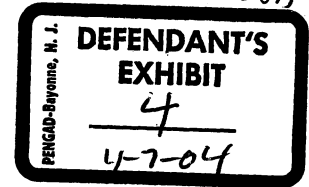


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AUGUST 23, 1994

AN ANALYSIS OF THE HISTORY OF CAMP CEDARBROOK, LONG BARN,
CALIFORNIA FROM A REAL ESTATE PERSPECTIVE.

BY JAMES A. HUDKINS, ALAMEDA, CA

CAMP CEDARBROOK IS A BOY SCOUT CAMP OF THE ALAMEDA COUNCIL LOCATED NEAR LONG BARN, TUOLUMNE COUNTY, CALIFORNIA. THE AREA IS IN THE STANISLAUS NATIONAL FOREST. IT IS IN 2 LOCATIONS APPROXIMATELY 1/4 MILE APART. THE LARGER LOCATION IS THE SITE OF THE MAIN FACILITIES OF THE SCOUT CAMP. THESE INCLUDE THE MESS HALL, WAREHOUSE, SWIMMING POOL, TRADING POST AND THE UNIT CAMPSITES. THE SMALLER LOCATION IS CALLED "DOGWOOD." IT IS THE LOCATION OF THE ARCHERY RANGE AND SIMILAR FACILITIES.

BOTH LOCATIONS ARE OWNED BY CAMP CEDARBROOK, INC. WHOSE ADDRESS IS P. O. BOX 1143, ALAMEDA, CA 94501. THE MAIN CAMP IS APPROXIMATELY 21.8 ACRES IN A PORTION OF THE NW 1/4, SECTION 31, T3N, R17E. THE ASSESSORS PARCEL NUMBER IS 0310101900. DOGWOOD IS APPROXIMATELY 4.529 ACRES IN A PORTION OF SECTION 36, T3N, R16E. ITS ASSESSORS PARCEL NUMBER IS 0281900400. IT IS AN ODDLY SHAPED PORTION OUT OF THE LAST CHANCE PLACER MINE. THESE 2 PROPERTIES CAME INTO THEIR CURRENT OWNERSHIP ON SEPTEMBER 23, 1992. THE TUOLUMNE COUNTY RECORDER VOL. 1150, PAGE 463 SHOWS THE DECREE TERMINATING CAMP CEDARBROOK TRUST AND DISTRIBUTING REAL PROPERTY. THE ATTORNEY WAS MATTHEW DUNCAN OF ALAMEDA, CA. THE ORDER WAS FROM THE ALAMEDA COUNTY SUPERIOR COURT. THE GRANTOR WAS THE CAMP CEDARBROOK TRUST. THE TRUSTEES WERE THELMA F. DYKE, ALWYN C. GILLARD, NANCY MARTIN, MARY C. ESSEX AND WANDA STARR. THE TRUST AGREEMENT WAS SIGNED OCTOBER 24, 1962 BY GIRL SCOUTS, ALAMEDA COUNCIL, INC. AS TRUSTORS. THAT WAS DONE ON OCTOBER 24 & 27, 1962 BY THE TRUSTEES AND RECORDED IN TUOLUMNE COUNTY VOL. 150, PAGE 57. THE REAL ESTATE FOR BOTH LOCATIONS WAS PLACED INTO TRUST BY A DEED RECORDED OCTOBER 31, 1962, VOL. 149, PAGE 171 IN TUOLUMNE COUNTY, CA. IT WAS INCORPORATED AS CAMP CEDARBROOK, INC. ON NOVEMBER 28, 1962. THE PURPOSE OF THE TRUST AND CORPORATION WERE THE SAME. ALL 5 TRUSTEES WERE THE SAME AS THE CORPORATE DIRECTORS UNTIL FEBRUARY 8, 1967. THE TRUST TERMINATED TO GIVE THE PROPERTY TO THE CORPORATION. THE GRANTEE WAS CAMP CEDARBROOK, INC. A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION.

RECORDED ON AUGUST 9, 1976 IN VOL. 467, PAGE 586 WAS A BOUNDARY AGREEMENT DATED MAY 24, 1976 WITH THE ODD FELLOWS SIERRA RECREATION ASSOCIATION AND THE TRUSTEES OF CAMP

SCOUTS-081

CEDARBROOK. THE TRUSTEES WERE B. J. CARTER, ANNE B. DIAMENT, W. GARFINKLE, A. KIDDER AND CLINTON W. HOWEY. THE RECORDATION REFERRED TO A SURVEY IN AUGUST, 1975 BY A LICENSED LAND SURVEYOR. IT ALSO REFERS TO THE BOOK OF SURVEYS OF TUOLUMNE COUNTY, BOOK 19, PAGE 27 & 28, RECORD OF SURVRY. ONE OF THE NOTARIES WAS CLARE COFFEY.

BOTH LOCATIONS WERE TRANSFERRED BY A CORPORATION GRANT DEED ON BOOK 149, PAGE 171 RECORDED OCTOBER 31, 1962. THE ATTORNEY WAS DICKEY & DICKY, 2329 SANTA CLARA AVE., ALAMEDA, CA. THE GRANTOR WAS GIRL SCOUTS, ALAMEDA COUNCIL, INC. THE GRANTEE WAS THELMA F. DYKE, MARY C. ESSEX, ALWYN C. GILLARD, NANCY MARTIN AND WANDA STARR, TRUSTEES OF CAMP CEDARBROOK. IT REFERRED TO THE 2 PROPERTTES COMMONLY KNOWN AS CAMP CEDARBROOK.

THE TRUST AGREEMENT WAS RECORDED OCTOBER 24, 1962 ON VOL. 150, PAGE 57. THE DONOR WAS GIRL SCOUTS, ALAMEDA COUNCIL, INC. THE DONEE WAS TRUSTEES OF CAMP CEDARBROOK. IT TRANSFERRED BOTH LOCATION IN 4 PARCELS PLUS \$8,000. THE ATTORNEY WAS DICKEY & DICKEY, 2329 SANTA CLARA AVE., ALAMEDA, CA. THE PRESIDENT WAS MARY C. ESSEX. THE SECRETARY WAS JOAN L. FRAYHER. THE PURPOSE OF THE TRUST WAS TO BENEFIT YOUNG GIRLS IN THE CITY OF ALAMEDA, CALIFORNIA. IT WAS AIMED TO KEEP THE CAMP IN ALAMEDA CONTROL. THE TRUSTEES WERE EMPOWERED TO RUN THE CAMP AS IF THEY OWNED IT. TRUSTEE TERMS WERE SET AT 1-3 YEARS. THEY WERE TO THEN RUN FOR 3 MORE YEARS. ANY NEW TRUSTEES MUST HAVE BEEN A MEMBER OF GIRL SCOUTS, ALAMEDA COUNCIL, INC.

THE ONE SMALLER PROPERTY NOW COMMONLY KNOWN AS DOGWOOD IS ACTUALLY 3 PARCELS. THEY ARE NEAR SUGAR PINE CREEK, A 40' WIDE ROAD TO SLEDGE MINES AND HAVE IN THE PAST BEEN KNOWN AS "ICE POND."

THE 3 PARCELS KNOWN AS DOGWOOD WERE PURCHASED BY THE GIRL SCOUTS, ALAMEDA COUNCIL, INC. FROM EDWIN E. CHARLES AND HIS WIFE. A SINGLE DEED FOR THE 3 PARCELS OF DOGWOOD WERE RECORDED ON SEPTEMBER 23, 1953 IN BOOK 58, PAGE 332. THE DEED REFERRED TO BUILDINGS BRING ON THE PROPERTY. THERE WAS AN OLD HOUSE ON THE PROPERTY WHEN THE ALAMEDA BOY SCOUTS TOOK IT OVER IN THE EARLY 1970'S.

THERE WAS A DEED OF TRUST DATED AUGUST 27, 1953, RECORDED SEPTEMBER 23, 1953, BOOK 62, PAGE 178. THE GIRL SCOUTS OWED \$1,000 ON THE 3 PARCKLS OF DOGWOOD TO EDWIN E. CHARLES. THE ALAMEDA GIRL SCOUTS PRESIDENT WAS MRS. F. MCCARTHY. THE SECRETARY WAS MRS. JACK SUTHERLAND. THE NOTARY WAS RANDAL F. DICKEY, JR. THE TRUSTEE WAS AMERICAN TRUST CO.

THAT DEED OF TRUST WAS SOON TO BE PAID OFF. A DEED OF RECONVEYANCE WAS RECORDED JANUARY 15, 1954, VOL. 62, PAGE 362.

MR. & MRS. CHARLES HAD OWNED THE 3 PARCELS OF DOGWOOD FOR SOME YEARS PRIOR TO SELLING THEM TO THE GIRL SCOUTS. MR. CHARLES LIVED IN SAN FRANCISCO, CA. 2 OF THE PARCELS THEY HAD OWNED LONGER THAN ANOTHER ONE. A PARCEL OF .31 ACRE WAS PURCHASED FROM E. O. SYLVESTER IN A DEED RECORDED SEPTEMBER 29, 1941, VOL. 20, PAGE 376. THE DEED WAS REFERRED TO AS AN INDENTURE DATED AUGUST 28, 1941. MR. SYLVESTER WAS OF SYLVAN LODGE, TUOLUMNE COUNTY, CA. HE WAS A LARGE PROPERTY OWNER IN TUOLUMNE COUNTY. HE WAS INVOLVED IN TIMBER, REAL ESTATE AND MINING. HE PURCHASED A LARGE TRACT OF TIMBER IN 1921. HE WAS ACTIVELY INVOLVED IN LOCATING MINING CLAIMS IN 1929. HE WAS FORECLOSING ON PROPERTY IN 1931. WHEN HE DIED ON AUGUST 13, 1946 HE WAS SINGLE AND LIVED IN SAN JOAQUIN COUNTY, CA. HE LEFT ALL OF HIS REMAINING PROPERTY TO IDA GRAVES, HIS SISTER, OF STOCKTON, CA.

EDWIN E. CHARLES BOUGHT THE OTHER 2 PARCEL PARCELS OF DOGWOOD FROM MARY J. & CHARLES D. BLAINE, HUSBAND & WIFE. THE DEED WAS RECORDED AUGUST 20, 1940 IN VOL. 15, PAGE 490.

A DEED OF RECONVEYANCE WAS RECORDED AUGUST 20, 1940, VOL. 19, PAGE 55. IT WAS DATED AUGUST 14, 1940. THE TRUSTEE WAS MODESTO TITLE CO. THE LOAN WAS PAID OFF. THE ORIGINAL LOAN WAS DATED MARCH 13, 1934 AND RECORDED MARCH 17, 1934, VOL. 14 BOOK OF DEEDS, PAGE 295.

OF THE 2 PARCELS, ONE IS A 3 ACRE PARCEL REFERRED TO AS THE "ICE POND." THE OTHER IS A 1 1/5 ACRE PARCEL. A THIRD IS .31 ACRE.

THE 1 1/5 ACRE PARCEL WAS MENTIONED IN A DEED DATED JULY 16, 1932. IT TRANSFERRED THE PARCEL FROM CHARLES D. BLAINE TO MARY J. BLAINE. IT WAS RECORDED SEPTEMBER 16, 1932 IN VOL. 97, PAGE 499.

THE 1 1/5 ACRE PARCEL WAS PURCHASED BY MARY J. & CHARLES D. BLAINE OF MODESTO, CA FROM E. O. SYLVESTER. THE DEED WAS DATED AUGUST 12, 1929. IT WAS RECORDED MARCH 3, 1930, BOOK 96, PAGE 59.

I WAS UNABLE TO FIND MR. SYLVESTER'S ACQUISITION OF THE 1 1/5 ACRE PARCEL. IN A SEARCH OF THE TUOLUMNE COUNTY RECORDS BACK TO 1855 IT WAS NOT APPARENT AS TO HOW OR WHEN MR. SYLVESTER ACQUIRED THE PARCEL.

CHARLES D. & MARY J. BLAINE PURCHASED THE 3 ACRE "ICE POND" PARCEL IN A DEED DATED NOVEMBER 6, 1923 FROM WILLIAM N. & MATTIE SLEDGE OF TUOLUMNE COUNTY, CA. THE SLEDGES WERE IN THE MINING BUSINESS. THEY ALSO HAD AN ADDRESS IN SAN FRANCISCO. THE DEED WAS IN BOOK 86, PAGE 250. REFERENCE IS MADE TO THAT PARCEL BEING EXEMPTED IN CONVEYANCE OF JULY 15, 1899, RECORDED IN DEED 41, PAGE 219 FRANK E. & ANNIE E. JASPER, HUSBAND & WIFE TO B. A. SMITH.

WILLIAM N. SLEDGE PURCHASED THE 3 ACRE "ICE POND" FROM E. H. JASPER, E. T. JASPER AND SAREPTA B. JASPER, WIFE OF E. H. JASPER. THAT TRANSFER WAS RECORDED NOVEMBER 9, 1923, DEED 86, PAGE 249. THE DEED WAS DATED OCTOBER 30, 1923. IT REFERRED TO THE PARCEL AS BEING ALONG SUGAR PINE CREEK.

THE JASPER FAMILY OWNED THE 3 ACRE "ICE POND" FOR SOME TIME. A DEED DATED JANUARY 11, 1905 TRANSFERRED A 2/3 INTEREST FROM FRANK E. & ANNIE L. JASPER OF TUOLUMNE COUNTY, CA TO E. T. JASPER & E. H. JASPER OF TUOLUMNE COUNTY, CA. IT WAS RECORDED FEBRUARY 9, 1905 IN DEEDS 57, PAGE 524. IT REFERRED TO THE PARCEL AS BEING A PORTION OF THE PLACER MINING CLAIM KNOWN AS THE "LAST CHANCE PLACER MINING CLAIM." THE PROPERTY WAS PLACED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, T3N, R16E. THE MINE HAD BEEN APPROXIMATELY 30 ACRES LESS THE 27 ACRES SOLD TO B. A. SMITH IN JULY 15, 1899 BY FRANK & ANNIE JASPER AS RECORDED IN VOL. 41, PAGE 219. THE REMAINING 3 ACRES WHICH ARE BEING DISCUSSED HERE ARE DESCRIBED AS BEING IN THE NORTHEAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, EXTENDING ALONG SUGAR PINE CREEK, KNOWN AS "JASPERS ICE POND."

THE PROPERTY WHICH WAS TO BECOME THE 3 ACRE "ICE POND" WAS REMOVED FROM THE PUBLIC DOMAIN BY A MINERAL PATENT DATED SEPTEMBER 13, 1898. IT BECAME THE PRIVATE PROPERTY OF FRANK E. JASPER AND ANNIE L. JASPER. IT WAS PATENT NUMBER 30404 OF THE GENERAL LAND OFFICE, STOCKTON, CA. IT WAS A PLACER MINE KNOWN AS THE LAST CHANCE PLACER MINING CLAIM. IT WAS ABOUT 30 ACRES AND LOCATED IN THE TUOLUMNE MINING DISTRICT. IT WAS DESCRIBED AS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, T3N, R16E.

THE LAST CHANCE PLACER MINING CLAIM HAS PROBABLY BEEN AN UNPATENTED MINING CLAIM FOR AT LEAST 5 YEARS PRIOR TO 1898. FURTHER EXAMINATION OF THE TUOLUMNE COUNTY RECORDS, MINING DISTRICT RECORDS AND FEDERAL LAND OFFICE RECORDS MIGHT WELL REVEAL ADDITIONAL INFORMATION ABOUT THIS PROPERTY.

WE NOW RETURN TO THE .31 ACRES PARCEL WHICH MR. & MRS. EDWIN E. CHARLES HAD PURCHASED FROM E. O. SYLVESTER ON SEPTEMBER 29, 1941. AN EXAMINATION OF THE TUOLUMNE COUNTY RECORDS BACK TO 1855 DOES NOT SHOW MR. SYLVESTER'S ACQUISITION OF THE PROPERTY.

THIS RECORD OF THE REAL ESTATE RECORD LEFT THE MAIN CAMP IN THE POSSESSION OF THE ALAMEDA GIRL SCOUTS. GIRL SCOUTS, ALAMEDA COUNCIL, A CALIFORNIA CORPORATION PURCHASED THE PROPERTY FROM CONTRA COSTA COUNCIL, INC. BSA, CALIFORNIA CORPORATION. THE AGREEMENT WAS DATED JANUARY 31, 1948 AND RECORDED JUNE 14, 1948 OFFICIAL RECORDS VOL. 37, PAGE 238. THE CONTRA COSTA PRESIDENT WAS A. F. BRAY.

THE ALAMEDA GIRL SCOUTS OWED \$9,000 TO THE CONTRA COSTA BOY SCOUTS. THAT DEBT WAS SECURED BY A DEED OF TRUST RECORDED JUNE 14, 1948 VOL. 34, PAGE 398. THE DEBT WAS APPROVED AT A BOARD MEETING ON APRIL 14, 1948. THE ALAMEDA PRESIDENT WAS DOROTHY SJOLSETH. THE SECRETARY WAS JEAN L. BRENTON. THAT LOAN WAS PAID OFF AND A RECONVEYANCE RECORDED ON FEBRUARY 4, 1955 OFFICIAL RECORDS VOL. 69, PAGE 182.

IN ORDER FOR THE SALE FROM THE CONTRA COSTA BOY SCOUTS TO THE ALAMEDA GIRL SCOUTS TO TAKE PLACE THE CONTRA COSTA BOY SCOUTS RECORDED A CERTIFIED COPY OF RESOLUTION ON JUNE 14, 1948 IN OFFICIAL RECORDS VOL. 34, PAGE 397. THE CONTRA COSTA BOY SCOUT BOARD MEETING WAS ON DECEMBER 22, 1947. THE PRESIDENT WAS A. F. BRAY. THE SECRETARY WAS WALTER C. BEDELL. PRIOR TO THIS TIME THE CAMP WAS KNOWN AS CAMP CONTRA COSTA. IT WAS IMPROVED AND OPERATED AS A BOY SCOUT CAMP. IT DID NOT INCLUDE DOGWOOD UNTIL THE GIRL SCOUTS BOUGHT THAT PROPERTY.

THE CONTRA COSTA COUNCIL, INC. BSA BOUGHT THE PROPERTY FROM E. W. & DAISY D. MOYER, HUSBAND & WIFE IN A GRANT DEED DATED MARCH 20, 1930. THAT AGREEMENT WAS RECORDED APRIL 9, 1930 VOL. 95, PAGE 319. THE CONTRA COSTA BOY SCOUTS OWED MONEY TO THE MOYERS IN A DEED OF TRUST RECORDED APRIL 9, 1930, DEEDS VOL. 14, PAGE 16. THAT LOAN WAS PAID OFF AND A DEED OF RECONVEYANCE RECORDED JULY 26, 1934 IN VOL. 14, PAGE 349.

E. W. MOYER OF CONTRA COSTA COUNTY, CA HAD PURCHASED THE APPROXIMATELY 20 ACRE PARCEL FROM E. O. SYLVESTER. HE WAS AT THAT TIME UNMARRIED AND RESIDING IN STOCKTON, CA. THE DEED WAS DATED FEBRUARY 28, 1929 AND RECORDED JULY 26, 1929. AFTER EXAMINING THE TUOLUMNE COUNTY RECORDS BACK TO 1855 I AM NOT ABLE TO STATE THE DETAILS OF MR. SYLVESTER'S ACQUISITION OF THE MAIN PORTION OF WHAT WAS TO BECOME CAMP CEDARBROOK. MY OPINION HAS LONG BEEN THAT IS WAS ORIGINALLY A GOLD MINING CLAIM.

THERE HAVE BEEN PEOPLE IN THE AREA SINCE THE EARLY 1850'S. THE INDIANS WOULD HAVE BEEN THERE PRIOR TO THAT TIME. THE AREA BETWEEN LONG BARN AND CONFIDENCE WAS A MINING DISTRICT SINCE THE 1860'S. THE CURRENT ROAD ALONG THE RIDGE HAS BEEN STEADILY IMPROVED FOR AUTOMOBILES SINCE ABOUT 1914. PINECREST RESORT WAS OPENED IN 1917. THE PRIOR WAGON ROAD HAD BEEN BUILT TO PINECREST IN THE EARLY 1850'S AND OVER SONORA PASS IN THE 1860'S. IN THE 1850'S IT SERVED TO HELP BUILD THE WATER SYSTEM. IN THE 1860'S IT WAS EXTENDED TO SERVE THE MINES AT BODIE. IT HAD FALLEN INTO DISREPAIR BEFORE 1914. THERE HAD BEEN A RAILROAD NEAR LONG BARN FROM 1906 UNTIL ABOUT 1913. IT WAS THE NARROW GAUGE EMPIRE CITY LUMBER RAILROAD. EMPIRE CITY WAS LOCATED AT BROWNES MEADOW IN THE CANYON OF THE NORTH FORK OF THE TUOLUMNE RIVER BELOW LITTLE SWEDEN. THERE WAS A STANDARD GAUGE LOGGING RAILROAD DOWN IN THE CANYON AT LYONS DAM FROM ABOUT 1906 UNTIL 1965. LONG BARN WAS NAMED BECAUSE OF THE LONG BARNS WHICH S. S. BRADFORD AND OTHERS KEPT ANIMALS IN. THEY HAULED LUMBER OUT OF EMPIRE CITY FROM ABOUT 1895 UNTIL THE RAILROAD WAS PUT INTO SERVICE IN 1906. THEY WOULD PROBABLY HAVE USED THE MEADOW NEAR CAMP CEDARBROOK AS A PASTURE.

THE REFERENCES IN THE PAPER REFERRING TO BOOKS, VOLUMES, PAGES, ETC. ARE THE SYSTEMS OF RECORDS IN THE TUOLUMNE COUNTY RECORDERS OFFICE IN THE COUNTY SEAT IN SONORA, CA.