

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development *RJ*

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE May 6, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind All or a Portion of Williamson Act Contract No. 1971-137 and 1972-729 (Moran Road, Southwest of the Community of Crows Landing) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2007-48, Correia-Hansen and Authorize the Planning Director to Execute a New Contract

STAFF RECOMMENDATIONS:

Approval and the establishment of the following findings:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

(Continued on Page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2008-323

On motion of Supervisor Monteith, Seconded by Supervisor Grover

and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Rescind All or a Portion of Williamson Act Contract No. 1971-137 and 1972-729 (Moran Road, Southwest of the Community of Crows Landing) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2007-48, Correia-Hansen and Authorize the Planning Director to Execute a New Contract
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STAFF RECOMMENDATION CONTINUED:

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in section 51222.
5. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
7. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

DISCUSSION:

The proposal is to cancel Williamson Act Contract on Assessor's Parcel Numbers 049-001-003 and 049-02-016 and to reestablish a new contract pursuant to Section 51257 of the Government Code regulating Williamson Act contracts. The new contract would restrict adjusted parcels as required in Government Code Section 51257 and not effect the total acreage within the contracted area. The properties consist of a total of 163.27± acres located northeast of Newman and southwest of the Crows Landing area, in the unincorporated area of Stanislaus County. The existing parcel sizes are approximately 52.68± and 110.59± acres a piece. The proposed parcel sizes are 49.45± and 113.82, respectfully.

The parcels are covered by Contract No.1971-137 and 1972-729. The proposed adjustment would not increase the number of developable parcels, will not reduce the number of acres in the existing Williamson Act contracts, and would increase the agricultural viability of the parcel.

Approval to Rescind All or a Portion of Williamson Act Contract No. 1971-137 and 1972-729 (Moran Road, Southwest of the Community of Crows Landing) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2007-48, Correia-Hansen and Authorize the Planning Director to Execute a New Contract

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There are two parcels involved in the lot line adjustment, and both are sites is currently in a Williamson Act Contract and will remain that way. Lot Line Adjustment Application 2008-48 was approved by staff pending the Board's action required by the Williamson Act.

Since both parcels are currently covered by a Williamson Act Contract, all or portions of that contract must be rescinded and replaced with new contracts.

Government Code Section 51257 was revised in January 2000 to facilitate lot line adjustments on Williamson Act parcels. Seven (7) specific findings must be made pursuant to that section in order to facilitate the adjustment. According to the Government Code "... pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

(Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land")

Approval to Rescind All or a Portion of Williamson Act Contract No. 1971-137 and 1972-729 (Moran Road, Southwest of the Community of Crows Landing) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2007-48, Correia-Hansen and Authorize the Planning Director to Execute a New Contract

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- (5) The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
- (6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
- (7) The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

The applicant has provided written evidence to support the seven findings listed above, and staff agrees with that evidence. The applicant's acreage in his statement includes other property that is not involved in this lot line adjustment, but is under this same contract number.

New Williamson Act contracts would typically come before the Board once a year, in November. Because this action is related to a Lot Line Adjustment, it is prudent to act on this action independently of other Williamson Act contracts. Therefore, it is the intention of this action that a new contract replace Contract No. 1971-137 & 1972-729 upon recording.

POLICY ISSUES:

This proposal is consistent with policies of the County. The General Plan Land Use and Agricultural Elements both encourage the use of the Williamson Act to help preserve agriculture as the primary industry of the County. The Agricultural Element (adopted 1992) specifically states that the County shall continue to participate in the Williamson Act program while supporting reasonable measures to strengthen the act and make it more effective. By providing a means to keep property taxes based on an agricultural income level rather than a market value which may be at a level based on speculation of future use, the Williamson Act helps agriculture remain in production without premature conversion to urban uses. Other relevant policies are discussed above as provided in State law.

STAFFING IMPACT:

None.

ATTACHMENTS:

1. Lot Line Adjustment Application 2007-48
2. Lot Line Adjustment Approval Letter
3. Applicant's Statement of Findings
4. Map of Proposed Changes

DEPARTMENT OF PLANNING A. COMMUNITY DEVELOPMENT



1010 10TH Street, Suite 3400, Modesto, CA 95354
 Phone: 209.525.6330 Fax: 209.525-5911

S	<u>14</u>	T	<u>6</u>	R	<u>8</u>
ZONE	<u>A-2-40</u>				
RECEIVED					
APPLICATION NO.	<u>2007-48</u>				
RECEIPT NO.					

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

HANSEN TRUST
Parcel 1

CORREIA et al
Parcel 2

RONALD HANSEN
Name
2469 BLUEGRASS LANE
Address, City, Zip
MERCED, CA. 95340
Phone
209-722-6151
~~Fax Number~~

RICHARD CORREIA
Name
1409 GOLDEN LEAF WAY
Address, City, Zip
STOCKTON, CA. 95209
Phone
209-478-6576
Fax Number

Parcel 3

Parcel 4

~~Name
Address, City, Zip
Phone
Fax Number~~

~~Name
Address, City, Zip
Phone
Fax Number~~

2. Name and address of person(s) preparing map: ED CARDOZA L.S. 3733

BEDESEN-CARDOZA & Assoc. 2823 'G' ST. MERCED 95340
PH. 209-722-8042

3. Assessor's Parcel No. of parcels adjusted:

Parcel 1: Book 49 Page 001 No. 003

Parcel 2: Book 49 Page 002 No. 001

~~Parcel 3: Book _____ Page _____ No. _____~~

~~Parcel 4: Book _____ Page _____ No. _____~~

4. Size of all adjusted parcels:

Before

After

HANSEN TRUST Parcel 1: 52.68
CORREIA et al Parcel 2: 110.59
Parcel 3: _____
Parcel 4: _____

Parcel 1: 49.45
Parcel 2: 113.82
Parcel 3: _____
Parcel 4: _____

5. Why are the lot lines being changed? BE SPECIFIC

5. CONTINUED

As a result of a recent boundary survey applicants became aware of a significant discrepancy between their common property line, as deeded, and an existing long-standing line of occupation. Approximately 3.23 acres of the property described in the Hansen Trust have been occupied by the Correia family for many years. Improvements by the Correia family within this strip of land include a well, field road and grading for irrigation.

Representatives for the Hansen Trust and Correia family have agreed the most reasonable solution to this problem is to accept the line of long established occupation for the "new" boundary.

6. How are these parcels currently utilized? Please check appropriate uses

- Residential
 - Single Family
 - Duplex
 - Multiple

- Commercial
- Industrial
- Other (Specify) _____

Agriculture

- Row Crop - type TOMATOES / CORN etc
- Trees - type ALMONDS
- Vines - type _____
- Range (unirrigated) _____
- Pasture (irrigated) _____
- Poultry _____
- Dairy _____
- Other (Specify) _____

7. List all structures on properties: HANSEN TRUST - NO BUILDINGS -

CORREIA - 1 HOME, 1 BARN, 2 SHEDS & 2 TANK HOUSES

8. How have these parcels been utilized in the past, if different than current use? SAME USE -

FARMING

9. When did current owner(s) acquire the parcel(s)?

Parcel 1: April 23, 2001
Parcel 3: _____

Parcel 2: _____
Parcel 4: _____

10. What are the Williamson Act Contract numbers?

Parcel 1: HANSEN 71-137
Parcel 3: _____

Parcel 2: CORREIA 72-729
Parcel 4: _____

11. Do the parcels irrigate? Yes No If yes, how? CCID WATER CORREIA - FLOOD IRRIGATE HANSEN - DRIP

12. Will these parcels continue to irrigate? Yes No If yes, describe any physical changes in the irrigation system. NO CHANGES

13. Signature of property owner(s)

Ronald W. Hansen
Owner's Signature (TRUSTEE)

RONALD W. HANSEN
Owner's Name Printed

Owner's Signature (TRUSTEE)

KATHRYNE E. HANSEN
Owner's Name Printed

Owner's Signature

Owner's Name Printed

Owner's Signature

Owner's Name Printed



January 23, 2008

Ed Cardoza
Bedesen - Cardoza & Assoc.
2823 G Street
Merced, CA 95340

**SUBJECT: TENTATIVE APPROVAL OF LOT LINE ADJUSTMENT NO. 2007-48
CORREIA / HANSEN**

The Stanislaus County Department of Planning and Community Development, completed its consideration of your application on **January 23, 2008**, and has tentatively approved your request, subject to the attached conditions.

Staff's decision and/or all conditions attached hereto may be appealed to the Planning Commission, in writing, within **ten (10) days** from the date of this notification. The appeal letter addressed to the Planning Commission, must state reasons why the appeal should be granted. If you wish to appeal this decision, a filing fee of \$540.00, payable to the Planning Department, along with a copy of the letter must be delivered to this office by **5:00 p.m.** within **ten days** of the postmark of this letter.

Before a Certificate of Lot Line Adjustment can be recorded, Exhibit "A", describing the property before the adjustment, Exhibit "B", describing the property after the change, and "Exhibit C" showing a map of the property after the change must be attached. These Exhibits must be stamped and signed by a licensed engineer/surveyor. This adjustment shall not result in the creation of a greater number of parcels than originally existed.

A "Certificate of Lot Line Adjustment" form is enclosed for property owner/security holders signatures. After the signatures are secured this form shall be turned into the Planning Department for checking and my signature. When this has been done, you will be notified that the subject form is ready to be recorded.

If you have any questions, please contact this department at (209) 525-6330.

Sincerely,

Carole Maben
Associate Planner

Enclosure

cc: Ronald Hansen

Richard Correia

LOT LINE ADJUSTMENT NO. 2007-48
Project Description and Landowner Justification

This project is a lot line adjustment between Assessors Parcel No. 49-001-003 (52.68 acres) owned by the Hansen Trust and A.P.N. 49-002-001 (119.59 acres) owned by Correia et al.

As a result of a survey, it was found that 3.23 acres of the property owned by the Hansen Trust has been occupied by the Correias for a long period of time. The adjacent owners have met and determined that a conveyance (deed) of the 3.23 acres by the Hansen Trust to the Correia group best serves the interests of all.

At the completion of this lot line adjustment, Parcel 1 (Hansen Trust) will have an adjusted area of 49.45 acres gross (includes Moran Ave., 40 feet wide) and Parcel 2 (Correia et al) have an adjusted area of 113.82 acres gross (includes Moran Ave., 40 feet wide). Both parcels are currently enrolled in the Williamson Act.

Government Code Section 51257 contains seven findings to be made for lot line adjustments. These findings are each listed below with the justification following in italics.

(1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

Neither of the contracts is subject to a Notice of Non-Renewal. At the conclusion of the lot line adjustment, both contracts will continue to be in force and effect for a period of at least 10 years.

(2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to the section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

The land currently under contract is 159.1 acres. After the lot line adjustment, all 159.1 acres will remain under contract.

(3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.

The amount of land changing hands is less than 6.5% of the area of the smallest parcel. As such, more than 90% of the land under each of the former contracts will remain within each contract. In addition, as set forth above in finding (3), the entire amount of land included within this lot line adjustment will continue to remain under Williamson Act contract.

(4)After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

Consistent with Section 51222, both parcels will be larger than 40 acres both before and after the lot line adjustment. Parcels are presumed to be large enough to sustain their agricultural use if they are greater than 10 acres in size if prime farmland, or greater than 40 acres in the case of non-prime farmland. The subject properties are both identified as prime farmland by the Natural Resource Conservation Service Farmland Mapping Program.

(5)The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.

Both of these parcels have been used for agricultural productivity in their current configuration for a long time. The new lot configuration, after adjustment, will recognize an existing line of occupation. The moving of the lot line to add 3.23 acres to on existing 110.59 acre parcel and remove 3.23 acres from 50.50 acre parcel will in no way affect the long term agricultural productivity of either of the parcels. This is especially true since the line of occupation has existed in this location for many years.

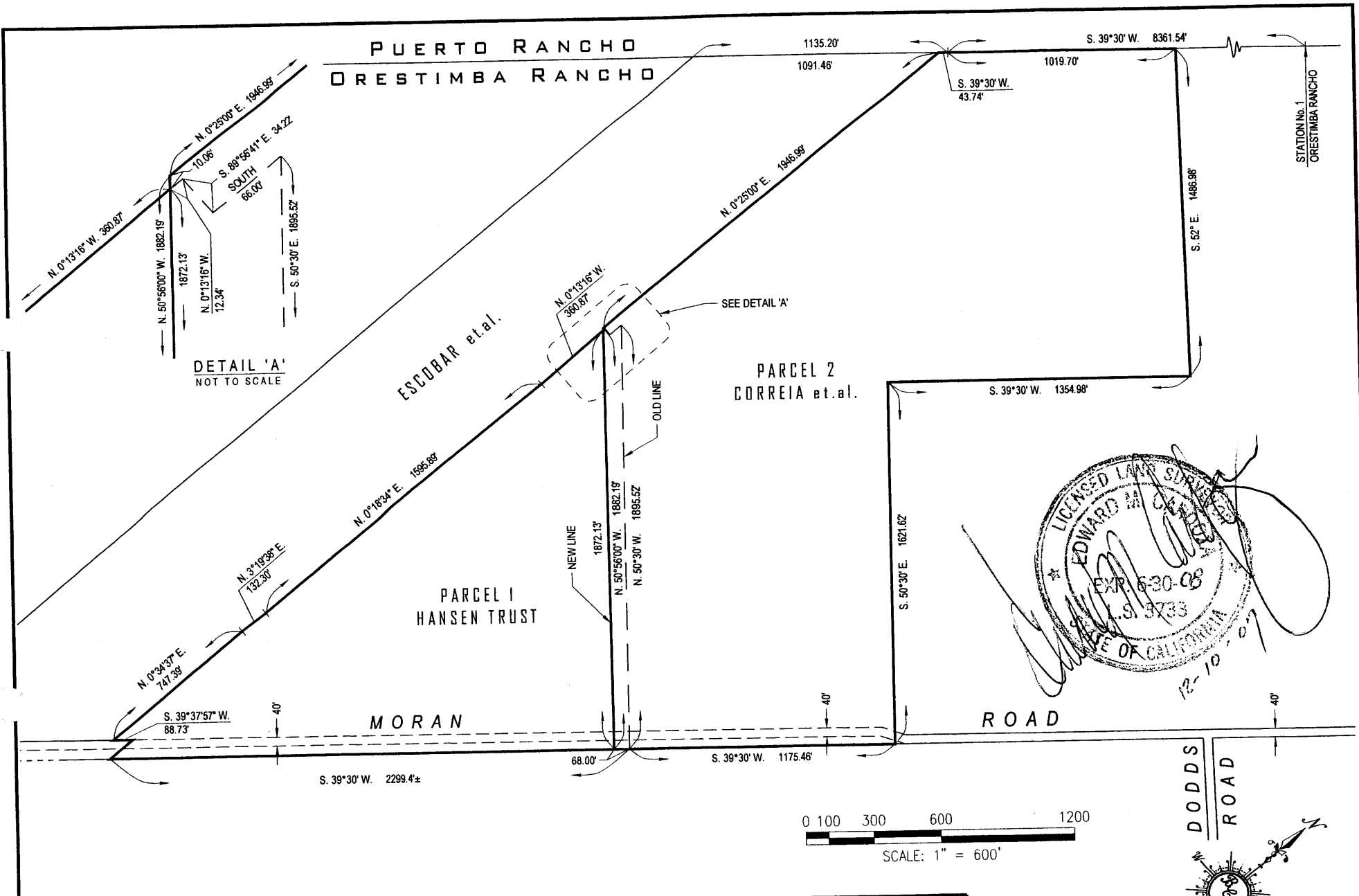
(6)The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

The parcels will continue to remain restricted by contract and used for agricultural productivity. As such, the lot line adjustment will have no impact on adjacent lands currently utilized for agricultural purposes.

(7)The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

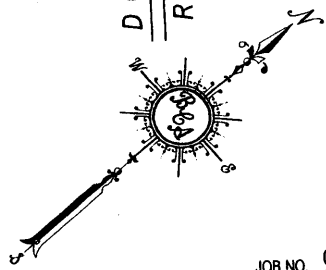
The two parcels currently exist, and after the lot line adjustment two parcels will continue to exist. Neither parcel is currently inconsistent with the Stanislaus County General Plan, nor will the resulting parcels be inconsistent with the Stanislaus County General Plan.

In conclusion, the lot line adjustment is nothing more than the movement of a lot line to recognize an existing line of occupation which has been located in its current location for many years. As set forth previously, the properties will continue to be used for agricultural purposes, and this lot line adjustment will in no way affect the agricultural viability of either parcel.



BCA BEDESEN-CARDOZA & ASSOCIATES, Inc.
2823 "G" Street, P.O. Box 391
Merced, CA 95340 (209) 722-8042
Engineering • Land Surveying

EXHIBIT 'C'
LOT LINE ADJUSTMENT BETWEEN THE
LANDS OF THE HANSEN TRUST
AND THE LANDS OF CORREIA et. al.





Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2008-0050453-00

Acct 127-Planning - Special Rec
Monday, MAY 12, 2008 08:10:24
Ttl Pd \$55.00 Nbr-0002535827
OMC/R2/1-17

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Stanislaus County
Department of Planning
and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on January 23, 2008 approved the lot line adjustment herein described submitted under the name of Correia / Hansen Lot Line Adjustment No. 2007-48 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

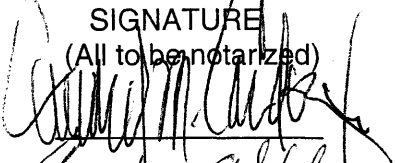
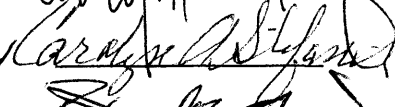


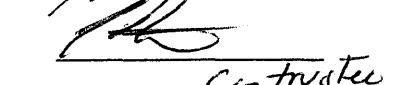
The undersigned duly authorized officer of Stanislaus County declares that the foregoing is true and correct under penalty of perjury under the laws of the State of California.

RON E. FREITAS, DIRECTOR

By: For Bill Carlson Bill Carlson for 5/8/08
Carole Maben, Associate Planner Date
Stanislaus County Department of Planning
and Community Development

LOT LINE NO. 2007-48

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>EDWARD M. CARDOZA</u>		<u>3-03-08</u>	<u>MERCED, CA.</u>
<u>CAROLYN A. STEFANICH</u>		<u>3-5-08</u>	<u>Redding CA.</u>
<u>RICHARD H. CORREIA</u>		<u>3-13-08</u>	<u>Stockton</u>
<u>LISA E. BRETTON</u>		<u>3-15-08</u>	<u>San Diego. Ca.</u>
<u>LISE E. BRETTON</u>		<u>3-17-08</u>	<u>San Diego. Ca.</u>

(as trustee for Judith Jane Bretton)

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ACKNOWLEDGMENT

State of California
County of Merced

On March 3, 2008 before me, Rebekah Schumacher, Notary Public
(insert name and title of the officer)

personally appeared Edward M. Cardoza
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rebekah Sch (Seal)



California Notary Acknowledgement

STATE OF CALIFORNIA

)ss:

COUNTY OF SAN JOAQUIN

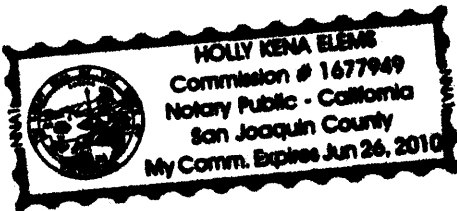
On this the 13 day of MARCH, 2008, before me, Holly Kena Elems NOTARY Public (name and title of officer), personally appeared Richard CORREIA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Place Notary Seal Here)



Holly Kena Elems
Notary Public

Holly Kena Elems
Notary Public Name (Printed or Typed)

My Commission Expires: 6-26-10

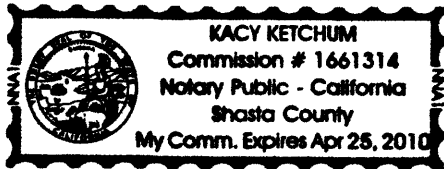
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Shasta

On 3/5/2008 before me, Kacy Ketchum Notary Public

personally appeared Carolyn A. Stefanich



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kacy Ketchum
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Lot Line No. 2007-48

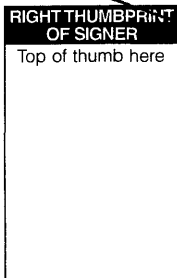
Document Date: 3-5-08 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

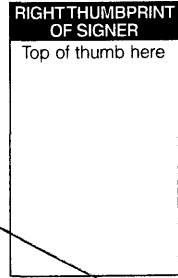
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego }

On March 26 2008 before me, Susan Arledge (a. t. n. public)
Date Here Insert Name and Title of the Officer

personally appeared USZE BRITTON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Susan Arledge*
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

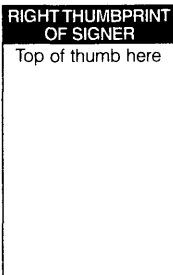
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

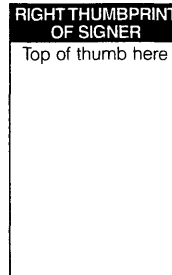
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

LOT LINE NO. 2007-48

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Ronald W. Hansen, Trustee	<i>Ronald W. Hansen</i>	4/1/08	Merced
Kathryn E. Hansen, Trustee	<i>Kathryn E. Hansen</i>	4/1/08	Merced
→ Ronald + Kathryn Hansen 1998 Revocable Trust, Dtd 8/3/98			

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)

ACKNOWLEDGMENT

State of California
County of Merced

On April 1, 2008 before me, Rebekah Schumacher, Notary Public
(insert name and title of the officer)

personally appeared Ronald W Hansen and Kathryn E. Hansen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in
~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

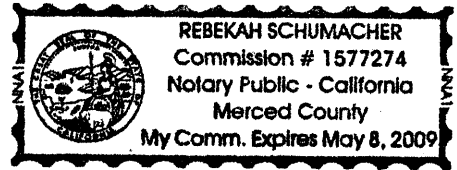


EXHIBIT "A"

LANDS OF THE HANSEN TRUST – Before Lot Line Adjustment:

Beginning on the line between the land formerly owned by Jane F. Turner and Roena M. Stonesifer at a point bearing South 33.80 chains from a point on the line between Orestimba and Puerto Ranchos which last mentioned point bears South 39 1/2° West 126.69 chains from Station No. 1 of the Survey of the said Orestimba Rancho; running thence South 50 1/2° East 25.62 chains; thence South 39 1/2° West 10.08 chains; thence North 50 1/2° West 17.30 chains; thence North 13.07 chains to the point of beginning.

ALSO, beginning at a point on the line between the lands formerly owned by Jane F. Turner and C.A. Stonesifer at a point bearing South 28.92 chains from a point on the line between the Orestimba Rancho and Puerto Rancho which last mentioned point bears South 39 1/2° West 126.69 chains from Post No. 1 of the Survey of the Orestimba Rancho; thence South 50 1/2° East 28.72 chains; thence South 39 1/2° West 3.77 chains; thence North 50 1/2° West 25.62 chains; thence North 4.88 chains to the point of beginning.

ALSO, being a part of the Orestimba Rancho and beginning at a point bearing South 46.87 chains from a point on the line between Orestimba and Puerto Ranchos, which point bears South 39 1/2° West 126.69 chains from Post No. 1 of the Survey of the Orestimba Rancho; running thence South 50 1/2° East 17.30 chains; thence South 39 1/2° West 20.99 chains, thence North 27.21 chains to the point of beginning.

TOGETHER WITH the following described parcel:

Commencing at the most northerly corner of the lands described under Part 3 (APN 049-01-03) in that certain Deed from Kathryn E. Hansen to Ronald W. Hansen and Kathryn E. Hansen, Trustees of the Ronald and Kathryn 1998 Revocable Trust as recorded on April 30, 2001 in Document Number 2001-0043185 of Official Records, Stanislaus County Records, California, said point of commencement being marked by a 3/4" iron pipe with plug inscribed with "TURNROSE L.S. 7454", said 3/4" iron pipe being shown on that record of survey map filed in Book 29 of Survey Maps at Page 44 (29 S 44); thence from said point of commencement along the westerly line of said lands of Hansen South 66.00 feet to the True Point of Beginning; thence from said True Point of Beginning along said westerly line of Hansen, South 2780.13 feet to a point on the northwesterly line of Moran Road (40' wide), said point also being marked by a 3/4" iron pipe with plug inscribed with "TURNROSE L.S. 7454" as shown in said record of survey (29 S 44); thence leaving said westerly line along said northwesterly line of Moran Road South 39°37'57" West 88.73 feet to the approximate center of an existing travelway (10-12 feet wide); thence along said approximate center of travelway North 0°34'37" East 747.39 feet; thence North 3°19'38" East 132.30 feet; thence North 0°18'34" East 1595.89 feet; thence North 0°13'16" West 373.21 feet; thence leaving said travelway South 89°56'41" East 34.22 feet to the True Point of Beginning.

EXCEPTING from the hereinabove described parcels of land that portion of that certain forty foot wide strip of land along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road in Vol. 55 Deeds, Page 189 Stanislaus County Records.



Exhibit "A"

LANDS OF CORREIA et al -Before Lot Line Adjustment

BEGINNING at a point on the line between ORESTIMBA RANCHO AND PUERTO RANCHO at a point bearing South 39°30' West 8361.54 feet from Station No. 1 of the survey of said ORESTIMBA RANCHO, said point of beginning being the Northeast corner of the tract of land conveyed by C.A. Stonesifer to W.E. Turner by deed dated November 2, 1892 and recorded November 3, 1892 in Volume 54 of Deeds, at pages 56 and 57, Records of Stanislaus County, running thence North 39°30' East 1019.70 feet; thence South 54°00' East 1486.98 feet; thence South 39°30' West 1354.98 feet; thence South 50°30' East 1621.62 feet; thence South 39°30' West 826.32 feet; thence North 50°30' West 273.90 feet; thence North 1908.72 feet to the point of beginning, containing 78.22 acres of land.

TOGETHER with the right to the party of the second part to the use of the irrigation ditches now on the land of Roena M. Stonesifer as the same is contained in the deed made by Roena M. Stonesifer and C.A. Stonesifer to the parties of the first part dated November 5, 1895 and recorded December 14, 1895 in Volume 57 of Deeds, at page 560, Records of Stanislaus County, California to which reference is hereby made.

ALSO, that certain piece or parcel of land situated and being in the ORESTIMBA RANCHO, County of Stanislaus, State of California, bounded and described as follows:

BEGINNING at a point bearing South 50°30' East 273.90 Feet from point bearing South 1908.72 feet from a point on the line between the ORESTIMBA RANCHO and PUERTO RANCHO, which last named point bears South 39°30' West 8361.54 feet from Station No. 1 of the survey of said ORESTIMBA RANCHO, being the Northeast corner of the tract of land conveyed by C.A. Stonesifer to W.E. Turner by deed dated November 3, 1892 and recorded November 3, 1892, in Volume 54 of Deeds, at pages 56 and 57, Records of Stanislaus County, running thence North 39°30' East 826.32 feet; thence South 50°30' East 1621.62 feet; thence South 39°30' West 826.32 feet; thence North 50°30' West 1621.62 feet to the point of beginning, containing 30.76 acres of land.

TOGETHER WITH the right to the parties of the second part to the use of the irrigating ditches now on the remaining land of the first party Roena M. Stonesifer, for the irrigation of the above described premises and reserving to said first party the right to drain her said remaining land through the said premises hereby conveyed.

EXCEPTING from the hereinabove parcels of land a strip of land forty feet wide along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road in Vol. 55 Deeds, Page 189 Stanislaus County Records.

ALSO, that portion of the Orestimba Rancho in Stanislaus County, California shown as Exhibit "A" on that certain Document filed for record Aug. 21, 2007 per Doc. -2007-0107757-00, Stanislaus County Recorders Office described as follows: Beginning at a point on the line between the Puerto Rancho and said Orestimba Rancho that is S.39°30'W. 8361.54 feet from Station No. 1 of the survey of said Orestimba Rancho; thence South 1974.72 feet; thence N. 89°56'41" W. 34.22 feet; thence S.0°13'16"E. 12.34 feet thence; N.50°56'00"W. 10.06 feet; thence N.0°25'00"E. 1946.99 feet; thence N. 39°30' E. 43.74 feet to the point of beginning, containing 1.57 acres.



EXHIBIT "B"

LANDS OF THE HANSEN TRUST – After Lot Line Adjustment:

Beginning on the line between the land formerly owned by Jane F. Turner and Roena M. Stonesifer at a point bearing South 33.80 chains from a point on the line between Orestimba and Puerto Ranchos which last mentioned point bears South 39 1/2° West 126.69 chains from Station No. 1 of the Survey of the said Orestimba Rancho; running thence South 50 1/2° East 25.62 chains; thence South 39 1/2° West 10.08 chains; thence North 50 1/2° West 17.30 chains; thence North 13.07 chains to the point of beginning.

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ALSO, being a part of the Orestimba Rancho and beginning at a point bearing South 46.87 chains from a point on the line between Orestimba and Puerto Ranchos, which point bears South 39 1/2° West 126.69 chains from Post No. 1 of the Survey of the Orestimba Rancho; running thence South 50 1/2° East 17.30 chains; thence South 39 1/2° West 20.99 chains, thence North 27.21 chains to the point of beginning.

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EXCEPTING THEREFROM a strip of land forty feet wide along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road.

ALSO EXCEPTING from the above described parcels of land, that portion described as follows: Commencing at Station No. 1 of the survey of the ORESTIMBA RANCHO; thence S. 39°30'W. 8,361.54 feet along the line between the DEL PUERTO RANCHO and said ORESTIMBA RANCHO; thence South 1,908.72 feet to the POINT OF BEGINNING of this description; thence S. 50°30'E. 1,895.52 feet; thence S. 39°30'W. 68.00 feet; thence N. 50°56'W. 1,872.13 feet; thence N.0°13'16"W. 12.34 feet; thence S.58°56'41"E. 34.22 feet; thence North 66.00 feet to the Point of Beginning, containing 3.23 acres.

EXCEPTING therefrom a strip of land forty feet wide along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road in Vol. 55 Deeds, Page 189 Stanislaus County Records.



Exhibit "B"

LANDS OF CORREIA et al - After Lot Line Adjustment

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TOGETHER WITH the right to the parties of the second part to the use of the irrigating ditches now on the remaining land of the first party Roena M. Stonesifer, for the irrigation of the above described premises and reserving to said first party the right to drain her said remaining land through the said premises hereby conveyed.

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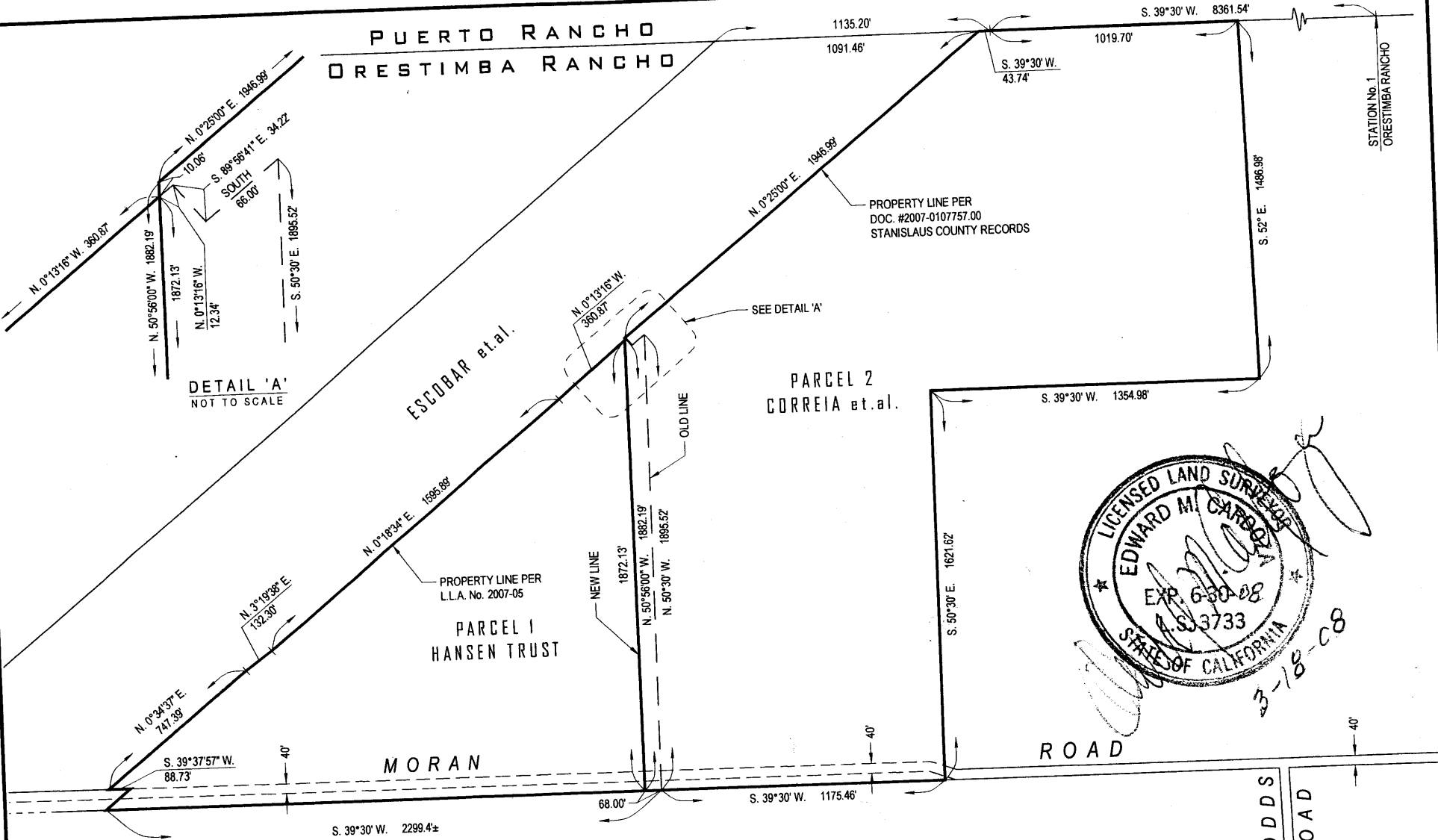
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PUERTO RANCHO
DRESTIMBA RANCHO



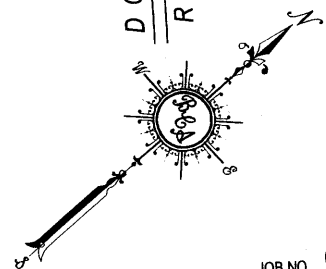
DETAIL 'A'
NOT TO SCALE

PARCEL 2
CORREIA et.al.

PARCEL 1
HANSEN TRUST



0 100 300 600 1200
SCALE: 1" = 600'



BCA BEDESEN-CARDOZA & ASSOCIATES, Inc.
2823 "G" Street, P.O. Box 391
Merced, CA 95340 (209) 722-8042
Engineering • Land Surveying

EXHIBIT B
LOT LINE ADJUSTMENT BETWEEN THE
LANDS OF THE HANSEN TRUST
AND THE LANDS OF CORREIA et. al.

JOB NO. 05033



BOARD OF SUPERVISORS

2009 MAR 10 P 2:02

March 10, 2009

MEMO TO: Christine Ferraro, Clerk of the Board of Supervisors

FROM: Crystal D. Rein, Department of Planning and Community Development

SUBJECT: **RECORDED COPY OF LOT LINE ADJUSTMENT NO. 2007-48;
RECORDED COPY OF RESCISSION AND SIMULTANEOUS RE-ENTRY
CALIFORNIA LAND CONSERVATION CONTRACT NO. - 2008-09
CORREIA/HANSEN**

Please return the original recorded Rescission and Simultaneous Re-entry document (Williamson Act Contract No. 2008-09) to our office. Document No. 2008-0050454-00, recorded on May 12, 2008 must be re-recorded to correct an error made in the original document. The original California Land Conservation Contract No. was listed as 71-137. The document should have reflected California Land Conservation Contract No. 2007-11.

JC/er
(I:\USERS\Crystal\Miscellaneous Projects\RE RE 2008-09 Memo to Clerk of the Board.wpd)

RECORDING REQUESTED OF:
Stanislaus County
Board of Supervisors

WHEN RECORDED, MAIL TO:
Stanislaus County Department
of Planning and Community Development



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2009-0024846-00

Friday, MAR 13, 2009 08:01:44
Ttl Pd \$0.00 Nbr-0002690244
OMK/R2/1-10

**RE-RECORD NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA
LAND CONSERVATION CONTRACT NO. 2008-09
RONALD W. HANSEN**

Document No. 2008-0050454-00, recorded on May 12, 2008 is being re-recorded to correct an error made in the original document. The original California Land Conservation Contract No. was listed as 71-137. The document should have reflected California Land Conservation Contract No. 2007-11.

Bill Carlson
Senior Planner
Stanislaus County Planning and Community Development

iOmk

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2008-09**

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2008-0050454-00
Monday, MAY 12, 2008 08:17:23
Ttl Pd \$0.00 Nbr-0002535833
OMC/R2/2-9

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into May 6, 2008, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded on February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Ronald W. Hansen
2469 Bluegrass Lane
Merced, CA 95340

(16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>049-001-009</u>	<u>50.5 Acres</u>	<u>1925 Moran Road, Crows Landing, CA 95313</u>

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2008-323, relating to Lot Line Adjustment No. 2007-48 as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. 71-137 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

QMC

NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT

Page 2

- (18) The effective date of this Contract shall be date of recording.
- (19) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code - General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Ronald W. Hansen	<i>Ronald W. Hansen</i>	3/25/08	Merced, CA
Kathryn E. Hansen			
Kathryn E. Hansen	<i>Kathryn E. Hansen</i>	3/25/08	Merced, CA

SECURITY HOLDERS:

NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

EXHIBITS:

- (A) Legal description of Parcel covered under old contract
- (B) Legal description of newly configured Parcel covered under new contract
- (C) Board of Supervisors Action Item approving referenced rescission and new contract

COUNTY: Stanislaus County

5/8/08
Dated

Kirk Ford
Chairman, Board of Supervisors
Kirk Ford for

ACKNOWLEDGMENT

State of California
County of Merced)

On March 25, 2008 before me, Rebekah Schumacher, Notary Public
(insert name and title of the officer)

personally appeared Ronald W. Hansen and Kathryn E. Hansen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in
~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rebekah Sch (Seal)

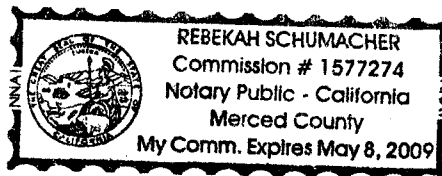


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EXCEPTING from the hereinabove described parcels of land that portion of that certain forty foot wide strip of land along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road in Vol. 55 Deeds, Page 189 Stanislaus County Records.

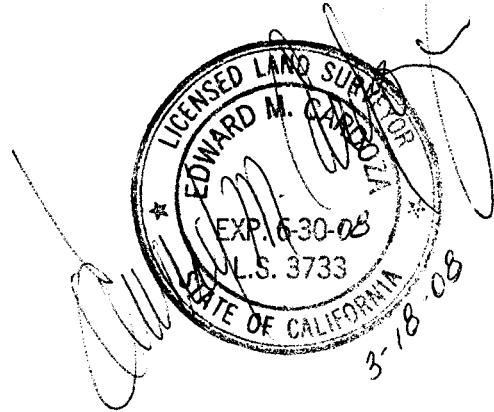


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ALSO, being a part of the Orestimba Rancho and beginning at a point bearing South 46.87 chains from a point on the line between Orestimba and Puerto Ranchos, which point bears South 39 1/2° West 126.69 chains from Post No. 1 of the Survey of the Orestimba Rancho; running thence South 50 1/2° East 17.30 chains; thence South 39 1/2° West 20.99 chains, thence North 27.21 chains to the point of beginning.

TOGETHER WITH the following described parcel:

Commencing at the most northerly corner of the lands described under Part 3 (APN 049-01-03) in that certain Deed from Kathryn E. Hansen to Ronald W. Hansen and Kathryn E. Hansen, Trustees of the Ronald and Kathryn 1998 Revocable Trust as recorded on April 30, 2001 in Document Number 2001-0043185 of Official Records, Stanislaus County Records, California, said point of commencement being marked by a 3/4" iron pipe with plug inscribed with "TURNROSE L.S. 7454", said 3/4" iron pipe being shown on that record of survey map filed in Book 29 of Survey Maps at Page 44 (29 S 44); thence from said point of commencement along the westerly line of said lands of Hansen South 66.00 feet to the True Point of Beginning; thence from said True Point of Beginning along said westerly line of Hansen South 2780.13 feet to a point on the northwesterly line of Moran Road (40' wide), said point also being marked by a 3/4" iron pipe with plug inscribed with "TURNROSE L.S. 7454" as shown in said record of survey (29 S 44); thence leaving said westerly line along said northwesterly line of Moran Road South 39°37'57" West 88.73 feet to the approximate center of an existing travelway (10-12 feet wide); thence along said approximate center of travelway North 0°34'37" East 747.39 feet; thence North 3°19'38" East 132.30 feet; thence North 0°18'34" East 1595.89 feet; thence North 0°13'16" West 373.21 feet; thence leaving said travelway South 89°56'41" East 34.22 feet to the True Point of Beginning.

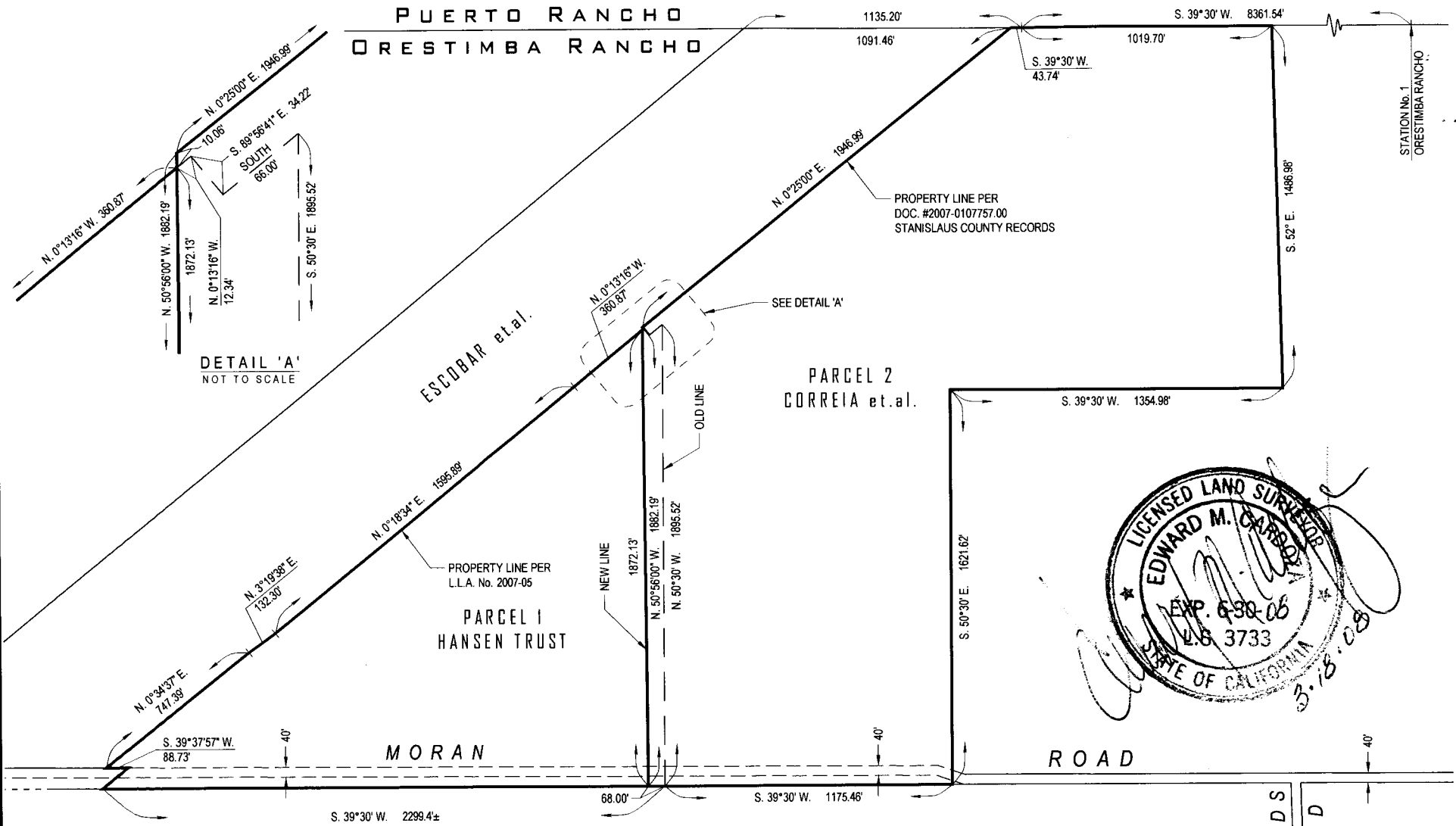
EXCEPTING THEREFROM a strip of land forty feet wide along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road.

ALSO EXCEPTING from the above described parcels of land, that portion described as follows: Commencing at Station No. 1 of the survey of the ORESTIMBA RANCHO; thence S. 39°30'W. 8,361.54 feet along the line between the DEL PUERTO RANCHO and said ORESTIMBA RANCHO; thence South 1,908.72 feet to the POINT OF BEGINNING of this description; thence S. 50°30'E. 1,895.52 feet; thence S. 39°30'W. 68.00 feet; thence N. 50°56'W. 1,872.13 feet; thence N.0°13'16"W. 12.34 feet; thence S.58°56'41"E. 34.22 feet; thence North 66.00 feet to the Point of Beginning, containing 3.23 acres.

EXCEPTING therefrom a strip of land forty feet wide along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road in Vol. 55 Deeds, Page 189 Stanislaus County Records.



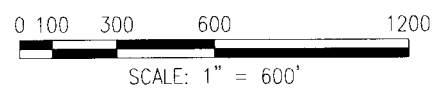
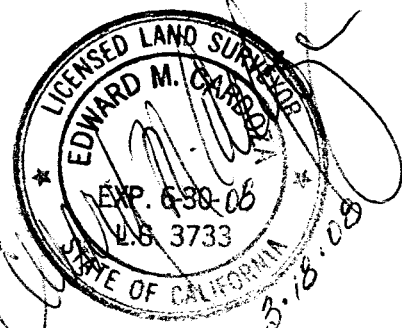
PUERTO RANCHO
ORESTIMBA RANCHO



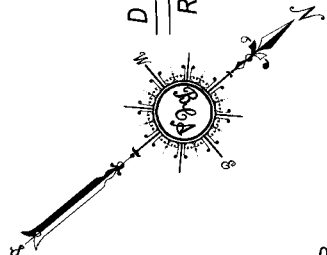
DETAIL 'A'
NOT TO SCALE

PARCEL 2
CORREIA et.al.

PARCEL 1
HANSEN TRUST



DODDS
ROAD



BCA BEDESEN-CARDOZA & ASSOCIATES, Inc.
2823 "G" Street, P.O. Box 391
Merced, CA 95340 (209) 722-8042
Engineering • Land Surveying

EXHIBIT B
LOT LINE ADJUSTMENT BETWEEN THE
LANDS OF THE HANSEN TRUST
AND THE LANDS OF CORREIA et. al.

JOB No. 05033

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE May 6, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind All or a Portion of Williamson Act Contract No. 1971-137 and 1972-729 (Moran Road, Southwest of the Community of Crows Landing) and Approve a New Contract Pursuant to Minor Lot Line Adjustment 2007-48, Correia-Hansen and Authorize the Planning Director to Execute a New Contract

STAFF RECOMMENDATIONS:

Approval and the establishment of the following findings:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

(Continued on Page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2008-323

On motion of Supervisor Monteith, Seconded by Supervisor Grover

and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

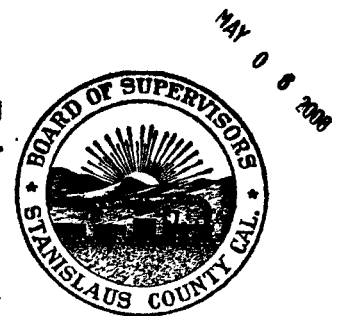
MOTION:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

CHRISTINE FERRARO TALLMAN
Clerk of the Board of Supervisors of the County of Stanislaus, State of California

By [Signature]

[Signature: Christine Ferraro Tallman]



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.



RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2008-10**

Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2008-0050455-00
 Monday, MAY 12, 2008 08:17:32
 Ttl Pd \$0.00 Nbr-0002535834
 OMC/R2/2-13

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into May 6, 2008, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded on February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

- (15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Richard H. Correia
1469 Golden Leaf Way
Stockton, CA 95209

- (16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
049-002-016	108.6± Acres	2107 Moran Road, Crows Landing, CA 95313

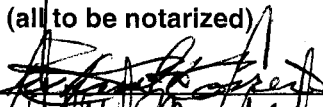
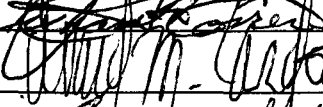
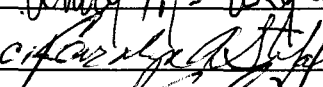
Pursuant to Stanislaus County Board of Supervisors Resolution No. 2008-323, relating to Lot Line Adjustment No. 2007-48 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 72-729 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT

Page 2

- (18) The effective date of this Contract shall be date of recording.
- (19) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code - General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
RICHARD H. CORREIA		3-13-08	Stockton, CA
EDWARD M. CARDOZA		3-20-08	MERCED, CA.
CAROLYN A. STEFANICH		3/18/08	Shasta Lake City, CA

AS AN INDIVIDUAL AND AS TRUSTEE OF THE JUDITH U. BRETON SPECIAL NEEDS TRUST

SECURITY HOLDERS:


NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

EXHIBITS:

- (A) Legal description of Parcel covered under old contract
- (B) Legal description of newly configured Parcel covered under new contract
- (C) Board of Supervisors Action Item approving referenced rescission and new contract

COUNTY: Stanislaus County

5/8/08
Dated


Chairman, Board of Supervisors
Kirk Ford for

California Notary Acknowledgement

STATE OF CALIFORNIA

)ss:

COUNTY OF San Joaquin

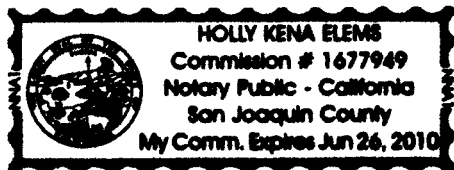
On this the 13 day of March, 2008, before me,
Holly Kena Elems Notary Public (name and title of officer),
personally appeared Richard Carreira

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

(Place Notary Seal Here)



Holly Kena Elems
Notary Public
Holly Kena Elems
Notary Public Name (Printed or Typed)
My Commission Expires: 6-26-08

ACKNOWLEDGMENT

State of California
County of Merced

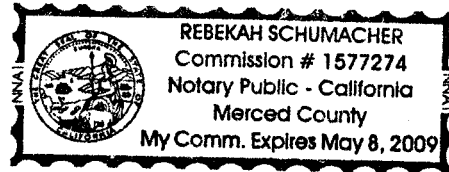
On March 20, 2008 before me, Rebekah Schumacher, Notary Public
(insert name and title of the officer)

personally appeared Edward M. Cardoza
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rebekah Schumacher (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Shasta }
 On 3/18/08 before me, Sarah Lomeli, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Carolyn Ann Stefanich
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal
 Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

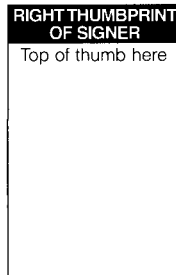
Description of Attached Document

Title or Type of Document: Notice of Rescission and California Land Conservation Contract
 Document Date: 3/18/08 Number of Pages: 2
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

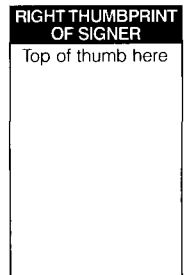
Signer's Name: Carolyn Ann Stefanich Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



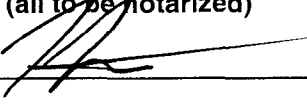
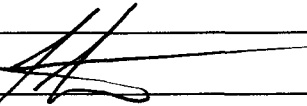
Signer Is Representing: _____

NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT

Page 2

- (18) The effective date of this Contract shall be date of recording.
- (19) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code - General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
LISE E. BRETTON		3/26/08	SAN DIEGO
LISE E. BRETTON		3/26/08	SAN DIEGO
TRUSTEE OF THE JUDITH W. BRETTON SPECIAL NEEDS TRUST			

SECURITY HOLDERS:

NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

EXHIBITS:

- (A) Legal description of Parcel covered under old contract
- (B) Legal description of newly configured Parcel covered under new contract
- (C) Board of Supervisors Action Item approving referenced rescission and new contract

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Ron E. Freitas for

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On March 26, 2008 before me,

Susan Arledge (Notary Public)
Here Insert Name and Title of the Officer

personally appeared LISE BRETTON

[Signature]
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

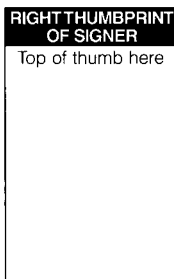
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

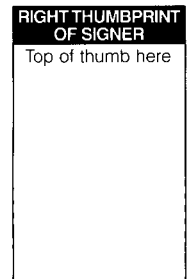
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Exhibit "A"

LANDS OF CORREIA et al -Before Lot Line Adjustment

BEGINNING at a point on the line between ORESTIMBA RANCHO AND PUERTO RANCHO at a point bearing South 39°30' West 8361.54 feet from Station No. 1 of the survey of said ORESTIMBA RANCHO, said point of beginning being the Northeast corner of the tract of land conveyed by C.A. Stonesifer to W.E. Turner by deed dated November 2, 1892 and recorded November 3, 1892 in Volume 54 of Deeds, at pages 56 and 57, Records of Stanislaus County, running thence North 39°30' East 1019.70 feet; thence South 54°00' East 1486.98 feet; thence South 39°30' West 1354.98 feet; thence South 50°30' East 1621.62 feet; thence South 39°30' West 826.32 feet; thence North 50°30' West 273.90 feet; thence North 1908.72 feet to the point of beginning, containing 78.22 acres of land.

TOGETHER with the right to the party of the second part to the use of the irrigation ditches now on the land of Roena M. Stonesifer as the same is contained in the deed made by Roena M. Stonesifer and C.A. Stonesifer to the parties of the first part dated November 5, 1895 and recorded December 14, 1895 in Volume 57 of Deeds, at page 560, Records of Stanislaus County, California to which reference is hereby made.

ALSO, that certain piece or parcel of land situated and being in the ORESTIMBA RANCHO, County of Stanislaus, State of California, bounded and described as follows:

BEGINNING at a point bearing South 50°30' East 273.90 Feet from point bearing South 1908.72 feet from a point on the line between the ORESTIMBA RANCHO and PUERTO RANCHO, which last named point bears South 39°30' West 8361.54 feet from Station No. 1 of the survey of said ORESTIMBA RANCHO, being the Northeast corner of the tract of land conveyed by C.A. Stonesifer to W.E. Turner by deed dated November 3, 1892 and recorded November 3, 1892, in Volume 54 of Deeds, at pages 56 and 57, Records of Stanislaus County, running thence North 39°30' East 826.32 feet; thence South 50°30' East 1621.62 feet; thence South 39°30' West 826.32 feet; thence North 50°30' West 1621.62 feet to the point of beginning, containing 30.76 acres of land.

TOGETHER WITH the right to the parties of the second part to the use of the irrigating ditches now on the remaining land of the first party Roena M. Stonesifer, for the irrigation of the above described premises and reserving to said first party the right to drain her said remaining land through the said premises hereby conveyed.

EXCEPTING from the hereinabove parcels of land a strip of land forty feet wide along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road in Vol. 55 Deeds, Page 189 Stanislaus County Records.

ALSO, that portion of the Orestimba Rancho in Stanislaus County, California shown as Exhibit "A" on that certain Document filed for record Aug. 21, 2007 per Doc. -2007-0107757-00, Stanislaus County Recorders Office described as follows: Beginning at a point on the line between the Puerto Rancho and said Orestimba Rancho that is S.39°30'W. 8361.54 feet from Station No. 1 of the survey of said Orestimba Rancho; thence South 1974.72 feet; thence N. 89°56'41" W. 34.22 feet; thence S.0°13'16"E. 12.34 feet thence; N.50°56'00"W. 10.06 feet; thence N.0°25'00"E. 1946.99 feet; thence N. 39°30' E. 43.74 feet to the point of beginning, containing 1.57 acres.



Exhibit "B"

LANDS OF CORREIA et al - After Lot Line Adjustment

BEGINNING at a point on the line between ORESTIMBA RANCHO AND PUERTO RANCHO at a point bearing South 39°30' West 8361.54 feet from Station No. 1 of the survey of said ORESTIMBA RANCHO, said point of beginning being the Northeast corner of the tract of land conveyed by C.A. Stonesifer to W.E. Turner by deed dated November 2, 1892 and recorded November 3, 1892 in Volume 54 of Deeds, at pages 56 and 57, Records of Stanislaus County, running thence North 39°30' East 1019.70 feet; thence South 54°00' East 1486.98 feet; thence South 39°30' West 1354.98 feet; thence South 50°30' East 1621.62 feet; thence South 39°30' West 826.32 feet; thence North 50°30' West 273.90 feet; thence North 1908.72 feet to the point of beginning, containing 78.22 acres of land.

TOGETHER with the right to the party of the second part to the use of the irrigation ditches now on the land of Roena M. Stonesifer as the same is contained in the deed made by Roena M. Stonesifer and C.A. Stonesifer to the parties of the first part dated November 5, 1895 and recorded December 14, 1895 in Volume 57 of Deeds, at page 560, Records of Stanislaus County, California to which reference is hereby made.

ALSO, that certain piece or parcel of land situated and being in the ORESTIMBA RANCHO, County of Stanislaus, State of California, bounded and described as follows:

BEGINNING at a point bearing South 50°30' East 273.90 Feet from point bearing South 1908.72 feet from a point on the line between the ORESTIMBA RANCHO and PUERTO RANCHO, which last named point bears South 39°30' West 8361.54 feet from Station No. 1 of the survey of said ORESTIMBA RANCHO, being the Northeast corner of the tract of land conveyed by C.A. Stonesifer to W.E. Turner by deed dated November 3, 1892 and recorded November 3, 1892, in Volume 54 of Deeds, at pages 56 and 57, Records of Stanislaus County, running thence North 39°30' East 826.32 feet; thence South 50°30' East 1621.62 feet; thence South 39°30' West 826.32 feet; thence North 50°30' West 1621.62 feet to the point of beginning, containing 30.76 acres of land.

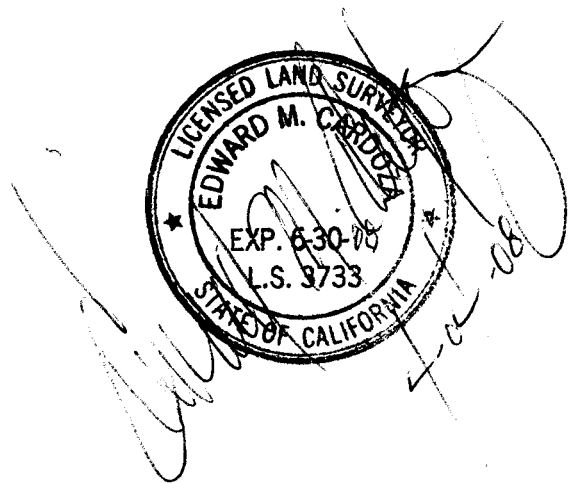
TOGETHER WITH the right to the parties of the second part to the use of the irrigating ditches now on the remaining land of the first party Roena M. Stonesifer, for the irrigation of the above described premises and reserving to said first party the right to drain her said remaining land through the said premises hereby conveyed.

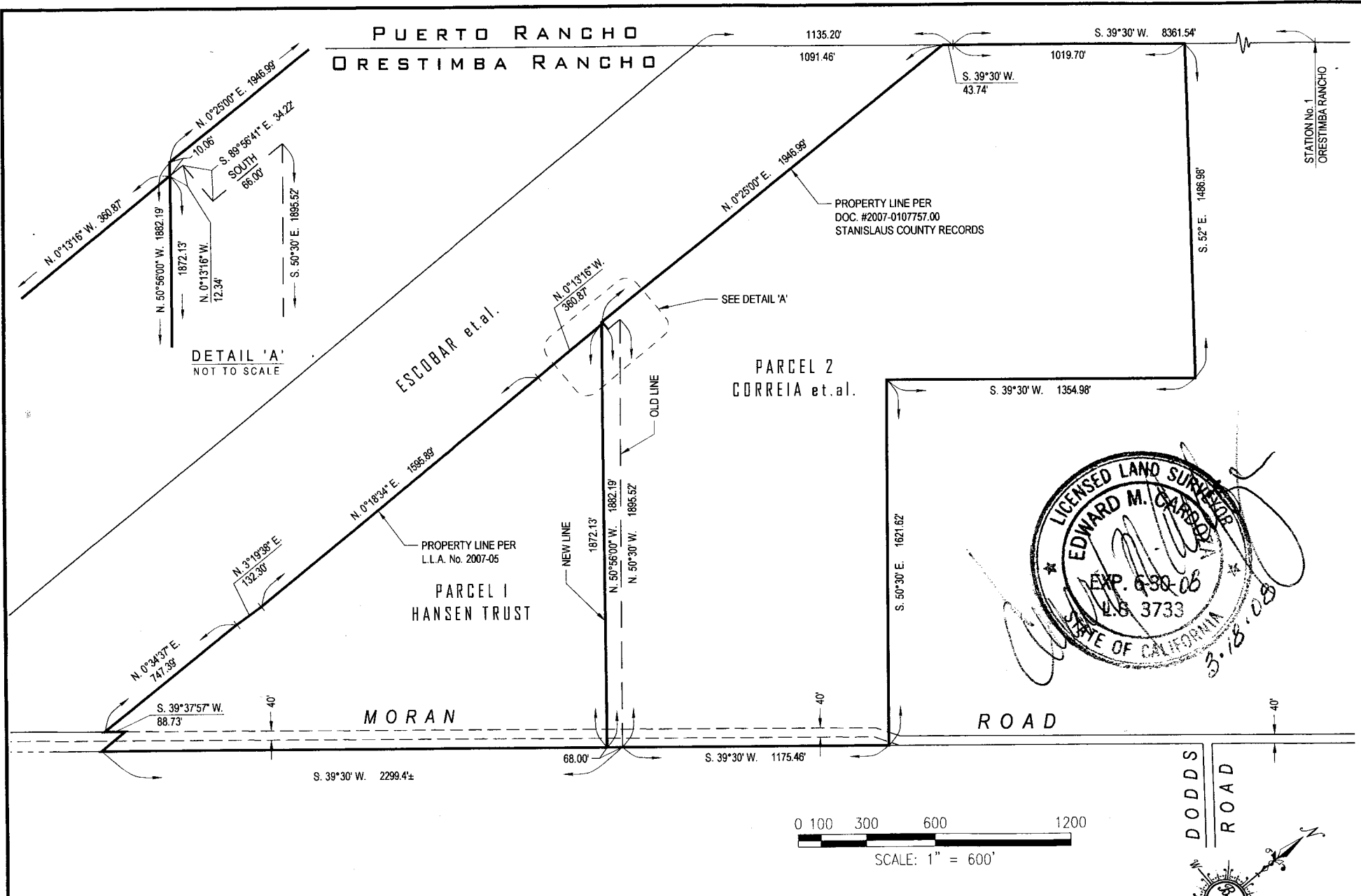
EXCEPTING from the hereinabove parcels of land a strip of land forty feet wide along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road in Vol. 55 Deeds, Page 189 Stanislaus County Records.

ALSO, that portion of the Orestimbe Rancho in Stanislaus County, California shown as Exhibit "A" on that certain Document filed for record Aug. 21, 2007 per Doc. -2007-0107757-00, Stanislaus County Recorders Office described as follows: Beginning at a point on the line between the Puerto Rancho and said Orestimba Rancho that is S. 39°30' W. 8361.54 feet from Station No. 1 of the survey of said Orestimba Rancho; thence South 1974.72 feet; thence N. 89°56'41" W. 34.22 feet; thence S0°13'16"E. 12.34 feet thence; N.50°56'00"W. 10.06 feet; thence N.0°25'00"E. 1946.99 feet; thence N. 39°30' E. 43.74 feet to the point of beginning, containing 1.57 acres.

ALSO that portion of the ORESTIMBA RANCHO described as follows: Commencing at Station No. 1 of the survey of the ORESTIMBA RANCHO; thence S. 39°30' W. 8,361.54 feet along the line between the DEL PUERTO RANCHO and said ORESTIMBE RANCHO; thence South 1908.72 feet to the POINT OF BEGINNING of this description; thence S. 50°30'E. 1895.52 feet; thence S.39°30' W. 68.00 feet; thence N.50°56'W. 1872.13 feet; thence N.0°13'16"W. 12.34 feet; thence S.58°56'41"E. 34.22 feet; thence North 66.00 feet to the Point of Beginning, Containing 3.23 acres.

EXCEPTING therefrom a strip of land forty feet wide along the southeasterly line thereof conveyed by C.A. Stonesifer to the County of Stanislaus for a county road in Vol. 55 Deeds, Page 189 Stanislaus County Records.





BCA BEDESEN-CARDOZA & ASSOCIATES, Inc.
2823 "G" Street, P.O. Box 391
Merced, CA 95340 (209) 722-8042
Engineering • Land Surveying

EXHIBIT B
LOT LINE ADJUSTMENT BETWEEN THE
LANDS OF THE HANSEN TRUST
AND THE LANDS OF CORREIA et. al.

