

# **EXHIBIT 1**



**Design Resources, Inc.**

Planning ■ Engineering ■ Surveying

01/12/14

# Amendment request to Land Use Permit application dated 1/10/2006: Cover letter

January 10, 2006

Ryan A. Hernandez, Senior Planner  
Community Development Department  
County Administration Building  
651 Pine Street  
4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-0095

RE: Creekside Memorial Park  
A new cemetery  
County File No., LP 052096

Dear Ryan,

This letter is written at the request of the project applicant, Corrie Development Corporation.

After further consideration the applicant has *decided to establish the new cemetery as an endowment-care cemetery.*

Therefore, the first paragraph of the Nature of Request and General Project Description should be revised as follows: **Corrie Development Corporation**; a private California corporation is seeking issuance of a Land Use Permit to develop and operate an endowment care new cemetery on a 221.66 ± acre site fronting on the west side of Camino Tassajara located approximately 2,600 feet south of Highland Road in unincorporated Contra Costa County, California.

We have enclosed a revised complete copy of the Nature of Request and General Project Description with a date of January 6, 2006. Please replace this revised copy with the submitted copy dated December 15, 2005.

A copy of this letter and the revised description is being forwarded to the State of California, Cemetery and Funeral Bureau for their file.

Thank you.

James C. Parsons  
Principal  
P/A Design Resources, Inc.

pc: S. Corrie, JR. CDC  
P. Klein, CDC  
H. Berg, CA C & FB

This application amendment stated that the Corrie Development Corporation would be the owner *and operator* of the cemetery

## CREEKSIDE MEMORIAL PARK

### Nature of Request and General Project Description January 10, 2006

#### INTRODUCTION

**Corrie Development Corporation**, a private California corporation is seeking issuance of a Land Use Permit to develop and operate an endowment care new cemetery on a 221.66 ± acre site fronting on the west side of Camino Tassajara located approximately 2,600 feet south of Highland Road in unincorporated Contra Costa County, California.

The Master Site Plan and Preliminary Grading Plan prepared by *P/A Design Resources, Inc.*, was designed in consultation with **Cycamore Associates, LLC** identifying sensitive on-site biological and wetland resources. Once these resources were identified and mapped the Master Site Plan was refined and configured to preserve the resources and reduce impacts to the extent practicable. These plans along with the Preliminary Architecture prepared by **Chris Kelly Architects** and the Conceptual Landscape Plans prepared by **Camp & Camp, Associates**, locate and depict the proposed new cemetery.

The subject site is generally rectangular in shape and is oriented east to west with the west side fronting Camino Tassajara. The site is generally characterized by flat areas along Camino Tassajara to rolling grassland hills with scattered oak trees. Tassajara Creek and two small tributaries thereof traverse the eastern edge of the site along Camino Tassajara and the southern edge of the site. Elevations on the site range from approximately a low of 528 feet to a high elevation of 982 feet.

The proposed new cemetery will occupy approximately 58.7 acres of the 221.66 acres. There will be an upper garden area consisting of approximately 13.2 acres and a lower garden area consisting of 45.5 acres. There will be a reservation of 9.0 acres set aside for the existing residence on APN 223-020-007-9 and a 1.0 acre set aside from APN 223-020-005 for a possible future fire station site fronting Camino Tassajara. The remaining area of approximately 152.9 acres will be left mostly in its natural condition.

The primary facilities located in the lower garden area along Camino Tassajara will consist of the following;

- An entry feature with twin bridges, landscaping, decorative pavers, stone walls (formal and informal) and wrought iron decorative gates along Camino Tassajara
- Administrative Offices/Chapel building (15,200 ± SF)
- An indoor Mausoleum (19,400 ± SF)
- Four outdoor (garden) Mausoleums ( 1,900 ± SF each)
- Landscaped parking area with vegetated water quality swales
- Storage Building (11,200 ± SF, utilizing the existing structure) and a Corporation Yard
- A free form picturesque lake of 0.88 ± surface acres
- A 1.0 acre set aside for a possible future fire station site
- A system of vegetated water quality swales and basins through out the site
- A storm drain detention basin and water quality pond

# Amendment request to Land Use Permit application dated 1/10/2006: Attachment

# **EXHIBIT 2**

**Response to County  
request for additional  
information concerning  
Land Use Permit  
application as of  
4/12/2006**

April 12, 2006

Contra Costa County  
Community Development Department  
4<sup>th</sup> Floor, North Wing  
651 Pine Street  
Martinez, CA 94553-0095

Attn: Ryan Hernandez, Senior Planner

RE: Application to Establish a Land Use Permit for "Creekside Memorial Park" in the "San Ramon Area" of  
Contra Costa County – County File #LP052096

Dear Ryan,

This is in response to your letter dated January 12, 2006 regarding the notification that the above application has been deemed incomplete. You have requested that our team provide additional information and prepare several plans or exhibits. Below, please find each of the requested items stipulated in your letter (**shown in bold italics**) followed by our responses in regular font.

***Cemetery Ordinance, Chapter 88-2: Please submit the required information associated with each numbered section, 88-2.4 (b) 1, 2, 4 and 5. The outlined County Code is attached for your convenience.***

***88-2.402 (b) 1. The names and addresses of all persons owning any part of the property proposed to be used as a cemetery;***

The sole owner of the subject property is Sidney Corrie, Jr.

***88-2.402 (b) 2 The names and addresses of the officers and directors of the corporation which will operate the cemetery;***

The name of the corporation which will operate the cemetery is Corrie Development Corporation; the names of the officers and directors of Corrie Development Corporation are as follows:

Sidney Corrie, Jr.	President & Director
Peter L. Klein	CFO, Secretary & Director
Kevin McKean	Vice President

The address of Corrie Development Corporation and its officers and directors is:

Corrie Center  
7950 Dublin Boulevard, Suite 111  
Dublin, CA 4568-2933

***88-2.402 (b) 4. A financial statement of applicant showing the financial ability of applicant to establish, care for, and maintain the proposed cemetery in a manner to prevent it from being or becoming a public nuisance;***

Due to the confidentiality of financial statements, Sid Corrie will address this requirement in a separate submittal at a later date. Also, please note that an endowment fund will be set up to care for and maintain the cemetery from becoming a public nuisance.

# **EXHIBIT 3**

# Site ownership change in 2010

**RECORDING REQUESTED BY:**  
Chicago Title Company  
Esrow No.: 10-38608097-LB  
Locate No.: CACT17707-7707-2386-0038608097  
Title No.: 10-38608097-SC

**When Recorded Mail Document  
and Tax Statement To:**

7000 CMP, LLC  
c/o Corrie Development  
7950 Dublin Boulevard #111  
Dublin, CA 94568

CONTRA COSTA Co Recorder Office  
STEPHEN L. WEIR, Clerk-Recorder  
**DOC- 2010-0174794-00**  
Acct 2-Chicago Title  
Wednesday, AUG 25, 2010 08:00:00  
SUR \$10.00:MOD \$2.00:REC \$12.00  
FTC \$1.00:RED \$1.00:ERD \$1.00  
Ttl Pd \$27.00  
Nbr-0000566883  
dar/R2/1-2

APN: 223-020-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$

City Transfer Tax is \$

*NONE DUE PROPORTIONAL  
INTEREST REMAINS SAME*

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area ~~City of San Ramon,~~

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Sidney Corrie, Jr.

hereby **GRANT(S)** to 7000 CMP, LLC a California limited liability company  
the following described real property in the ~~City of San Ramon,~~ *unincorporated* County of Contra Costa, State of California:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 17, 2010

State of California Contra Costa  
County of \_\_\_\_\_

*Sidney Corrie Jr*  
\_\_\_\_\_  
Sidney Corrie, Jr.

On August 17 2010 before me,  
Wendy - Smith, Notary Public  
(here insert name and title of the officer), personally appeared  
SIDNEY CORRIE, JR

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

The change of ownership of the cemetery from Sidney Corrie, Jr., or Corrie Development Corporation, to 7000 CMP occurred in 2010.

# **EXHIBIT 4**



# Sales attempt in 2012

Case 11-15410-RBR Doc 167 Filed 01/05/12 Page 1 of 20

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF FLORIDA  
FORT LAUDERDALE DIVISION

In re: CASE NO. 11-15410-BKC-RBR

RIVER ISLAND FARMS, INC., CHAPTER 11  
a California corporation,

Debtor.  
\_\_\_\_\_

## DEBTOR'S 1<sup>st</sup> AMENDED DISCLOSURE STATEMENT

The Debtor, River Island Farms, Inc. (debtor, Reorganized Debtor or River Island) files this 1<sup>st</sup> Amended Disclosure Statement in accordance with the provisions of 11 U.S.C. § 1125.

No representations concerning the Debtor, its future business operations, the value of its property or the value of any benefits offered to holders of claims or interest in connection with the Plan are authorized other than as set forth in this Disclosure Statement. Any representations or inducements made to secure acceptance of the Plan which are other than as contained in this Disclosure Statement should not be relied upon by a creditor or interest holder. Any such additional representations and inducements should be reported to counsel for the Debtor, who in turn, shall deliver such information to the U.S. Trustee for such actions as may be deemed appropriate. The information contained in this Disclosure Statement has not been subject to certified audit and, except for financial projections, is based to a large extent on information maintained and collected by the Debtor. The books and records of the Debtor are not audited, but are kept in the ordinary course of the Debtor's business.

You are urged to read this Disclosure Statement carefully in order to obtain adequate information to enable you to decide whether to accept or reject the Plan.

## INTRODUCTION – NATURE, HISTORY AND STRUCTURE OF THE BUSINESS

### HISTORY OF THE BUSINESS

River Island is a California corporation formed in 1989. It was initially formed as a single asset entity that acquired an 80% interest in 55 acres of developable property opposite Blackhawk in Danville, California. Sid Corrie, Jr. is the 100% owner of the common stock of the company.

On June 30, 2004, the company sold the 55 acre property to Shapell Industries. The sale was structured as an Internal Revenue Code Section 1031 exchange. Due to the requirements that River

**2012 bankruptcy document for River Island Farms. In it Mr. Corrie Jr. is listed as “100% owner of the common stock of the company”. Mr. Corrie lists his assets, one of which is the site for the proposed cemetery. This is the first page of that bankruptcy document, provided for reference.**

## Sales attempt in 2012

**On page 7 of the bankruptcy document, Mr. Corrie lists his assets. One of them is the proposed cemetery. In this listing he states that he is going to sell the property, and that it is only 75% owned by him:**

2. In addition to the substantial funds that will be generated by the Danville, California transaction, Mr. Corrie also owns several other real properties that generate a substantial positive monthly cash flow available for payment of ongoing obligations under the Plan, such as: a Multi-tenant Office Building in Dublin, California; 22.67 Acres of industrial zoned property with ten (10) industrial and office buildings totaling 101,170 square feet in San Ramon, California; a 119,000 square foot self-storage warehouse located in Walnut Creek, California; three (3) acres of Commercial zoned land in Dublin, California of which one acre is leased at \$12,571.00 per month (triple net) to Sonic Automotive, a NYSE company through July, 2015 and a property (75% owned) located in Danville, California known as Creekside Memorial Park in the process of development as the largest (140,000 burial plots) private cemetery located in the East Bay, California area. Final entitlement approvals are expected by April, 2012 and negotiations are in process to sell the cemetery to the five local cities surrounding the property. Mr. Corrie's interest in this property is valued in the moderate eight figures.

# **EXHIBIT 5**

# Current Real Estate Listing

The following real estate listing was posted in Florida in October 2015. The name “Creekside Memorial Park” does not appear, and the address is listed as *1000 Camino Tassajarra*. However the cemetery plans are clearly those of the applicant, as is shown in the following 4 slides. This slide shows an overview of the entire site.

This Land Property is For Sale.

**1000 Camino Tassajarra** **\$50,000,000**

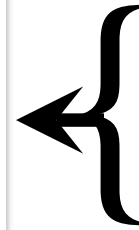
Danville, CA 94588 · 213 AC · Land For Sale

Share · Watch Property · Create Report · Print Get Financing

<b>Memorial Park</b>			
Price	\$50,000,000	Property Sub-type	Commercial/Other (land)
Lot Size	213 AC	Property Use Type	Vacant/Owner-User

<http://www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/>

Complete page is shown below



# Current Real Estate Listing

This slide shows a close-up of the front entrance and cemetery buildings.

www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/

LoopNet™ Search Add a Listing Find a Broker Products Log In Sign Up for Free

This Land Property is For Sale.

## 1000 Camino Tassajarra

Danville, CA 94588 · 213 AC · Land For Sale

\$50,000,000

Share Watch Property Create Report Print Get Financing

Presented by:  
Keller Williams Realty of the  
Treasure Coast

### Contact Listing Broker

**Del Tieg**  
772-260-1677

Already a member? [Log In](#)

First Name  Last Name

Email Address

Phone Number  Ext.

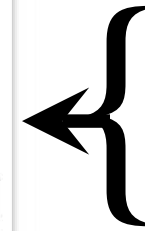
Please send me additional information about this property

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Price	\$50,000,000	Property Sub-type	Commercial/Other (land)
Lot Size	213 AC	Property Use Type	Vacant/Owner-User

<http://www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/>

Complete page is shown below



LoopNet™

## 1000 Camino Tassajarra

Danville, CA 94588 · 213 AC · Land For Sale

\$50,000,000

Share Watch Property Create Report Print Get Financing

Presented by:  
Keller Williams Realty of the  
Treasure Coast

### Contact Listing Broker

**Del Tieg**  
772-260-1677

Already a member? [Log In](#)

First Name  Last Name

Email Address

Phone Number  Ext.

Please send me additional information about this property

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Price	\$50,000,000	Property Sub-type	Commercial/Other (land)
Lot Size	213 AC	Property Use Type	Vacant/Owner-User

# Current Real Estate Listing

This slide highlights the roads near the front entrance and cemetery buildings.

www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/

LoopNet™ Search Add a Listing Find a Broker Products Log In or Sign Up for Free

This Land Property is For Sale.

**1000 Camino Tassajarra** \$50,000,000  
 Danville, CA 94588 · 213 AC · Land For Sale

Share Watch Property Create Report Print Get Financing

Presented by  
 Keller Williams Realty of the Treasure Coast

Contact Listing Broker  
 Del Tieg  
 772-260-1677

Already a member? Log In

First Name Last Name

Email Address

Phone Number Ext.

Please send me additional information about this property

Contact Listing Broker

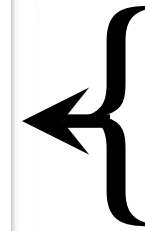
New to LoopNet? No problem. We'll automatically create a free account for you. By clicking the button, you agree to LoopNet's Terms of Use and Privacy Policy.

Memorial Park

Price	\$50,000,000	Property Sub-type	Commercial/Other (land)
Lot Size	213 AC	Property Use Type	Vacant/Owner-User

<http://www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/>

Complete page is shown below



# Current Real Estate Listing

This slide highlights the proposed lake.

www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/

LoopNet™ Search Add a Listing Find a Broker Products Log In Sign Up for Free

This Land Property is For Sale.

**1000 Camino Tassajarra** **\$50,000,000**

Danville, CA 94588 · 213 AC · Land For Sale

Share Watch Property Create Report Print Get Financing

Presented by:  
Keller Williams Realty of the Treasure Coast

Contact Listing Broker

**Del Tieg**  
772-260-1677

Already a member? [Log In](#)

First Name Last Name

Email Address

Phone Number Ext.

Please send me additional information about this property

Contact Listing Broker

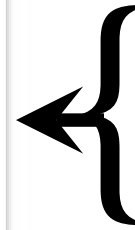
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Memorial Park

Price	\$50,000,000	Property Sub-type	Commercial/Other (land)
Lot Size	213 AC	Property Use Type	Vacant/Owner-User

<http://www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/>

Complete page is shown below



LoopNet

1000 Camino Tassajarra \$50,000,000

Memorial Park

Price \$50,000,000 Property Sub-type Commercial/Other (land)

Lot Size 213 AC Property Use Type Vacant/Owner-User

1/1 Lot Available

Description

Research

Del Tieg's Other Listings

# Current Real Estate Listing

This listing was created on 10/07/2015 and was last updated on 05/31/2016. The date of capture of these images was 06/04/2016.

www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/

Memorial Park

Price	\$50,000,000	Property Sub-type	Commercial/Other (land)
Lot Size	213 AC	Property Use Type	Vacant/Owner-User
Property Type	Land		

[Find out more...](#)

Listing ID: 19461336 Date Created: 10/07/2015 Last Updated: 05/29/2016

1 Lot Available

Price	\$50,000,000	Price/AC	\$234,741.78
Lot Size	213 AC	Lot Type	Commercial/Other (land)

Description

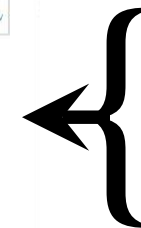
WHAT DOES A BILLION \$\$\$\$ INVESTMENT LOOK LIKE ?

213 Acres Memorial Park in the San Francisco Bay Area. With 100,000 Burial Plots (Potent. 150,000) at \$6,000 to \$12,000 a Plot, puts a value of \$600 Mill to \$1.8 Bill. Set your future Generations up. Price \$50 Mill. Contact for more info.

San Francisco Bay Area

<http://www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/>

Complete page is shown below



LoopNet

1000 Camino Tassajarra \$50,000,000

Memorial Park

Price \$50,000,000 Property Sub-type Commercial/Other (land)

Lot Size 213 AC Property Use Type Vacant/Owner-User

1 Lot Available

Price \$50,000,000 Price/AC \$234,741.78

Lot Size 213 AC Lot Type Commercial/Other (land)

Description

WHAT DOES A BILLION \$\$\$\$ INVESTMENT LOOK LIKE ?

213 Acres Memorial Park in the San Francisco Bay Area. With 100,000 Burial Plots (Potent. 150,000) at \$6,000 to \$12,000 a Plot, puts a value of \$600 Mill to \$1.8 Bill. Set your future Generations up. Price \$50 Mill. Contact for more info.

San Francisco Bay Area



# Current Real Estate Listing

Although the listed address has an error (1000 Camino Tassajarra instead of 7000 Camino Tassajara), expanding the Google map given on the right side of the listing gives the map below, which when expanded, as shown on the next slide. . .

4/4

type Commercial/Other (land)

type Vacant/Owner-User

Last Updated: 05/29/2016

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\$234,741.78

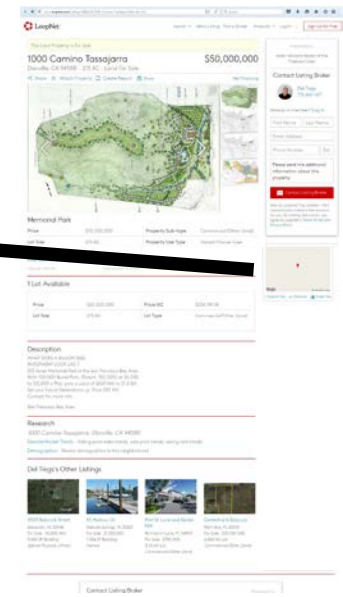
Commercial/Other (land)

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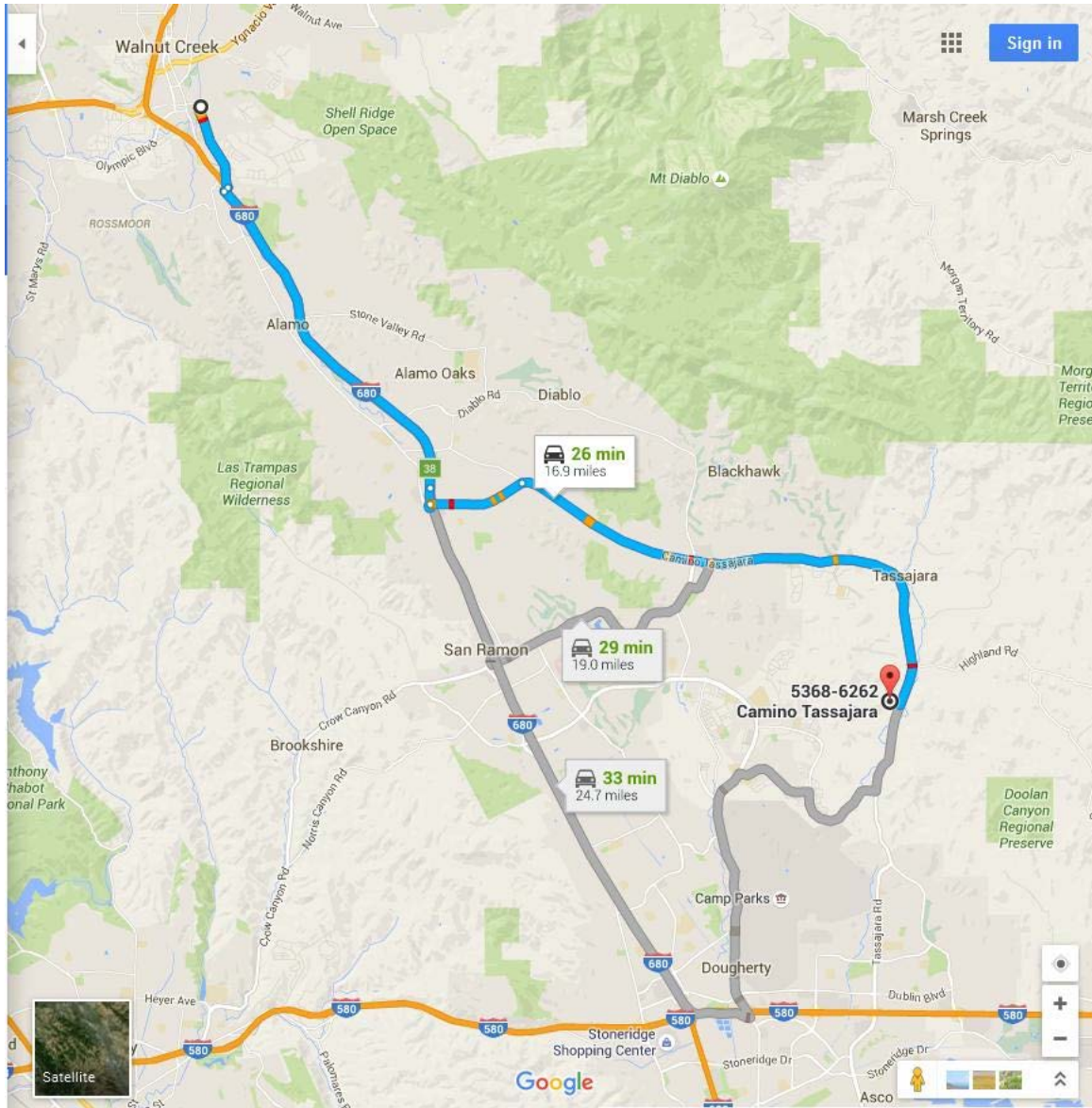


<http://www.loopnet.com/Listing/19461336/1000-Camino-Tassajarra-Danville-CA/>

Complete page is shown below



# Current Real Estate Listing



Expanding that map, and asking for directions, yields the following map.

Although labeled as 5368-6262 Camino Tassajara, inspection shows that it is the proposed cemetery site at 7000 Camino Tassajara.

**It is interesting to note that the searchable address provided by the listing has two major mistakes in it, yet the Google map address it provides is spot-on!**

# **EXHIBIT 6**

# Email exchanges with County regarding Creekside Ownership

Date: Thu, 11 Sep 2014 09:07:14 -0700  
From: Holly Newman <hcn440@yahoo.com>  
Reply-To: Holly Newman <hcn440@yahoo.com>  
Subject: Proposed Creekside Memorial Park Cemetery (LP05-2096) as of 9/11/2014  
To: Telma Moreira <telma.moreira@dcd.cccounty.us>  
Cc: Bill Newman <wcn440@gmail.com>

Dear Telma,

We wanted to check with you regarding the proposed Creekside Memorial Park cemetery.

What is the latest information about when the County Planning Commission hearing might take place? Is October looking likely, or do you think it might be later than that? As always, we would appreciate any information about the timing of this meeting, even if the information is tentative or approximate.

Thank you for meeting with Tim Clancy and us last Tuesday. We appreciated the chance to meet Mr. John Kopchik, the new Interim Director.

Have you been able to learn anything about "7000 CMP LLP," the current owner of the 180 +/- acre parcel at 7000 Camino Tassajara (formerly APN 223-020-005-3, now 223-020-022-8)? In particular, who are the partners in this partnership?

Also, thank you for continuing to work on tracking down the missing figures from the 1981 R.L.Glass water document. We'll keep looking too.

Lastly, is there anything else new related to the proposed cemetery project, such as any other correspondence to or from the County, any other meetings, or anything else?

Regards,

Holly and Bill Newman  
cell 415-518-7131

**The County was asked about the parcel number change and of the possible change in ownership on Sep 11, 2014.**

# Email exchanges with County regarding Creekside Ownership

## The County's response to the Sep 11, 2014 email:

From: Telma Moreira <Telma.Moreira@dcd.cccounty.us>  
To: Holly Newman <hcn440@yahoo.com>  
CC: Bill Newman <wcn440@gmail.com>  
Subject: RE: Proposed Creekside Memorial Park Cemetery (LP05-2096) as of 9/11/2014  
Date: Fri, 12 Sep 2014 22:15:36 +0000

I have not been able to track the missing figures/maps. I will keep trying.

I looked in our County GIS system and you are correct that the parcel number has changed for that 180-plus acres property. The ownership shows to be under two entities ( no. 1) Sid Corrie and (2nd) (7000 CMP LLC, which as I understand, means, Creekside Memorial Park LLC).

We have not had anything new at this time. As usual, I will notify you of the hearing date.

# Email exchanges with County regarding Creekside Ownership

**An email was sent to the County on May 2, 2016 asking again about the ownership of the proposed site.**

**This email and the County's response is shown to the right.**

14.03.0279.002; Thu, 5 May 2016 17:03:15 -0700  
From: Telma Moreira <Telma.Moreira@dcd.cccounty.us>  
To: Bill Newman <wcn440@gmail.com>  
CC: "hcn440@yahoo.com" <hcn440@yahoo.com> Subject:  
RE: Proposed Creekside Memorial Park Cemetery (LP05-2096)  
information request

...(mail header deleted)

I do recall there has been a change in the number of the main parcel number (maybe 2 years ago??). I believe the Corporation name has changed; however, the Corporation is still under the ownership of Mr. Sid Corrie.  
I do not have any additional information in my file to share with you, but I will request the status of any potential change and get back to you.

-----Original Message-----

From: Bill Newman [mailto:wcn440@gmail.com] Sent: Monday, May 02, 2016 8:27 AM  
To: Telma Moreira  
Cc: hcn440@yahoo.com; wcn440@gmail.com  
Subject: Proposed Creekside Memorial Park Cemetery (LP05-2096)  
information request

Telma...

We would like to request the most recent version of the information shown on the attachment, which is the first page of a letter sent by the applicant to the County on April 12, 2006 to fulfill County requirements. In this letter, Mr. Sidney Corrie, Jr. is shown as the sole owner of the property, Corrie Development Corp is shown as the operator, and the names and addresses of the owner and of the officers and directors of the corporation that would operate the cemetery are also shown. However, we believe that some or all of this information has changed, given the 2010 change in ownership of at least some of the property to 7000CMP. Could you please provide us with this updated information?

Thank you.

Bill & Holly Newman  
415-518-7131 cell