

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Arcata)
City Clerk)
736 F Street)
Arcata, CA 95521)
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**AMENDMENT NO. 2
TO GRAZING LEASE AGREEMENT BETWEEN A.N. HUNT AND SONS INC. AND CITY OF
ARCATA FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2026**

This is an Amendment to that certain Grazing Lease Agreement between the City of Arcata (hereinafter referred to as “CITY”), a municipal corporation, and Dean Hunt, DBA A.N. Hunt and Sons Inc. a corporation (hereinafter referred to as “LESSEE”), effective as of January 1, 2019, first amended on January 1, 2021, and having recording number 2019-001092 (“LEASE”). This Amendment No. 2 to said Agreement is effective as of January 1, 2024.

RECITALS

WHEREAS, throughout the duration of the LEASE term, the LESSEE has continuously and reliably demonstrated grazing management practices that are compatible with the purposes of natural resource enhancement and protection of open space, for which the CITY owns the leased Property; and

WHEREAS, City owns approximately 65 acres of real property located in Arcata, California, identified by Humboldt County Assessor’s parcel numbers 501-042-024, -026, and -028, and described as Parcel One in Exhibit B of Notice of Lot Line Adjustment, recorded as Instrument No. 2008-13735-9, Official Records of Humboldt County; said real property shall hereinafter be referred to as “Expanded Lease Area;”

WHEREAS, CITY desires to add the Expanded Lease Area to the Premises available to LESSEE for livestock grazing, and LESSEE desires to lease the Expanded Lease Area from the CITY for livestock grazing under the same terms of the LEASE.

NOW THEREFORE in consideration of the mutual covenants, conditions and agreements herein to be performed, the parties agree as follows:

1. Ratification of Agreement. The terms and conditions of the Agreement, including all exhibits and attachments, are ratified in their entirety except to the extent inconsistent with the terms and provisions of this and any prior Amendment(s). In the event of such inconsistency, this Amendment No. 2 shall control.

2. Premises. The Premises available for livestock grazing are extended to include the Expanded Lease Area, more particularly the described in the Legal Description attached hereto as amended Exhibit "A" (rev. 1/1/2024) and delineated in the map attached hereto as amended Exhibit "B" (rev. 1/1/2024).
3. Exhibits.
 - a. Exhibit "A" is replaced in its entirety with the attached Exhibit "A" (rev. 1/1/2024).
 - b. Exhibit "B" is replaced in its entirety with the attached Exhibit "B" (rev. 1/1/2024).

DEAN HUNT dba A.N. HUNT AND SONS INCORPORATED

By: _____
Dean Hunt
Owner

Date: _____

CITY OF ARCATA

By: _____
Karen Diemer
City Manager

Date: _____

Insurance and procurement reviewed:

Danielle Allred
Contracts and Special Projects Manager

Date: _____

EXHIBIT "A" (REV. 1/1/2024) - LEGAL DESCRIPTIONS
GRAZING LEASE AGREEMENT BETWEEN A.N. HUNT & SONS, INC. AND CITY OF ARCATA
FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2026

Exhibit A

Real Property Description
Bayview Ranch Property, Humboldt County, California

The real property in the City of Arcata, County of Humboldt, State of California, described as follows:

That portion of Section 4, Township 5 North, Range 1 East, Humboldt Meridian, and of Section 33, Township 6 North, Range 1 East, Humboldt Meridian, described as follows:

BEGINNING on the quarter section line at a point located South 0 degrees 05 minutes East, 891.94 feet thereon from the closing quarter corner on the North line of said Section 4;

thence North 30 degrees 21 minutes 04 seconds West, 3120.03 feet to the Westerly line of land conveyed to Chauncey M. Gould by deed recorded April 2, 1964 in Book 781 of Official Records, page 499, under Recorder's Serial No. 5849, Humboldt County Records;

thence South 1 degree East (shown as South 0 degrees 56 minutes 19 seconds East on Record of Survey recorded in Book 18, page 146 of Surveys) along said Westerly line, 1175.20 feet to an angle point in said line being the Easterly line of the land conveyed to Brizard-Matthews Machinery Co., a partnership, by deed dated June 15, 1960 and recorded August 8, 1960 in Book 598 of Official Records, page 223, under Recorder's Serial No. 12906, Humboldt County Records; and

thence South 37 degrees 15 minutes West (shown as South 37 degrees 17 minutes 39 seconds West on said Survey in Book 18 of Surveys, page 146), along said Easterly line 781 feet to the section line between Section 33 of Township 6 North, Range 1 East, and Section 4 of Township 5 North, Range 1 East, Humboldt Meridian, at a point located 447.44 feet Easterly along said division line from the Southwest corner of said Section 33;

thence continuing along said Brizard-Matthews line, South 37 degrees 15 minutes West, 590 feet to most Northerly corner of the parcel of land conveyed to the State of California, by Fredericka Alant Dolson and husband by deed dated February 2, 1953 and recorded February 24, 1953 in Book 240 of Official Records, page 50, under Recorder's Serial No. 2318, Humboldt County Records;

thence Southerly along the Easterly line of said State of California parcel, along a curve to the right, with a radius of 11,100 feet, through an angle of 2 degrees 07 minutes 28 seconds, a distance of 565.31 feet;

thence South 6 degrees 35 minutes 08 seconds East, 136.00 feet to an angle point in said State of California boundary;

thence North 37 degrees 19 minutes 30 seconds East, 39.47 feet to the most Northerly corner of a parcel of land conveyed to the State of California by deed recorded August 5, 1953 in Book 259 of Official Records, page 523, under Recorder's Serial No. 9939, Humboldt County Records;

thence along the Easterly line of said last mentioned State of California land South 4 degrees 14 minutes 55 seconds East, 671.39 feet, South 0 degrees 25 minutes 30 seconds West 959.99 feet, North 89 degrees 34 minutes 30 seconds West, 48 feet and South 0 degrees 25

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Exhibit A, Real Property Description
Bayview Ranch Property, Humboldt County, California

Page 2

minutes 30 Seconds West, 1381.49 feet, more or less, to the South line of the Northwest Quarter of the Southwest Quarter of said Section 4;

thence East along said South line, 1038.42 feet, more or less, to the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 4;

thence East along the South line of the Northeast Quarter of the Southwest Quarter and the South line of the Northwest Quarter of the Southeast Quarter of said Section 4, a distance of 2443.32 feet;

thence following a division line fence South 43-3/4 degrees East, 660 feet;

thence North 46-1/4 degrees East, 132 feet;

thence South 43-3/4 degrees East, 114.06 feet to the most Westerly corner of the parcel of land conveyed to Bayside Community Presbyterian Church by deed recorded November 21, 1957, under Recorder's Serial No. 17184;

thence North 46-1/4 degrees East, 84.96 feet;

thence South 43-3/4 degrees East, 210 feet to the Northwesterly line of the County Road, as it existed on November 1, 1900;

thence along that line North 47 degrees East, 351.30 feet;

thence at a right angle North 43 degrees West, 436.92 feet;

thence North 72 degrees West, 285.12 feet;

thence North 29 degrees 20 minutes West, 875.82 feet;

thence North 57 degrees West, 277.86 feet;

thence North 60 degrees East to the most Southerly corner of the parcel of land described in deed to Jacoby Creek School District of Humboldt County recorded May 21, 1956, in Book 393 of Official Records, page 109, Humboldt County Records;

thence North 30 degrees 15 minutes West, 492 feet to the most Westerly corner of said school district parcel;

thence along the Northerly line of said parcel North 60 degrees East to the Westerly line of the County Road as it existed on November 1, 1900;

thence along that line North 30 degrees West, 913.8 feet to a division line fence;

thence following said fence line South 89-3/4 degrees West to said quarter section line;

thence North 0 degrees 05 minutes West, along said quarter section line, 569.30 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof described as follows:

BEGINNING at a point on the Southeasterly boundary line of the parcel of land described and designated Parcel Two in the Judgment dated February 18, 1963, and recorded in the Office of the County Recorder of said County of Humboldt in Book 725, page 318 of Official Records, from which the most Southerly corner of said parcel of land

Exhibit A - Page 2

EXHIBIT "A" (REV. 1/1/2024) - LEGAL DESCRIPTIONS
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Exhibit A, Real Property Description
Bayview Ranch Property, Humboldt County, California
Page 3

designated Parcel Two bears South 78 degrees 58-1/2 minutes West, 705.4 feet distant;
and running

thence North 78 degrees 58-1/2 minutes East along the Southeasterly line of said
parcel of land designated Parcel Two, a distance of 305.3 feet;

thence North 0 degrees 20 minutes West, 238.1 feet;

thence South 89 degrees 40 minutes West, 300.00 feet;

thence South 0 degrees 20 minutes East, 294.7 feet, more or less, to the point of
beginning, being a portion of Section 4, Township 5 North, Range 1 East, Humboldt Base
and Meridian.

ALSO EXCEPTING THEREFROM that portion thereof, described as follows:

All that real property situated in the Southeast Quarter of Section 4, Township 5 North,
Range 1 East, Humboldt Meridian, described as follows:

BEGINNING at the most Southwesterly corner of the parcel of land conveyed to
Bayside Community Presbyterian Church by deed recorded November 21, 1957 in Book
467 of Official Records, page 416, under Recorder's Serial No. 17184, Humboldt County
Official Records;

thence North 46 degrees 15 minutes East, along the Westerly line of said Church
parcel, 84.96 feet;

thence North 43 degrees 45 minutes West, 116.94 feet;

thence South 46 degrees 15 minutes West, 84.96 feet;

thence South 43 degrees 45 minutes East, 116.94 feet to the point of beginning.

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EXHIBIT "A" (REV. 1/1/2024) - LEGAL DESCRIPTIONS
GRAZING LEASE AGREEMENT BETWEEN A.N. HUNT & SONS, INC. AND CITY OF ARCATA
FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2026

Exhibit A, Real Property Description
Brizard Tract, Humboldt County, California

**BRIZARD PROPERTY
LEGAL DESCRIPTION**

APN 501-042-007
APN 501-042-014

All that real property situated in the City of Arcata, County of Humboldt, State of California, described as follows:

That Portion of the West Half of the Southwest Quarter of Section 33 and the East Half of the Southeast Quarter of Section 34, Township 6 North, Range 1 East and the Northwest Quarter of the Northwest Quarter of Section 4, Township 5 North Range 1 East shown as Parcel 2 of Parcel Map No. 1538 for the Brizard Company, Recorded in Book 13 of Parcel Maps, Page 83 and 84, Humboldt County Recorder's Office.

EXCEPTING THERE FROM that portion thereof conveyed to Arcata Little League and Babe Ruth League, Inc., a corporation, by Deed recorded, November 24, 1986, in Book 1818, Page 694, of Official Records, under Recorder's Serial No. 24978, Humboldt County Records.

Franklin R. Klopp 12/20/05
Franklin R. Klopp, RCE 20758
License expires 09/30/05



Exhibit A - Page 4

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Exhibit A - "Expanded Lease Area"
Real Property Description, Humboldt County, California

The land referred to is situated in the State of California, County of Humboldt, City of Arcata and is described as follows:

That portion of Parcel 2 as shown on Parcel Map No. 994 filed in the office of the Humboldt County Recorder in Book 8 of Parcel Maps, Page 145 lying both north and south of the centerline of Beith Creek.

EXCEPTING THEREFROM that portion thereof described as follows:

Beginning at the closing North $\frac{1}{4}$ corner for Section 4, Township 5 North, Range 1 East shown on said Parcel Map 994;

Thence South 0 degrees 05 minutes East 891.94 feet;

Thence South 89 degrees 42 minutes 47 seconds East 631.44 feet;

Thence North 3 degrees 30 minutes West 364.19 feet;

Thence North 89 degrees 33 minutes 30" East 25.15 feet;

Thence North 0 degrees 49 minutes 07 seconds East 529.67 feet;

Thence South 89 degrees 50 minutes 30 seconds East 135.66 feet;

Thence through a curve to the left with a cord that bears North 16 degrees 41 minutes 11 second West 52.24 feet;

Thence North 89 degrees 50 minutes 30 seconds west 169.95 feet;

Thence South 0 degrees 49 minutes 07 seconds West 225.01 feet;

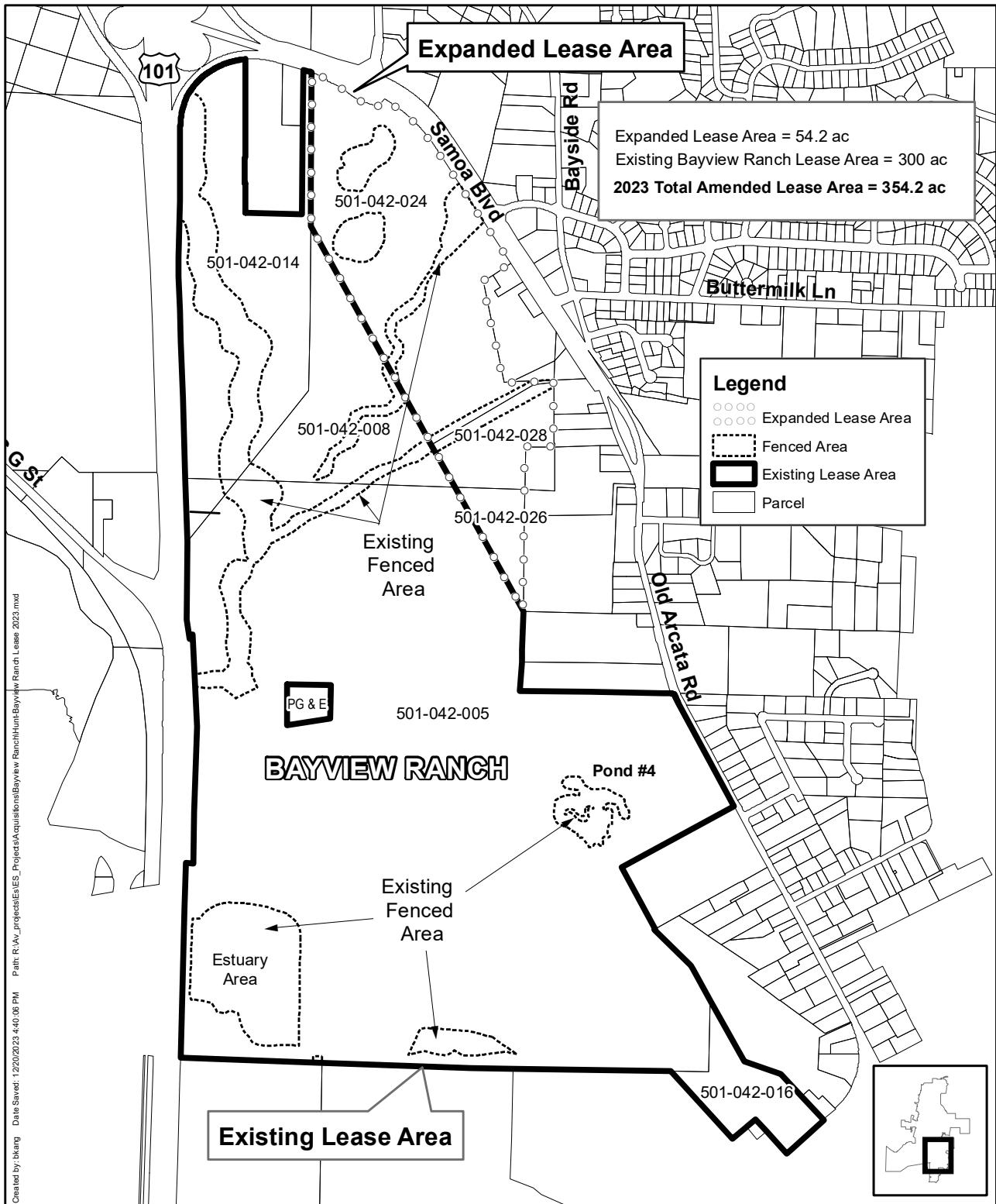
Thence North 89 degrees 50 minutes 30 seconds West 404.00 feet;

Thence North 0 degrees 13 minutes 53 seconds East 448.11 feet more or less to the Northwest corner of Parcel 1 as shown on Parcel Map 788 and Recorded in Book 7 Parcel Map Page 10 Humboldt County Recorders Office;

Thence South 88 degrees 24 minutes 19 seconds West 187.42 feet to a point that lies North 0 degrees 13 minutes 53 seconds East from the point of beginning;

Thence South 0 degrees 13 minutes 53 seconds West 273.11 feet more or less to the point of beginning.

**EXHIBIT "B" (REV. 1/1/2024)" - MAP OF LEASED AREA
 GRAZING LEASE AGREEMENT BETWEEN A.N. HUNT & SONS, INC. AND CITY OF ARCATA
 FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2026**



**Bayview Ranch
 Current and Amended Lease Areas
 12/13/2023**

