

JUN 14 2019

David M. Tidwell - CSCREA #AG016742
PO Box 4163, Arcata CA 95518
Office (707) 822.9702 Cell (707) 407-5958

June 3, 2019

Mr. Tom DeAge
Humboldt County Public Works
1106 Second Street
Eureka, CA 95501

RE: Humboldt County 62 Seadrift

Attn. Mr. DeAge:

As requested, the appraisal report has been completed for the proposed lot line adjustment involving Humboldt County owned land involving Assessor Parcel #514-181-069 as located within the Moonstone Beach area. The appraisal report is attached. The following is a summary of the appraisal findings.

As of the effective date of this appraisal, the subject property Assessor Parcel #514-181-069 includes an encroachment that favors Assessor Parcel #514-181-006 located at 62 Seadrift Lane, Trinidad and that is owned by the Kip Stratt-McClure Trust. The encroachment includes a deck that was constructed over the boundary line and onto the subject parcel. A proposed lot line adjustment is being considered in order to cure the encroachment. A survey was conducted by Kolstad Land Surveyors to determine the area under consideration for acquisition within a lot line adjustment and to be conveyed to the benefit of Assessor Parcel #514-181-006.

The appraisal problem involves the determination of value of the subject parcel as a whole in the Before Condition, and the determination in value of the parcel as based on the proposed lot line adjustment impact and the After Condition. The value conclusion results in three reconciled values: 1. A value of the subject property as based on "as is" value prior to the lot line adjustment (Before Condition) 2. A value on the subject property as based upon the completion of a lot line adjustment as outlined within the survey provided to the appraiser by the client (After Condition); and 3. The diminution in value of the encroachment and the value of the area within the proposed lot line adjustment (Total Just Compensation).

In order to complete the assignment, the following Extraordinary Assumption has been made:

As of the effective date of this appraisal, the subject parcel includes split zoning. The eastern portion of the parcel is zoned Residential Single Family with a Rural Village General Plan Designation. As based upon a conversation with a planner at Humboldt County Planning and Building, the site has the *potential* to be developed to include a single family residence. For the purpose of this appraisal, the extraordinary assumption is made that the parcel can be developed to include a single family residence.

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The subject parcel includes an encroachment as of the effective date of this appraisal. The purpose of this appraisal is to determine the diminution in value of the subject property and the total just compensation of the area within the proposed lot line adjustment and area of encroachment. The following values are provided:

Before Condition Value Reconciliation

The estimate of fair market value can be supported and is reconciled at \$1,050,000 (rounded) or \$93,750 per acre or \$2.15 per square foot as based on the Sales Comparison Analysis.

Before Condition Site Size x reconciled \$/per square foot = value of parcel in Before Condition
488,171 square feet x \$2.15 per square foot = \$1,049,568.

After Condition Value Reconciliation

The subject parcel is an acreage ocean front acreage parcel and the typical market participant may not necessarily recognize the site difference of 614 square feet. The price per square foot of site area in the after condition would tend to be unchanged. The reconciled value opinion of the site after the lot line adjustment is as follows:

After Condition Site Size x reconciled \$/per square foot = value of parcel in After Condition
487,557 square feet x \$2.15 per square foot = \$1,048,248.

Diminution Value: Area in Proposed Lot Line Adjustment

The value of the 614 square foot area within the proposed lot line adjustment is reconciled as follows:

Value Before Condition: \$1,049,568

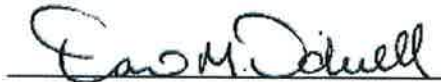
Value After Condition: \$1,048,248

Diminution Value: \$1,320

Total Just Compensation of Area in Proposed Lot Line Adjustment: \$1,320.

If you should have any questions, please contact my office.

Sincerely;



David M. Tidwell
#AG016742

APPRAISAL OF



Unimproved Ocean Front Acreage Parcel

LOCATED AT:

514-181-069
Trinidad, CA 95570

CLIENT:

Humboldt County Public Works
1106 Second Street
Eureka, CA, 95501

AS OF:

April 5, 2019

BY:

Kyler J. Tidwell
3004080

TABLE OF CONTENTS

Client: Humboldt County Public Works	File No.: t1904- 514-181-069-gparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA Zip: 95570

David M. Tidwell & Associates
Real Estate Appraisal Services



Order	1
Invoice	2
Title	3
Table of Contents	4
Letter of Transmittal	5
GPAR™ Land Appraisal (2010)	6
Addendum	11
USPAP 2014 with Type	15
Subject Photos (2 photos)	17
Subject Property Photo Addendum	18
Subject Property Photo Addendum	19
Comps 1,2,3 Photos	20
Comps 4,5,6 Photos	21
Plat Map	22
Plat Map Enlargement	23
Zone Map	24
Topographic Map	25
Encroachment Map: Area of Proposed Lot Line Adjustment	26
Aerial Map	27
Flood Map	28
Location Map	29

May 31, 2019

Tom DeAge
Humboldt County Public Works
1106 Second Street
Eureka, CA, 95501

File Number: t1904- 514-181-069-gparland

Attn: Mr. Tom DeAge:

In accordance with your request, I have appraised the real property at:

514-181-069
Trinidad, CA 95570

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of April 5, 2019 is:

\$1,050,000
One Million Fifty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,



Kyle J. Tidwell
3004080



David M. Tidwell
AG016742

dt/enc.

**Appraisal Report
Land Appraisal Report**

Humboldt County/Str
File No. t1904- 514-181-069-g

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

PURPOSE
 Client Name/Intended User **Humboldt County Public Works** E-mail **tdeage1@co.humboldt.ca.us**
 Client Address **1106 Second Street** City **Eureka** State **CA** Zip **95501**
 Additional Intended User(s) **See Attached Addendum.**
 Intended Use **See Attached Addendum.**

SUBJECT
 Property Address **514-181-069** City **Trinidad** State **CA** Zip **95570**
 Owner of Public Record **County of Humboldt** County **Humboldt**
 Legal Description **No Preliminary Title Report Received or Reviewed**
 Assessor's Parcel # **514-181-069** Tax Year **2018** R.E. Taxes \$ **482.00**
 Neighborhood Name **Greater Trinidad Neighborhood** Map Reference **41_0308,-124.1128** Census Tract **0102.00**
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Prior Sale/Transfer: Date _____ Price _____ Source(s) _____
 Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **According to a review of public records, the subject has not been sold or transferred within the year of the effective date of this appraisal. There have been no sale of the comparable properties used within the one year period prior to the current sale.**

SALES HISTORY
 Offerings, options and contracts as of the effective date of the appraisal **This appraiser is unaware of any offerings, options or contracts with respect to the subject property as of the effective date of value.**

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %		
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	1 %		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	200	Low	Multi-Family	%		
Neighborhood Boundaries	Quarry Road on the east, Pacific Ocean on the West, Moonstone Beach on the south, Big Lagoon on the north: Greater Trinidad Neighborhood			3000	High	Commercial	4 %		
Neighborhood Description	See Attached Addendum			500	Pred.	Other Vacant	25 %		

Market Conditions (including support for the above conclusions) **See Attached Addendum**

SITE
 Dimensions **Irregular: See Plat Map** Area **11.21 ac** Shape **Irregular: See Plat Map** View **PanoOcFront**
 Specific Zoning Classification **RS-X/NR/D,O,R** Zoning Description **Split Zoning - See Attached Addendum**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Highest and best use of the subject property **See Attached Addendum**

UTILITIES

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/> Not Developed	<input type="checkbox"/>	<input checked="" type="checkbox"/> Not Developed	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Not Developed	<input type="checkbox"/>	<input checked="" type="checkbox"/> Not Developed	Alley	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **VE** FEMA Map # **06023C0515G** FEMA Map Date **06-21-2017**
 Site Comments **See Attached Addendum**

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	514-181-069 Trinidad, CA 95570	1078 Stagecoach Rd Trinidad, CA 95570	184 Driftwood Dr Trinidad, CA 95570	506-312-016 Lanphere Rd Arcata, CA 84421
Proximity to subject		4.02 Miles NW	7.00 Miles NW	9.03 Miles SW
Sales Price	\$	\$ 625,000	\$ 531,000	\$ 498,000
Price \$/ ac	0	122,549	183,103	6,917
Data Source		Brkr/MLS #239047;DOM 158	Brkr/MLS #243738;DOM 15	Brkr/MLS #234262;DOM UNK
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+(-) Adjust.	+(-) Adjust.	+(-) Adjust.
	s05/14;c03/14	112,500	s12/15;c09/15	84,960
Location	B:ResCoast	B:ResCoast	B:ResCoast	N:Res
Site/View	11.2 ac	5.1 ac	2.9 ac	72 ac
View	B:PanoOcFront	B:PanoOcFront	B:PanoOcFront	B:Pasture:Oc
Topography	Mild Beach	20% Bluff Impact	20% Bluff Impact	Mild-Mod Dunes
Zoning	RS-X:NR	RA-5	RA-2	NR
Utilities	Not Developed	Not Developed	Utilities	Not Developed
Sales or Financing Concessions		ArmLth Cash:0	ArmLth Cash:0	ArmLth Cash:0
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 462,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 489,960	<input checked="" type="checkbox"/> - <input type="checkbox"/> + \$ 369,720
Indicated Value of Subject		Net Adj. 74.0% Gross Adj. 74.0% \$ 1,087,500	Net Adj. 92.3% Gross Adj. 99.8% \$ 1,020,960	Net Adj. 74.2% Gross Adj. 154.6% \$ 867,720

Summary of Sales Comparison Approach **See Attached Addendum.**

RECONCILIATION
 This appraisal is made "as is," subject to the following: **See Attached Addendum**
 Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ **1,050,000** as of **04/05/2019**, which is the effective date of this appraisal.

**Appraisal Report
Land Appraisal Report**

Humboldt County/Str
File No. t1904-514-181-069-g

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address 514-181-069 Trinidad, CA 95570		830 Stagecoach Rd Trinidad, CA 95570		840 Stagecoach Rd Trinidad, CA 95570		1384 & 1426 Stagecoach Rd Trinidad, CA 95570	
Proximity to subject		3.82 Miles NW		3.86 Miles NW		4.42 Miles NW	
Sales Price		\$ 500,000		\$ 500,000		\$ 1,495,000	
Price \$ / ac		49,020		49,020		61,649	
Data Source		File/MLS #230081;DOM 502		Brkr/MLS #236006;DOM 192			
Date of Sale and Time Adjustment		DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location		s10/11;c08/11	70,000	s02/13;c01/13	120,000	c05/19	-29,900
Site/View		B;ResCoast		B;ResCoast		B;ResCoast	
View		B;PanoOcFront		B;PanoOcFront		B;PanoOcFront	
Topography		Mild Beach	300,000	40% Bluff/Topo Impact	200,000	50% Bluff Impact	650,000
Zoning		RA-5 - No Sub Pot		RA-5 - No Sub Pot		RA-5 (Sub Div. Pot)	-250,000
Utilities		Well	-10,000	None		None	
Sales or Financing Concessions		ArmLth Cash:0		ArmLth Cash:0			
Net Adj. (Total)		<input checked="" type="checkbox"/> - <input type="checkbox"/> + \$ 410,000		<input checked="" type="checkbox"/> - <input type="checkbox"/> + \$ 370,000		<input type="checkbox"/> - <input checked="" type="checkbox"/> + \$ 279,900	
Indicated Value of Subject		Net Adj. 82.0 % Gross Adj. 86.0 % \$ 910,000		Net Adj. 74.0 % Gross Adj. 74.0 % \$ 870,000		Net Adj. -18.7 % Gross Adj. 105.7 % \$ 1,215,100	
Summary of Sales Comparison Approach							

MARKET DATA ANALYSIS

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address 514-181-069 Trinidad, CA 95570							
Proximity to subject							
Sales Price		\$		\$		\$	
Price \$ / ac		0		0		0	
Data Source							
Date of Sale and Time Adjustment		DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location		B;ResCoast					
Site/View		11.2 ac					
View		B;PanoOcFront					
Topography		Mild Beach					
Zoning		RS-X,NR					
Utilities		Not Developed					
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> - <input type="checkbox"/> + \$ 0		<input checked="" type="checkbox"/> - <input type="checkbox"/> + \$ 0		<input checked="" type="checkbox"/> - <input type="checkbox"/> + \$ 0	
Indicated Value of Subject		Net Adj. 0.0 % Gross Adj. 0.0 % \$ 0		Net Adj. 0.0 % Gross Adj. 0.0 % \$ 0		Net Adj. 0.0 % Gross Adj. 0.0 % \$ 0	
Summary of Sales Comparison Approach							



Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraisal Report
Land Appraisal Report

Humboldt County/Str
File No. t1904- 514-181-069-g

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: Market Value Other Value: _____

Source of Definition: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f.)

The purpose of this appraisal is to provide an estimate of market value of the subject property as of the effective date. Market Value is defined by the regulatory agencies of federal financial institutions as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is a consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

514-181-069
Trinidad, CA 95570

EFFECTIVE DATE OF THE APPRAISAL: 04/05/2019

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 1,050,000

APPRAISER

Signature: Kyle J. Tidwell

Name: Kyle J. Tidwell

State Certification # _____

or License # _____

or Other (describe): Trainee State #: 3004080

State: CA

Expiration Date of Certification or License: 10/06/2020

Date of Signature and Report: 05/31/2019

Date of Property Viewing: 04/05/2019

Degree of property viewing:

Did personally view Did not personally view

SUPERVISORY APPRAISER

Signature: David M. Tidwell

Name: David M. Tidwell

State Certification # AG016742

or License # _____

State: CA

Expiration Date of Certification or License: 06/22/2019

Date of Signature: 05/31/2019

Date of Property Viewing: 04/05/2019

Degree of property viewing:

Did personally view Did not personally view

ADDENDUM

Client: Humboldt County Public Works	File No.: t1904-514-181-069-gparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA
	Zip: 95570

Appraisal Problem

As of the effective date of this appraisal, the subject property (Assessor Parcel Number 514-181-069) includes an encroachment that favors Assessor Parcel Number (APN) 514-181-006 (62 Seadrift Lane, Trinidad) that is owned by the Kip Stratt-McClure Trust. The encroachment includes a deck that was constructed over the boundary line and onto the subject parcel. A proposed lot line adjustment is being considered in order to cure the encroachment. A survey was conducted by Kolstad Land Surveyors to determine the area under consideration for acquisition within a lot line adjustment and to be conveyed to the benefit of APN 514-181-006.

The appraisal problem involves the determination of value of the subject parcel as a whole in the Before Condition, and the determination in value of the parcel as based on the proposed lot line adjustment impact and the After Condition. The value conclusion results in three reconciled values: 1. A value of the subject property as based on "as is" value prior to the lot line adjustment (Before Condition) 2. A value on the subject property as based upon the completion of a lot line adjustment as outlined within the survey provided to the appraiser by the client (After Condition); and 3. The diminution in value of the encroachment and the value of the area within the proposed lot line adjustment (Total Just Compensation).

In order to complete the assignment, the following Extraordinary Assumption has been made:

1. As of the effective date of this appraisal, the subject parcel includes split zoning. The eastern portion of the parcel is zoned Residential Single Family with a Rural Village General Plan Designation. As based upon a conversation with a planner at Humboldt County Planning and Building, the site has the potential to be developed to include a single family residence. For the purpose of this appraisal, the extraordinary assumption is made that the parcel can be developed to include a single family residence.

The subject parcel includes an encroachment as of the effective date of this appraisal. The purpose of this appraisal is to determine a diminution in value that would eliminate the encroachment. The following values will be provided:

- * Value Before Condition
- * Value After Condition
- * Value of Area to be Released or Total Just Compensation

Intended Users

This is an appraisal of the subject site as of the date of inspection and subject to the scope of work. The information contained in this report is specific to the needs of the client named in this report and for the intended use stated in this report. Possession of this report does not elevate the holder to an intended user. The appraiser is not responsible for unauthorized use of this report. Any other use of this report may be misleading.

The Intended User of this appraisal report is the Client: Humboldt County Public Works. It is also understood that this report may be provided to legal, accounting, and real estate professionals that are working toward the same intended use. No additional Intended Users are identified by the appraiser.

Intended Use

The purpose of this appraisal is to provide an estimate of fair market value (fee simple) of the subject parcel prior to a lot line adjustment, after a lot line adjustment, and a diminution of value an encroachment onto the parcel as of the date of inspection (April 5, 2019). The intended use of this appraisal report will be to function as a guide for the establishment of a fair market value of the date of inspection (April 5, 2019) and subject to the scope of work.

ADDENDUM

Client: Humboldt County Public Works	File No.: 11904-514-181-069-gparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA
	Zip: 95570

Reporting and Inspection

This appraisal was completed with the assistance of Kyler J. Tidwell (Lic#3004080), an associate with this office. The appraiser signing this report, David M. Tidwell, AG016742, inspected the property and takes full responsibility for the content of this report.

This appraisal was completed with the assistance of Kyler J. Tidwell, an associate with this office. Kyler J. Tidwell's scope of work for this assignment has included 1) Physical exterior inspection of the subject property parcel and improvements, and an inspection of the subject property immediate neighborhood; 2) Research and investigation of market conditions relative to the property type being valued during this appraisal process as well as the market sector within which the subject is identified; 3) Information obtained from a variety of sources, including, but not limited to, public records, multiple listing service, tax records, brokers, buyers, sellers, appraisers, and in-office files; 4) Collection, verification and analysis of the market information to include comparable sales data; 5) Collection verification and analysis of current market trends, cost figures and accurate building cost data from the Marshall and Swift Residential Cost Handbook; 6) Reconciliation and opinion of market value for the subject property; 7) Assisted with preparation and writing of this final appraisal report.

Neighborhood Description

The subject property is located 20 miles north of Arcata and just south of central Trinidad; the greater Trinidad/Westhaven area has an estimated population of 4,000. The neighborhood is within a short drive of limited shopping and an elementary school in Trinidad. It is a 15-20 minute drive to employment, shopping and services in Arcata or McKinleyville and a 30 minute drive to Eureka; the Trinidad/Westhaven area is mainly a bedroom community of Arcata and Eureka.

Trinidad includes the Humboldt State University Marine Biology Lab with tourism and fishing comprising the main industries in the Trinidad area. The Fishing Industry has suffered increased government control in recent years due to the declining salmon resource; strict fishing regulation has had a negative impact on tourism in the Trinidad area especially during the summer salmon season. The Cherae Heights Casino is located just south of the Trinidad City Limits along Scenic Drive; the casino facility includes a bingo parlor, gaming floors and restaurants.

The Trinidad Neighborhood characteristics include planned and unplanned housing tracts of average to custom quality construction. The neighborhood includes rugged coastline with panoramic vistas and ocean beaches with many of the properties including ocean front and/or panoramic ocean views. The neighborhood includes a limited multi-family component with a mix of low impact commercial properties. All of the neighborhood properties are within walking distance of ocean beaches.

The largest employers in Humboldt County include government-24%, manufacturing/timber/Construction-7%, and retail-12.5%. The largest employer in Arcata and the largest government employer in Humboldt County is Humboldt State University. The neighborhood is served by the Trinidad and Westhaven Volunteer Fire Departments, by the Trinidad Police and Humboldt County Sheriff's Department, and the California Department of Forestry. The other major and important factor impacting the Humboldt economy over the last 20+ years is the marijuana industry. In 2014, it was estimated that at least \$415 million in marijuana money circulates through Humboldt County annually which is a number equal to 26 percent of the county's entire \$1.6 billion economy. The impact of the marijuana industry on real estate values and land uses within the Humboldt region has been significant.

Neighborhood Market Conditions

The average marketing time for single family residential properties over the course of the last year is averaging between 30 and 90 days with supply and demand tending toward equilibrium. Property values had seen a general increase from 2002 through July 2005 with appreciation rates of 15 to 25 percent per year; certain segments of the market had seen an increase in value of upwards of 30+ percent per year during the same time

ADDENDUM

Client: Humboldt County Public Works	File No.: 11904-514-181-069-gparland
Property Address: 514-181-069	Case No.: Humboldt County/Strait-McClure
City: Trinidad	State: CA Zip: 95570

period. However, from 2007 through 2011, the market had slowed with a noted increase in the number of overall market listings and an associated 20 to 30 percent decline in property values. Since 2012, property values have begun to stabilize with increases in value and the market has remained relatively strong.

The Year-Over-Year Comparison statistics as relating to single family residential properties within Humboldt County residing on parcels under 5 acres shows the following data. There has been an approximate 4 percent increase in total market volume (\$) within the last twelve months (April 2018 to April 2019) compared to the prior year. The number of closed sale transactions has increased from 1,197 to 1,237 properties sold over the prior year. The Average Sale Price has shown an increase of 1 percent over the last year after showing an increase of 7 percent over the prior year and an increase of 9 percent over the post second year. The Average Sale Price over the last year was \$323,500 as compared to \$320,500 in the prior year, \$301,000 in the post second year, and \$275,000 in the post third year.

Since September 2007 the Federal Funds Rate has included a 4.25 point decline in a response to the negative national economic outlook with a full point decline during the week of March 18, 2008 and a half point decline on both October 8, 2008 and October 29, 2008. In the week of December 15, 2008, the Federal Funds Rate was cut by an additional 0.75 basis points. In December 2015, the Federal Reserve increased the Federal Funds Rate by 0.25%, for the first time since 2008. Since December 2015, the Federal Funds Rate has been increased a total of eight additional times. The most recent rate change occurred in December 2018 with an increase of 0.25%. The Federal Funds Rate now stands between 2.25 and 2.50 basis point. Current mortgage rates are averaging around 4.5 percent on 30 year fixed rates. Both conventional and governmental financing are typical for this area.

Zoning Description

The subject parcel is split zoned and the following zoning information applies.

The majority of the parcel is zoned Residential Suburban with no further subdivision allowed; the Residential Suburban zoning covered the entire parcel minus the north west tip. The inland area of the parcel includes a Rural Village general plan designation and the coastal area includes a Natural Resource general.

The north west tip of the parcel is zoned Natural Resource zone with no minimum parcel size and includes a Natural Resource General Plan designation with the following combining zones: 1. Design Review, 2. Offshore Ricks and Rocky Intertidal Areas, 3. Stream and Riparian Corridor Protection.

Note: According to the Humboldt County GIS Sheet, the parcel includes a Residential Single Family Zone with no further Subdivision as well as a portion that is not zoned. The zoning overlays indicate that the parcel is zoned Residential Single Family with no Further Subdivision Allowed and a Natural Resource zone as outlined within the zoning description of this report. A conversation with a Humboldt County Planner confirmed that the GIS zoning overlays are correct and the parcel includes a Natural Resource Zone.

Highest and Best Use

The Highest and Best Use is residential single family as based on the parameters of Legal Permissibility, Physical Possibility, Financial Feasibility and Maximum Profitability. The subject parcel includes split zoning with a majority of the parcel that includes a Residential Single Family zone with no further subdivision allowed, and the primary legally permitted use is single family residential. The site has yet to be developed; a publicly available power and water source is located at the street with the remaining remaining private utilities (septic, propane) yet to be developed. The subject would tend to meet the physically possible elements of legal development at residential single family.

Site Comments

As stated within the scope of work and in conjunction with clients request, APN 514-181-006 includes a

ADDENDUM

Client: Humboldt County Public Works	File No.: 11904-514-181-069-qparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA Zip: 95570

deck that encroaches on the subject parcel APN 514-181-069 along a small section of the east side of the parcel and three values were requested. The appraisal was made under the hypothetical condition the encroachment does not exist and been excluded from value impact for the purposes of this report.

Subject Parcel Before Condition

The subject site is an approximate 11.21 acre (488,171 square foot) parcel located on the Northwest side of Moonstone Beach Road within the Moonstone subdivision of the Greater Trinidad Neighborhood. The site includes mild sloping beach area along the west and comprises over 1,900 feet of ocean frontage. The eastern side of the parcel includes bluff area with mixed topography and native brush. The northern section of the parcel includes bluff area with coastal caves along the ridge. The subject parcel lacks any developed utilities.

Subject Parcel After Condition

After the lot line adjustment, it is assumed that the subject parcel can be developed. The subject site size will be reduced to an approximate 11.19 acre (487,557 square feet) parcel. The subject parcel would be giving up a small portion of the parcel that is zoned Residential Single Family and consisted of steep west facing topography that provides for expansive panoramic ocean views for the parcels above.

Proposed Area To Be Released

The encroachment lies along the east side of the parcel and a lot line adjustment was necessary to correct the encroachment. According to the site plan, a 614 square foot section is being released to the neighboring parcel as outlined within the survey by Kolstad Land Surveyors. The site is located along the east side of the parcel and consisted of steep west facing topography. The site overlooks the ocean and includes native shrubs that help stabilize that soil of the bluff.

Comments on Sales Comparison

The parameters as utilized in the search for "Comparable Properties" include the following: 1. Entire Humboldt County 2. Situated on a lot size of under 100 Acres; 3. Ocean Front Parcels with a panoramic ocean view. Due to a lack of comparable sales, the search parameters were expanded to include sales that occurred within the prior 8 years of the effective date of this appraisal.

Site Size Adjustment: The factors that impact on site value are not only the size of the parcel but also include elements of topography, usability, access, views, utility availability, subdivision potential, etc. In general and all things equal, the smaller the parcel-the higher the price per acre. The adjustments for site element within the Comparable Sales grid takes into consideration the above cited value elements that impact site values. In this particular case, the approximate net useability has been broken out and the adjustment was taken based upon net useability of each parcel. **The adjustments as taken for difference in site sizes between the subject and comparable sales range around \$50,000 per useable acre depending on the difference in site size (ie: the economy of scale as cited above). The main factors associated with the quality and characteristics of the sites are taken into consideration.**

COMPARABLE SALE #1: (1078 Stagecoach Road, Trinidad) This sale included a 5.2 acre site with inferior topography and is situated within the immediate subject neighborhood. The site was impacted by a bluff that reduced the net useability of the parcel to approximately 4.1 acres. The site included a similar panoramic ocean front view. This is a dated transaction that sold in March 2014; given the changes in the market over the 61 months between the date of sale and the effective date of value, a positive market conditions adjustment is warranted at 18 percent increase as based on market. Adjustments were made for the market conditions, site size, and bluff impact.

COMPARABLE SALE #2: (184 Driftwood Drive, Trinidad) This sale included a 2.9 acre site with inferior topography that is situated within the immediate subject neighborhood. The site was impacted by a bluff that

ADDENDUM

Client: Humboldt County Public Works	File No: 11904-514-181-069-qparland
Property Address: 514-181-069	Case No: Humboldt County/Strait-McClure
City: Trinidad	State: CA Zip: 95570

reduced the net useability to approximately 2.3 acres. The site included a panoramic ocean front view. The site included a developed well source and an on-site sewage disposal system. There was an existing residential structure was in poor condition and included limited value consideration. This is a dated transaction that sold in September of 2015; given the changes in the market over the 40 months between the date of sale and the effective date of value, a positive market conditions adjustment is warranted at 16 percent increase as based on market. Adjustments are made for the market conditions, site size, bluff impact, and utilities.

COMPARABLE SALE #3: (APN 506-312-016 Lanphere Rd, Arcata) This sale include a 72 acre site with similar dune topography that is situated within the inferior Arcata Bottoms neighborhood. The site includes an inferior ocean view and is zoned Natural Resources which would restrict development of the site. This is a dated transaction that was part of the State of California acquisition of the Lanphere-Christensen Dunes Preserve and the price was negotiated over a two year period; a market conditions adjustment of 14 percent was taken. Adjustments were taken for the market conditions, neighborhood, site size, view, and zoning restrictions.

COMPARABLE SALE #4: (830 Stagecoach Road, Trinidad) This sale included a 10.2 acre site with inferior mixed topography that is situated within the immediate subject neighborhood. The site was impacted by a bluff and topography that reduced the net useability to approximately 4.1 acres; the general shape and access to the parcel would tend to eliminate any lot split potential. The site included a panoramic ocean front views. The site included a developed well water source. This is a dated transaction that sold in August 2011; given the changes in the market over the 104 months between the date of sale and the effective date of value, a positive market conditions adjustment is warranted at 14 percent increase as based on market. Adjustments were taken for the market conditions, site size, topography/bluff impact, and well.

COMPARABLE SALE #5: (840 Stagecoach Road, Trinidad) This sale included a 10.2 acre site with inferior mixed topography that is situated within the immediate subject neighborhood. The site was impacted by bluff and topography that reduced the net useability to approximately 6.1 acres; the access to the property was through a neighboring parcel which would tend to eliminate any lot split potential. The site included a panoramic ocean front view. This is a dated transaction that sold in January 2013; given the changes in the market over the 75 months between the date of sale and the effective date of value, a positive market conditions adjustment is warranted at 22 percent increase as based on market. Adjustments were taken for the market conditions, site size, and topography.

COMPARABLE SALE #6: (1384 and 1426 Stagecoach Road, Trinidad) This is a pending sale with an unconfirmed sales price of \$1,500,000. This listing includes a double parcel for a total of 24.25 acres with inferior mixed topography that is situated within the immediate subject neighborhood. The site was impacted by bluff and topography that reduced the net useability to approximately 12 acres; given the zoning and site characteristics, the site would tend have lot split potential. The site included a panoramic ocean front view. A negative two percent adjustment was taken to reflect the listing status. Adjustments were taken for the SP/LP ratio, site size, topography, and subdivision potential.

Final Reconciliation Comments

In order to complete the assignment, the following Extraordinary Assumption has been made:

- 1. As of the effective date of this appraisal, the subject parcel includes split zoning. The eastern portion of the parcel is zoned Residential Single Family with a Rural Village General Plan Designation. As based upon a conversation with a planner at Humboldt County Planning and Building, the site has the potential to be developed to include a single family residence. For the purpose of this appraisal, the extraordinary assumption is made that the parcel can be developed to include a single family residence.**

The Extraordinary Assumption would tend to have a direct impact on the value conclusions of this

ADDENDUM

Client: Humboldt County Public Works	File No.: 11904-514-181-069-gparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA
	Zip: 95570

report.

Most weight is given to the Market Approach because the sales used have good similarities to the subject and because this approach best reflects the realities of the market place. The Income Approach and the Cost Approach do not apply.

Before Condition Value Reconciliation

The comparable sales range from \$498,000 to \$625,000 with a pending sale at \$1,495,000 respectively before adjustments. The adjusted sales price range is from \$867,500 to \$1,087,500 with a pending sale at \$1,215,000 respectively. Most weight is given to the first 3 comparable sales. The estimate of fair market value can be supported and is reconciled at \$1,050,000 (rounded) or **\$93,750 per acre or \$2.15 per square foot** as based on the Sales Comparison Analysis.

Before Condition Site Size x reconciled \$/per square foot = value of parcel in Before Condition
488,171 square feet x \$2.15 per square foot = \$1,049,568.

After Condition Value Reconciliation

The subject parcel is an acreage ocean front acreage parcel and the typical market participant may not necessarily recognize the site difference of 614 square feet. The price per square foot of site area in the after condition would tend to be unchanged. The reconciled value opinion of the site after the lot line adjustment is as follows:

After Condition Site Size x reconciled \$/per square foot = value of parcel in After Condition
487,557 square feet x \$2.15 per square foot = \$1,048,248.

Diminution Value: Area in Proposed Lot Line Adjustment

The value of the 614 square foot area within the proposed lot line adjustment is reconciled as follows:

Value Before Condition: \$1,049,568
Value After Condition: \$1,048,248
Diminution Value: \$1,320

Total Just Compensation of Area in Proposed Lot Line Adjustment: \$1,320.

USPAP ADDENDUM

Borrower: N/A
 Property Address: 514-181-069
 City: Trinidad County: Humboldt State: CA Zip Code: 95570
 Lender: Humboldt County Public Works

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 30 to 90 days

See Attached Addendum

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

This appraiser has not had any prior involvement with the subject property within the 36 months prior to the acceptance date of this appraisal order.

Additional Comments

See Attached Addendum

APPRAISER:

Signature: Kyler J. Tidwell
 Name: Kyler J. Tidwell
 Date Signed: 05/31/2019
 State Certification #: _____
 or State License #: _____
 or Other (describe): Trainee State #: 3004080
 State: CA
 Expiration Date of Certification or License: 10/06/2020
 Effective Date of Appraisal: April 5, 2019

SUPERVISORY APPRAISER (only if required):

Signature: David M. Tidwell
 Name: David M. Tidwell
 Date Signed: 05/31/2019
 State Certification #: AG016742
 or State License #: _____
 State: CA
 Expiration Date of Certification or License: 06/22/2019
 Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

ADDENDUM

Client: Humboldt County Public Works	File No.: t1904-514-181-069-qparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA Zip: 95570

Reasonable Exposure Time Comments

Marketing Time: The average marketing time over the course of the last 24 months is around 30 to 90 days with supply and demand tending toward slightly greater supply. Marketing time is defined as the estimation of time it takes a property to sell at market value after an effective date of appraisal.

Exposure Time: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on analysis of past events assuming a competitive and open market. This appraiser has determined the subject property would have to be exposed for 30 to 90 days on the open market in order to have a market value of \$1,050,000 on the effective date of this appraisal.

After the lot line adjustment, the subject property would have a market value of \$1,048,700 on the effective date of this appraisal.

The diminution in value of the encroached area is \$1,300.

Comments on Appraisal and Report Identification

This appraisal was prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice.

This is an appraisal of the subject site as of the date of inspection and subject to the scope of work. The information contained in this report is specific to the needs of the client named in this report and for the intended use stated in this report. Possession of this report does not elevate the holder to an intended user. The appraiser is not responsible for unauthorized use of this report. Any other use of this report may be misleading.

The Intended User of this appraisal report is the Client: Humboldt County Public Works. It is also understood that this report may be provided to legal, accounting, and real estate professionals that are working toward the same intended use. No additional Intended Users are identified by the appraiser.

Intended Use

The purpose of this appraisal is to provide an estimate of fair market value (fee simple) of the subject parcel prior to a lot line adjustment, after a lot line adjustment, and a diminution of value an encroachment onto the parcel as of the date of inspection (April 5, 2019). The intended use of this appraisal report will be to function as a guide for the establishment of a fair market value of the date of inspection (April 5, 2019) and subject to the scope of work.

This appraisal was completed with the assistance of Kyler J. Tidwell (Lic#3004080), an associate with this office. The appraiser signing this report, David M. Tidwell, AG016742, inspected the property and takes full responsibility for the content of this report.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Humboldt County Public Works	File No.: t1904-514-181-069-gparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA Zip: 95570



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: April 5, 2019
Appraised Value: \$ 1,050,000



STREET SCENE

Subject Property Photo Addendum

Client: Humboldt County Public Works	File No.: t1904- 514-181-069-gparland
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City: Trinidad	State: CA Zip: 95570



Coastal Shorelines looking North



Coastal Shorelines - Bluff Along the North



West side of Parcel



East Side of Parcel



Bluff Area



North Side of Parcel - Shoreline and Bluff

Subject Property Photo Addendum

Client: Humboldt County Public Works
Property Address: 514-181-069
City: Trinidad

File No.: t1904- 514-181-069-gparland
Case No.: Humboldt County/Stratt-McClure
State: CA
Zip: 95570



Encroachment Area



Bluff Area



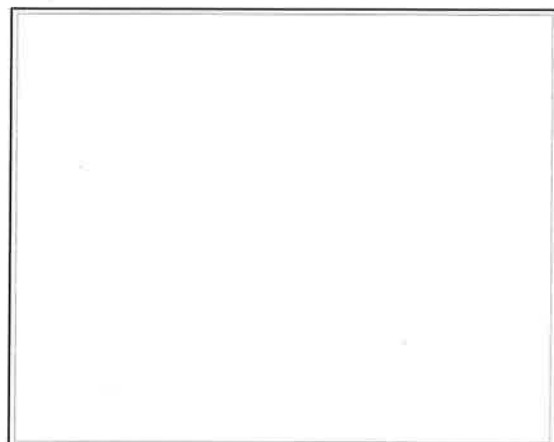
Bluff Area



Bluff Area



Bluff Area



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Humboldt County Public Works	File No.: t1904- 514-181-069-gparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA Zip: 95570



COMPARABLE SALE #1

1078 Stagecoach Rd
Trinidad, CA 95570
Sale Date: s05/14;c03/14
Sale Price: \$ 625,000



COMPARABLE SALE #2

184 Driftwood Dr
Trinidad, CA 95570
Sale Date: s12/15;c09/15
Sale Price: \$ 531,000



COMPARABLE SALE #3

506-312-016 Lanphere Rd
Arcata, CA 84421
Sale Date: s09/11;c UNK
Sale Price: \$ 498,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Humboldt County Public Works	File No.: t1904- 514-181-069-gparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA Zip: 95570



COMPARABLE SALE #4

830 Stagecoach Rd
Trinidad, CA 95570
Sale Date: s10/11;c08/11
Sale Price: \$ 500,000



COMPARABLE SALE #5

840 Stagecoach Rd
Trinidad, CA 95570
Sale Date: s02/13;c01/13
Sale Price: \$ 500,000



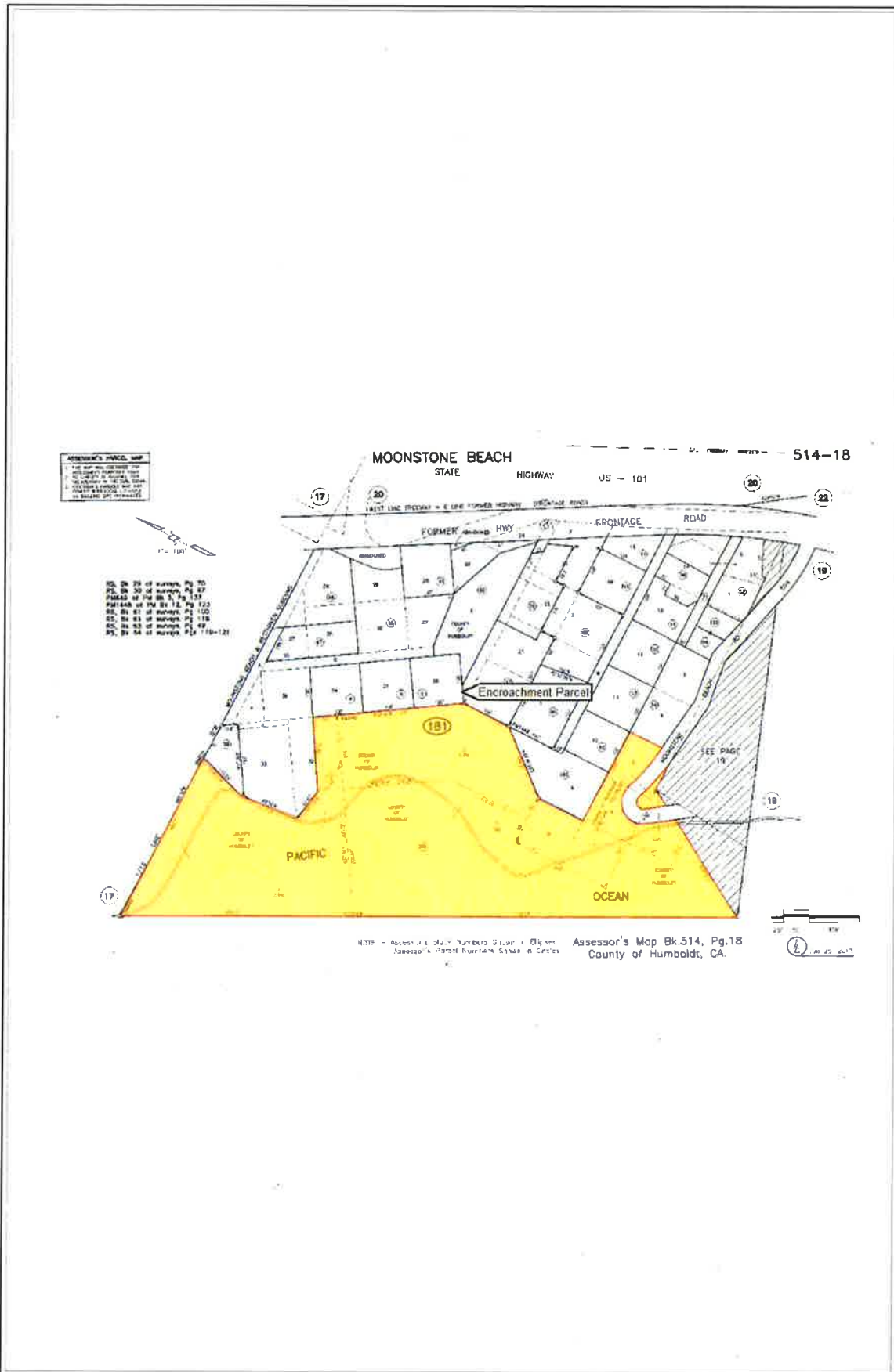
COMPARABLE SALE #6

1384 & 1426 Stagecoach Rd
Trinidad, CA 95570
Sale Date: c05/19
Sale Price: \$ 1,495,000

PLAT MAP

Client: Humboldt County Public Works
Property Address: 514-181-069
City: Trinidad

File No.: 11904- 514-181-069-gparland
Case No.: Humboldt County/Stratt-McClure
State: CA
Zip: 95570

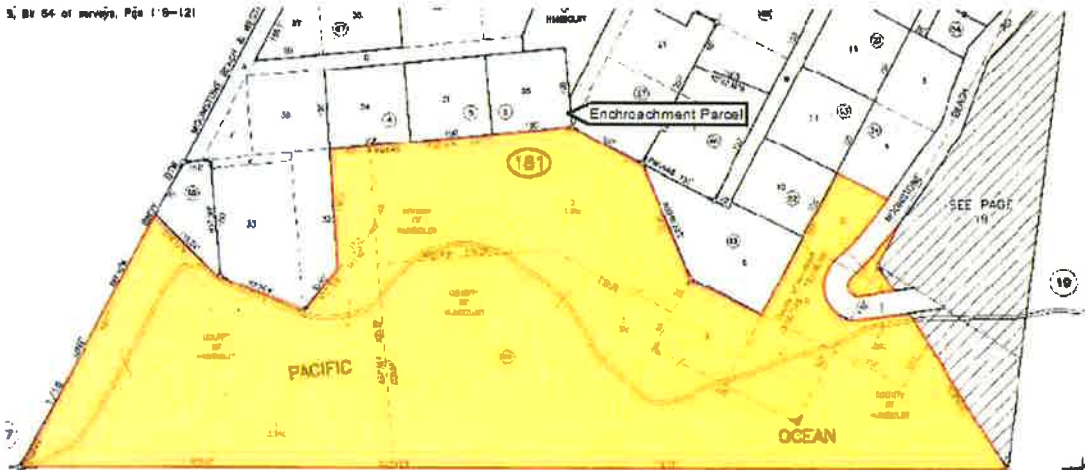


Plat Map Enlargement

Client: Humboldt County Public Works
Property Address: 514-181-069
City: Trinidad

File No.: t1904-514-181-069-garland
Case No.: Humboldt County/Stratt-McClure
State: CA
Zip: 95570

S. By 64 of surveys, Page 19-121



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.514, Pg.18
County of Humboldt, CA.

Zone Map

Client: Humboldt County Public Works
Property Address: 514-181-069
City: Trinidad

File No.: t1904-514-181-069-gparland
Case No.: Humboldt County/Stratt-McClure
State: CA
Zip: 95570



Topographic Map

Client: Humboldt County Public Works
Property Address: 514-181-069
City: Trinidad

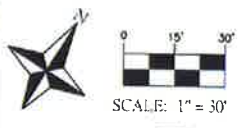
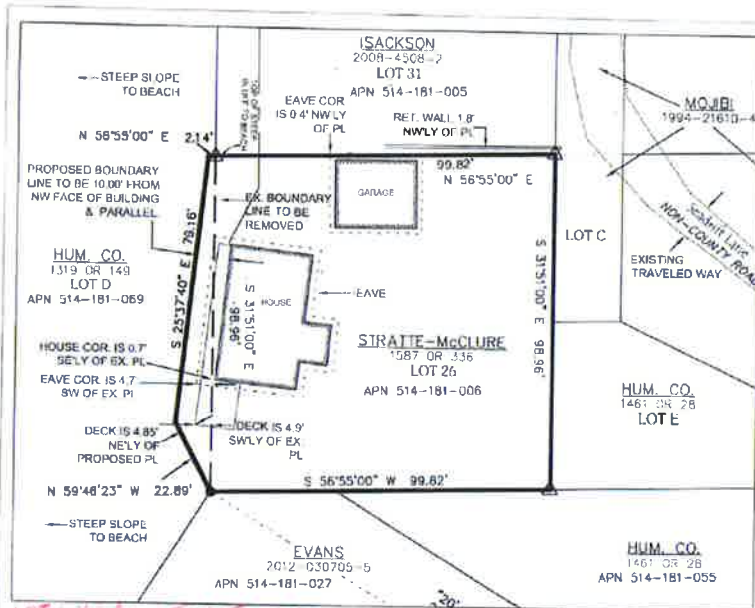
File No.: 11904- 514-181-069-gparland
Case No.: Humboldt County/Stratt-McClure
State: CA
Zip: 95570



Encroachment Map: Area of Proposed Lot Line Adjustment

Client: Humboldt County Public Works	File No.: t1904-514-181-069-gparland
Property Address: 514-181-069	Case No.: Humboldt County/Stratt-McClure
City: Trinidad	State: CA Zip: 95570

Attachment No. 3 - Site Plan



NOTE
 THE PURPOSE OF THIS MAP IS TO DEPICT A PROPOSED BOUNDARY CORRECTION BETWEEN LOT 26 AND LOT D OF THE WOODSTONE BEACH SUBDIVISION; BOOK 11 OF MAPS PAGE 6-7.

AREA
 EXISTING AREA OF STRATTE-McCLURE PARCEL = 9,877 SQFT
 AREA PROPOSED TO BE CONVEYED FROM HUMBOLDT COUNTY TO STRATTE-McCLURE PARCEL = 614 SQ FT

LEGEND
 BOUNDARY LINES MEASURED THIS SURVEY
 ADJACENT BOUNDARY LINES NOT SURVEYED BY ME
 BOUNDARY LINES TO BE REMOVED BY BOUNDARY CORRECTION
 BOUNDARY LINE TO BE ADDED BY BOUNDARY CORRECTION
 LAND OWNER & DEED REFERENCE
 ASSESSOR'S PARCEL NUMBER

BOUNDARY CORRECTION SITE MAP
KOLSTAD LAND SURVEYORS
 PO BOX 594 BAYSIDE, CA 95524 VOICE (707) 822-2718 FAX (707) 822-5636
 APN 514-181-006 FEB., 2018 SHEET 1 OF 1
 JOB No. 2016-083

AERIAL MAP

Client: Humboldt County Public Works
Property Address: 514-181-069
City: Trinidad

File No.: t1904-514-181-069-gparland
Case No.: Humboldt County/Stratt-McClure
State: CA
Zip: 95570



FLOOD MAP

Client: Humboldt County Public Works
Property Address: 514-181-069
City: Trinidad





File No.: t1904- 514-181-069-gparland
Case No.: Humboldt County/Stratt-McClure
State: CA
Zip: 95570



FLOOD INFORMATION

Community: Humboldt County Unincorporated Areas
Property is in a FEMA Special Flood Hazard Area - High Risk
Map Number: 06023C0515G
Panel: 0515G
Zone: VE
Map Date: 06-21-2017
FIPS: 06023
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area - High Risk
-  = Moderate and Minimal Risk Areas
- Road View:**
-  = Forest
-  = Water

Sky Flood™

No representation or warranty is made by the provider of this flood report, including any warranty of merchantability or fitness for a particular purpose implied or provided. Visual scaling to the effect of zooming in or out and any other form of flood zone information is provided. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LOCATION MAP

Client: Humboldt County Public Works
Property Address: 514-181-069
City: Trinidad

File No.: 11904- 514-181-069-gparland
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