong quality education and training for current and prospective riders, and by advocating a safer riding environment.”

The MSF “is an internationally recognized developer of safety training curricula. It also actively participates in government relations, safety research, public awareness campaigns and the provision of technical assistance to state training and licensing programs. The Motorcycle Safety Foundation is a national, not-for-profit organization sponsored by BMW, BRP, Harley-Davidson, Honda, Kawasaki, KTM, Piaggio, Suzuki, Triumph, Victory and Yamaha.” (<http://online2.msf-usa.org/msf/Default.aspx>).

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P&R Sports is no stranger to Sand Hill Ranch or to the conditions of the Permit. P&R Sports began conducting motorcycle safety classes at Sand Hill Ranch in 2004. P&R Sports resumed conducting those classes at Sand Hill Ranch on June 15, 2013 and has regularly conducted safety training classes at Sand Hill Ranch since then. Below are photographs taken during the safety class P&R Sports conducted at Sand Hill on that date:





P&R Sports conducted similar motorcycle safety training classes at Sand Hill Ranch on July 1, 2013, July 19-20, 2013 and July 22, 2013. Classes are currently scheduled throughout August, 2013.⁶

The safety training classes are conducted in compliance with the Permit. The classes are held in areas where landscaping is maintained. No racing is allowed. No tricks or stunt riding are allowed. Substantially fewer than 25 people are present at any given time. No significant off-street parking is used. All classes are completed during daylight hours. No after-hours riding is allowed. Nor are any artificial lights employed. The included photos show the riders using proper equipment and wearing appropriate helmets and clothing.

C. Contacts With the Motocross Community.

When the property changed owners in 2012, Glynn & Finley reached out to the local motocross community. Glynn & Finley sought to inform this community of the status of Sand Hill Ranch. Those initial efforts were aimed at discouraging potential riders from trying to use the facility while it was closed.

Glynn & Finley also sought to work with the motocross community to answer questions that might arise about the facility's future and to seek their assistance in locating potential buyers for the property who might be interested in continuing to use it as a motocross facility.

D. Efforts to Market the Property As A Motocross Facility.

The current owners engaged the Cassidy Turley real estate firm in 2012 to market the property. The property is currently listed for sale as a motocross facility. *See* Tab B. Prospective buyers have contacted the owners and/or Cassidy Turley. Several interested parties have toured the property. While at least one prospective buyer has made a firm offer to purchase the property, no sale transaction has been completed.

III. CONCLUSION.

Glynn & Finley and Sand Hill Ranch Motocross, LLC faced significant challenges in dealing with the property. Nonetheless, the owners have met those challenges with substantial investment of time and money.

While the property remains for sale, affirmative steps have been taken to protect and secure the property and begin the long process of cleaning and rehabilitation. The

⁶ P&R Sports has its own insurance coverage for the motorcycle safety classes. Sand Hill Ranch Motocross, LLC is named as an additional insured on that policy.

Mr. Gary Kupp
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Page 13

property is currently in regular use for its permitted purpose. That current use—conducting motorcycle safety training classes—provides a benefit to the public.

For these reasons, we respectfully request that the Permit be approved for an additional 5 years.

Very truly yours,



Robert C. Phelps

Enclosure (Check in the amount of \$1,000)

cc: Sand Hill Ranch Motocross, LLC
P&R Sports

EXHIBIT A



CONTRA COSTA Co Recorder Office
 JOSEPH CANCIAMILLA, Clerk-Recorder
DOC- 2013-0145008-00

Recording requested by:
 Sand Hill Ranch Motocross, LLC

When recorded, mail this deed and tax statements to:
 Sand Hill Ranch Motocross, LLC
 100 Pringle Avenue, Suite 500
 Walnut Creek, CA 94596

Check Number
 Friday, JUN 07, 2013 12:31:42
 BRE \$572.00:MOD \$3.00:REC \$13.00
 FTC \$2.00:DAF \$2.70:REF \$0.30
 RED \$1.00:ERD \$1.00:
 Ttl Pd \$595.00 Rept # 0001691315
 JUN 11 2013

APN: 003-020-048-9 & 003-020-047-1

For recorder's use only

Quitclaim Deed

The documentary transfer tax is \$ 572.00 and is computed on the full value of the interest or property conveyed.

For a valuable consideration, receipt of which is hereby acknowledged, Glynn & Finley, LLP, a California Limited Liability Partnership, hereby quitclaims to Sand Hill Ranch Motocross, LLC, a California Limited Liability Company the following real property in the County of Contra Costa, City of Brentwood, California: See attached description. GLYNN & FINLEY, LLP

Date: 6/6/13 [Signature]
 Date: 6/6/13 [Signature]
 Date: 6/6/13 [Signature]
 Date: 6/6/13 [Signature]

State of California
 County of Contra Costa

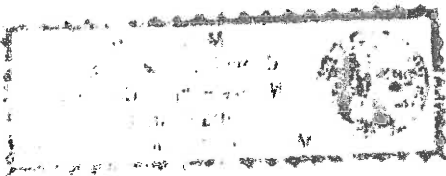
On June 6, 2013, before me, M. C. Clark, a notary public, personally appeared Clement L. Glynn, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the entity upon behalf of which the persons acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal. (Notarization for 4 signers.)

[Signature]
 Signature of Notary (seal)



add
Andrew T. Mortl
James M. Hanlon, Jr.
Adam D. Friedenberg

ATTACHMENT



Legal Description of Property:

PARCEL ONE

BEING A PORTION OF PARCEL "A" AND PARCEL "B" AS SHOWN ON THAT PARCEL MAP RECORDED IN BOOK 89 OF PARCEL MAPS, PAGE 34 (89 PM 34), CONTRA COSTA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 42' 39" WEST, 30.00 FEET FROM THE NORTHEAST CORNER OF PARCEL "B" OF SAID PM 34, THENCE ALONG A LINE WHICH IS PARALLEL TO AND 30.00 FEET SOUTHERLY OF THE NORHT LINE OF SAID PARCEL "B" NORTH 89° 16' 35" WEST, 361.54 FEET TO THE WEST LINE OF SAID PARCEL "B" THENCE NORTH 89° 16' 35" WEST, 24.39 FEET, THENCE PARALLEL TO THE WEST LINE OF SAID PARCEL "B" SOUTH 00° 42' 39" WEST, 446.58 FEET TO THE NORTHERLY LINE OF THE CONTRA COSTA COUNTY WATER DISTRICT EASEMENT AS DESCRIBED IN SERIES NO 2003-0190792, CONTRA COSTA COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE SOUTH 68° 47' 02" EAST, 26.04 FEET TO THE SOUTHEAST CORNER OF SAID 2003-0190792, THENCE ALONG THE SOUTH LINE OF THAT LAND DESCRIBED AS PARCEL ONE OF SERIES NO. 94-291866, CONTRA COSTA COUNTY RECORDS SOUTH 00° 42' 39" WEST, 275.32 FEET, THENCE ALONG SAID SOUTH LINE SOUTH 42° 33' 10" EAST, 527.52 FEET TO THE EAST LINE OF SAID 94-291866, THENCE ALONG SAID EAST LINE NORTH 00° 42' 39" EAST, 1115.08 FEET TO THE POINT OF BEGINNING

A.P. N. # 003-020-047

PARCEL TWO

PARCEL B, AS SHOWN ON THE PARCEL MAP FILED JULY 9, 1975, IN BOOK 38 OF PARCEL MAPS, PAGE 41, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM:

THAT PORTION CONDEMNED TO CONTRA COSTA WATER DISTRICT, AN AGENCY OF THE STATE OF CALIFORNIA IN THE FINAL ORDER OF CONDEMNATION FILED DECEMBER 29, 1994, IN SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, AND RECORDED DECEMBER 29, 1994, IN OFFICIAL RECORDS, UNDER RECORDER'S SERIAL NO. 94-304479, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN THE DEED FROM TOMMY M. ANDERSON TO FIDEL ALAMILLO AND JESSICA ALAMILLO RECORDED MARCH 16, 2004 AS INSTRUMENT NO 2004-87107.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO BRENTWOOD ROAD AND GUN CLUB, A CALIFORNIA COPROATION BY GRANT DEED RECORDED SEPTEMBER 22, 1999, INSTRUMENT NO. 99-253211, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM:

RIGHTS RESERVED IN THE DEED FROM A. STEFFENSEN, RECORDED APRIL 5, 1973, BOOK 6907, OR PAGE 623, AS FOLLOWS:

"AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO ALL OIL, GAS, CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS, AND ALL CHEMICAL GAS NOW OR HEREAFTER FOUND SITUATED OR LOCATED IN ALL OR ANY PART OR PORTION OF

THE LANDS HEREIN DESCRIBED LYING MORE THAT 500 FEET BELOW THE SURFACE
THEREOF BUT WITHOUT ANY RIGHT WHATSOEVER TO ENTER UPON THE SURFACE
OF SAID LAND OR UPON ANY PART OF SAID LANDS WITHIN 500 FEET VERTICAL
DISTANCE BELOW THE SURFACE THEREOF"

A.P.N. # 003-020-048-9

"END OF DOC"

EXHIBIT B

50.63 Acres

MOTOCROSS TRACK / RANCH LAND
FOR SALE

50 Camino Diablo
Brentwood, California

Asking Price: \$1,150,000



HOME

HIGHLIGHTS

AERIAL

VICINITY MAP

PARCEL MAP



**Cassidy/
Turley/** Commercial
Real Estate Services

Whiff Collins
Managing Partner
925.627.2898
whiff.collins@ctbt.com
LIC #00611570

Tim Schmid
Associate
925.627.2886
tim.schmid@ctbt.com
LIC #01847650

1850 Mt. Diablo Blvd, Suite 540
Walnut Creek, CA 94596
ph: 925.627.2880 fx: 925.627.2899
Cassidy Turley Northern California
www.ctbt.com

50 Camino Diablo Brentwood, California

HOME

HIGHLIGHTS

AERIAL

VICINITY MAP

PARCEL MAP

Property Highlights:

- 51.63 Acres
- Zoned A3—Heavy Agriculture
- Two Parcels
APN: 003-020-048-9 (43.62 Acres)
APN: 003-020-047-1 (7.91 Acres)
- Well established motocross track (Est. 1973)
- Great opportunity to take over a business with a long history and tradition.
- Existing use permit with Contra Costa County
- Track lighting allows for night riding on weekends
- Multiple tracks (Motocross, Supercross and Pit Bike Track)
- Property includes:
 - 1,770 square foot single family residence with 3 bedrooms and 2 bathrooms
 - One approximately 4,500 square foot barn
- Septic and well systems
- Property could be easily repositioned into a horse or cattle ranch



**Cassidy/
Turley** /
Commercial
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50 Camino Diablo Brentwood, California

HOME

HIGHLIGHTS

AERIAL

VICINITY MAP

PARCEL MAP

Aerial:



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HOME

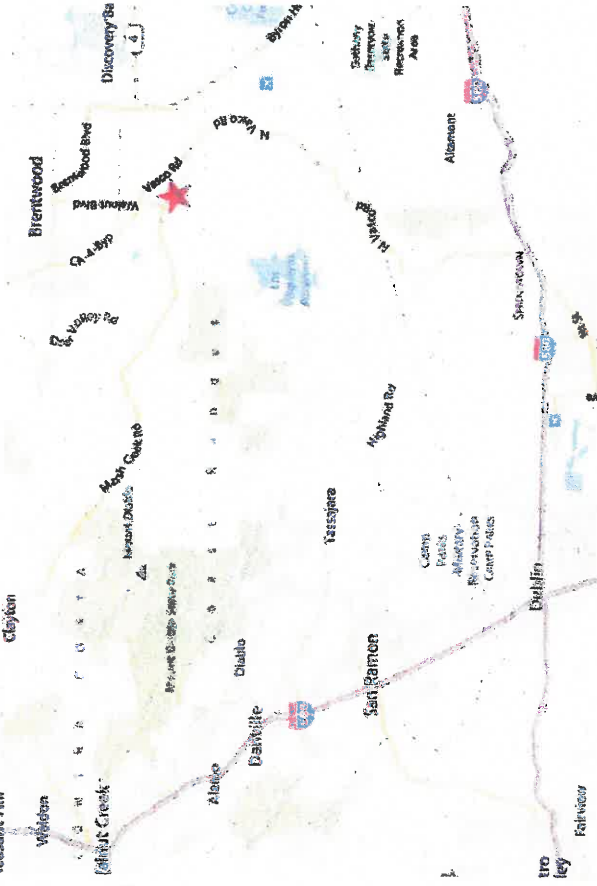
HIGHLIGHTS

AERIAL

VICINITY MAP

PARCEL MAP

Driving Distance from Brentwood to:	
San Francisco	57 Miles
San Jose	57 Miles
Sacramento	74 Miles
Stockton	27 Miles
Fairfield	50 Miles
Livermore	19 Miles
Walnut Creek	32 Miles



Cassidy/Turley
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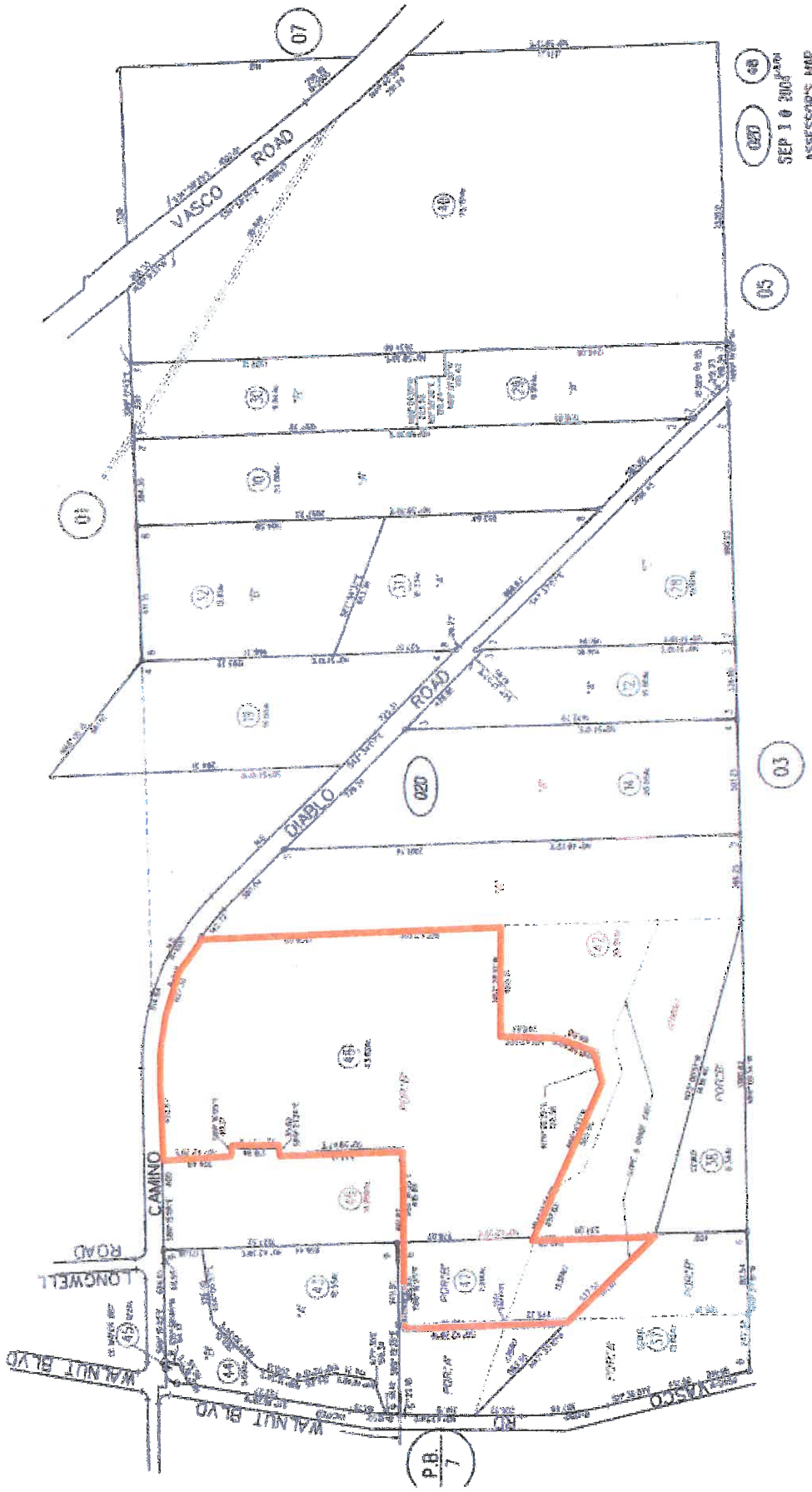
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50 Camino Diablo Brentwood, California

- HOME
- HIGHLIGHTS
- AERIAL
- VICINITY MAP
- PARCEL MAP



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