THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS ACTION AGENDA SUMMARY			
DEPT: Planning and Community Development BOARD AGENDA # *D-1			
Urgent Routine AGENDA DATE September 13, 2011			
CEO Concurs with Recommendation YES NO (Information Attached)	4/5 Vote Required YES 🔲 NO 🔳		

SUBJECT:

Approval to Rescind Williamson Act Contracts No. 1972-0779 and 1972-0795, Located on Tim Bell Road, in the Waterford Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2011-15, Lemos and Ward, and Authorization for the Director of Planning and Community Development to Execute New Contracts

STAFF RECOMMENDATIONS:

BOARD ACTION AS FOLLOWS:

- 1. Approve and establish the following findings:
 - a. 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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County's implementation of AB 1265.

(Continued on page 2)

FISCAL IMPACT:

All costs associated with this item are included in the Lot Line Adjustment application fee. It is anticipated that there will be no net change in property tax or other revenue.

		NO. 2011-533
On motion of Supervisor		, Seconded by SupervisorWithrow
and approved by the follow		
Ayes: Supervisors:	<u>O'Brien, Chiesa,</u>	Withrow, DeMartini, and Chairman Monteith
Noes: Supervisors:	None	
Excused or Absent: Super		
Abstaining: Supervisor:	None	
1) X Approved as re	ecommended	
2) Denied		
3) Approved as a	mended	
4) Other:		

MOTION:

ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Rescind Williamson Act Contracts No. 1972-0779 and 1972-0795, Located on Tim Bell Road, in the Waterford Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2011-15, Lemos & Ward, and Authorization for the Director of Planning and Community Development to Execute New Contracts Page 2

STAFF RECOMMENDATION: (Continued)

- b. 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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- d. 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.
- e. 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.
- f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
- g. 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.
- 2. Rescind Williamson Act Contracts No. 1972-0779 and 1972-0795 (Located on Tim Bell Road, in the Waterford area).
- 3. Approve new contracts pursuant to Minor Lot Line Adjustment 2011-15 Lemos and Ward.
- 4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Minor Lot Line Adjustment 2011-15.

DISCUSSION:

Lot Line Adjustment Application No. 2011-15 was approved by staff pending the Board's action required by the Williamson Act. The lot line adjustment is requesting to go from 76.04 and 25.85 acres to 76.021 and 25.869 acres, a proposed adjustment of 0.019 acres to follow the existing fence line. The properties are located on Tim Bell, in the Waterford area, in the unincorporated area of Stanislaus County. (APNs: 008-003-005 and 008-003-030)

Approval to Rescind Williamson Act Contracts No. 1972-0779 and 1972-0795, Located on Tim Bell Road, in the Waterford Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2011-15, Lemos & Ward, and Authorization for the Director of Planning and Community Development to Execute New Contracts Page 3

The proposed parcels involved in the lot line request are currently enrolled in Williamson Act Contracts No. 1972-0779 and 1972-0795, and when the lot line is completed, both parcels will be enrolled in new contracts. The new contracts will be required to reflect the adjusted boundaries of the parcels. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. 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 except as authorized under the County's implementation of AB 1265.
- (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")

(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.

Approval to Rescind Williamson Act Contracts No. 1972-0779 and 1972-0795, Located on Tim Bell Road, in the Waterford Area, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2011-15, Lemos & Ward, and Authorization for the Director of Planning and Community Development to Execute New Contracts Page 4

- (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 applicants have provided written evidence to support the seven findings listed above, and staff agrees with that evidence. 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.

New Williamson Act contracts would typically come before the Board once a year, in December. 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 new contracts replace Contracts No. 1972-0779 and 1972-0795 upon recording. As in the case with all Williamson Act contracts in Stanislaus County, the new contract will be subject to the provisions of AB 1265, pursuant to the Board of Supervisors' action on August 2, 2011.

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 December 2007) 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. Thus, this action supports the Board's priority of A Strong Agricultural Economy/Heritage.

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

Kirk Ford, Planning & Community Development Director. Telephone: (209) 525-6330

ATTACHMENTS:

- 1. Lot Line Adjustment Application No. 2011-15
- 2. Lot Line Adjustment Approval Letter
- 3. Applicant's Statement of Findings
- 4. Map of Proposed Changes



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

S 18 T 3 R 17. ZONE / 2.40	
APPLICATION NO. LLA 2011-15	
RECEIPT NO. Check 3196	

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1	Parcel 2
e <u>mos Family Trust - James & Betty Lemi</u>	Name 2618 Tim Bell Road-Waterford
15343 Tim Bell Rd. ~ Waterford 95386	2618 Tim Bell Road - Water ford
Address, City, Zip (209) 874 - 3184	Address, City, Zip
Phone	Phone
Fax Number	Fax Number
Parcel 3	Parcel 4
Name	Name
Address, City, Zip	Address, City, Zip
Phone	Phone
Fax Number ame and address of person(s) preparing map:	
ame and address of person(s) preparing map: <u>Ra</u> <u>P.M.B. #185 ~ 2900 Standiford</u> Ave ssessor's Parcel No. of parcels adjusted:	Pobert Braden Consulting ~ . ~ Suite 16-B ~ Modesto, Ca. 95350
ame and address of person(s) preparing map: <u>Ra</u> <u>P.M.B. #185 ~ 2900 Standiford Ave</u> ssessor's Parcel No. of parcels adjusted:	obert Braden Consulting ~
ame and address of person(s) preparing map: <u>Rapidle for design of the second standing of the second second</u>	Pobert Braden Consulting ~ . ~ Suite 16-B ~ Modesto, Ca. 95350
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lame and address of person(s) preparing map: <u>Rank B</u> <u>R.M. B</u> <u>#185 ~ 2900 Standiford Ave</u> ssessor's Parcel No. of parcels adjusted: arcel 1: Book <u>008</u> Page <u>003</u> No. <u>005</u> arcel 3: Book <u>Page</u> No. <u></u> ize of all adjusted parcels: <u>Before</u> Parcel 1: <u>76.04</u> ; <u>A</u> Parcel 2: <u>25.85 A</u> Parcel 3: <u></u>	Bobert Braden Consulting ~ . ~ Suite 16-B ~ Modesto, Ca. 95350 Parcel 2: Book 000 Page 003 No. 030 Parcel 4: Book Page No After Ac. Parcel 1: 76.021 Ac. Parcel 3: Parcel 3:
ame and address of person(s) preparing map: <u>Rade M. B.</u> #185 ~ 2900 Standiford Ave ssessor's Parcel No. of parcels adjusted: arcel 1: Book <u>008</u> Page <u>003</u> No. <u>005</u> arcel 3: Book <u>Page</u> No. <u></u> ize of all adjusted parcels: <u>Before</u> Parcel 1: <u>76.0A</u> ; A Parcel 2: <u>25.85 A</u> Parcel 3: <u>Parcel 4</u> :	Bobert Braden Consulting ~ . ~ Suite 16-B ~ Modesto, Ca. 95350 Parcel 2: Book 000 Page 003 No. 030 Parcel 4: Book Page No After Ac. Parcel 1: 76.021 Ac. Parcel 3: Parcel 3: Parcel 4:
ame and address of person(s) preparing map: <u>Rank B</u> <u>R.M. B</u> <u>#185 ~ 2900 Standiford Ave</u> ssessor's Parcel No. of parcels adjusted: arcel 1: Book <u>008</u> Page <u>003</u> No. <u>005</u> arcel 3: Book <u>Page</u> No. <u></u> ize of all adjusted parcels: <u>Before</u> Parcel 1: <u>76.0A</u> ; <u>A</u> Parcel 2: <u>25.85 A</u> Parcel 3: <u>Parcel 4</u> :	Bobert Braden Consulting ~ . ~ Suite 16-B ~ Modesto, Ca. 95350 Parcel 2: Book 000 Page 003 No. 030 Parcel 4: Book Page No After Ac. Parcel 1: 76.021 Ac. Parcel 3: Parcel 3:

6.	How are these parcels currently utilized? Please check appropriate uses
	Residential Agriculture Single Family Row Crop - type Duplex Trees - type Multiple Vines - type Commercial Range (unirrigated) Industrial Pasture (irrigated) Other (Specify) Dairy X Other (Specify)
7.	List all structures on properties: Parcel ~ Mobile Home and Shed
	Parcel 2 ~ House, Barn and Shed
8.	How have these parcels been utilized in the past, if different than current use? <u>Parcel 1 ~ Row Crop</u> Parcel 2 ~ No Change
9.	When did current owner(s) acquire the parcel(s)?
	Parcel 1: <u>2007 ~ Dec.</u> Parcel 2: <u>2002 - Ocf.</u> Parcel 3: Parcel 4:
10.	What are the Williamson Act Contract numbers?
	Parcel 1: /912 - 0719 Parcel 2: /912 - 0795 Parcel 3: Parcel 4:
11.	Do the parcels irrigate? X Yes D No If yes, how? Flood Irrigation from ex. Irrig. lines
12.	Will these parcels continue to irrigate? XYes DNo If yes, describe any physical changes in the irrigation
	system. <u>No Change</u>
13.	Signature of property owner(s) Owner's Signature Owner's Name Printed Owner's Name Printed Owner's Name Printed Owner's Name Printed Owner's Name Printed Owner's Name Printed

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DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT



1010 10 treet, Suite 3400, Modesto, CA 95354 Phone: 209.525-6330 Fax: 209.525.5911

June 21, 2011

Robert Braden Consulting P.M.B. No. 185 2900 Standiford Avenue, Suite 16-B Modesto, CA 95350

SUBJECT: TENTATIVE APPROVAL OF LOT LINE ADJUSTMENT NO. 2011-15 LEMOS & WARD

The Stanislaus County Department of Planning and Community Development, completed its consideration of your application on **June 21, 2011**, 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 \$628.00, 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, and an Exhibit "B", describing 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.

As stated in the Conditions of Approval a new deed reflecting this lot line adjustment will need to be recorded.

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

Sincerely,

Bill Carlson Senior Planner

Enclosure

cc: Lemos Family Trust, James & Betty Lemos

Brian & Tina Ward

STRIVING TO BE THE BEST COUNTY IN AMERICA

ATTACHMENT 2

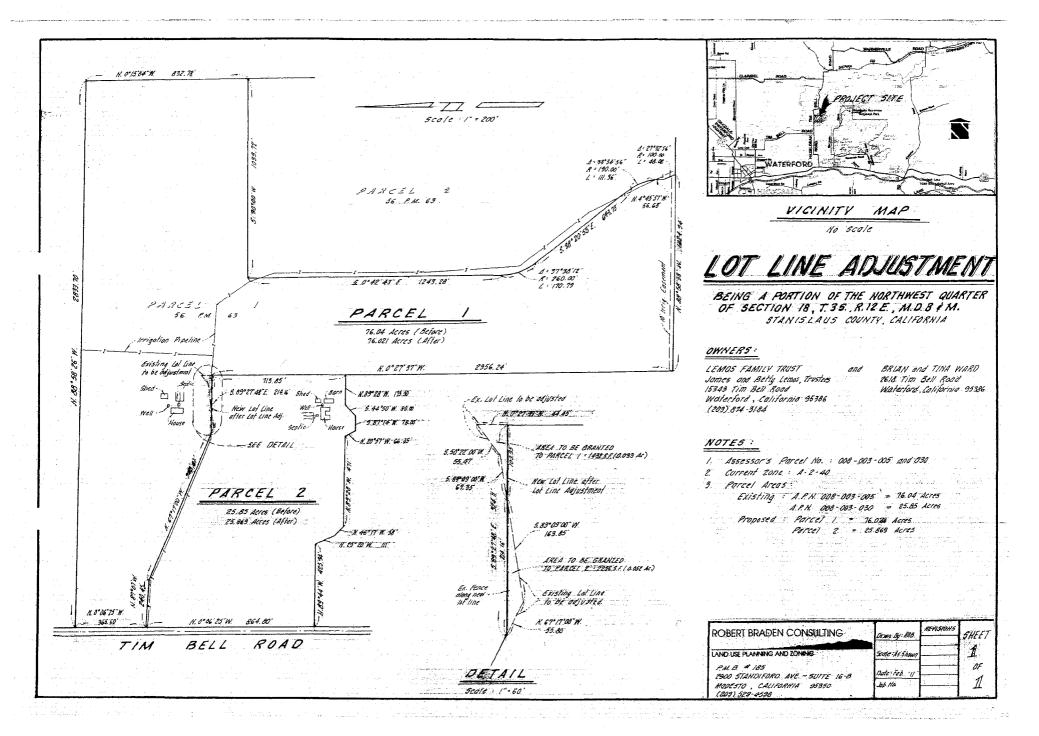
May 2, 2011

Applicant Statement Reason for Lot Line Adjustment

Re: Parcel 1 (APN 008-003-005) - 76.04 Acres Parcel 2 (APN 008-003-030) - 25.85 Acres

This project is a Lot Line Adjustment between the above referenced parcels. The proposed Lot Line Adjustment will place the property line along the existing fence line. The area of adjustment will allow the existing property owners to operate and maintain the appropriate areas they currently occupy.

The Lot Line Adjustment is nothing more than the movement of the lot lines to recognize the existing fence line. The properties will continue to be used for agriculture purposes. No change in the use or operation of the properties will occur.



ATTACHMENT 4

-Ex. Lot Line to be adjusted N. 0°21'31"W. 44.45 AREA TO BE GRANTED 5.50°22'00 W. TO PARCEL 1 = 1432 S.F. (0.033 Ac) 55.47 5.83°09'00"W. New Lot Line after 67.35 Lot Line Adjustment 5.83°09'00" W. 163.85 5. 89°27'4 14 AREA TO BE GRANTED TO PARCEL 2 = 2256 S.F. (0.052 Ac.) Ex. Fence Existing Lot Line to be adjusted. along new lot line N. 67º 17'00"W. 55.80 DETAIL Scale : 1"=60'

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. <u>2011-12</u>

}	THIS SPACE FOR RECORDER ONLY	
	Stanislaus, County Recorder Lee Lundrigan Co Recorder Office DOC- 2011-0092023-00 Monday, NOV 07, 2011 08:17:58 Ttl Pd \$0.00 Rcpt # 0003129268 OLD/R2/2-13	

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into <u>September 13, 2011</u>, 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:	James R. Lemos	
		15343 Tim Bell Road	
		Waterford, CA 95386	·
(16)	Owner desires to place the fol	lowing parcels of real propert	y under Contract:
	SSORS EL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
0-800	03-005	76.04	2900 Tim Bell Road, Waterford
	<u> </u>		

Pursuant to Stanislaus County Board of Supervisors Resolution No. <u>2011-533</u>, relating to Lot Line Adjustment No. <u>2011-15</u> as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. <u>1972-0779</u> which encumbered the parcel described in Exhibit A are rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

- (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)
Jomes R. Lemos ~ Trustee	Janus R. Le	mar 1-26-11	Cres
	10 16	~ T/12/11	Placerville
Betty J. Lemos ~ Trustee for the Lemos Family Trus	+ U/A [O Jan. 21, 19	99	
over Attached artic	inte		
SECURITY HOLDERS:			

(print or type)	(all to be notarized)	(city)
		· · · · · · · · · · · · · · · · · · ·

EXHIBITS:

NAME

- (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

SIGNATURE

COUNTY: Stanislaus County

DATE

SIGNED AT

Chairman, Board of Supervisors Kirk Ford for Dick Monteith

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- (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)
Mary C. Garecht	Mary C. Hall	all 1/12	In Placerville
onee Attached Urt	MCAR		
	<u> </u>		
SECURITY HOLDERS:			
NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
EXHIBITS:			
	cel covered under old contract vly configured Parcel covered under	r new contract	

(C) Board of Supervisors Action Item approving referenced rescission and new contract

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors Kirk Ford for

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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)
Lance E. Lemos	pinn E. fim	7/13/11	ELK GROVE
SECURITY HOLDERS:			
NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
	·····		
		<u></u>	

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 Kirk Ford for

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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)
	Allin D. Temos	7 - 28 - 2011	Ceres
Darin D. Lemos Derek D. Lemos	lesso D. Lenno	7/26/11	Ceret
Jeffery J. Lemos	Julty Jen	10 7/26/11	Cures
SECURITY HOLDERS:		+	
NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
EXHIBITS:		<u> </u>	

- (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

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Chairman, Board of Supervisors Kirk Ford for

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State of California)
County of Stanislaus	}
County of <u>Status</u>	
On <u>Jul 36, 30//</u> before me,	Nicole Lass Motary Public,
paragonally appeared America	Nicole Lass Notary Public, Here Insert Name and Title of the Officer R. LEMOS
personally appealed	Name(s) of Signer(s)
	· · · · · · · · · · · · · · · · · · ·
NICOLE LASS Commission # 1888647 Notary Public - California Stanislaus County My Comm. Expires May 8, 2014	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/h er/thei r authorized capacity(is), and that by his/h er/thei r 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.
	Mi I
Place Notary Seal Above	Signature:
0	
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Though the information below is not required and could prevent fraudulent remo Description of Attached Document Title or Type of Document: Document Date:	I by law, it may prove valuable to persons relying on the document oval and reattachment of this form to another document.
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CALIFORNIA ACKNOWLEDGMENT FOR NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFOR LAND CONSERVATION

,

State of California)
)ss.
County of El Dorado)

On __07-12-11 ___ before me, ___Cari Byers _____, Notary Public, personally appeared _BETTY J. LEMOS AND MARY C. GARECHT ____ 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 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.

(Seal) Signature **CARI BYERS** Commission # 1882986 Notary Public - California El Dorado County My Comm. Expires Mar 16, 2014

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California County of Sacramento

On July 13, 2011 before me, Joseph Raymond Roberts, Notary Public,
personally appeared
Lance E. Lemos, 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.	JOSEPH RAYMOND ROBERTS COMM. #1881002 NOTARY PUBLIC • CALIFORNIA SACRAMENTO COUNTY Comm. Exp. FEB. 26, 2014
Signature	(Seal)
Information====================================	=
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Name/Type	
(Title or Descrip	tion of Attached Document)
Document Date: Number	er of Pages:
Additional Information:	
Signer Information	
Name:	
Capacity Claimed by the Signer:	
Individual(s) Corporate Officer: Title	
Corporate Officer: Title	
Partner(s) Attorney-in-Fact	
Trustee(s)	
Other	

LIFORNIA ALL-PURPOSE ACKNO Novonovovovonovovovovovovovo	OWLEDGMENT CIVIL CODE §
State of California)
County of Stanislaus	}
On <u>Jul 18, 2011</u> before me, <u>A</u> personally appeared <u>DARIN</u>	Here Insert Name and Title of the Officer,
personally appeared DARIN D) LEMOS
	Name(s) of Signer(s)
NICOLE LASS Commission # 1888647 Notary Public - California Stanislaus County My Comm. Expires May 8, 2014	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/h er/their authorized capacity(is), 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: Midle han
Place Notary Seal Above OP	Signature of Notary Public
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Signer's Name: Corporate Officer — Title(s): Individual Partner — I Limited I General	Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Trustee
Signer's Name: Corporate Officer — Title(s): Individual Partner — D Limited D General Attorney in Fact	Coreorate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Guardian or Conservator
Signer's Name:	Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Trustee

K Mercence Construction Constru

State of California)
County of Stanislaus	J
$Dn \underline{\neg u} \underline{26}, \underline{3011}$ before me, $\underline{\land}$	Liccie Lass Notary Public
personally appeared <u>DEREK</u> D	. LEMOS and
1	Name(s) of Signer(s)
JEFFE	RY J. LEMOS
NICOLE LASS Commission # 1888647 Notary Public - California Stanislaus County My Comm. Expires May 8, 2014	who proved to me on the basis of satisfactor, evidence to be the person(s) whose name(s) is/ard 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.
	paragraph is true and correct. WITNESS my hand and official seal
	WITNESS my hand and official seal. Signature: <u>Jucole Jan</u>
Place Notary Seal Above OP1	WITNESS my hand and official seal
Though the information below is not required by	WITNESS my hand and official seal Signature: Signature of Notary Public FIONAL Value, it may prove valuable to persons relying on the document
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May 1, 2011

EXHIBIT "A"

Parcel 1

ORIGINAL PARCEL, A.P.N. 008-03-05

James R. Lemos and Betty J. Lemos, Trustees for the Lemos Family Trust U/A/D January 21, 1999, as amended, et al,

DESCRIPTION

The following real property in the County of Stanislaus, State of California, lying in a portion of the Northwest quarter of Section 18, Township 3 South, Range 12 East, Mount Diablo Base and Meridian, described as follows:

Parcel "1" as shown on that certain Parcel Map filed for record April 19, 2011, in Book 56, of Parcel Maps, at Page 63, Stanislaus County Records.

CONTAINING: 76.04 acres, more or less, per parcel map.

EXHIBIT "B" Parcel 1

ADJUSTED LEMOS PARCEL

DESCRIPTION

The following real property in the County of Stanislaus, State of California, lying in a portion of the Northwest quarter of Section 18, Township 3 South, Range 12 East, Mount Diablo Base and Meridian, described as follows:

Parcel "1" as shown on that certain Parcel Map filed for record April 19, 2011, in Book 56 of Parcel Maps, Page 63, Stanislaus County Records, and also including that certain property described as **COMMENCING** at the Northwest corner of said Section 18; thence South 00° 06' 25" East 365.60 feet and along the section line to the center line of an irrigation lateral; thence following said lateral South 87° 07' 00" East 240.45 feet; thence South 67° 17' 00" East 849.41 feet; thence North 83° 09' East 163.85 feet to the **POINT OF BEGINNING;** thence continuing North 83° 09' 00" East 67.35 feet to an angle to the left; thence North 50° 22' 00" East 55.47 feet; thence South 00° 27' 37" East 44.45 feet; thence North 89° 27' 48" West 109.95 feet to the point of beginning.

EXCEPTING THEREFROM that portion described as **COMMENCING** at the Northwest corner of said Section 18; thence South 00° 06' 25" East 365.60 feet and along the section line to the center line of an irrigation lateral; thence following said lateral South 87° 07' 00" East 240.45 feet; thence South 67° 17' 00" East 793.61 feet to the **POINT OF BEGINNING;** thence South 89° 27' 48" East 214.16 feet; thence South 83° 09' 00" West 163.85 feet; thence North 67° 17' 00" West 55.80 feet to the point of beginning.

CONTAINING: 76.02 acres, more or less



E	XHIBIT C					
THE BOARD OF SUPERVISOR ACTION AG	RS OF THE COUN		AUS			
DEPT: Planning and Community Developme		BOARD AG	ENDA #_ ^{*[}	D-1		
Urgent Routine	, •••	AGEND		eptemb	er 13, 2	2011
CEO Concurs with Recommendation YES	NO ation Attached)	4/5 Vote Rec			NO 🔳	_
SUBJECT:						- <u></u>
Approval to Rescind Williamson Act Contract in the Waterford Area, Approval of New Cont and Ward, and Authorization for the Director Contracts	tracts Pursuant	to Minor Lot I	Line Adjus	tment 2	2011-15	5, Lemos
STAFF RECOMMENDATIONS:		······································				
1. Approve and establish the following finding	gs:					
a. The new contract or contracts would en initial term for at least as long as the un less than 10 years except as authorized	expired term o	f the rescinded	d contract	or contr	acts, b	
		(Cor	itinued on	page 2)	
All costs associated with this item are include that there will be no net change in property ta			applicatio	n fee.	It is ani	ticipated
	:					
BOARD ACTION AS FOLLOWS:	·		No. 20	11-533		
On motion of Supervisor <u>Chiesa</u> and approved by the following vote, Ayes: Supervisors: <u>O'Brien, Chiesa, Withrov</u> Noes: Supervisors: <u>None</u> Excused or Absent: Supervisors: <u>None</u> Abstaining: Supervisor: <u>None</u>		Chairman Mont	eith			
1) X Approved as recommended		tify that the foreg	oing is a full, riginal entere	- 6	OF SUPE	RVISO

ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No.

RECORDING REQUESTED BY	, THIS SPACE FOR RECORDER ONLY
STANISLAUS COUNTY BOARD OF SUPERVISORS	
WHEN RECORDED RETURN TO STANISLAUS COUNTY PLANNING DEPARTMENT	Stanislaus, County Recorder Lee Lundrigan Co Recorder Office DOC- 2011-0092022-00 Monday, NOV 07, 2011 08:17:49
NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT NO. <u>2011-13</u>	Ttl Pd \$0.00 Rcpt # 0003129267 OLD/R2/2-6

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into <u>September 13, 2011</u>, 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 AGEN	T: Brian K Ward	
	2618 Tim Bell Road	
	Waterford, CA 95386	· · · · · · · · · · · · · · · · · · ·
(16) Owner desires to place	e the following parcels of real proper	ty under Contract:
ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
008-003-030	25.85	2618 Tim Bell Road, Waterford

Pursuant to Stanislaus County Board of Supervisors Resolution No. <u>2011-533</u>, relating to Lot Line Adjustment No. <u>2011-15</u> as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. <u>1972-0795</u> which encumbered the parcel described in Exhibit A are rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

, mr

- (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	DATE	
	(all to be notarized)	1 a mil	(city)
Brian K. Ward	Duan R. War	8-12-11	Waterford Waterford
Tina M. Word	Ainam. War	2 8-12-11	Waterford
SECURITY HOLDERS:			
NAME	SIGNATURE	DATE	SIGNED AT
(print or type)	(all to be notarized)		(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

Chairman, Board of Supervisors Kirk Ford for Dick Monteith

I:\Planning\Lot Lines and Mergers\LLA\TENT APPROVALLL WITH RE RE WILLYACT LETTERS\2011\LLA 2011-15 & RE RE WAC - Lemos & Ward.wpd

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	
	}
County of STANISLAUS]
On 12 Has 2011 before me, 2	Here Insert Name and Title of the Officer WIND Name(s) of Signer(s) WARD
personally appeared BRIAN 4	WARD
	Name(s) of Signer(s)
IINA M.	WARD ,
MICHAEL L. CGOK Commission # 1888317 Notary Public - California Stanislaus County My Comm. Expires May 6, 20	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.
Though the information below is not require and could prevent fraudulent ren	WITNESS my hand and official seal. Signature: Muchan Lunc Signature of Notary Public OPTIONAL ed by law, it may prove valuable to persons relying on the document noval and reattachment of this form to another document.
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EXHIBIT "A" Parcel 2

NAL PARCEL, A.P.N. 008-003-030

Ward and Tina M. Ward, Husband and Wife er 6, 2002, as Instrument Number 2002-0130410, Stanislaus County Records

the County of Stanislaus, State of California, lying in a portion ction 18, Township 3 South, Range 12 East, Mount Diablo Base ows:

d Ward Deed:

e Northwest corner of said Section 18; thence South 365.60 feet ne to the center line of an irrigation lateral and the point of beginsaid lateral South 87° 07' East 240.40 feet; thence South 67° 17' North 83° 09' East 231.00 feet; thence North 50° 22' East 87.20 d lateral South 1408.30 feet; thence West 1320.00 feet to a point l Section 18; thence North along said West section line 1665.00 nning.

FROM that portion described as follows:

e Northwest corner of said Section 18; thence South 1230.40 feet line to the point of beginning; thence continuing South 800.20 .00 feet; thence North 650.00 feet; thence North 89° 28' West th 44° 50' West 80.00 feet; thence South 87° 14' West 78.00 feet; /est 66.35 feet to center of a ditch; thence along center of ditch Vest 471.00 feet; thence North 46° 17' West 58.00 feet; thence .00 feet; thence North 89° 44' West 425.94 feet to a point on the ' and the place of beginning.

er Stanislaus County Assessor.

May 1, 2011

EXHIBIT "B" Parcel 2

ADJUSTED WARD PARCEL

The following real property in the County of Stanislaus, State of California, lying in a portion of the Northwest quarter of Section 18, Township 3 South, Range 12 East, Mount Diablo Base and Meridian, described as follows:

COMMENCING at the Northwest corner of said Section 18; thence South 00° 06' 25" East 365.60 feet and along the section line to the center line of an irrigation lateral and the **POINT OF BEGINNING**; thence following said lateral South 87° 07' 00" East 240.45 feet; thence South 67° 17' 00" East 793.61 feet to a wire fence running Easterly; thence South 89° 27' 48" East 324.11 feet along said fence; thence South 00° 27' 37" East 1363.85 feet; thence West 1320.00 feet to a point in the West line of said Section 18; thence North 00° 06' 25" West 1665.00 feet along said West section line to the point of beginning.

EXCEPTING THEREFROM that portion described as follows:

COMMENCING at the Northwest corner of said Section 18; thence South 1230.40 feet and along the section line to the point of beginning; thence continuing South 800.20 feet; thence East 1320.00 feet; thence North 650.00 feet; thence North 89° 28' West 175.50 feet; thence South 44° 50' West 80.00 feet; thence South 87° 14' West 78.00 feet; thence North 20° 57' West 66.35 feet to center of a ditch; thence along center of ditch thence North 89° 28' West 471.00 feet; thence North 46° 17' West 58.00 feet; thence North 25° 20' West 111.00 feet; thence North 89° 44' West 425.94 feet to a point on the West line of Section 18 and the place of beginning.

CONTAINING: 25.87 acres, per Stanislaus County Assessor.



- EXH	IBIT C
THE BOARD OF SUPERVISORS OF	
DEPT: Planning and Community Development	BOARD AGENDA #_*D-1
Urgent Routine	AGENDA DATE September 13, 2011
CEO Concurs with Recommendation YES CEO Concurs A	4/5 Vote Required YES 🔲 NO 🔳
SUBJECT:	
in the Waterford Area, Approval of New Contracts	1972-0779 and 1972-0795, Located on Tim Bell Road, Pursuant to Minor Lot Line Adjustment 2011-15, Lemos Planning and Community Development to Execute New
STAFF RECOMMENDATIONS:	
1. Approve and establish the following findings:	
	ably restrict the adjusted boundaries of the parcel for an ed term of the rescinded contract or contracts, but for not er the County's implementation of AB 1265.
	(Continued on page 2)
FISCAL IMPACT:	
	the Lot Line Adjustment application fee. It is anticipated other revenue.
	:
BOARD ACTION AS FOLLOWS:	No. 2011-533
and approved by the following vote, Ayes: Supervisors:O'Brien, Chiesa, Withrow, Del	I hereby certify that the fe
4) Other: MOTION: ATTEST: CHRISTINE FERRARO TALLMAN, Clerk	And 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 Charles County of Stanislaus, State of California County of Stanislaus, State of California Charles County of Stanislaus, State of California

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

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



Stanislaus, County Recorder Lee Lundrigan Co Recorder Office DOC- 2011-0092021-00 Acct 121-Planning. Monday, NOV 07, 2011 08:17:35 Itl Pd \$62.00 Rcpt # 0003129266 OLD/R2/1-17

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 <u>June 21, 2011</u> approved the lot line adjustment herein described submitted under the name of <u>Lemos & Ward</u> Lot Line Adjustment No. <u>2011-15</u> 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.

KIRK FORD, DIRECTOR

By:

Bill Carlson, Senior Planner Stanislaus County Department of Planning and Community Development

9/14/11

Date

,

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Lance E. Lemos	Jim E fum	9/26/11	ELK GROVE
<u> </u>		<u></u>	
SECURITY HOLDERS:			
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
		and a state of the second state of the second	
			·

OWNERS:

NAME SIGNED AT SIGNATURE DATE (Print or type) (City) (All to be notarized) Darin D. Lemos Ceres Derek D. Lemos me Jeffery J. Lemos eres SECURITY HOLDERS: SIGNATURE SIGNED AT NAME DATE (Print or type) (All to be notarized) (City)

OWNERS:

•

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
James R. Lemos - Trustee	James R. Le	noz 7-26-11	(ereg
Rolli 1 / emas a Tractor	Att Q P		Parile-
for the Lemos Family Tru	st <u>U/A/D</u> Jan. 21, 199	19	<u>/ .curenzece</u>
Gie Attached Certifi	cate		

,

SECURITY HOLDERS:

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

LOT LINE NO. <u>2011-15</u>

OWNERS:

DATE SIGNED AT NAME SIGNATURE (Print or type) (City) (All to be notarized) Mary C. Garecht Betty J. Lemos-Trustee 9 ac for the Lemos Family Trustee UIAID Jan. 21, 1999 * All attached acknowledgemen SECURITY HOLDERS: NAME SIGNATURE DATE SIGNED AT (Print or type) (All to be notarized) (City)

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Brian K. Ward	· Bun K. Wa Tima m. War	ud 8-12-11	
Tina M. Ward	Fina m. War	cl1	Waterford Waterford
SECURITY HOLDERS:			
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u> </u>			<u></u>

CALIFORNIA ALL PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

State of California

County of Sacramento

On <u>20 SEPT 2011</u> before me, <u>Laura Kay Johnson, Notary Public</u>, personally appeared

LANCE E LEMOS , 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.

LAURA KAY JOHNSON COMM. # 1915541

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.

	MM. EXPIRES DEC. 6, 2014
Signature	(Seal)
Other Information	
Name/Type LOT LINE # 2011-15	
(Title or Description of Attached Document)	······································
Document Date: Number of Pages:	
gner Information	
Name:	
Capacity Claimed by the Signer:	
+	
Individual(s)	
Individual(s) Corporate Officer: Title Partner(s)	<u></u>
Individual(s) Corporate Officer: Title Partner(s) Attorney-in-Fact	
Individual(s) Corporate Officer: Title Partner(s)	

State of California)
· · ·	↓ ↓
County of Stanislaus	J
On <u>JUL 28, 2011</u> before me, <u>N</u>	Vicole Lass Notary Public.
	D. LEMOS
personally appeared	Name(s) of Signer(s)
NICOLE LASS Commission # 1888647	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
S Notary Public - California	person(s) acted, executed the instrument.
Stanislaus County My Comm. Expires May 8, 2014	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.
	WITNESS my hand and official seal.
Place Notary Seal Above	WITNESS my hand and official seal. Signature: <u>Micolo Rans</u>
OP	WITNESS my hand and official seal. Signature: <u>Micolo Hans</u> Signature Notary Public
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OP Though the information below is not required be and could prevent fraudulent remove Description of Attached Document Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s): Individual Partner — □ Limited □ General Attorney in Fact	WITNESS my hand and official seal. Signature: Signature: Signature of Netary Public Signature of Netary Public TIONAL by law, it may prove valuable to persons relying on the document by law, it may prove valuable to persons relying on the document was and reattachment of this form to another document. Number of Pages: Number of Pages: Signer's Name: Corporate Officer — Title(s): BPRINT Corporate Officer — Title(s): Partner — Climited Ceneral Attorney in Fact Number of Ceneral Attorney in Fact
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State of California	NOWLEDGMENT CIVIL CODE § 1
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County of Stanislaus	J
On Jul Jle, 9011 before me,	Niccle Lass Notary Public. Here Insert Name and Title of the Officer
personally appeared <u>DEREK</u>	D. LEMAS and
	Name(s) of Signer(s)
JEF	FERY J. LEMOS
NICOLE LASS Commission # 1888647 Notary Public - California Stanislaus County My Comm. Expires May 8, 2014	 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: Made American American
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	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
NICOLE LASS Commission # 1888647 Notary Public - California Stanislaus County	his/h er/the ir signature(<i>s</i>) on the instrument the person(<i>s</i>), or the entity upon behalf of which the person(<i>s</i>) acted, executed the instrument.
My Comm. Expires May 8, 2014	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
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	WITNESS my hand and official seal.
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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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State of California County of EL DORADO

On SEPTEMBER 29, 2011 before me, REBECCA S. KEITH , Notary Public, personally appeared MARY C. GARECHT AND BETTY J. LEMOS , 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/their 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 fiberca Skethe(Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	
	<pre>}</pre>
County of STANISLAUS	
On 12 Aas 2011 before me.	Here Insert Name and Title of the Officer WARD Name(s) of Signer(s) WARD
Date Date	Here Insert Name and Title of the Officer
personally appeared <u>JSR AN H.</u>	Name(s) of Signer(s)
TINO M.	WARD
	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
MICHAEL L. CGOK	his/her/their signature(s) on the instrument the
Commission # 1888317	person(s), or the entity upon behalf of which the
Stanislaus County My Comm. Expires May 6, 201	person(s) acted, executed the instrument.
My continit. Expires may 0, 201	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.
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May 1, 2011

EXHIBIT "A"

Parcel 1

ORIGINAL PARCEL, A.P.N. 008-03-05

James R. Lemos and Betty J. Lemos, Trustees for the Lemos Family Trust U/A/D January 21, 1999, as amended, et al,

DESCRIPTION

The following real property in the County of Stanislaus, State of California, lying in a portion of the Northwest quarter of Section 18, Township 3 South, Range 12 East, Mount Diablo Base and Meridian, described as follows:

Parcel "1" as shown on that certain Parcel Map filed for record April 19, 2011, in Book 56, of Parcel Maps, at Page 63, Stanislaus County Records.

CONTAINING: 76.04 acres, more or less, per parcel map.



May 1, 2011

EXHIBIT "A" Parcel 2

ORIGINAL PARCEL, A.P.N. 008-003-030

Brian K. Ward and Tina M. Ward, Husband and Wife Recorded October 6, 2002, as Instrument Number 2002-0130410, Stanislaus County Records

The following real property in the County of Stanislaus, State of California, lying in a portion of the Northwest quarter of Section 18, Township 3 South, Range 12 East, Mount Diablo Base and Meridian, described as follows:

PARCEL TWO of said Ward Deed:

COMMENCING at the Northwest corner of said Section 18; thence South 365.60 feet and along the section line to the center line of an irrigation lateral and the point of beginning; thence following said lateral South 87° 07' East 240.40 feet; thence South 67° 17' East 849.25 feet; thence North 83° 09' East 231.00 feet; thence North 50° 22' East 87.20 feet; thence leaving said lateral South 1408.30 feet; thence West 1320.00 feet to a point in the West line of said Section 18; thence North along said West section line 1665.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion described as follows:

COMMENCING at the Northwest corner of said Section 18; thence South 1230.40 feet and along the section line to the point of beginning; thence continuing South 800.20 feet; thence East 1320.00 feet; thence North 650.00 feet; thence North 89° 28' West 175.50 feet; thence South 44° 50' West 80.00 feet; thence South 87° 14' West 78.00 feet; thence North 20° 57' West 66.35 feet to center of a ditch; thence along center of ditch thence North 89° 28' West 471.00 feet; thence North 46° 17' West 58.00 feet; thence North 25° 20' West 111.00 feet; thence North 89° 44' West 425.94 feet to a point on the West line of Section 18 and the place of beginning.

CONTAINING: 25.85 acres, per Stanislaus County Assessor.



EXHIBIT "B" Parcel 1

ADJUSTED LEMOS PARCEL

DESCRIPTION

The following real property in the County of Stanislaus, State of California, lying in a portion of the Northwest quarter of Section 18, Township 3 South, Range 12 East, Mount Diablo Base and Meridian, described as follows:

Parcel "1" as shown on that certain Parcel Map filed for record April 19, 2011, in Book 56 of Parcel Maps, Page 63, Stanislaus County Records, and also including that certain property described as **COMMENCING** at the Northwest corner of said Section 18; thence South 00° 06' 25" East 365.60 feet and along the section line to the center line of an irrigation lateral; thence following said lateral South 87° 07' 00" East 240.45 feet; thence South 67° 17' 00" East 849.41 feet; thence North 83° 09' East 163.85 feet to the **POINT OF BEGINNING;** thence continuing North 83° 09' 00" East 67.35 feet to an angle to the left; thence North 50° 22' 00" East 55.47 feet; thence South 00° 27' 37" East 44.45 feet; thence North 89° 27' 48" West 109.95 feet to the point of beginning.

EXCEPTING THEREFROM that portion described as **COMMENCING** at the Northwest corner of said Section 18; thence South 00° 06' 25" East 365.60 feet and along the section line to the center line of an irrigation lateral; thence following said lateral South 87° 07' 00" East 240.45 feet; thence South 67° 17' 00" East 793.61 feet to the **POINT OF BEGINNING;** thence South 89° 27' 48" East 214.16 feet; thence South 83° 09' 00" West 163.85 feet; thence North 67° 17' 00" West 55.80 feet to the point of beginning.

CONTAINING: 76.02 acres, more or less



May 1, 2011

EXHIBIT "B" Parcel 2

ADJUSTED WARD PARCEL

The following real property in the County of Stanislaus, State of California, lying in a portion of the Northwest quarter of Section 18, Township 3 South, Range 12 East, Mount Diablo Base and Meridian, described as follows:

COMMENCING at the Northwest corner of said Section 18; thence South 00° 06' 25" East 365.60 feet and along the section line to the center line of an irrigation lateral and the **POINT OF BEGINNING**; thence following said lateral South 87° 07' 00" East 240.45 feet; thence South 67° 17' 00" East 793.61 feet to a wire fence running Easterly; thence South 89° 27' 48" East 324.11 feet along said fence; thence South 00° 27' 37" East 1363.85 feet; thence West 1320.00 feet to a point in the West line of said Section 18; thence North 00° 06' 25" West 1665.00 feet along said West section line to the point of beginning.

EXCEPTING THEREFROM that portion described as follows:

COMMENCING at the Northwest corner of said Section 18; thence South 1230.40 feet and along the section line to the point of beginning; thence continuing South 800.20 feet; thence East 1320.00 feet; thence North 650.00 feet; thence North 89° 28' West 175.50 feet; thence South 44° 50' West 80.00 feet; thence South 87° 14' West 78.00 feet; thence North 20° 57' West 66.35 feet to center of a ditch; thence along center of ditch thence North 89° 28' West 471.00 feet; thence North 46° 17' West 58.00 feet; thence North 25° 20' West 111.00 feet; thence North 89° 44' West 425.94 feet to a point on the West line of Section 18 and the place of beginning.

CONTAINING: 25.87 acres, per Stanislaus County Assessor.



