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MARSHA A. YOUNG
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Ukiah, CA 95482
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Attorneys for Plaintiffs

FILED

JUN 2 1992

MENDOCINO SUPERIOR
COURT CLERK

BY Shacht

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF MENDOCINO

Ronald J. Pante, Janeanne Pante, No. 61093
Raymond G. Gloor, Glenda L. Gloor,
Evan C. Lauridsen, Gloria J. FINAL
Lauridsen, Jason Pedroia, Susan JUDGMENT
Kirk, Keith Vang, Ethel Jeane Kirk,
Sandra L. Winn, Harry L. Lake,
Priscilla Lake, Mike W. Howse,
Joella Howse, Andrew G. Lisowski,
Charles J. Springer, Bernard F.
Rauch, George Rauch, Heather L.
Hirsch, Jessica R. Gemmell, Lynn C.
Bargfrede, Robert C. Clark, Richard
Lee Hirsch, Catherine T. Edison,
Jeffrey C. Luster, Marcia Jane
Jackson, Charles J. Dunn, Earlene
A. Dunn, Charles Michael Drocco,
John G. Velez, Barbara A. Velez,
Jean Ellen Meeks, Patricia Lynn
Gotchall, Richard Arthur Castor,
Peggy Sadie Castor, Albert Miranda,
Grace B. Miranda, Louis J. Schultze,
Marilyn D. Goldstein, Gertrude
Goldstein, Raymond Spencer, Betty
Ann Spencer, John O'Claire, Tonya
O'Claire, George King, Virginia
Papaioannou, Karen Hinz, Richard
Bradford Sears, Sally L. Seymour,
Robyn S. Holden, Brown L. Pelfrey,
John F. Cross, Diana Cavendish,
Terry Lee Robinson, Hardwin M. Orion,
Sally M. Orion, Kenneth W. DeLoatch,
Carol Muschell DeLoatch, A. Wayne
Robertson, Debra L. Robertson,
Gordon Young, Gilbert Gaska,
Kathleen M. Gaska, Henry T. Gaska
Sr., Lucy Gaska, Henry Gaska, Peter P. Gaska, Frances G.

1 Gaska, Frank J. Gaska, Allan Breslin, Dennis Lawson, Thomas
2 O. Lawson, Mateo H. Chairez, Maria M. Chairez, Bruce Douglas
3 Carmichael, Wendell M. Wilson, Patricia Lynn Wilson,
4 Christopher R. Boyes, Margaret Boyes, Aida Hughes, Trustee,
5 Terri L. Gillette, Jeanne H. Koelle, Gerald W. Rich, Leslie
6 A.F. Rich, Gary Sargent, Grace Sargent, Angelo E. Arredondo,
7 Carmen Arredondo, Decker Wook Smith, Scott Riley O'Brien,
8 David George Fisher, Cynthia Fisher, Rod H. Alatorre, Wayne
9 E. Koker, John Jeffrey Sutton, Patricia S. Kreigler, Charles
10 George Dols, Patricia Louise Dixon, Larry F. Madsen, Rod D.
11 Wessel, June S. Hose, Deborah Norris, David B. Haendle,
12 Tracie M. Haendle, John R. Lee, Diane L. Lee, Robert Edward
13 Burton, Hattie O. Burton, Michael A. Farrar, Diane G.
14 Farrar, Paul S. Farrar, Richard G. Hincker, Janet S.
15 Hincker, Christopher A. Farrar, B. Lynne Farrar, Nathan P.
16 Fish, Catrina Fish, Jeffrey K. Harris, Julie A. Harris,
17 Joanne C. Juszkievicz, Martin A. Breslow, Karen Hill, Lynne
18 Adler, Linnea Almgren, Brenda Jeanne Leal-DeLuca, Rose Mary
19 Melindez, Charles Frances Adams, Margaret Ann Adams, Sandra
20 Ann Johnson, Douglas F. Manning, Charles Bulles, Catherine
21 Caulfield aka Cathrin Caulfield, Tom Kanonchoff, Valerie
22 Mary Kanonchoff, Carolyn Whitehorn, Larry River, Marlene
23 River, Frances Avedis, Ray Hansen, Rose Marie Hansen,
24 Karsten Henckell, Robert Lounibos, Neva Laver, Kenneth
25 Susskind, Monica Marshall, Jeanne Jones, Beverly W. Moffett,
26 Mitchell Thomas Moffett, Lawrence D. Minson, Sherry L.
Minson, Emily Rebecca Scarbrough, Bruce Baker, James R.
Kanta, Kathleen R. Kanta, Rollan C. Luce, Jeffrey Kessner,
Michael R. Seiler, Robert A. McGraw, T.D. Dillon, Linda S.
Dillon, Sondra L. Beck, Wendy Mae Eimstad, Murray Gugins,
Adrienne E. Amundsen, Barbara R. Hollenbach, Dennis Kasten,
Craig J. Carni, Cynthia N. Carni, Elbert A. Ward, William
A. White, Celeste D. White, Charles A. Hope, Judith D.
Chance Hope, Kathleen Ann McCall, Joanne Rose, William R.
Sides, Cheryl D. Sides, Quincy J. Bailey, Margo M. Bailey,
Gisele Reaney, Wendell F. Williams, Emmaline Williams,
Henrietta Meltzer, Harold S. Meltzer, Peter Greig, Deborah
S. Greig, Kacy Knudsen, W. Scott Terry, Debra L. McCubbin,
Jennifer Houglund, Joyce P. Jennison and Rodney J. Jennison,

Plaintiffs,

vs.

23 Anthony Detels, Ralph R. Paulson, Reena Paulson, Shu-Park
24 Chan, Stella Chan, Anthony Finestra, Judith Finestra,
25 Victoria Finestra, Thomas Finestra, T. Watson, Donald J.
26 Baylor, Marjorie Bradley-Baylor, Edgar Glen Gillham,
Christopher D. Farrar, Barbara Lynne Farrar, Dennis V.
Corbaley, Alice Corbaley, Andrea Piazza, William D. Lott,
Dolores Lott, David E. Simental, Irene R. Simental, Wesley
L. Silva, Anna M. Silva, Daniel Moore, Jesse Alvarez,
Margaret T. Alvarez, Robert Perez, Marlene Perez, Rolando
Macaraig, Barbara Frantz, Leroy G. Granlund, Charleen J.

1 Granlund, Beverly Cooper, Brett J. Cooper, Walter B. Cooper,

2
3 Defendants.

4 The above-entitled cause came on regularly for trial
5 on December 2, 1991, before the court, the Honorable Ronald
6 Combest, Judge assigned. Thomas S. Brigham of Brigham &
7 Gaustad appeared for the plaintiffs. Defendant Edgar
8 Gillham appeared in propria persona. Robert Perez and
9 Marlene Perez answered the complaint herein but did not
10 appear at trial. No other appearances were made.

11 The Clerk previously entered the defaults of the
12 following defendants: Anthony Detels, Ralph Paulson, Reena
13 Paulson, Shu-Park Chan, Stella Chan, Anthony Finestra,
14 Judith Finestra, Victoria Finestra, Thomas
15 Finestra, T. Watson, Christopher Farrar, Barbara Farrar,
16 Dennis Corbaley, Alice Corbaley, Andreea Piazza, William
17 Lott, Delores Lott, David Simenthal, Irene Simenthal, Wesley
18 Silva, Anna Silva, Daniel Moore, Jesse Alvarez, Margaret
19 Alvarez, Rolando Macaraig, Barbara Frantz, Leroy Granlund,
20 Charleen Granlund, Beverly Cooper, Brett J. Cooper, and
21 Walter B. Cooper.

22 The essential facts having been agreed to, the
23 evidence being closed, the court issued its ruling.
24 Thereafter, on January 9, 1992, the court issued its
25 Interlocutory Judgment appointing F.D. Grothe as arbitrator
26 pursuant to Civil Code Section 845. The arbitrator having

1 presented his report to the Court and subsequent proceedings
2 having been held, and good cause appearing,

3 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

4 1. The following persons are owners in common of
5 easements in the nature of private rights-of-way, as shown
6 on the map attached hereto and incorporated herein by
7 reference as Exhibit "A", which rights-of-way benefit the
8 properties of the below named persons (said properties being
9 more particularly described in Exhibit "B", attached hereto
10 and incorporated herein by reference), and the below named
11 persons and their successors and assigns are jointly
12 obligated to share in the cost of maintaining said rights-
13 of-way in repair:

14 Anthony N. Detels, Ralph R. Paulson, Reena Paulson,
15 Shu-Park Chan, Stella Chan, Anthony Finestra, Judith
16 Finestra, Victoria Finestra, Thomas Finestra, T. Watson,
17 Donald J. Baylor, Marjorie Bradley-Baylor, Edgar Glen
18 Gillham, Christopher D. Farrar, Barbara Lynne Farrar, Dennis
19 V. Corbaley, Alice Corbaley, Andrea Piazza, William D. Lott,
20 Dolores Lott, David E. Simental, Irene R. Simental, Wesley
21 L. Silva, Anna M. Silva, Daniel Moore, Jesse Alvarez,
22 Margaret T. Alvarez, Robert Perez, Marlene Perez, Rolando
23 Macaraig, Barbara Frantz, Leroy G. Granlund, Charleen J.
24 Granlund, Beverly Cooper, Brett J. Cooper, Walter B. Cooper,
25 Ronald J. Pante, Janeanne Pante, Raymond G. Gloor, Glenda
26 L. Gloor, Evan C. Lauridsen, Gloria J. Lauridsen, Jason

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Pedroia, Susan Kirk, Keith Vang, Ethel Jeane Kirk, Sandra L. Winn, Larry L. Lake, Priscilla Lake, Mike W. Howse, Joella Howse, Andrew G. Lisowski, Charles J. Springer, Bernard F. Rauch, George Rauch, Heather L. Hirsch, Jessica R. Gemmell, Lynn C. Bargfrede, Robert C. Clark, Richard Lee Hirsch, Catherine T. Edison, Jeffrey C. Luster, Marcia Jane Jackson, Charles J. Dunn, Earlene A. Dunn, Charles Michael Drocco, John G. Velez, Barbara A. Velez, Jean Ellen Meeks, Patricia Lynn Gotchall, Richard Arthur Castor, Peggy Sadie Castor, Albert Miranda, Grace B. Miranda, Louis J. Schultze, Marilyn D. Goldstein, Gertrude Goldstein, Raymond Spencer, Betty Ann Spencer, John O'Claire, Tonya O'Claire, George King, Virginia Papaioannou, Karen Hinz, Richard Bradford Sears, Sally L. Seymour, Robyn S. Holden, Brown L. Pelfrey, John F. Cross, Diana Cavendish, Terry Lee Robinson, Hardwin M. Orion, Sally M. Orion, Kenneth W. DeLoatch, Carol Muschell DeLoatch, A. Wayne Robertson, Debra L. Robertson, Gordon Young, Gilbert Gaska, Kathleen M. Gaska, Henry T. Gaska Sr., Lucy Gaska, Henry Gaska, Peter P. Gaska, Frances G. Gaska, Frank J. Gaska, Allan Breslin, Dennis Lawson, Thomas O. Lawson, Mateo H. Chairez, Maria M. Chairez, Bruce Douglas Carmichael, Wendell M. Wilson, Patricia Lynn Wilson, Christopher R. Boyes, Margaret Boyes, Aida Hughes, Trustee, Terri L. Gillette, Jeanne H. Koelle, Gerald W. Rich, Leslie A.F. Rich, Gary Sargent, Grace Sargent, Angelo E. Arredondo, Carmen Arredondo, Decker Wook Smith, Scott Riley O'Brien,

1 David George Fisher, Cynthia Fisher, Rod H. Alatorre, Wayne
2 E. Koker, John Jeffrey Sutton, Patricia S. Kreigler, Charles
3 George Dols, Patricia Louise Dixon, Larry F. Madsen, Rod D.
4 Wessel, June S. Hose, Deborah Norris, David B. Haendle,
5 Tracie M. Haendle, John R. Lee, Diane L. Lee, Robert Edward
6 Burton, Hattie O. Burton, Michael A. Farrar, Diane G.
7 Farrar, Paul S. Farrar, Richard G. Hincker, Janet S.
8 Hincker, Christopher A. Farrar, B. Lynne Farrar, Nathan P.
9 Fish, Catrina Fish, Jeffrey K. Harris, Julie A. Harris,
10 Joanne C. Juszkiwicz, Martin A. Breslow, Karen Hill, Lynne
11 Adler, Linnea Almgren, Brenda Jeanne Leal-DeLuca, Rose Mary
12 Melindez, Charles Frances Adams, Margaret Ann Adams, Sandra
13 Ann Johnson, Douglas F. Manning, Charles Bulles, Catherine
14 Caulfield aka Cathrin Caulfield, Tom Kanonchoff, Valerie
15 Mary Kanonchoff, Carolyn Whitehorn, Larry River, Marlene
16 River, Frances Avedis, Ray Hansen, Rose Marie Hansen,
17 Karsten Henckell, Robert Lounibos, Neva Laver, Kenneth
18 Susskind, Monica Marshall, Jeanne Jones, Beverly W. Moffett,
19 Mitchell Thomas Moffett, Lawrence D. Minson, Sherry L.
20 Minson, Emily Rebecca Scarbrough, Bruce Baker, James R.
21 Kanta, Kathleen R. Kanta, Rollan C. Luce, Jeffrey Kessner,
22 Michael R. Seiler, Robert A. McGraw, T.D. Dilion, Linda S.
23 Dilion, Sondra L. Beck, Wendy Mae Elmstad, Murray Gugins,
24 Adrienne E. Amundsen, Barbara R. Hollenbach, Dennis Kasten,
25 Craig J. Carni, Cynthia N. Carni, Elbert A. Ward, William
26 A. White, Celeste D. White, Charles A. Hope, Judith D.

1 Chance Hope, Kathleen Ann McCall, Joanne Rose, William R.
2 Sides, Cheryl D. Sides, Quincy J. Bailey, Margo M. Bailey,
3 Gisele Reaney, Wendell F. Williams, Emmaline Williams,
4 Henrietta Meltzer, Harold S. Meltzer, Peter Greig, Deborah
5 S. Greig, Kacy Knudsen, W. Scott Terry, Debra L. McCubbin,
6 Jennifer Houglund, Joyce P. Jennison and Rodney J. Jennison.

7 2. The Willowbrook-Skyview Road Association, a
8 California nonprofit public benefit corporation, (also known
9 as and referred to hereafter as "SWARM") is hereby
10 designated as the instrumentality to determine what
11 maintenance is necessary to keep the said rights-of-way in
12 repair, including the frequency and method of such
13 maintenance, to perform such maintenance, and to assess the
14 above-cited owners or their successors for the cost thereof
15 in conformance with the formula set forth hereafter. The
16 Association shall attempt to apply monies collected to
17 maintenance and repair of all roads to an equal level of
18 quality. All such assessments shall be paid by the owners
19 within 6 months of the date of mailing notice of the
20 assessment to the mailing address of the owners according
21 to the Mendocino County Tax Collector. If any such
22 assessment is not paid within said 6 month period, SWARM is
23 hereby authorized to take any legal action it deems
24 appropriate to collect that assessment and the delinquent
25 owner shall be liable for that assessment.

26 3. Assessments shall be determined by the following

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formula:

a. Each parcel in the subdivisions shall be charged with a base rate of \$100.00 per year.

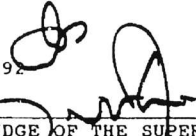
b. Each parcel which is used as a primary residence of the owner or the owner's lessee shall be charged an additional fee of \$3.50 for each tenth of a mile of distance from the County Road to the parcel;

c. Each parcel which is not used as a primary residence shall be charged an additional fee of \$1.00 for each tenth of a mile of distance from the County Road to the parcel.

e. All fees shall be adjusted upward or downward every year, beginning on the first anniversary of the execution of this judgment, by the amount of increase or decrease in the United States Consumer Price Index for all Urban Consumers during the month prior.

4. The arbitrator, F.D. Grothe, shall be allowed fees and costs of \$750.00, which sum shall be paid by the Association.

Dated: June 1, 1992

June 1, 1992


JUDGE OF THE SUPERIOR COURT 2

Portions of Parcels 9, 10, 14, 15,
16, 17, 21, 22 & 33 in Township
19 North, Range 14 West,
Mount Diablo Base and
Meridian

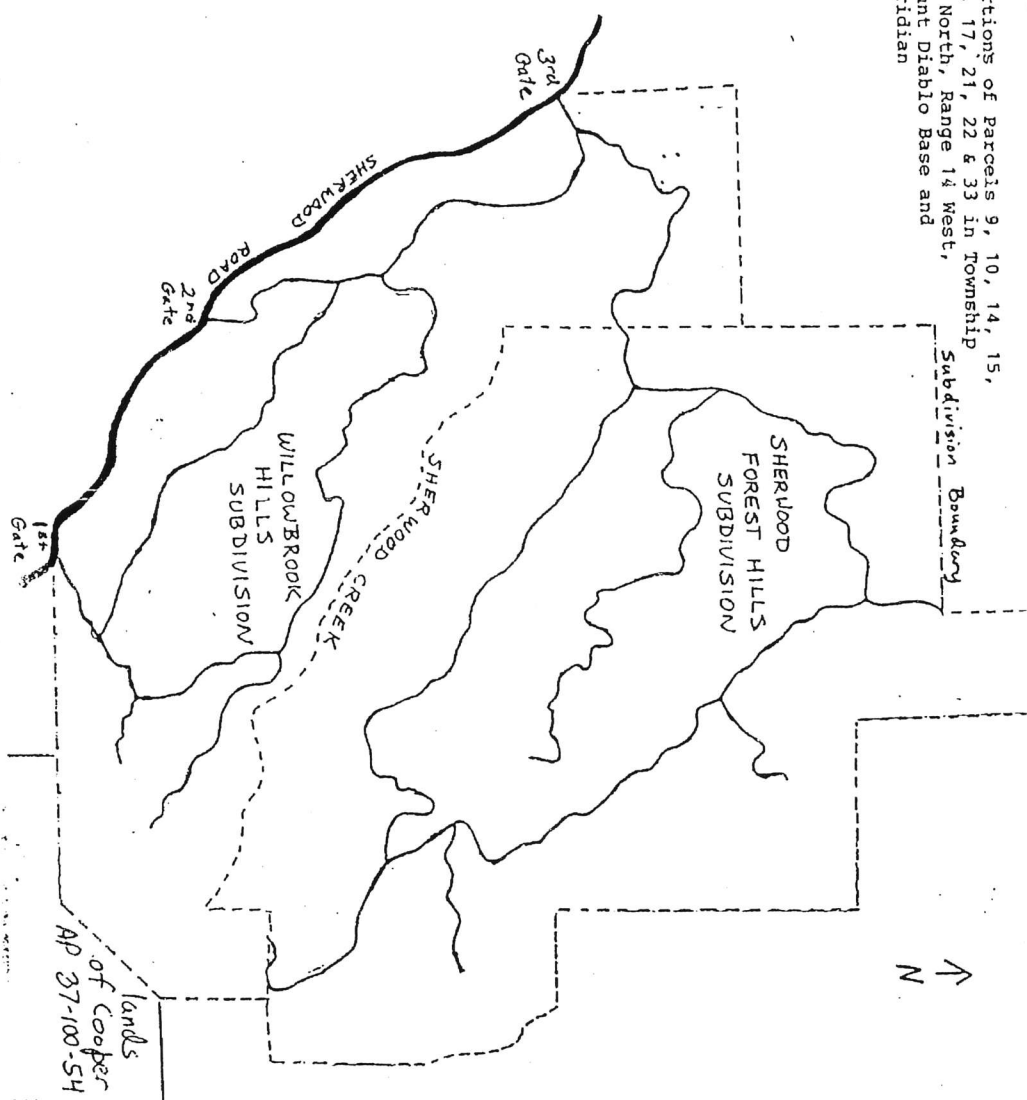


EXHIBIT "B"

1. Lots 1 through 71, inclusive, and all appurtenant easements thereto, of the Skyview Subdivision, also known as the Sherwood Forest Hills Development, as delineated on that certain subdivision map recorded in the Office of the Mendocino County Recorder in Map Case 2, Drawer 15, Page 1.

2. Lots 1 through 5, inclusive, and Lots 25 through 71, inclusive, and all appurtenant easements thereto, of the Willowbrook Subdivision, as delineated on that certain subdivision map recorded in the Office of the Mendocino County Recorder in Map Case 2, Drawer 16, Page 100.

3. The Southwest quarter of Section 23, Township 19 North, Range 14 West, Mount Diablo Base and Meridian, excepting the following:

a. 2.61 acres, more or less, in the Southeast quarter of the Southwest quarter of Section 23, conveyed by Mary Elizabeth Horton to the Northwestern Pacific Railroad Company by deed dated October 7, 1907, recorded in Liber 86 of Deeds, page 308, Mendocino County Records; and

b. That portion designated on the Parcel Map entitled "Willowbrook Hills" filed for record September 21, 1971, Map Case 2, Drawer 16, Page 100, Mendocino County Records.

Assessor's Parcel Numbers:

37-100-54
37-540-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, and 12
37-550-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15,
and 16
37-560-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, and 11
37-570-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15,
16, 17, 18, 19, 20, and 21
37-580-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15,
16, 17, 18, and 19
37-590-01, 02, 03, 04, 05, 06, 07, 08, and 09
37-602-05
37-610-07
37-620-01, 02, 03, 04, 05, 06, 07, 08, 09, and 10
37-630-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, and 13
37-640-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15,
and 16
37-650-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, and
15