

Timberland Conversion Evaluation Report Inspection and Recommendations

Humboldt County APN: 208-113-008

Date of inspection: The inspection was made on March 2, 2017 by Greg Gibbs, a Watershed Specialist for Natural Resources Management Corp.

Background: The current property owner, Muddy Creek Farm LLC, acquired the above property (40 ac.) on December 28, 2016. The property is zoned TPZ and portions of it appear to have been clear cut prior to 2005. It is the NE ¼ of the NE ¼ of section 17; T1N; R4E HB&M. The property can be seen on the attached Maps and Photos. A cannabis cultivation area is located within an unauthorized timberland conversion. A portion of the conversion area appear to have been clear cut prior to 2005 but 70% of the conversion area was cleared by 2009. Since 2014 the other 30% has been cleared. The clearing efforts that have occurred would be considered a conversion of timberland and were performed without a proper permit from CalFire. The current owner has applied for a Humboldt County cannabis cultivation permit under Ordinance 2544. Within the Ordinance under Section 55.4.10 (j), is the requirement "Alternately, for existing operations occupying sites created through prior unauthorized conversion of timberland, if the landowner has not completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE, the applicant shall secure the services of a registered professional forester (RPF) to evaluate site conditions and conversion history for the property and provide a written report to the Planning Division containing the RPF's recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practices Act. The Planning Division shall provide CAL-FIRE written Notice of Availability of the RPF's report. If CAL-FIRE takes no action within ten (10) days of the notice of availability, the report recommendations shall become final."

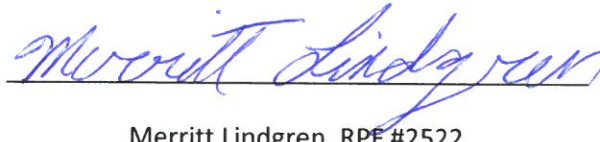
Current Conditions: The conversion areas were measured to determine their acreage. The total area of the unauthorized conversion is 2.0 acres. The property owner is currently in the process of having the western most cleared area lot line adjusted into the adjacent parcel. The property is accessed by graveled roads and dirt roads with a high rock content with fairly good drainage. The conversion areas and the areas around them were inspected for presence of watercourses and wet areas which would have required protection buffers. No class II watercourses were observed within 100' and no Class III watercourses were within 50' of the cultivation areas, therefore no watercourse buffers would have been required. All cleared areas are located on gentle to moderately steep side slopes and required some grading or excavation when originally created. All of the terraces appear to be stable. Evidence of runoff indicators (rills, tracking, etc.) were noted on the steeper portion of the road leading down and to the northwest from the northern most conversion area. Also, there is one class III 24" culvert on the roads appurtenant to the conversion area. The crossing was sized and the existing pipe can contain the flow of 100 year flood event. The outlet of the pipe is down cutting the streambed. No public roads are near the conversion area. The roads near it are private and appurtenant to it so the requirements of CCR 14 917.2 for treatment of slash created by timber operations do not apply.

Recommendations/Corrective Actions:

The locations where the road drainage and class III road crossing will be improved are shown on the attached map and photo.

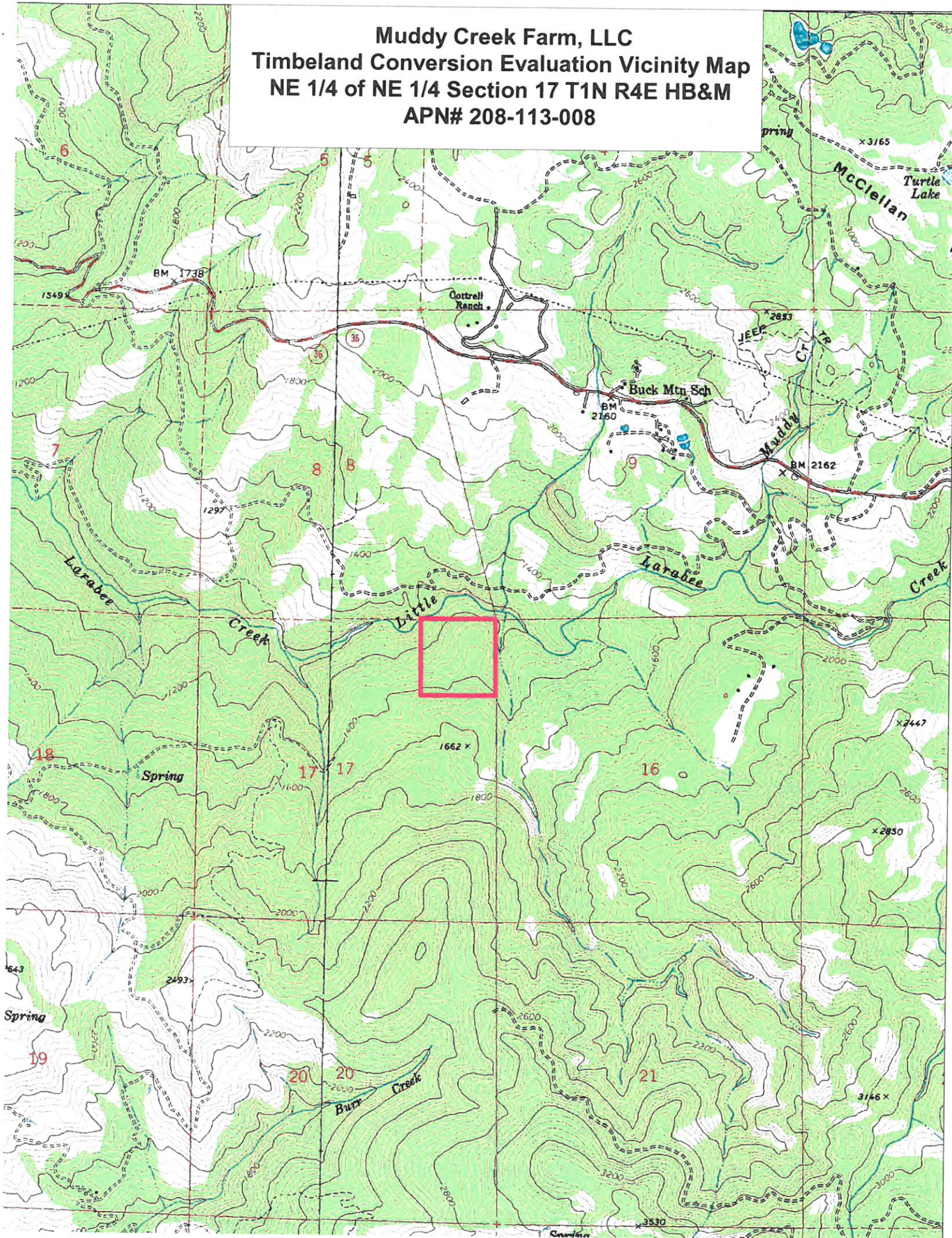
1. Install a new rolling dip where it is mapped near the northwest corner of the northern most converted area where the road begins to get steeper.
2. Armor the outlet of the 24" culvert and place rock, of a size large enough so it won't be removed by the flow, in the streambed to act as an energy dissipater.

With application of these above recommendations, it is my opinion these unauthorized timberland conversion areas would be brought into compliance with provisions of the Forest Practices Act.



Merritt Lindgren, RPF #2522
Forester at Natural Resources Management Corp.
1434 Third Street
Eureka, CA 95501

Muddy Creek Farm, LLC
Timbeland Conversion Evaluation Vicinity Map
NE 1/4 of NE 1/4 Section 17 T1N R4E HB&M
APN# 208-113-008



Muddy Creek Farm, LLC
Timbeland Conversion Evaluation Map
NE 1/4 of NE 1/4 Section 17 T1N R4E HB&M
APN# 208-113-008

Little Larabee Creek

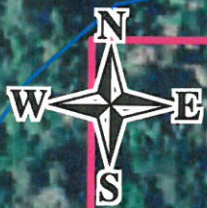


Legend

-  Muddy Creek Farm LLC Property
-  New Rolling Dip
-  Existing 24" Culvert
-  Timberland Conversion Area
-  Dirt Roads
-  Rocked Roads
-  Class III Watercourse
-  Class II Watercourse
-  Class I Watercourse

Muddy Creek Farm, LLC
Timbeland Conversion Evaluation 2016 Photo
NE 1/4 of NE 1/4 Section 17 T1N R4E HB&M
APN# 208-113-008

Little Larabee Creek



Legend



Muddy Creek Farm LLC Property



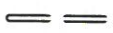
New Rolling Dip



Existing 24" Culvert



Timberland Conversion Area



Dirt Roads



Rocky Roads



Class III Watercourse

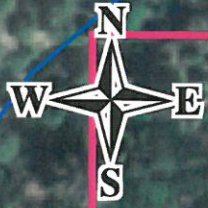


Class II Watercourse



Class I Watercourse




Muddy Creek Farm, LLC
Timbeland Conversion Evaluation 2009 Photo
NE 1/4 of NE 1/4 Section 17 T1N R4E HB&M
APN# 208-113-008



Little Larabee Creek



Legend

-  Muddy Creek Farm LLC Property
-  New Rolling Dip
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-  Class III Watercourse
-  Class II Watercourse
-  Class I Watercourse

Property Detail Report

For Property Located At :

,, CA



CoreLogic

RealQuest Professional

Owner Information

Owner Name: MUDDY CREEK FARM LLC
 Mailing Address: 1322 APPLETON WAY, VENICE CA 90291-2917 C023
 Vesting Codes: // CO

Location Information

Legal Description: NE 1/4 OF NE 1/4 SEC 17 T1N-R4E
 County: HUMBOLDT, CA APN: 208-113-008-000
 Census Tract / Block: 109.02 / 1 Alternate APN: 208-113-08
 Township-Range-Sect: 1N-4E-17
 Legal Book/Page: Subdivision:
 Legal Lot: Map Reference: /
 Legal Block: Tract #: FORTUNA UN
 Market Area: School District: FORTUNA UN
 Neighbor Code: School District Name: FORTUNA UN
 Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: 01/20/2017 / 12/28/2016 1st Mtg Amount/Type: /
 Sale Price: \$930,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 1407 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: HUMBOLDT LAND TITLE CO.
 Lender:
 Seller Name: KORB RYAN

Prior Sale Information

Prior Rec/Sale Date: 05/31/2007 / 04/13/2007 Prior Lender: PRIVATE INDIVIDUAL
 Prior Sale Price: \$172,000 Prior 1st Mtg Amt/Type: \$122,000 / PRIVATE PARTY
 Prior Doc Number: 16643 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff: / Total Rooms/Offices
 Gross Area: Total Restrooms:
 Building Area: Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Building Permit Exterior wall:
 Basement Area:

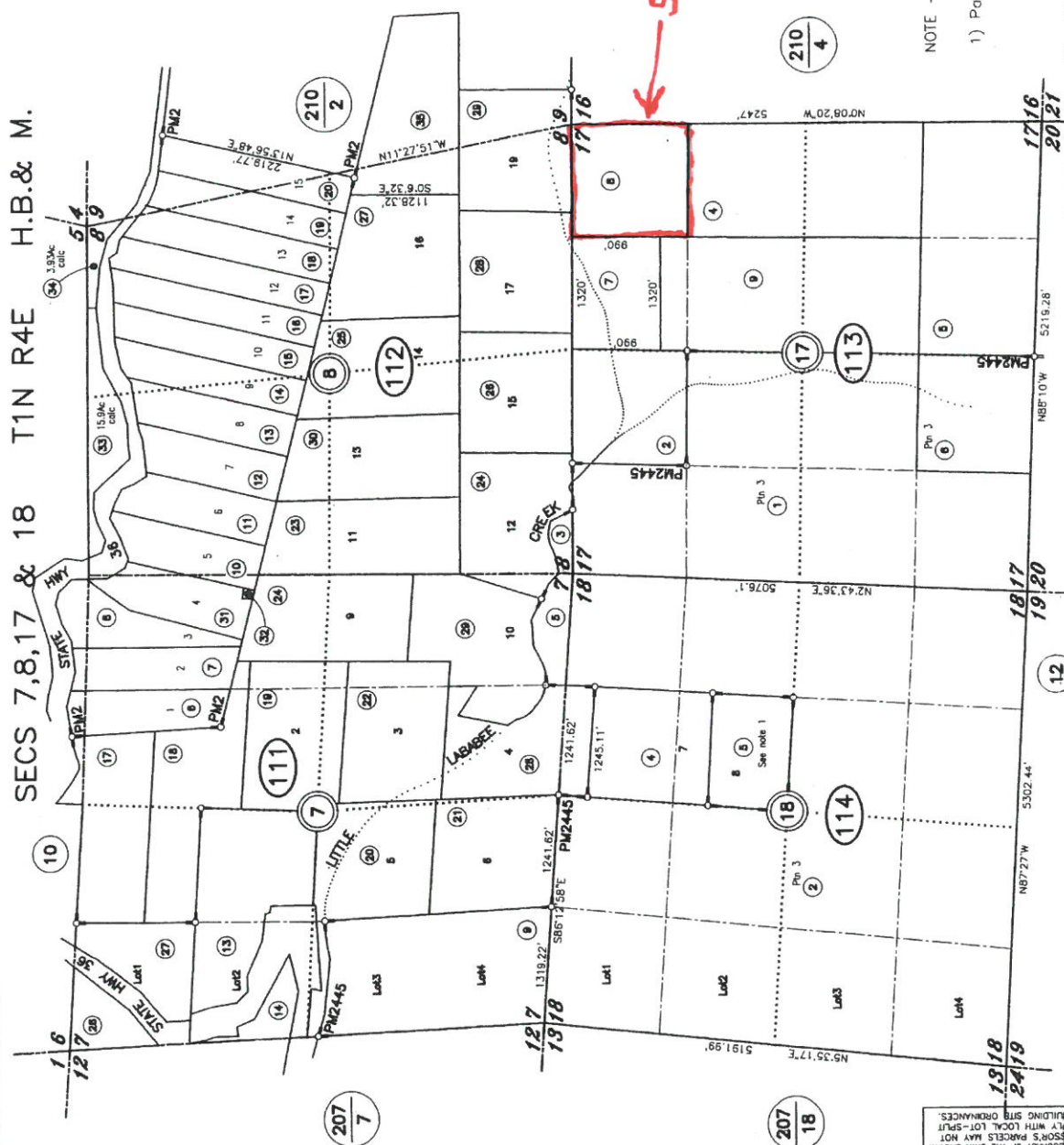
Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: TPZ Acres: 40.00 County Use: PRTION TPZ, WHITEWOOD IMPRVED (7005)
 Lot Area: 1,742,400 Lot Width/Depth: x State Use:
 Land Use: FOREST Commercial Units: Water Type:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: \$48,602 Assessed Year: 2017 Property Tax: \$508.56
 Land Value: \$31,939 Improved %: 34% Tax Area: 060000
 Improvement Value: \$16,663 Tax Year: 2017 Tax Exemption:
 Total Taxable Value: \$48,602



RS, Bk 22 of surveys, Pgs 97-105
RS, Bk 23 of surveys, Pg 94
RS, Bk 23 of surveys, Pgs 116-118
PM2 of PM Bk 1, Pgs 2-4
PM2445 of PM Bk 21, Pgs 133-139
RS, Bk 51 of surveys, Pg 42
RS, Bk 57 of surveys, Pgs 14-15

Subject Property

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

1) Parcel number 208-114-005 is not part of PM2445.

2445. FEB 22 2012

Assessor's Map Bk. 208, Pg. 11
County of Humboldt, CA.

④ Feb 16, 2012

ASSESSOR'S PARCEL MAP

1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.