

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting on January 10, 2023

RESOLUTION NO. 23-7
Establishing the Hunter Ranch Agricultural Preserve
with Uniform Rules Including Compatible Uses
(AGP# _____)

WHEREAS, the County of Humboldt has been requested to establish an agricultural preserve to include the lands described in the attached Exhibit A; and

WHEREAS, the County of Humboldt is authorized to establish agricultural preserves pursuant to the California Land Conservation Act of 1965 (hereafter the "Act") and the County's Resolution Establishing Guidelines for Agricultural Preserves (hereafter the "Guidelines"); and

WHEREAS, the Humboldt County Planning Commission has considered and approved the establishment of this proposed agricultural preserve, and has made the findings required to support such approval pursuant to the Act and Guidelines; and

WHEREAS, the procedural requirements to establish an agricultural preserve as required by the Act and Guidelines have been followed; and

WHEREAS, the land to be included within the agricultural preserve is, and will continue to be, used for the purposes of producing agricultural commodities for commercial purposes and uses compatible with agriculture; and

WHEREAS, this Board is authorized by statute to determine according to uniform rules what constitutes a compatible use of land within each preserve;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The hereinafter-described real property located in the County of Humboldt is hereby designated and established as a Class B Agricultural Preserve within the meaning of and pursuant to the California Land Conservation Act of 1965, including amendments thereto, and shall be known as and may be referred to as: Agricultural Preserve No. _____. Said Property, is described in Exhibit A and Preserve Map Exhibit B attached hereto.

2. The following findings are hereby made with respect to the establishment of this proposed agricultural preserve:

- A. the establishment of this proposed Agricultural Preserve is consistent with the Humboldt County General Plan;
- B. the requirements of the California Environmental Act have been met; and
- C. the requirements of the Williamson Act (Government Code Section 51200 et seq.) have been met.

3. The following uses are hereby declared to be compatible permitted uses or uses permitted with a use permit on all lands included within the recommended agricultural preserve:

A. Permitted Uses:

- (1) Single family residences essential for agricultural operations and noncommercial guest houses. Two (2) single detached farm residences may be allowed when consistent with the General Plan density standard.
- (2) Field, row, tree, berry and bush crops, including timber growing and harvesting.
- (3) Raising and grazing of horses, cattle, sheep and goats.
- (4) Dairies.
- (5) Nurseries, greenhouses, aviaries, apiaries, and mushroom farms.

B. Uses Permitted with a Use Permit:

- (1) Farms devoted to the hatching, raising, dressing and marketing for commercial purposes of chickens, turkeys, other fowl or poultry, rabbits, chinchillas, beavers, fish, frogs or hogs.
- (2) Fruit and vegetable storage or packing plants and wayside stands for sale of products produced on the premises.
- (3) Grain and produce storage warehouses.
- (4) Dog kennels.
- (5) Excavation of earth and soil for agricultural purposes only.
- (6) Animal feed yards and sale yards.

- (7) Extraction of minerals and petroleum products consistent with Sections 51238.1 and 51238.2 of the Government Code.
- (8) Labor camps.
- (9) Animal hospitals.
- (10) The erection, construction, alteration or maintenance of gas, electric, water, communication facilities.
- (11) Public stables and training facilities.
- (12) Agricultural-related recreation facilities, such as hunting and duck camps but excluding recreational activities such as golf courses, shooting ranges or similar activities which require non-agricultural development.
- (13) Home occupations and cottage industries.
- (14) Agricultural homestays.
- (15) Incidental public service purposes consistent with Section 51293 of the Government Code.
- (16) Any other use determined to be a compatible use as provided in Section 51238.1 of the Government Code by the Board of Supervisors after notice and public hearing. Such uses shall be deemed a compatible use in any agricultural preserve. The Director of the Planning and Building Department shall maintain a list of uses found to be compatible pursuant to this section.

Some of the above listed uses will require a Use Permit in the Agricultural Exclusive Zone District, or require discretionary review by the Board of Supervisors, prior to the initiation of the use or activity. Uses which are included in the list of Uses Permitted with a Use Permit may be allowed without a Use Permit or discretionary review only if the Planning Director finds them to be "accessory" to a listed Permitted Use in paragraph 1.A above (i.e., the use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to, the "Permitted Use").

BE IT FURTHER RESOLVED that a certified copy of this resolution and the attached map of Agricultural Preserve No. _____ shall be filed in the office of the County Recorder by the Clerk of the Board of Supervisors.


Steve Madrone, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Bohn, seconded by Supervisor Bushnell
and the following vote:

AYES: Supervisors-- Bohn, Bushnell, Madrone, Wilson, Arroyo
NOES: Supervisors--
ABSENT: Supervisors--
ABSTAIN: Supervisors--

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California,
do hereby certify the foregoing to be a full, true and correct copy of the original made in the above
entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same
now appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of
said Board of Supervisors



NIKKI TURNER
Deputy Clerk of the Board of Supervisors of
the County of Humboldt, State of California

EXHIBIT A: Legal Description of the Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

TRACT A

EXHIBIT A-1

IN TOWNSHIP 3 NORTH, RANGE 4 EAST, HUMBOLDT BASE AND MERIDIAN

Section 23:
The South Half of the South Half.

Section 24:
The South Half of the South Half.

Section 25:
The Northwest Quarter of the Southwest Quarter;
The East Half of the Southwest Quarter;
The Northwest Quarter; and
The East Half.

Section 26:
The North Half of the North Half.

Section 36:
The East Half.

EXCEPTING THEREFROM, that portion thereof lying on the Westerly side of Mad River.

IN TOWNSHIP 2 NORTH, RANGE 5 EAST, HUMBOLDT BASE AND MERIDIAN

Section 5:
The Southwest Quarter of the Northwest Quarter; and
Lots 3 and 4.

A non-exclusive right of way over a strip of land 30 feet in width, the centerline of which is described as follows:

BEGINNING at a point located 2026.15 feet West and 274.41 feet North of the original government quarter corner between Sections 4 and 5 of said township and range; and running thence North 6 degrees West, 270 feet; thence North 61 degrees West, 210 feet; and thence North 38 degrees West, 19.36 feet, more or less, to the North line of the East Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section 5, being the same as excepted in the deed from Simpson Redwood Company, a Washington corporation, to Ellis O. Stapp and wife dated March 3, 1961 and recorded March 31, 1961 in Book 629 of Official Records, page 488, under Recorder's File No. 5348.

A non-exclusive right of way over a strip of land 30 feet in width, the centerline of which is described as follows:

BEGINNING at a point located, 2026.15 feet West and 274.41 feet North of the original government quarter corner between Sections 4 and 5 of said township and range; and running thence South 35 degrees East, 335 feet, more or less, to the quarter section line running East and West through the center

of said Section 5, being the same as excepted in deed from Simpson Redwood Company, a Washington corporation, to Ellis O. Stapp and wife, dated March 3, 1962 and recorded March 31, 1961 in Book 629 of Official Records, page 488, under Recorder's File No. 5348.

Section 6:
The South Half of the Northeast Quarter;
The Southeast Quarter of the Northwest Quarter; and
Lots 1, 2, 3, 4 and 5.

IN TOWNSHIP 3 NORTH, RANGE 5 EAST, HUMBOLDT BASE AND MERIDIAN

Section 19:
Lots 1, 2, 3 and 4, East Half of West Half, and East Half.

EXCEPTING FROM the Southeast Quarter of the Southeast Quarter of said Section 19, all the coal and other minerals in said land, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitation of the Act of December 29, 1916, (39 Stat. 862), being the same as excepted and reserved in the Patent issued by the United States of America to James Singleton, dated July 14, 1926 and recorded November 10, 1926 in Book 24 of Patents at page 118, under Recorder's File No. 4483, Humboldt County Records.

ALSO EXCEPTING FROM Lots 2 and 3, the Northeast Quarter of the Southwest Quarter; The North Half of the Southeast Quarter; The Southwest Quarter of the Northeast Quarter; The East Half of the Northwest Quarter and the Northeast Quarter of the Northeast Quarter of said Section 19, all the coal and other minerals in said land, together with the right to prospect for mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat. 862), being the same as excepted and reserved in the Patent issued by the United States of America to William H. Nehls, dated July 2, 1937 and recorded September 14, 1944 in Book 25 of Patents at page 13, under Recorder's File No. 5316, Humboldt County Records.

ALSO EXCEPTING FROM Lot 1, all the coal and other minerals as excepted and reserved in the Patent to Emmett E. Lewis, recorded January 6, 1925 in Book 23 of Patents at page 426.

Section 20:
The West Half; and
The Southwest Quarter of the Northeast Quarter;

EXCEPTING FROM the South Half of the Southwest Quarter of said Section 20, all the coal and other minerals in said land, together with the right to prospect for, mine and remove the same, pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862), being the same as excepted and reserved in the Patent issued by the United States of America to James Singleton, dated July 14, 1926 and recorded November 10, 1926, in Book 24 of Patents at page 118, under Recorder's File No. 4483, Humboldt County Records.

ALSO EXCEPTING FROM the North Half of the Southwest Quarter; the Southeast Quarter of the Northwest Quarter; The Southwest Quarter of the Northeast Quarter and the North Half of the Northwest Quarter of said Section 20, all the coal and other minerals in said land, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitation of the Act of December 29, 1916 (39 Stat. 862), being the same as excepted and reserved in the Patent issued by The United States of America to William H. Nehls, dated July 2, 1937 and recorded September 14, 1944 in Book 25 of Patents at page 13.

Section 29:
The West Half.

EXCEPTING FROM the South Half of the Northwest Quarter and the Southwest Quarter of said Section 29, all coal and other minerals in said land, together with the right to prospect for mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat. 862), being the same as excepted and reserved in the Patent issued by The United States of America to James Singleton, dated July 14, 1926 and recorded November 10, 1926 in Book 24 of Patents, at page 118, under Recorder's File No. 4483, Humboldt County Records.

Section 30:
Lots 1, 2, 3 and 4;
The East Half of West Half; and
The East Half.

EXCEPTING FROM the East Half of the Northeast Quarter of said Section 30, all coal and other minerals in said land, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat. 862), being the same as excepted and reserved in the Patent issued by The United States of America to James Singleton, dated July 14, 1926 and recorded November 10, 1926 in Book 24 of Patents at page 118, under Recorder's File No. 4483, Humboldt County Records.

Section 31:
Lots 1, 2, 3 and 4;
The East Half of West Half; and
The East Half.

Section 32:
The West Half.

EXCEPTING FROM the Northeast Quarter of the Northwest Quarter of said Section 32, all coal and other minerals in said land, together with the right to prospect for mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat. 862), being the same as excepted and reserved in the Patent issued by The United States of America to James Singleton, dated July 14, 1926 and recorded November 10, 1926 in Book 24 of Patents at page 118, under Recorder's File No. 4483, Humboldt County Records.

A right of way in perpetuity over and across those portions of the following described property which lie South of the existing County Road crossing said lands:

Lots 3 and 4 and the West Half of the East Half of the Southwest Quarter of Section 7, Township 3 North, Range 4 East, Humboldt Meridian;

The East Half of the Southeast Quarter; the East Half of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 12; and The Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 13, Township 3 North, Range 3 East, Humboldt Meridian; for the purposes as may be desired, providing that any road construction will lie generally adjacent to and parallel with the present County Road on the premises. The right to use existing roads on the last above described property for general use and the right to construct a road across those portions of Section 12 and 13, as may be needed for access to the Northeast Quarter of the Northeast Quarter of Section 13 of Township 3 North, Range 3 East, Humboldt Meridian, the use of said roads shall be non-exclusive.

The above rights of way being the same as Granted in deed from L.C. Bliss, Jr. and Dorothy M. Bliss, his wife to Simpson Redwood Company, a Washington corporation dated July 1, 1959 and recorded August 6, 1959 in Book 547 of Official Records at page 232, under Recorder's File No. 12964.

EXHIBIT A-2

IN TOWNSHIP 3 NORTH, RANGE 4 EAST, HUMBOLDT BASE AND MERIDIAN

Section 26:

The Southeast Quarter of the Northwest Quarter; and
The South Half of the Northeast Quarter; and
The Northwest Quarter of the Southeast Quarter; and
The East Half of the Southeast Quarter.

EXCEPTING THEREFROM the Southeast Quarter of the Southeast Quarter of said Section 26 as conveyed to BMT Resources, LLC, a California Limited Liability Company by deed recorded October 10, 2014 as Instrument No. 2014-017621-2, Humboldt County Official Records.

IN TOWNSHIP 2 NORTH, RANGE 5 EAST, HUMBOLDT BASE AND MERIDIAN

Section 4:

The South Half of the Northwest Quarter;
The West Half of the Southwest Quarter; and
Lot 3.

EXCEPTING from the Southwest Quarter of the Southwest Quarter of said Section 4 that portion thereof described in the Boundary Correction Grant Deed to Arley Frederick Smith recorded July 18, 2014 as Instrument No. 2014-012570-3, Humboldt County Official Records.

Section 5:

The Southeast Quarter of the Southeast Quarter;
The West Half of the Southeast Quarter;
The North Half of the Southwest Quarter of the Northeast Quarter;
The West Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter;
The Southeast Quarter of the Southwest Quarter; and
Lot 2.

A non-exclusive right of way over a strip of land 30 feet in width, the centerline of which is described as follows:

BEGINNING at a point located 2026.15 feet West and 274.41 feet North of the original government quarter corner between Sections 4 and 5 of said township and range; and running thence North 6 degrees West, 270 feet; thence North 61 degrees West, 210 feet; and thence North 38 degrees West, 19.36 feet, more or less, to the North line of the East Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section 5, being the same as excepted in the deed from Simpson Redwood Company, a Washington corporation, to Ellis O. Stapp and wife dated March 3, 1961 and recorded March 31, 1961 in Book 629 of Official Records, page 488, under Recorder's File No. 5348.

A non-exclusive right of way over a strip of land 30 feet in width, the centerline of which is described as follows:

BEGINNING at a point located, 2026.15 feet West and 274.41 feet North of the original government quarter corner between Sections 4 and 5 of said township and range; and running thence South 35 degrees East, 335 feet, more or less, to the quarter section line running East and West through the center of said Section 5, being the same as excepted in deed from Simpson Redwood Company, a Washington corporation, to Ellis O. Stapp and wife, dated March 3, 1962 and recorded March 31, 1961 in Book 629 of Official Records, page 488, under Recorder's File No. 5348.

Section 8:

The North Half.

IN TOWNSHIP 3 NORTH, RANGE 5 EAST, HUMBOLDT BASE AND MERIDIAN

Section 18:

The East Half of the Southwest Quarter; and
The West Half of the Southeast Quarter;

EXCEPTING THEREFROM all coal and other minerals as excepted and reserved in the Patent to Emmett E. Lewis, recorded May 25, 1938 in Book 24 of Patents at page 402.

Section 20:

The North Half of the Northeast Quarter; and
The Southeast Quarter of the Northeast Quarter; and
The Southeast Quarter.

Section 29:

The Northeast Quarter;
The Northeast Quarter of the Southeast Quarter.

EXCEPTING FROM the Southwest Quarter of the Northeast Quarter of said Section 29, all the coal and other minerals in said land, together with the right to prospect for mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat. 862), being the same as excepted and reserved in the Patent issued by The United States of America to William H. Nehls, dated July 2, 1937 and recorded September 14, 1944 in Book 25 of Patents at page 13, under Recorder's File No. 5316.

TRACT B

EXHIBIT A-1 IN TOWNSHIP 3 NORTH, RANGE 4 EAST, HUMBOLDT BASE AND MERIDIAN

Section 9:

The East Half of the Northeast Quarter; and
The East Half of the Southeast Quarter.

Section 10:

Entire section.

Section 11:

Entire section.

EXCEPTING FROM the West Half of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of said Section 11, all the coal and other minerals, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat. 862), being the same as excepted and reserved in the Patent, issued by the United States of America to Charles O. Johnson, dated June 29, 1926 and recorded August 20, 1926 in Book 23 of Patents at page 100, under Recorder's File No. 3259, Humboldt County Records.

Section 12:

Entire section.

EXCEPTING the Northeast Quarter of the Northeast Quarter.

ALSO EXCEPTING FROM the Southwest Quarter of the Southwest Quarter of said Section 12, all the coal and other minerals, together with the right to prospect for, mine and remove the same, being the same as excepted and reserved in the Patent issued by the United States of America to Edward A.

Baxter, dated November 17, 1923 in Book 23 of Patents at page 363 under Recorder's File No. 4625, Humboldt County Records.

Section 13:
Entire section.

EXCEPTING FROM the Northwest Quarter of the Northeast Quarter; The East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of said Section 13, all the coal and other minerals, together with the right to prospect for mine and remove the same, being the same as excepted and reserved in the Patent issued by the United States of America to Edward A. Baxter, dated November 17, 1923 and recorded December 12, 1923 in Book 23 of Patents at page 363, under Recorder's File No. 4625, Humboldt County Records.

ALSO EXCEPTING FROM the Southeast Quarter of the Southeast Quarter, all coal and other minerals as excepted and reserved in the patent to Emmett E. Lewis, recorded January 6, 1925 in Book 23 of Patents at page 426.

Section 14:
Entire section.

Section 15:
The North Half of the Northwest Quarter; and
The East Half.

Section 16:
The North Half of the Northeast Quarter.

EXCEPTING that portion thereof which lies on the Southwest side of a line parallel with the right bank of Mad River and distant 500 feet therefrom. The said distance of 500 feet is to be taken to the right of Mad River and is horizontal measurements from the nearest point of the high water bank of said river.

Section 22:
The East Half of the Northeast Quarter

Section 23:
The North Half; and
The North Half of the South Half;

EXCEPTING FROM the North Half of the Southwest Quarter and the Northeast Quarter of the Southeast Quarter of said Section 23, all the coal and other minerals, together with the right to prospect for, mine and remove the same, being the same as excepted and reserved in the Patent issued by the United States of America to Edward A. Baxter, dated November 17, 1923 and recorded December 12, 1923 in Book of Patents, at page 363, under Recorder's File No. 4625, Humboldt County Records.

Section 24:
The North Half; and
The North Half of the South Half;

EXCEPTING FROM the East Half of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northwest Quarter, all coal and other minerals as excepted and reserved in the Patent to Emmett E. Lewis, recorded January 6, 1925 in Book 23 of Patents at page 426.

EXHIBIT A-2

IN TOWNSHIP 3 NORTH, RANGE 4 EAST, HUMBOLDT BASE AND MERIDIAN

Section 15:
The South Half of the Northwest Quarter; and
The East Half of the Southwest Quarter; and

EXCEPTING FROM the Southwest Quarter of the Northwest Quarter and the East Half of the Southwest Quarter of said Section 15, all the coal and other minerals, together with the right to prospect for mine and remove the same, being the same as excepted and reserved in the Patent issued by the United States of America to Edward A. Baxter, dated November 17, 1923 and recorded December 12, 1923 in Book 23 of Patents, page 363, under Recorder's File No. 4625, Humboldt County Records.

TRACT C

EXHIBIT A-1

IN TOWNSHIP 3 NORTH, RANGE 3 EAST, HUMBOLDT BASE AND MERIDIAN

Section 1:
The Southwest Quarter of the Southwest Quarter;
The East Half of the Southwest Quarter;
The Southeast Quarter; and
The North Half.

EXCEPTING THEREFROM that portion of the Southwest Quarter of the Southwest Quarter of said Section 1, which lies Westerly of Wilson Creek, as said Creek existed on July 2, 1929.

Section 12:
Entire section.

EXCEPTING FROM the Northwest Quarter of the Northwest Quarter of Section 12, that portion thereof which lies Westerly of Wilson Creek, as said Creek existed on March 20, 1947, being the date of the deed from Robert Hunter to Clifton C. Wilson and recorded March 21, 1947, under Recorder's File No. 2749.

ALSO EXCEPTING THEREFROM, the East Half of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Northwest Quarter of the Southeast Quarter and that portion of the East Half of the Southeast Quarter of said Section 12, which lies Southerly of the existing county road, as said county road existed on July 1, 1959 being the date of the deed from L.C. Bliss, Jr. and Dorothy M. Bliss, his wife, to Simpson Redwood Company, a Washington corporation, and recorded August 6, 1959 in Book 547 of Official Records, page 232, under Recorder's File No. 12964.

IN TOWNSHIP 3 NORTH, RANGE 4 EAST, HUMBOLDT BASE AND MERIDIAN

Section 4:
Southwest Quarter.

Section 5:
The Southeast Quarter of the Southwest Quarter;
The Southeast Quarter.

EXCEPTING FROM the Southeast of Northwest Quarter and Northwest of Southeast Quarter all oil, gas, oil shale, coal, phosphate, sodium, gold, silver, geothermal resources and all other mineral deposits contained in said lands, and further reserving to the State of California and person authorized by the State, the right to drill for and extract such deposits of oil and gas, or gas, or geothermal resources, and to prospect for, mine and remove such deposits of other mineral from said lands and to occupy and use so much of the surface of said lands as may be required therefore, upon compliance with the conditions

and subject to the provisions and limitations of Chapter 5, Part 1, Division 6 of the Public Resources Code, as recorded in Quitclaim Deed recorded June 5, 1997, as Instrument No. 1997-13395-2, Humboldt County Records.

Section 6:

The Southeast Quarter of the Southwest Quarter;
The South Half of the Southeast Quarter; and
Lots 3, 4, 5, 6 and 7.

Section 7:

The West Half of the Southeast Quarter;
The Northeast Quarter;
The East Half of the West Half; and
Lots 1, 2, 3 and 4.

EXCEPTING THEREFROM, that portion thereof described as follows:

COMMENCING at the Southwest corner of Southeast Quarter of Northwest Quarter of Section 7; and running thence North, 418 feet; thence East, 418 feet; thence South, 418 feet; and thence West, 418 feet to the point of beginning.

ALSO EXCEPTING THEREFROM those portions of Lots 3 and 4 and the West Half of the East Half of the Southwest Quarter of said Section 7, which lies Southerly of the existing County Road crossing said lands, as said County Road existed on July 1, 1959 being the date of the deed from L.C. Bliss, Jr. and Dorothy M. Bliss, his wife to Simpson Redwood Company, a Washington corporation and recorded August 6, 1959 in Book 547 of Official Records at page 232, under Recorder's File No. 12964, Humboldt County Records.

Section 8:

The North Half of the Southwest Quarter; and
The North Half.

EXCEPTING FROM SAID SECTION 8 that portion thereof described in Exhibit A and Exhibit B and further shown as "Improvement Area" and "Agriculture Preserve" on the Record of Survey designated as Exhibit C, said Exhibits being attached to Judgment Quieting Title recorded September 29, 1993 as Instrument No. 1993-26639-11, Humboldt County Official Records.

ALSO EXCEPTING FROM the Southwest Quarter of the Northwest Quarter of said Section 8, all the coal and other minerals, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat. 862), being the same as excepted and reserved in the Patent, issued by The United States of America to Charles O. Johnson, dated June 29, 1926 and recorded August 20, 1926 in Book 23 of Patents at page 100 under Recorder's File No. 3259, Humboldt County Records.

Section 9:

The Northwest Quarter; and
The West Half of the Northeast Quarter.

EXCEPTING FROM SAID SECTION 9 that portion thereof described in Exhibit B and further shown as "Improvement Area" on the Record of Survey designated as Exhibit C, said Exhibits being attached to Judgment Quieting Title recorded September 29, 1993 as Instrument No. 1993-26639-11, Humboldt County Official Records.

Section 9:

The West Half of the Southeast Quarter; and
The Northeast Quarter of the Southwest Quarter.

EXCEPTING THEREFROM the following described portions thereof: First: All portions of said subdivision that lie on the Southwesterly side of a line parallel with the right bank of Mad River and distant 500 feet therefrom are excepted. Second: Of the portion remaining, all that part which lies on the Westerly side of a line parallel with the left bank of Bug Creek and distant 500 feet therefrom is also excepted. The said distant of 500 feet is to be taken to the left of Bug Creek and to the right of Mad River, and is horizontal measurement from the nearest point of high water banks of Bug Creek and Mad River, respectively.

EXHIBIT A-2

IN TOWNSHIP 3 NORTH, RANGE 4 EAST, HUMBOLDT BASE AND MERIDIAN

Section 4:

Lots 3 and 4, South Half of Northwest Quarter.

EXCEPTING THEREFROM that portion thereof described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of Section 4; and running thence North on the section line to the Northwest corner of the South Half of the Southwest Quarter of Section 33, Township 4 North, Range 4 East, Humboldt Meridian; thence Easterly approximately 800 feet to the center of a creek tributary to Bug Creek, as said Creek existed in January 1950 being the date of the deed from Robert Hunter and wife to Peter H. Peterson, and recorded January 20, 1950 under Recorder's File No. 666; thence running Southerly down the center of said creek to its intersection with the South line of the Northwest Quarter of Section 4; and thence West to the place of beginning.

TRACT D

An easement for a road, 66 feet in width, within the Southeast Quarter of Section 4, Township 3 North, Range 4 East, Humboldt Meridian, the centerline of said easement being more particularly described in the deed from the United States of America, acting by and through the Forest Service, Department of Agriculture to Simpson Redwood Company, a Washington corporation, recorded November 29, 1982 in Book 1687, page 88, Humboldt County Official Records.

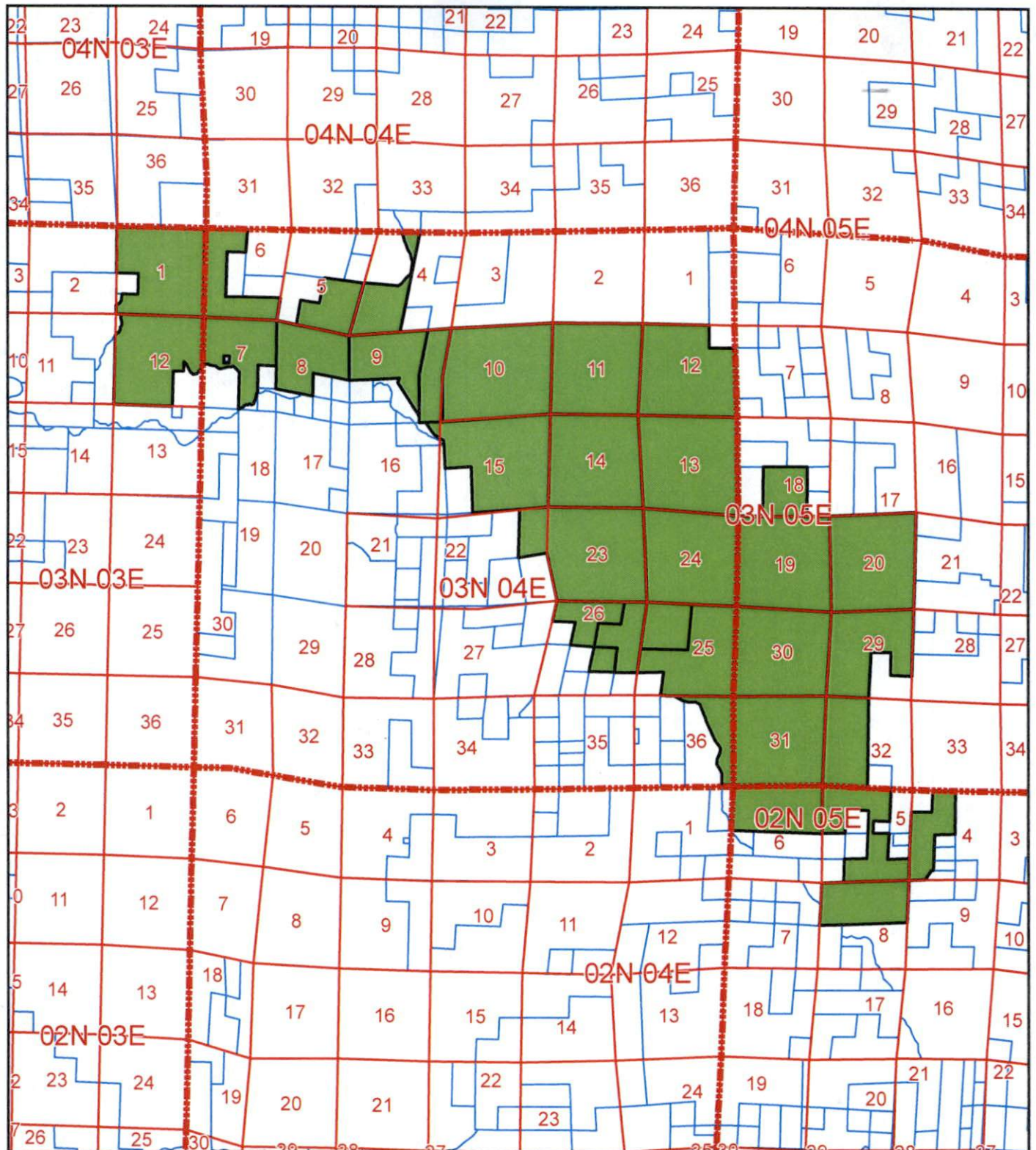
Assessor's Parcel Numbers:

314-233-004, 314-234-001, 315-194-001, 315-195-001, 315-196-001, 315-201-001, 315-202-003, 315-203-005, 315-204-004, 315-204-005, 315-205-001, 315-206-006, 315-212-005, 315-213-003, 315-214-003, 315-241-004, 315-242-001, 315-243-001, 315-244-003, 315-245-005, 315-251-002, 315-251-003, 315-252-004, 315-252-005, 315-253-001, 317-011-005, 317-031-003, 317-071-007, 317-075-004, 317-076-001, 317-081-001, 317-082-004, 317-085-003, 317-086-001, 317-121-002, 317-131-002, 317-132-015 and 317-133-011



A handwritten signature in black ink that reads "Dylan L. Kolstad". The signature is written in a cursive style and is positioned above the typed name.

Dylan L. Kolstad, PLS 8152
Document prepared:
November 11, 2022



**PROPOSED HUNTER RANCH LLC
CLASS B AGRICULTURAL PRESERVE
MAPLE CREEK/SHOWERS PASS AREA**

Subject Parcel =

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 0.5 1 1.5
 Miles