This year marks the 30th anniversary of the purchase of the Anderson Marsh State Historic Park

PIPE DREAMS:
A timeline of events that led to the purchase of the Anderson Marsh State Historic Park.

John Parker  
2012

1972
Spring 1972, John Parker recorded his first archaeological site at Anderson Marsh for a class at Sonoma State University during spring break vacation.

1976
Summer 1976, at the age of 23, John Parker moved to Lake County, renting a house on Cache Creek across from Anderson Marsh. His family had long-term ties to the area. His mother grew up in Geyserville where his great grandparents owned a winery before prohibition. He had two great uncles who lived in Lake County.

November 1976, Parker obtained written permission from Ray Lyon (Anderson Ranch owner) and two other landowners to record archaeological sites on the property for another class project.

1977
January 1977, Parker received his Bachelors Degree from Sonoma State University.

Law Suit filed over the draining of Anderson Marsh

Anderson Marsh Owner Ray Lyon applied for a permit to fix old levees to drain the marsh. State Fish and Game couldn't issue the permit as it would cut off boating access to the marsh; considered navigable waters, which are protected by public trust law. Mr. Lyon filed suit in Lake County against the State. The Lake County court sided with Lyon.

In 1980, the State appealed the case to the Supreme Court, where it was combined with other cases. In 1981, the Supreme Court overturned the lower court decision, making it clear that the area between high and low water along inland lakes and streams was considered a public trust area (as it is between high and low tide along the coast). Although a landowner may own to the low water line, uses of the area between high and low water must be compatible with the public trust.

Parker leads crew to record sites around Anderson Marsh

February 1977, As part of the State's court case, Sonoma State University received a contract from the State Attorney General's Office to conduct an archaeological inspection of Anderson Marsh. Living on Cache Creek, Mr. Parker was called on to direct the fieldwork. Six archaeology students (Richard Stradford, John Milborn, DeMichael, Nelson Thompson, Steve Stoddard, and Barry Price) and a local resident (Don Branscomb) made up the crew, recording 48 archaeological sites on 1000 acres, the highest density of sites any of them had ever seen.
April 1977, Parker was again hired by Sonoma State University to conduct an archaeological evaluation of the proposed Corps of Engineers Cache Creek Basin Project; a plan to construct a concrete bypass channel around Cache Creek through Anderson Marsh and Anderson Ranch (part of the plumbing for the ill-fated Peripheral Canal Project).

Summer 1977, Parker visits Indian Island with Archaeologists Tom Kaufman and Charla Meacham. He kicks around the idea of turning the island into an Archaeological Research Center.

**Pipe Dream #1: Put Anderson Marsh on the National Register of Historic Places**

**1978**

Parker took a 6-month position as a Caltrans archaeologist in Sacramento.

February 27, 1978, Appearing before the County Board of Supervisors, Parker explained that he was in the process of nominating the Anderson Marsh archaeological sites to the National Register of Historic Places. He explained the economic benefits that owners of such properties can receive.

March 21, 1978, Parker completed the forms to nominate Anderson Marsh to the National Register and submitted them to the State Office of Historic Preservation along with a letter of support from Jim Brown, III (Director, Elem Tribal Office).

May 10, 1978, The State Historical Resources Commission voted unanimously to approve the Anderson Marsh Archaeological District Nomination and pass it along to the U.S. Dept. of the Interior for final consideration for National Register listing.

August 24, 1978, The Anderson Marsh Archaeological District was added to the National Register of Historic Places.

**Pipe Dream #2: Purchase Indian Island as the Dodd Cultural Resource Center**

**1979**


Hearing that Indian Island (part of the Anderson Marsh Archaeological District) was for sale, Parker decided to look into buying the island and setting it up as an archaeological research center. The owner, Helen Dodd was fairly wealthy. During the 1940’s and 1950’s she lived on the Island with her husband. When her husband died, Mrs. Dodd had the main house
and guest house burned to the ground and moved into the Anchorage Inn hotel that she owned in Lakeport.

The State Office of Historic Preservation (OHP) offered grants to help purchase National Register properties. Parker wrote to Helen Dodd and presented 2 real estate offers; 1) that she donate the island as a tax write-off to a non-profit historical organization, and 2) that a non-profit group (see below) purchase the Island for $150,000 in 3 annual payments of $50,000 (based on grant funding through the OHP). In his letter, Parker suggested naming the Island the H.C. Dodd Cultural Resource Center.

A response from Mrs. Dodd’s accountant indicated she wasn’t wealthy enough to benefit from a donation and, due to her advanced age, a 3-year purchase agreement was not acceptable.

March 1979, Parker formed the Clear Lake Cultural Resource Awareness Group (Lake County residents interested in increasing public awareness of the value and sensitivity of archaeological sites and Native American culture). Members included Paul and Phyllis Tapia, Gerry DeFries, Joyce and Richard Anderson, Jim Brown III, John Walters, Bruce Cochran, and Jay Flaherty.

March 9, 1979, Parker and the Clear Lake Cultural Resource Awareness Group sent a letter to Robert Watt (Bank of Lake County), to explore the possibility of the Bank buying Indian Island from Mrs. Dodd and holding it in trust for 3 years until the OHP grant funds had come through.

Mrs. Dodd died two months later and Indian Island went to a new owner as stipulated in her will. (note: Indian Island is still not part of the Anderson Marsh State Historic Park)

Pipe Dream #3: Purchase all of the Anderson Marsh Archaeological District

When the Indian Island purchase fell through, Parker approached the Nature Conservancy and the Audubon Society hoping they might purchase all of Anderson Marsh. Though both were interested in seeing the area preserved, they had limited funding and were not focused on protecting archaeological sites.

April 1979, California State Parks was sponsoring a bond act to go before the voters in 1980. To get support, State Parks asked the public to suggest new park projects to be included in the bond act. Dwight Dutschke (OHP) suggested that Parker nominate the area to the State Park Commission for purchase. Parker spent 3 weeks weighing the positive and negative aspects of Anderson Marsh becoming a State Park (State Parks was not known for its ability to protect sensitive archaeological sites). Dwight indicated that State Parks had developed a new "cultural preserve" classification that might help protect the sensitive resources.

Parker suggests that State Parks purchase Anderson Marsh

April 24, 1979, Parker held the first meeting discussing the possibility of Anderson Marsh being purchased as a new State Park. Attending were six State Park representatives, three Fish and Game representatives, two Lake County Office of Education representatives, two representatives from the Army Corps of Engineers, County Supervisor, County Planning Commissioner, County Lakebed Manager, President of the local Audubon Society, and Jim Brown, III (Elem Indian Colony). A follow-up meeting was held May 17.

May 16, 1979, State Park Archaeologist Larry Felton told Parker that Anderson Marsh had been placed on a State Park acquisition list to be purchased as a Cultural Preserve. He said that it might not happen until 1982/83 but that political pressure might help move the process along.
May 19, 1979 Parker gave a talk about the park at the Western Regional Audubon Society Meeting. He also gave slide shows to the Redbud Audubon Society, Lake County Historical Society and several civic clubs.

May 21, 1979, Dub Baker of Nutmeg Street Inc. applied to the Corps of Engineers for a permit to place fill in wetlands on Garner Island (part of Anderson Marsh) to allow the development of a 250-space mobile home park. (See Additional Information section at the end of this report)


September 1979, Parker enrolled in the Anthropology Ph.D. program at U.C. Davis.

October 23, 1979, Corps of Engineers denied Dub Baker’s request to place fill on Garner Island. (See Additional Information section at the end of this report)

1980

January 1980, Parker took the test to be placed on the hiring list to become a State Park archaeologist. The next step was to be interviewed to determine his placement on the list.

February 1, 1980, With the Lyon VS. State of California land use case still undecided (see 1977 above), the Calif. Attorney General sent a letter to the State Parks Director telling him, "take no action leading toward the acquisition of Anderson Marsh without prior consultation with this office and our client agencies, the State Lands Commission and the Dept. of Fish and Game."

March 20, 1980, Ray Lyon's attorney sent a letter to the State Attorney General outlining plans to place 2-foot dykes, grade, and rip soils to a depth of 18 inches in and around Anderson Marsh in preparation for rice farming.

March 21, 1980, Ed Rogers (Lake County Chamber of Commerce Manager) wrote letter in support of the Anderson Marsh park acquisition.

April 29, 1980, Parker gave a presentation to the County Board of Supervisors who unanimously passed a resolution in support of the Anderson Marsh park acquisition.
Parker presents Anderson Marsh purchase idea to State Park Commission

April 30, 1980, Parker formally presented a proposal for the acquisition of the Anderson Marsh Archaeological District to the State Park Commission.

May 30, 1980, As a "Plan B", Parker started the ball rolling for Anderson Marsh to be purchased as a National Park by organizing a pontoon boat tour and media day for U.S. Congressmen, State legislators, the U.S. Department of the Interior staff, the Audubon Regional Director, the Deputy Director of State Parks, County Supervisors, and KCRA Ch 3 (Sacramento).

The State Personnel Board decided to set May 30 as the interview day for Parker's placement on the state archaeologist hiring list. The Personnel Board refused to change the date and Parker had to choose between leading the Anderson Marsh tour or a job as a state archaeologist. He chose the marsh over the interview and the state archaeologist hiring list was not open to the public for another 10 years.

June 3, 1980, Parker wrote to the Lake County Planning Director suggesting that the County General Plan include a "Cultural Resource Element".

June 16, 1980, Parker directed test excavations to determine the boundaries of nine Anderson Marsh prehistoric sites for the State Attorney General's Office. Assisting in the field were Nelson (Scotty) Thompson, Chris Porter, Steve Stoddard, Pat Mikkelsen, and Mary Manning.

August 15, 1980, Parker led a tour of the park area for State Park representatives (Bobbie Garcia, Dick Troy, Bud Getty, and John Foster), Attorney General representative (Steven Mills), and Fish and Game representative (Larry Week).

August 19, 1980, At the urging of Ed Rogers (Chamber of Commerce) and John Parker, the County Board of Supervisors decided to reverse their 1978 resolution in support of Corps of Engineers studies for a Cache Creek bypass channel through Anderson Marsh. They realized that such a bypass conflicted with the preservation of the area as a State Park. Supervisors Bill Whalen, Dot Wilcox, and Walt Wilcox voted for the change and directed that a
letter be sent to Congressman Don Clausen’s office in support of the Anderson Marsh Park purchase.

November 1980, Lake County elections change the makeup of the Board of Supervisors. The Board swings from being preservation-oriented to being development-oriented. Dot Wilcox, Bill Whalen, and Mary Waterman are replaced by Carl Larson, Jesse Combs, and Howard Day.

Anderson Marsh officially listed for purchase by State Parks

1981

January 7, 1981, Anderson Marsh is officially listed as a possible acquisition under the "History" category in the "Mission 1990" report to the State Park Commission. Unfortunately, only 73 of the 150 proposed projects were selected for funding under the 1980 Bond Act. Anderson Marsh was put on a supplemental list with 27 other projects to be funded if money was left over.

February 1981, Landowners in the area immediately reacted to the possible park purchase. One decided to donate 240 acres to the National Audubon Society as the McVicker preserve. However, most had bought property as investments. To increase the value of the agricultural land, they began applying for development permits, changes in zoning, and requesting annexation into the sewer district.

Due to its low priority on Park purchase list, Parker was afraid landowners would get their permits before state funding was approved for the park. If permits were granted, this would increase the value of the land beyond what the state could afford.

Desperate for a solution, Parker made an appointment to meet Doug Bosco (Lake County’s Assemblyman) in Sacramento. He hoped Bosco might author a bill to fund the park purchase. He had nothing to lose.

Parker explained the situation to Assemblyman Bosco. After hearing the dilemma, Bosco picked up his phone and called the State Park Director suggesting that Anderson Marsh be moved upward on the acquisition list.

Unknown to Parker, Assemblyman Bosco chaired the committee that voted on the State Park budget every year and it was almost time for budget hearings. The State Park Director wanted to make sure Assemblyman Bosco was happy.

Within one week, Anderson Marsh was ranked #5 and State Park staff started conducting real estate assessments to move the project forward.

April 3, 1981, Parker gave a talk to the Redbud Audubon Society (Florence Chapman, Lavon Jakobson, Anne Tomaja president)

April 21, 1981, At a public hearing filled with park purchase supporters, the new Board of Supervisors voted 4 to 1 on a resolution denying Dub Baker's request for Garner Island to be added to the sewer district (this would have been the first step toward a high density housing tract on the Island).

Two weeks later, one of the supervisors instructed planning staff to proceed with the sewer district paperwork anyway. (See May, 1982 for the public’s reaction to this political conflict of interest)

May 19, 1981, At a sparsely attended public hearing, Supervisor Howard Day suggested the Board reconsider its decision denying Dub Baker's request for Garner Island to be added to the
sewer district. Supervisors Ray Couch, Jesse Combs, Howard Day, and Carl Larson agreed that they should reconsider the matter. (See Additional Information section at the end of this report)

In response to owner/developer requests, the Supervisors managed to change land use designations on several Anderson Marsh parcels from "agriculture" to "suburban reserve" and "suburban residential".

**State Appropriates $2,000,000 for purchase of Anderson Marsh**

May 1981, State Assemblyman Doug Bosco made a motion to use $2 million from the Energy Resources Fund to buy Anderson Marsh.

September 1981, Parker received his Masters Degree in Anthropology from U.C. Davis and was told he wasn't Ph.D. material.

**State budget deficit takes Anderson Marsh funding**

November 1981, California went bankrupt and Governor Brown froze the Energy Resources Fund. The funds set aside for Anderson Marsh went into the state general fund to take care of the deficit.

**1982**

A change in the makeup of the Lake County Chamber of Commerce Board caused a shift from being pro-tourism to being pro-industrial development. Unaware of the change, Parker was invited by Ed Rogers to give a presentation at the Chamber's annual meeting. At the end of his talk, he presented a resolution in support of the park purchase for the Chamber's consideration. He was told that the Chamber Board had already voted 6 to 4 against a resolution supporting the park purchase. One Chamber member told Parker that they hoped for an industrial park to be built on the property. Soon after, the Chamber Board fired general manager Ed Rogers.

The California Conference of Historical Societies wrote a letter of support for the Anderson Marsh Park purchase.

May 11, 1982, Ray Lyon applied to have some of the Anderson Ranch added to the sewer district. He also applied for a general plan amendment to allow 1,000 homes to be built on the property.

May 1982, A recall campaign was started against Supervisor Howard Day by Tom Burgess, Clyde Maddox, Mildred Ward, Al Payne, and Sandra Pearson. The allegations included conflict of interest, because Day initiated and voted on Anderson Marsh land use decisions even though he was a director of the title company that held title to parcels in the area, including Garner Island (see above listings under April 21, 1981, May 19, 1981, May 21, 1979, and October 23, 1979).

Mr. Day filed a $3 million libel suit against the recall committee and anyone who signed the recall petitions. This prevented the committee from getting enough signatures for the recall. The court heard the libel case and issued a summary judgment against Mr. Day indicating that "recall" is a protected part of the electoral process. The recall committee turned around and brought suit against Howard Day and his attorney Fredrick Crump for malicious prosecution and harassment, asking for $1.75 million in damages (See Additional Information section at the end of this report).

May 23, 1982 Parker gave a presentation to the Lake County Historical Society who unanimously passed a resolution in support of State Park acquisition.
Spring and Summer 1982, Parker spent several days rowing up and down Cache Creek posting signs and passing out flyers asking tourists to contact the governor and legislature in support of the Anderson Marsh purchase. The flyers and posters were funded by the Redbud Audubon Society. Local resorts passed out the flyers to their guests.

June 6, 1982, Nelson Hopper of the Big Valley Village Association sent a letter in support of the Anderson Marsh State Park purchase on behalf of the Lake County Native American Community.

June 7, 1982 Parker gave a presentation to the Clearlake City Council who unanimously passed resolution in support of State Park acquisition.

June 14, 1982, A letter of support for the Anderson Marsh Park was sent from the Elem Indian Colony.

**State Appropriates $3,118,000 for Anderson Marsh purchase (reflecting a $1 million increase in land values obtained by the owners since 1981)**

July 13, 1982, Final day of State budget hearings, including funding for Anderson Marsh. Parker left Lake County at 5:00 am to get to the Sacramento hearings at 7:00 am. All day, legislators cycled into the Assembly Resources and Transportation Subcommittee hearing to promote their pet projects. It appeared that Assemblyman Doug Bosco was deliberately ignoring the Anderson Marsh project. 12:00 lunch... 3:00 break... 6:00 pm everyone tired. At 7:00 pm, with just a few items left on the agenda, Bosco suggested that the committee approve the rest as was recommended by the Senate. The vote was unanimous. Anderson Marsh was one of those items already approved by the Senate.

Park Director Pete Dangermond smiled at Parker saying "Well, you got the money for Anderson Marsh." Parker’s response was "Yes, but its a long way between money appropriated and money spent, as we saw last year."

Bosco later confided that he had deliberately put off bringing up Anderson Marsh because one of the committee members disagreed with the funding for the park. Bosco was waiting, hoping that committee member would leave the room so he could bring up the Anderson Marsh funding.

July 28, 1982, Parker wrote to the new County Board of Supervisors requesting to be placed on agenda to make a presentation about the park purchase. In a response letter, Supervisor Howard Day denied Parker a spot on the agenda listing 2 reasons: 1) "you have not identified your employer in this matter", and 2) you indicate that "you hope to influence the Board of Supervisors in a possible decision of land use."

Parker’s response to Mr. Day indicated that his activities concerning the proposed park were not subsidized by any business or organization and that he failed to see what difference it made who his employer was. He indicated that he was in no position to influence the value of anyone’s land but pointed out that letters sent to the Board by Ray Lyon were definitely "designed to influence the Board of Supervisors in a possible decision of land use."

**The Last Stand: A park or subdivision? It was up to the people of Lake County.**

July 29, 1982 was the Planning Commission hearing date for Ray Lyon’s General Plan Amendment to allow 1,000 homes at Anderson Marsh. This was critical. If approved, the state funding would not be enough to purchase the park.

Parker called all the agencies receiving the planning information packets to remind them to send in their comments. Parker’s parents circulated a petition in their neighborhood next to
the marsh opposing the General Plan amendment. They got 76 signatures from homeowners. Parker went on Paula Glendinning's radio talk show to encourage people to attend the hearing.

If the people of Lake County wanted the park, they would have to come to the hearing and let the Planning Commission know.

When Parker walked through the doors into the public hearing chambers, he was amazed to see that it was standing-room only. More than 140 people turned out to support the park, including representatives from State Parks, Fish and Game, State Lands Division, the Farm Bureau president, the Native American community, Historical Society and the Audubon Society.

Owner/developer Ray Lyon did not attend. After public comments were heard, Mr. Lyon talked to his representative Carol Sheppard by phone and instructed her to ask for an extension of time. The Planning Commission could not legally grant an extension, so Mr. Lyon withdrew his application.

August 3, 1982, the Inter-Tribal Council of California sent a letter of support for the Anderson Marsh Park purchase.

**State Park purchase begins.**

September 23, 1982, State Parks finalized negotiations for the purchase of the first 700 acres of the proposed 1000-acre cultural preserve State Park. The owner of Indian Island refuses to sell to State Parks.
November 23, 1982  In a 3 to 0 vote, Parker received a resolution of commendation from the Lake County Board of Supervisors (Jesse Combs and Howard Day not voting).

1983  Parker is 29 years old

February 1983, Parker formed the non-profit Cultural Heritage Council (CHC) and served as President. The council’s goals were the preservation and interpretation of cultural resources. The council consisted of a Board of Directors, an Executive Council, and three special activity groups; Friends of Anderson Marsh, Native American Cultural Association, and the Konocti Archaeological Association.

CHC directors included Native Americans Cecil Brown (Board Chairman), Elvina Brown (Habenapo Pomo), and Nelson Hopper (Big Valley Village Association). Other directors were Dr. Paul Baldwin (ornithologist), Dr. Dave Fredrickson (Archaeologist), Dr. Weldon Parker (Education), Dr. Judith Luchsinger (Superintendent of Schools), Dan Taylor (Biologist), Hason Johnson (CPA), Rev. Robert Wilson, and Hope Hamilton (Secretary/treasurer).

October 15, 1983, Dedication ceremonies for the Anderson Marsh park were held at the Anderson Ranch House. At least 3,000 people attended.

1984

March 29, 1984, Parker is awarded a Certificate of Appreciation from the Society for California Archaeology for his work in protecting the archaeological sites at Anderson Marsh (he was not at the meeting to accept the award because he couldn’t afford to attend and no one told him about it).

1985

June 14, 1985, State Park Commission officially names and classifies the Anderson Marsh project as the Anderson Marsh State Historic Park.

September 1985, Dr. Rainer Berger (Chairman of the UCLA Archaeology Program) invites Parker to Los Angeles to complete his Ph.D. (conferred in 1994).

**PARTIAL LIST OF THOSE WHO TOOK THE TIME TO ACTIVELY SUPPORT AND LOBBY DURING THE PERIOD LEADING UP TO THE PARK PURCHASE.**

State Assemblyman Doug Bosco
State Senator Barry Keene
State Native American Heritage Commission: Victoria Roberts
State Park Employees: Pete Dangermond, Jr., Jack Chatfield, Bud Getty, Bobbie Garcia, Dick Troy, John Foster
State Fish and Game Employees: Larry Week, Alan Buckman
State Attorney General Employees: Steve Mills
Conference of California Historical Societies
Lake County Board of Supervisors (pre-1981): Ray Mostin, Bill Whalen, Mary Waterman, Dot Wilcox, Walt Wilcox
Lake County Chamber of Commerce (pre-1982)
Lake County Office of Education: Judy Luchsinger, Gerry DeFries
Lake County Farm Bureau
Lake County Historical Society
Lake County Arts Council
Redbud Audubon Society: Florence Chapman, LaVon Jakobson, Anne Tomaja
National Audubon Society (Western Region): Glen Olson, Dan Taylor
Inter-Tribal Council of California
Elem Indian Colony
Lakeport Rotary
Lakeport Kiwanis
Clearlake City Council
Clearlake Rotary
Organization of Retired Federal Employees (Lake County Chapter)
Lake County Chapter AARP

Jim Brown, II and Elvina
Jim Brown, III
Bruce Cochran
Dave Fredrickson
Louise Galbraith
Roberta Hanchett
John Harbaugh
Nelson and Bernadine Hopper
Mary Jadiker
Noel Knight
Henry and Freda Mauldin
Winifred Minden
Robert Orlins

Additional Information

1986

June 2, 1986, The Howard Day recall/libel/and malicious prosecution case was still working its way through the court system (see May 1982 above). Day's attorney filed for summary judgment to dismiss the malicious prosecution charge. The charge was dismissed in Lake County court. The recall committee appealed the summary judgment and the Court of Appeal sided with the recall committee and found that Day did not establish that he had probable cause for initiating his libel case. The end result was that Day and Crump were forced to pay the recall committee damages. Both Howard Day and Clyde Maddox passed away of heart attacks. Stress related to this legal action may have been a contributing factor.

1988

May 1988, The State Attorney General charged "Dub" Baker with the 1981 grand theft of $300,000 involving the forgery of documents and checks in the sale of Garner Island (within Anderson Marsh) to a New York real estate company.
The case alleged that in 1978, "Dub" Baker and Don Brooks of Nutmeg Street Inc. bought Garner Island for $320,000. During 3 years, Baker submitted applications to Lake County Planning, Corps of Engineers, and Lakebed Management for development permits (all were denied). In 1981, the State Park real estate division appraised the land at $435,000. Dub Baker sold the island to his brother, Ken Baker for $600,000 (on paper only). Ken Baker came up with a buyer for the island at $800,000 (Mike Hardin, listed as president of Nutmeg Street Inc.). Hardin had no idea of the transaction though his name was used as the buyer "on paper". They were also negotiating with L.K. Kung (New York) to buy the island for $1.1 million. Baker and Brooks told Kung that they could develop 326 houses, a marina, restaurant and recreation club on the island. Kung bought the island for $1.1 million. The difference between the $800,000 and the $1.1 million was funneled into Baker and Brooks personal accounts (the $480,000 profit they must have received by selling the island to Mike Hardin apparently didn’t exist). They also convinced Kung that a bridge to the island was needed and billed his company $175,000 to build one. The actual cost of the bridge was less than $50,000. (See May 21, 1979, October 23, 1979, April 21, 1981 and May 19, 1981 above)

In the end, the Baker theft and forgery caused the State to spend much more for Garner Island than the appraised value of $435,000.

Other charges filed in the same case involved forgery and grand theft in the purchase and development of the Las Fuentes and Lakeside Heights properties in Lakeport. This forgery required the assistance of County Supervisor Jesse Combs and Howard Day's Colonial Title Company. The owners discovered that their $378,000 sale of the property to Baker was actually going to Jesse Combs and his wife at a "recorded" price of $680,000 (to inflate the perceived value of the property). Combs then turned over the property to Ken Baker. Combs construction company later got the $150,000 contract to grade the property. Ken Baker and Don Brooks told L.K. Kung (New York) that Baker had paid $1 million for the property. After a year, Baker defaulted on the $378,000 note. Kung agreed to purchase the property for $1 million. Baker convinced Kung’s development company to pay off the $378,000 note on the property that he had defaulted on. We are not sure who got the $622,000 net difference between what the property cost and what Kung bought it for.

1 The "White bridge" already existed connecting the Garner Island with the mainland. A few new pilings and beams were added.