Conservation Easement Monitoring Report

For: Usal Redwood Forest Conservation Easement

December 5, 2012

Usal Forest Conservation Easement Monitoring Inspection Report

Prepared by
Holly Newberger, Office Manager, The Conservation Fund

DATES OF MONITORING: October 16, 2012

1. Easement Name: Usal Redwood Forest. Size in Acres: Approximately 49,576. Date Conservation Easement Acquired _October 27, 2011.

   Location: North end of Mendocino County, encompassing the Usal Creek watershed and several tributaries to the South Fork of the Eel River. Approximately 15 miles due north of the city of Fort Bragg. Generally a well blocked out property 12 miles North/South by 10 miles East/West.
   U.S.G.S. 7 ½' Quadrangles: Bear Harbor, Piercy, Leggett, Mistake Point, Hales Grove

2. Current Land Owner: Redwood Forest Foundation Inc. dba Usal Redwood Forest Company, LLC.

3. Conservation Easement Holder: The Conservation Fund

4. Description of Current Land Use: The property is being managed as a working forest. Current land use practices include road maintenance, timber harvest, forest restoration and instream restoration.

5. Date of Monitoring Inspection: October 16, 2012.

6. Narration: We began our inspection at the 100 mile marker on Highway 1. On the east side of the road we reviewed the pre-commercial thinning. From there we went a few miles south and entered the Forest on the M&M road. We observed many road upgrades, including new culverts, rolling dips and the removal of inboard ditches. We observed the Lower Usal Creek Large Woody Debris projected, implemented by Christopher Blencowe and funded through the California Department of Fish and Game, Fisheries Restoration Grant Program (FRGP). On our drive we observed the Hales Grove rock pit. We continued on to observe the Lower Usal (1-12-018 MEN) and Hales Grove (1-11-110 MEN) timber harvests in progress.

7. Observations: We did not observe any instances of non-conformance with the conservation easement.

METHOD OF INSPECTION: Ground

TIME SPENT ON THE PROPERTY: 6 hours

LIST ALL PERSONS ATTENDING INSPECTION (landowner & others):

Robert Ballard, Campbell Timberland Management Forester
Jeff Calvert, CalFire, Stewardship Forester/Forest Legacy Coordinator
Holly Newberger, The Conservation Fund, Office Manager
Madison Thomson, The Conservation Fund, RPF

MONITOR'S NAMES: Holly Newberger and Madison Thomson

ADDRESS AND PHONE: 14951A Caspar Road, Box 50
Caspar, CA 95420
(707) 962-0712

Annual Field Monitoring Checklist

Monitoring Objectives:

Observe conditions on the Property as they relate to provisions within the Conservation Easement. The citation at the bottom of each numbered box refers to the specific paragraph within the Conservation Easement (CE) or Schedule (SC) that is relevant to the question. "Observed" denotes whether or not the specific condition was encountered as part of the monitoring visit. "Concern" denotes whether or not the observation might constitute a non-conformance with the requirements of the Conservation Easement. A Yes (Y) observation shall trigger follow-up visits or documentation review to determine if there has in fact been a non-conformance.

Monitoring Condition	**Observed (Y/N)**	**Concern (Y/N)**	**Details** *Explain **all** responses.*
Forestry			
Observation of activity that impairs forest habitat and ecological functions CE ¶ E,F,G	**N**	**N**	
Observation of commercial timber harvest (especially even aged management regimes)	**Y**	**N**	**Observed the 2012 harvest in progress of the Hales Grove (1-11-110) and Lower Usal (1-12-018) THPs. Silviculture includes selection harvest and some groups. We did not observe any non-conformance with the CE.**

SC 4 ¶ 1			
Observation of non-commercial harvest SC 5 ¶ 18	**Y**	**N**	**Observed a Pre-commercial thinning job done by Redwood Resources of an area that was harvested 10-15 years ago. It was replanted with redwood seedlings.**
Observation of other forestry activities (including chemical application, tree planting, fire suppression and prescribed burning) SC 6 ¶ 2	**Y**	**N**	**Redwood seedling planted after PCT.**
Observation of conformance of Forest Certification Requirements SC 4¶ 2	**N**	**N**	**Not yet certified by FSC or SFI. Working on the management plan for the property. CE requires certification within 3 years of initiating harvests. 2012 was the first year of harvest.**

Roads	Observed	Concern	
Observation of new, repaired or decommissioned roads- must meet CTM Manual standards & Weaver and Hagans "Farm and Ranch Roads" manual SC 6 ¶13	**Y**	**N**	**Observed numerous road upgrades on the M&M Road, 1600 Stream Alteration Agreements were acquired via THPs.** **In 2012 Pacific Watershed Associates decommissioned 1.5 miles of road in the Stanley Creek drainage. We did not observe this work as it would have meant an additional few hours of travel time.**
Observation of rock extraction SC 5 ¶3	**Y**	**N**	**We observed the Hales Grove rock pit site. We did not see any problems with non-conformance.**
Observation of significant landslides or debris torrents SC 6 ¶11	**Y**	**N**	**Soldiers Creek landslide is unchanged.**

Residences and Structures	Observed	Concern	
Observation of Designated Improvement Areas SC 5 ¶7 & 9	**N**	**N**	
Observation of Provisional Work Areas SC 5 ¶8	**N**	**N**	
Observation of utilities SC 5¶10	**N**	**N**	
Observation of new structures outside of	**N**	**N**	

designated improvement areas or provisional work areas - *prohibited* SC 5¶7			
Observation of permanent recreational facilities SC 6 ¶9	**N**	**N**	
Observation of non-permitted signs SC 5 ¶4	**N**	**N**	

General	**Observed**	**Concern**	
Observation of impairment of conservation values CE ¶ E,F,G	**N**	**N**	
Observation of use or transfer of development rights or granting of parcel interest or subdivision SC 6 ¶4&5	**N**	**N**	
Observation of industrial, commercial residential agricultural or grazing usage SC 6 ¶6&7	**N**	**N**	
Observation of	**N**	**N**	

dumping, drainage, diking or violation of local, state or federal laws protecting soil and water SC 6 ¶11&12			
Observation of exotic species introduction SC 6 ¶15	**N**	**N**	
Observation of exploration for or use of renewable energy sources SC 6 ¶14	**N**	**N**	
Observation of impacts of trespass SC 5 ¶6	**N**	**N**	**Forester Robert Ballard noted that they have found illegal trespass marijuana gardens on the property with 4-5 busts in 2012. CTM flies the property each year looking for illegal gardens to notify staff and the sheriff. They have 2 security patrol people.**
Observation of non permitted grazing SC 5 ¶15	**N**	**N**	
24/ Observation of recreational off-road motorized use *Prohibited* SC 5¶12	**Y**	**N**	**We noted some tracks from ATVs on the County Road within the property.**

Summary comments or general observations

Per the conservation easement, Campbell Timberland Management Certificate of Liability Insurance has been provided to The Conservation Fund.

ANNUAL MONITORING REPORT VERIFICATION

DATE: _10/16/12 Inspector: Holly Newberger

DATE: 10/16/12 Inspector: Madison Thomson

_x__ Landowner requests a copy of monitoring report prior to submittal

___ Landowner does not request a copy of monitoring report prior to submittal

Updated landowner contact information:

Usal Redwood Forest Company
Post Office Box 12
Mendocino, CA 95460

Copies of the Monitoring Report to be submitted to the following:

Grantor, Usal Redwood Forest Company, LLC c/o Campbell Timberland Management, LLC, P.O. Box 1228, Fort Bragg, CA 95437

Wildlife Conservation Board, Attention Executive Director, 1807 13th Street, Suite 103, Sacramento CA 95811

Office Based Monitoring Checklist

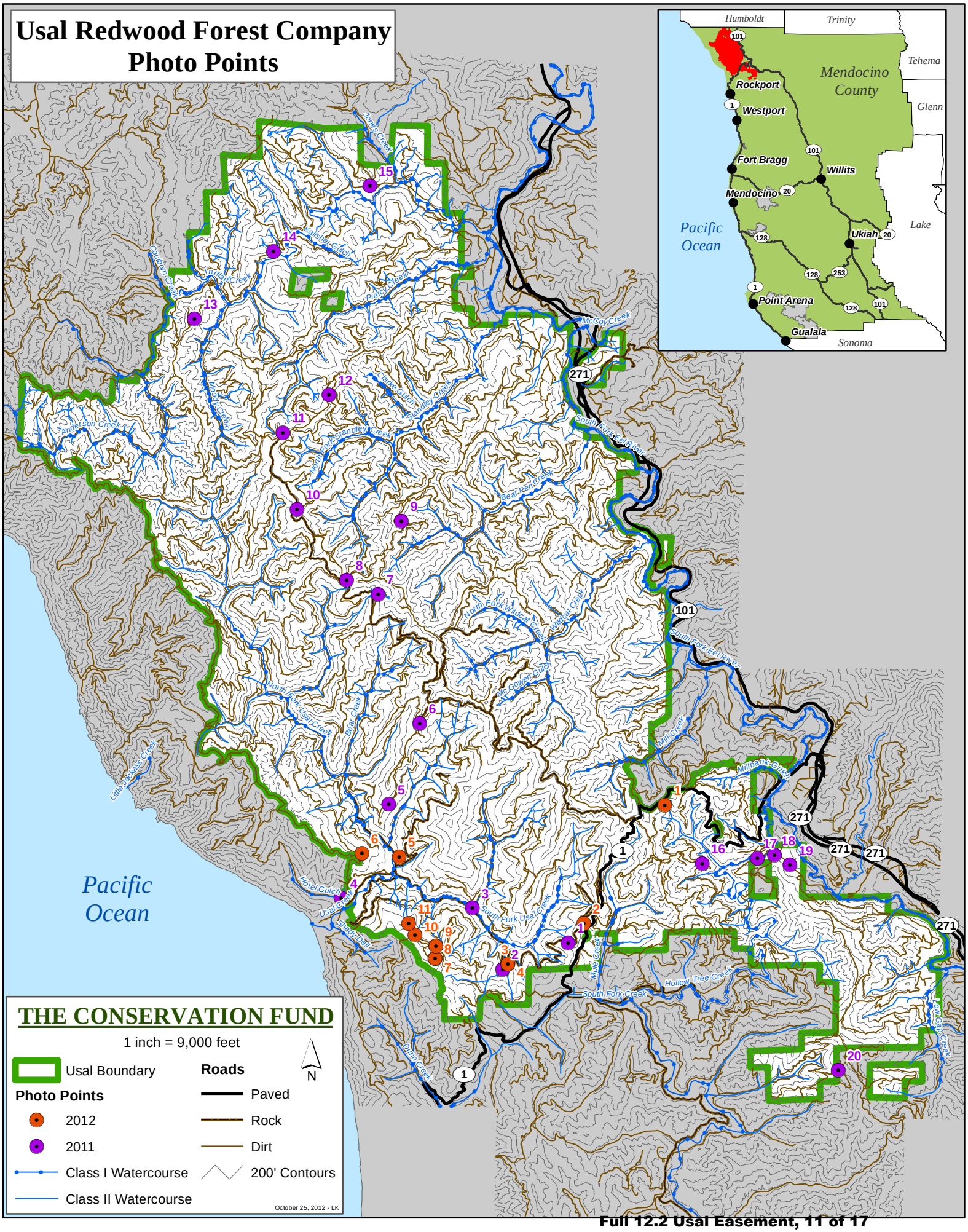
Monitoring Objectives:

- Collect and review additional data sources to monitor compliance with terms and conditions of the Conservation Easement noted below. Additional data may include, but not be limited to: THPs, RWQCB permits, DFG 1603 permits, Restoration Contracts, Scaling Bureau Tickets, Yield Tax records, Aerial Photographs, etc.
- This checklist should be reviewed annually to determine which questions are relevant to activities implemented in current year.

Monitoring Condition	**Observed**	**concern**	**Details** *Explain **all** responses.*
	Y	**N**	
Timber harvest, proposed THPs or amendments to THPs inconsistent with terms of CE SC 6 ¶2		**N**	**Timber harvest plans are consistent with CE.**
Forest certification SC 4 ¶2		**N**	**Not yet certified by FSC or SFI. Working on the management plan for the property. CE requires certification within 3 years of initiating harvests. 2012 was the first year of harvest.**
Legal or de facto division, subdivision or partitioning of the Property into two or more legal parcels and/or any sale, transfer or conveyance of one portion or parcel apart from the sale, transfer or conveyance of the entire Property is prohibited. SC ¶5		**N**	
Granting subsequent easement on the Property that might adversely affect the Conservation Purpose of the Easement. SC 6 ¶1		**N**	
Aerial photo observation of structures, large scale forest		**N**	

condition changes and rock and gravel pits. SC 6 ¶			

Usal Redwood Forest Company
Photo Points



2012 Photo Point 1. Pre-commercial thinning. Re-planted with redwoods.

2012 Photo Point 2. M&M Road, new ditch relief culvert.

2012 Photo Point 3. Elevated culvert on M&M Road.

2012 Photo Point 4. M&M Road, upgraded road, rolling dip and cut off inboard ditch

2012 Photo Point 5. North Fork Usal Large Woody Debris Project

2012 Photo Point 6. Lower Usal Timber Harvest Plan

2012 Photo Point 7. Lower Usal THP, sag pond

2012 Photo Point 8. Hales Grove Timber Harvest Plan.

2012 Photo Point 9. Hales Grove THP Log Deck.

2012 Photo Point 10. Rock pit, in use.

2012 Photo Point 11. Hales Grove THP.