

ATTACHMENTS

A 2014-0009

Great Oaks Ranch Past and Future Usages

The original Capistran Ranch consisting of approximately 9800 acres has more than 30 years of cattle grazing history. The Conner family leased the grazing rights to the ranch prior to 1972. More recently the Bauer family has had the lease from 1972 through the end of 2001 for winter grazing up to 300 cow/calf pairs. The consideration for 2000/2001 winter grazing paid to the Capistran Ranch was \$14,000.00.

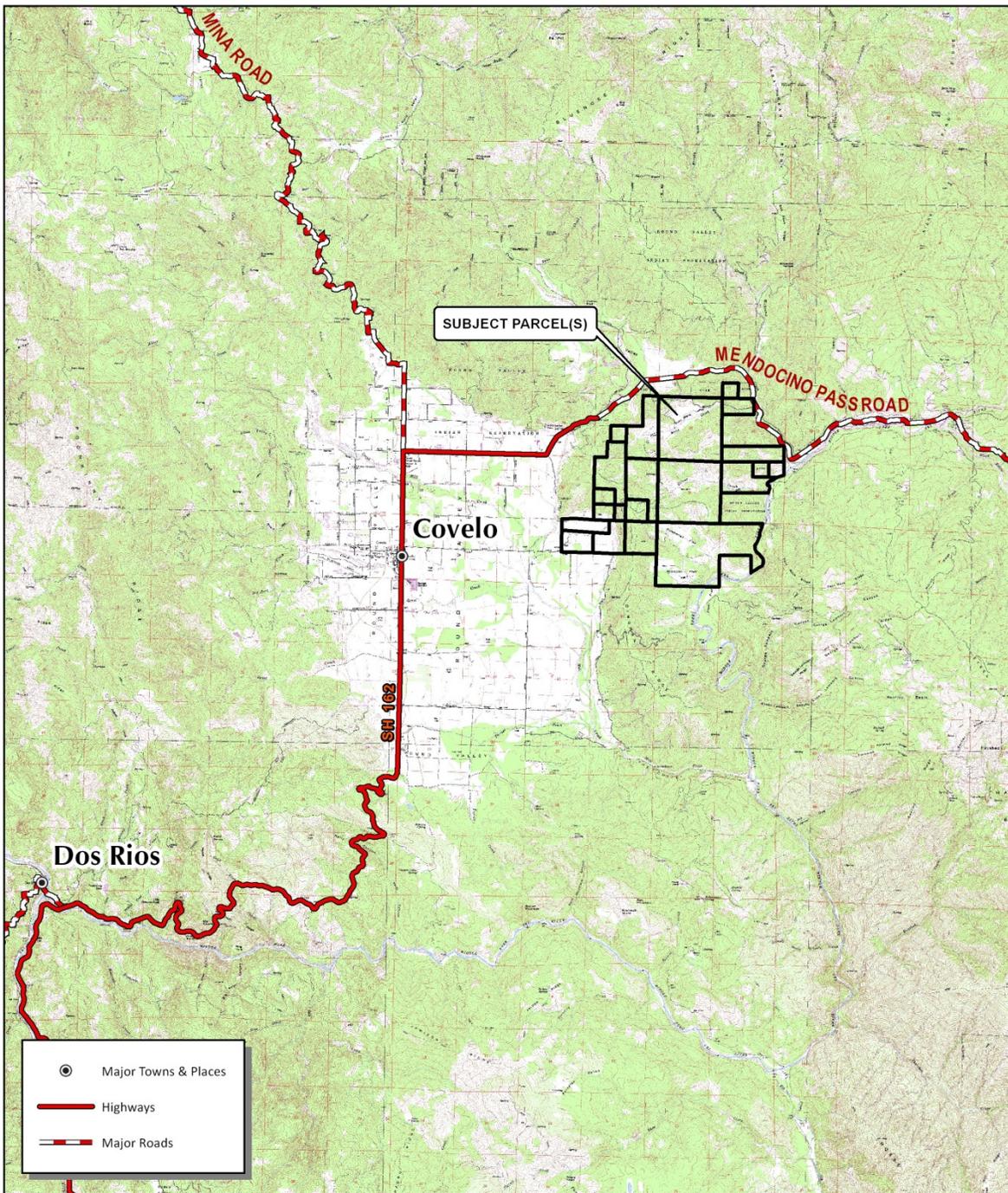
The ranch changed ownership in early 2002 and the new owners, Robert and Jody Lashinski, did not renew the grazing lease for the 2002/2003 season. Upon the change of control, the Lashinski's embarked on a clean-up and fencing project to assure the ranch would contain animals put out to graze. In addition to the fencing, the Lashinski's have been acquiring properties within and around the original ranch to better facilitate the fencing, grazing, and overall control. To date the Lashinski's have purchased numerous other adjacent properties that account for more than 600 acres. More than 10 miles of fence have been repaired and 17 miles of new fence has been built.

The ranch embarked upon building an Angus cow/calf operation by grazing its livestock year round. In 2011, the ranch purchased an additional 800 acres in Round Valley known as the Poonkinney Ranch Headquarters. This enabled the ranch to allow the herd size to be increased by summer grazing the animals in Round Valley. It also provided for up to 1000 tons of hay to be cut, some of which needs to be fed to the herd during the winter and some which is sold locally. In early 2012, the ranch purchased an additional 800 acres in round valley known as the Grist Creek ranch. This property is used to raise our annual heifer crop which is held onto to build the herd size.

The subject property, Great Oaks Ranch, has a long history of agricultural use. Taking in approximately 4,000 acres, it includes 250+/- flat valley ground. The balance of the ranch acreage consists of several gently rolling valleys with expansive meadows separated by timbered ridges offering exceptional winter and spring grazing ground.

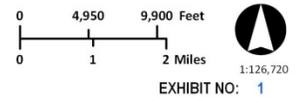
Richard Wilson grazed cattle on the property back in the 1970's. Immediately prior to the current owners, the Mariani's also grazed cattle on the property that were estimated to be in the range of 200-250 mother cows. Currently there are several hundred rodeo bucking bulls on the property year round, hay is cut and baled and some of the ground is used as irrigated pasture.

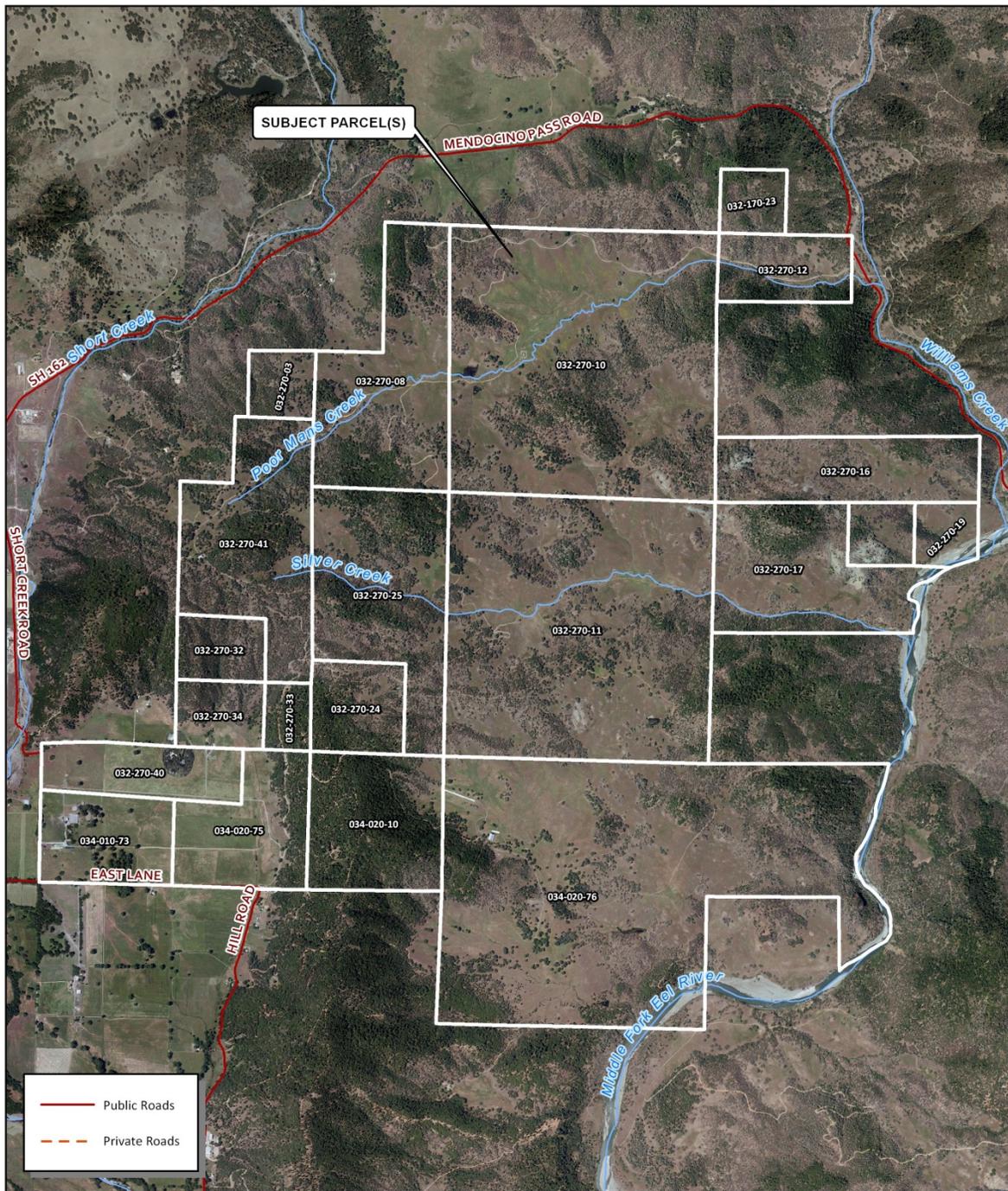
The Capistran intends to replace the bulls with approximately 200 Angus mother cows, various steers, heifers, and calves. This additional adjacent property will allow us not only the ability to significantly expand our herd size but rotate animals throughout the year to best optimize our feed for the benefits of the livestock and the land. In addition, we plan to cut and put-up an additional 250 tons of hay on the flat valley part of the ranch. An added benefit is that we will now have the ability to drive cattle between our existing summer and winter grounds on our own deeded land.



CASE: A 9-2014
OWNER: Great Oaks Ranch, LLC
APN: Various (20 total)
AGENT: Jim Barrett
ADDRESS: 76555 Short Creek Road, Covelo

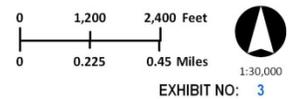
LOCATION MAP

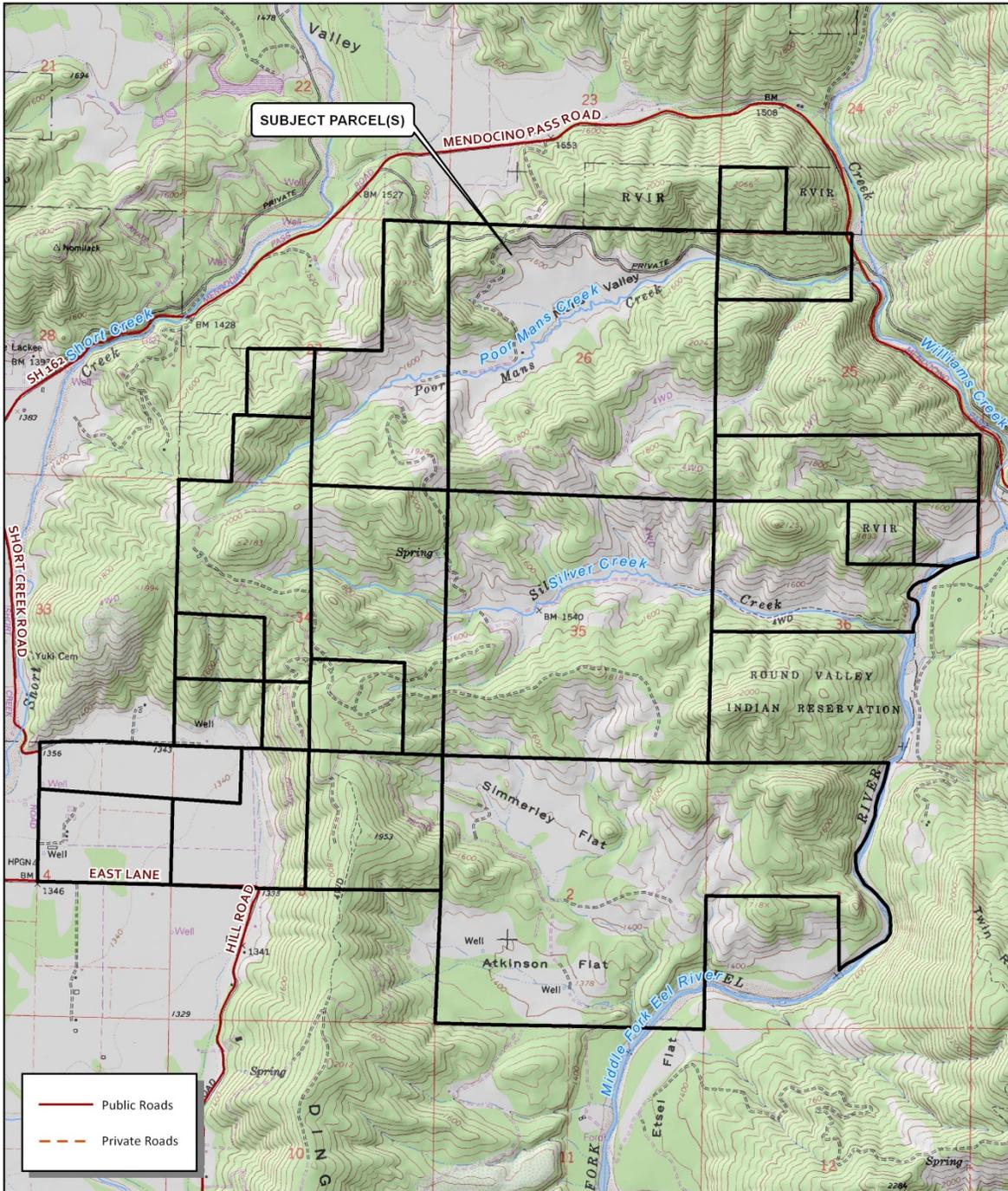




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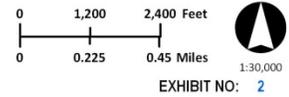
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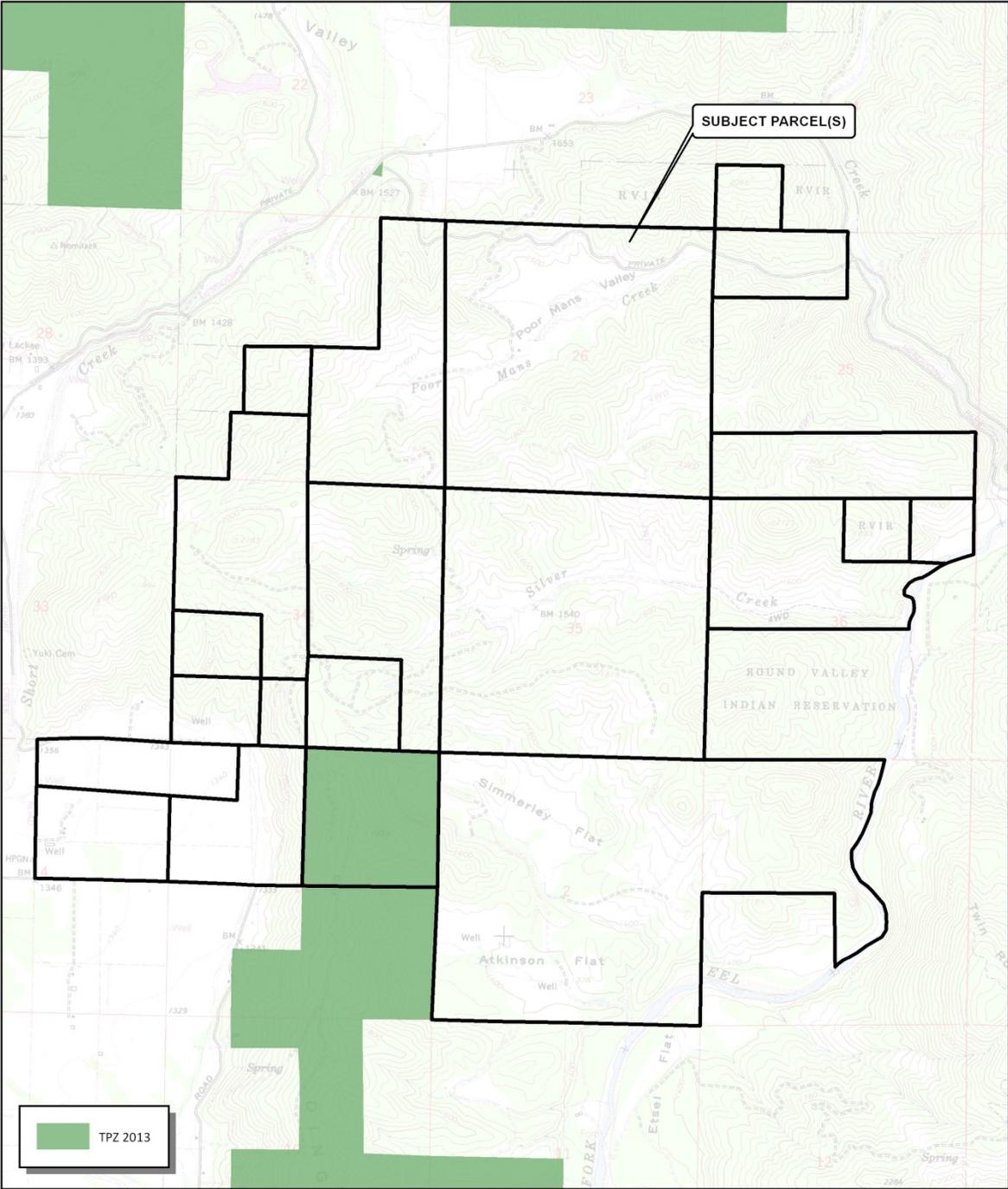




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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET





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TIMBER PRODUCTION ZONES

