

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

DEPT: Planning and Community Development AC

BOARD AGENDA # *D-1

Urgent

Routine

AGENDA DATE December 11, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of 2013 Williamson Act Contracts

STAFF RECOMMENDATIONS:

1. Approve the listed 2013 Williamson Act Contracts subject to the Board of Supervisor's November 6, 2012, action to approve the Implementation of AB 1265.
2. Authorize the Chairman to sign the listed contracts.
3. Direct the Clerk of the Board to forward the listed contracts to the Clerk-Recorder's Office prior to January 1, 2013, for recording.

FISCAL IMPACT:

The parcels requesting entrance into the Williamson Act are currently estimated to have a base land value of \$13,388,048. Under the Williamson Act, the base land value of these parcels is reduced by \$9,133,461. The direct impact to the County General Fund for entering into these contracts as defined will be a loss of approximately \$10,269.00. With the implementation of AB 1265, the loss to the General Fund is reduced to only \$934.00.

BOARD ACTION AS FOLLOWS:

No. 2012-600

On motion of Supervisor Chiesa, Seconded by Supervisor De Martini

and approved by the following vote,

Ayes: Supervisors: Chiesa, Monteith, De Martini and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: Withrow

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

This Item was removed from the consent calendar for discussion and consideration.



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

Applications requesting to establish thirteen (13) new Williamson Act Contracts with a combined acreage of approximately 942.45 acres have been received for 2013. These new parcels are being enrolled by owners wishing to take advantage of the property tax benefit applied to restricted parcels. All parcels are zoned A-2-40 (General Agriculture) and meet the parcel size and use requirements necessary to be in compliance with State law and County Uniform Rules.

Regulations for the formation of a Williamson Act Contract are set forth in California State Government Code and are listed as follows:

51240. Any city or county may by contract limit the use of agricultural land for the purpose of preserving such land pursuant and subject to the conditions set forth in the contract and in this chapter. A contract may provide for restrictions, terms, and conditions, including payments and fees, more restrictive than or in addition to those required by this chapter.

51241. If such a contract is made with any landowner, the city or county shall offer such a contract under similar terms to every other owner of agricultural land within the agricultural preserve in question. However, except as required by other provisions of this chapter, the provisions of this section shall not be construed as requiring that all contracts affecting land within a preserve be identical, so long as such differences as exist are related to differences in location and characteristics of the land and are pursuant to uniform rules adopted by the county or city.

51242. No city or county may contract with respect to any land pursuant to this chapter unless the land: (a) Is devoted to agricultural use. (b) Is located within an area designated by a city or county as an agricultural preserve.

51243. Every contract shall do both of the following: (a) Provide for the exclusion of uses other than agricultural, and other than those compatible with agricultural uses, for the duration of the contract. (b) Be binding upon, and inure to the benefit of, all successors in interest of the owner. Whenever land under a contract is divided, the owner of any parcel may exercise, independent of any other owner of a portion of the divided land, any of the rights of the owner in the original contract, including the right to give notice of nonrenewal and to petition for cancellation. The effect of any such action by the owner of a parcel created by the division of land under contract shall not be imputed to the owners of the remaining parcels and shall have no effect on the contract as it applies to the remaining parcels of the divided land. Except as provided in Section 51243.5, on and after the effective date of the annexation by a city of any land under contract with a county, the city shall succeed to all rights, duties, and powers of the county under the contract.

On January 1, 2004, Assembly Bill 1492 (Laird) took effect and should also be considered when entering property into the Williamson Act. Specifically, AB1492 limits the amount of non-agriculturally related structures on contracted lands which may also include residences.

On November 6, 2012, the Board of Supervisors approved the continued implementation of AB 1265 which provides an opportunity for counties to offset a portion of the loss of Williamson Act Subvention funds by establishing a local self-help subvention program. AB 1265 allows counties to voluntarily implement new contracts that are ten percent shorter in return for a ten percent reduction in the landowner's property tax relief. The increased revenue resulting from the reduction in the landowner's property tax relief is transferred directly in the County's General Fund. The proposed new contracts are subject to AB 1265, and, if approved, will be nine year contracts.

The Planning and Community Development Department has reviewed the applications and determined that all uses listed as being on the properties are consistent with agricultural use of the land. Therefore, Department staff recommends approval of all the applications being presented this year for 2013 Williamson Act Contracts.

POLICY ISSUES:

All of the proposals for Williamson Act Contracts are 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 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 agriculturists remain in production without premature conversion to urban uses. The Williamson Act program is consistent with the Board's goals and priorities of A Strong Agricultural Economy/Heritage.

STAFFING IMPACTS:

There are no staffing impacts associated with this item.

**ATTACHMENTS AVAILABLE
FROM CLERK**

CONTACT PERSON:

Angela Freitas, Planning & Community Development Director
Telephone: (209) 525-6330

ATTACHMENTS:

1. List of 2013 Williamson Act Contracts

ATTACHMENT 1

NEW WILLIAMSON ACT CONTRACTS

CONTRACT NO.	APPLICANT/ PROPERTY OWNER(S)	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER (APN) AND EXISTING USE	ACREAGE
TBA	Charles and Beverly Golding	15337 Mellor Road, in the Hickman area.	019-012-026 Two single-family dwellings, outbuilding, and almond orchard.	29.72
Additional Information: None.				
TBA	Matthew and Lynn Maring	Howard Road, southeast corner of Stark and Howard Roads, in the Westley area.	021-014-031 Row crops.	40.5
Additional Information: None.				
TBA	Edward and Mildred Maring	Howard Road, east of Stark Road, in the Westley area.	021-014-030 Row crops.	66.46
Additional Information: None.				
TBA	Thomas and Nancy Maring	Howard Road, east of Stark Road, in the Westley area.	021-014-029 Row crops.	40.9
Additional Information: None.				
TBA	Steve McManis	4500 Maze Boulevard, east of Stone Avenue, in the Modesto area.	007-041-003 One house, one tank house, almond orchard.	214.7
Additional Information: None.				
TBA	Cathleen T. Grzanich, Christen M. Withrow, Carolyn A. Stremfel, Matthew D. Maring, Sarah N. Brooks, Jon E. Maring, Thomas J. Maring, and Joel A. Maring	Howard Road, west of Highway 33 and east of Stark Road, in the Westley area.	009-012-042 Almond orchard.	51.29
Additional Information: None.				
TBA	Scot and Cari Olson	624 N. Verduga Road, west of N. Gratton, in the Turlock area.	024-044-010 Single-family dwelling, shed, barn and alfalfa.	24.62
Additional Information: Looking at planting walnut orchard in 2013.				
TBA	Gerald and Rosemary Wagner	5731 Downie Road, north of E. Keyes and south of Hamlow Roads, in the Denair area.	019-034-048 Two single-family dwellings, milk barn (not in use), corrals (not in use), silage pit (not in use), and almond orchard.	38.53
Additional Information: None.				
TBA	Luis Rodriguez Ramos, Maria Rodriguez, Louis Cardenas, Jr., and Aida Cardenas	15479 26-Mile Road, in the Oakdale area.	002-001-062 Irrigated pasture.	59.3
Additional Information: None.				
TBA	Steven and Melissa Scheuber	4873 Pioneer Road, in the Hughson area.	045-003-013 Single-family dwelling and row crops.	28.95
Additional Information: Looking at planting almond orchard in 2013.				
TBA	Steven and Gari Sperry	Warnerville Road, east of Emery Road, in the Oakdale area.	010-084-001, 010-084-002, 010-084-003, 010-084-004, and 010-084-005 Almond orchards and oat hay.	260.02
Additional Information: All parcels are located adjacent to each other.				
TBA	te Velde San Joaquin County West Properties, L.P.	2101 Costner Road, south of Ladd and east of Stoddard Roads, in the Modesto area.	003-022-010 Row crops.	50.19
Additional Information: None.				
TBA	Armelim and Maria de Sousa	3013 S. Moffett Road, east of S. Central Avenue and south of Simmons Road, in the Turlock.	058-017-004 Single-family dwelling and row crops.	37.27
Additional Information: None.				
Total Acreage				942.45

TBA = Williamson Act Contract numbers will be assigned after the Board of Supervisor's considers approval of the 2013 Contracts on December 11, 2012

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-01

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113126-00

Acct 402-Counter Customers

Thursday, DEC 13, 2012 08:19:46

Ttl Pd \$0.00 Rcpt # 0003309282

LLP/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Charles G. Golding
Name
15930 Lampley Road
Address
Hickman, CA 95323 (209) 874-9435
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>019-012-026</u>	<u>065-015</u>	<u>29.72</u>	<u>15337 Mellor Road, Hickman</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- (17) The effective date of this Contract shall be January 1, 2013.
- (18) 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.

COAX

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)
CHARLES G. GORDING	<i>Charles G. Gording</i>	7-24-2012	OAKDALE
BEVERLY A. GORDING	<i>Beverly A. Gording</i>	7-24-2012	OAKDALE

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Oak Valley Community Bank Senior Vice-President Credit Administrator Gary Stephens	<i>[Signature]</i>	7/24/12	oakdale

See Notary Attached

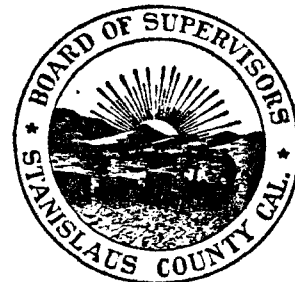
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated

William O'Brien
Chairman, Board of Supervisors
William O'Brien



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus }

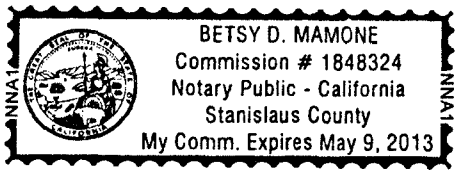
On 7/24/2012 before me, Betsy D. Mamone
Date Here Insert Name and Title of the Officer

personally appeared Gary Stephens
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 Betsy D. Mamone
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

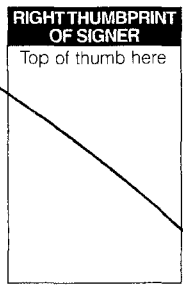
Title or Type of Document: CA Land Conservation Contract

Document Date: 7-24-12 Number of Pages: _____

Signer(s) Other Than Named Above: _____

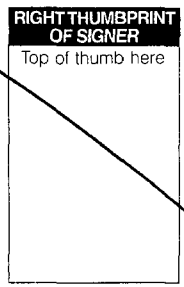
Capacity(ies) Claimed by Signer(s)

- 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: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus

On 07/24/2012 before me, Betsy D. Mamone
Date Here Insert Name and Title of the Officer

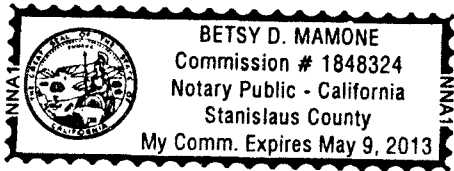
personally appeared Charles B. Goding +
Name(s) of Signer(s)
Beverly A Goding

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 Betsy D. Mamone
Signature of Notary Public



Place Notary Seal Above

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Document Date: 7-24-12 Number of Pages: _____

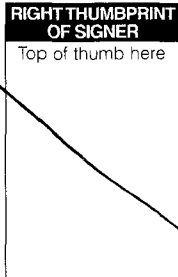
Signer(s) Other Than Named Above: _____

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: _____

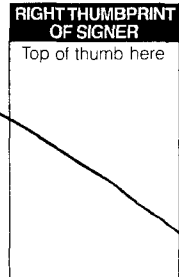
Signer Is Representing: _____



Signer's Name: _____

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

Signer Is Representing: _____



ATTACHMENT 1

Escrow No.: 11-51122977-JW

Locate No.: CACTI7750-7750-4511-0051122977

Title No.: 11-51122977-RB

THE LAND REFERRED TO HEREIN BELOW IS SITUATED UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel 3 as shown on Parcel Map filed for record January 14, 1972 in Book 13 of Parcel Maps, at Page 54, Stanislaus County Records.

APN: 019-012-026

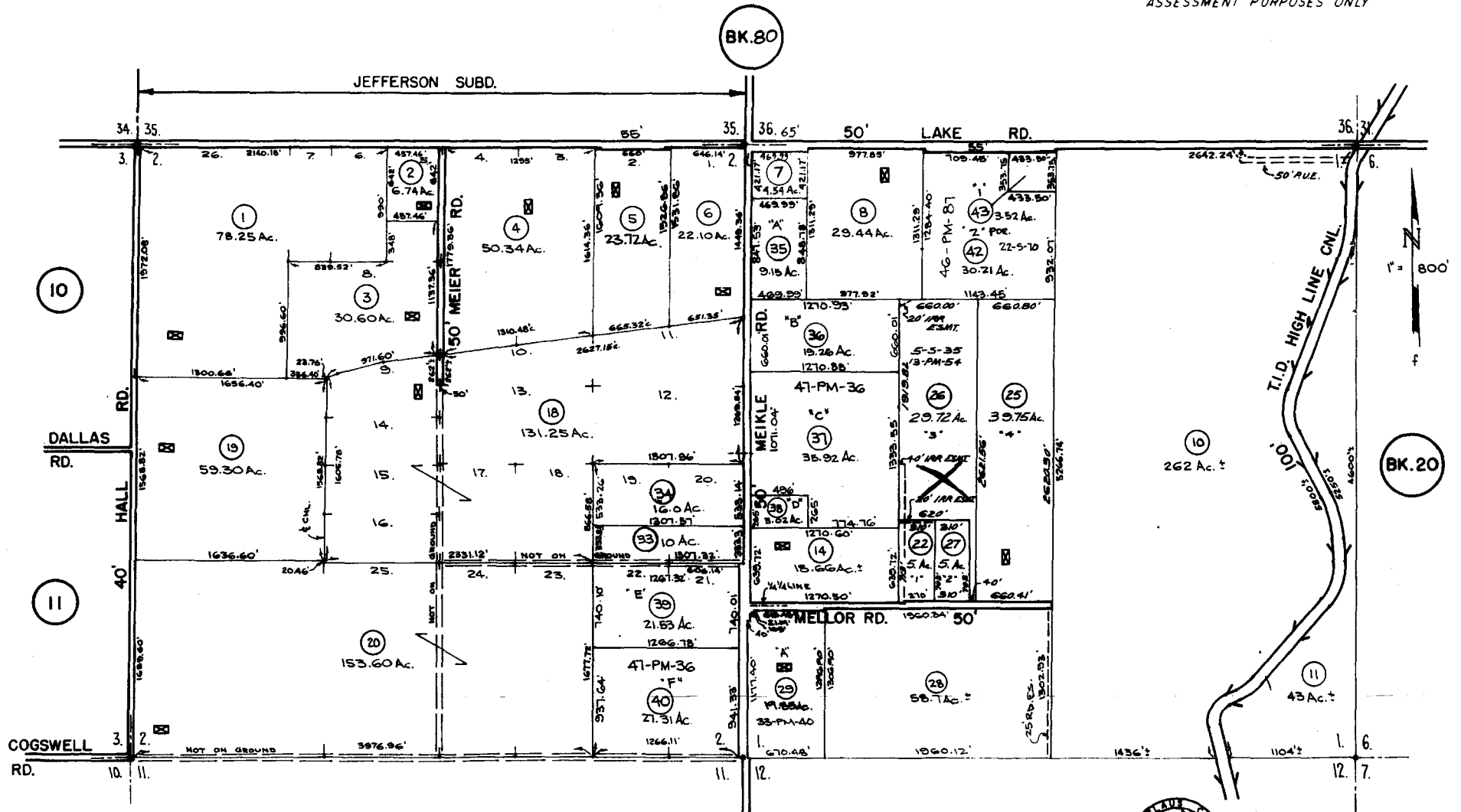
APN: 019-012-026

SECTIONS 1 & 2 T. 4 S. R. 11 E. M. D. B. & M.
ALL OF JEFFERSON SUBDIVISION

065 001
065 010

19 - 12

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 19-03
R. V. 3-35
R. S. 5-35, 36
ADD 10-165, 166
2-15-67
UPDATED 7-21-95, 9-26-95, 10-11-95, 11-26-95, 3-17-08 DH

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All rights reserved



68,96

19 - 12



CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-02

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113127-00
Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:19:58
Ttl Pd \$0.00 Rcpt # 0003309286
LLP/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Matthew Maring
Name

436 Elfers Road
Address

Patterson, CA 95363
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>021-014-031</u>	<u>086-018</u>	<u>40.5</u>	<u>Howard Road, Patterson</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2013.

(18) 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)
MATTHEW D MARINO	<i>Matthew Marino</i>	10/10/12	Patterson
Lynn A MARINO	<i>Lynn Marino</i>	10/16/12	Patterson

SECURITY HOLDERS:

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

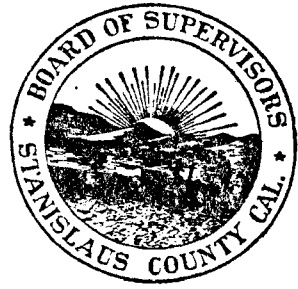
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated

William O'Brien
Chairman, Board of Supervisors
William O'Brien



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

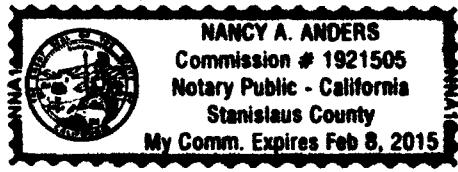
State of California

County of STANISLAUS }

On October 10, 2012 before me, NANCY A ANDERS Notary Public
Date Here Insert Name and Title of the Officer

personally appeared MATTHEW D. MARINO
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: Nancy A Anders
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: Williamson Act

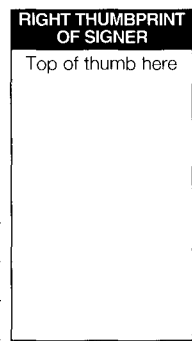
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: LYNN A MARINO

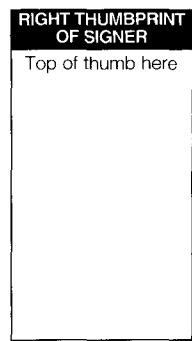
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

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



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



Signer Is Representing: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

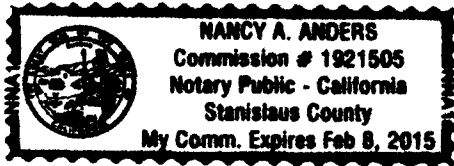
State of California

County of STANISLAUS }

On October 16, 2012 before me, NANCY A ANDERS, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Lynn A MARIUG
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: Nancy A Anders
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: Williamson Act

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: Matthew D Maring

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

ATTACHMENT 1

No.: 09-51115992-REG
e No.: CACTI7750-7750-4511-0051115992
e No.: 09-51115992-RB

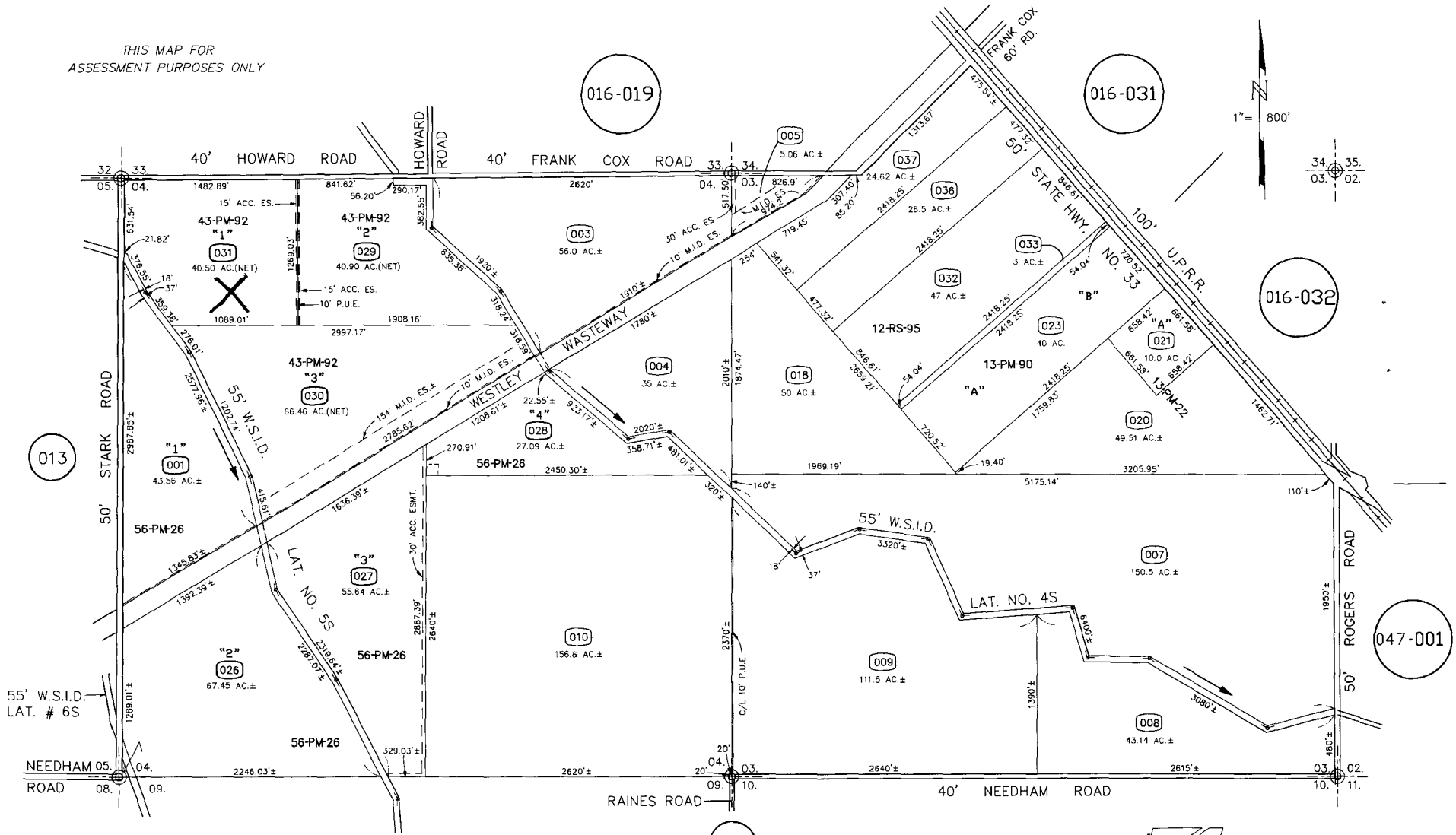
THE LAND REFERRED TO HEREIN BELOW IS SITUATED UNINCORPORATED AREA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1 as shown on that certain Parcel Map filed for record January 30, 1991 in Volume 43 of "Parcel Maps", at Page 92, as Instrument No. 007070, Stanislaus County Record.

Excepting therefrom an undivided 1/2 interest in and to all oil, gas and other hydrocarbons in and to any minerals lying 500 feet or more below the surface of the subject property grantor's right of surface entry is limited to one square acre parcel situated in the Southwest corner of the subject property, by deed from Helen Harris, et ux, recorded December 23, 1988, as Instrument No. 088120.

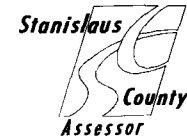
APN: 021-014-002

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 21-13
DRAWN 11-30-67
REVISED 3-2-72, 3-21-73, 3-27-09 DH, 8-10-09 (V)DH, 12-11-09 MB, 01-25-11 MB, 04-06-11 MB, 09-21-12 MB

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68,10,12,13

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-03**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113128-00
Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:20:10
Ttl Pd \$0.00 Rcpt # 0003309289
LLP/R2/1-5

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Edward J. Maring
Name

1536 E. Frank Cox Road
Address

Patterson, CA 95363 (209) 894-3781
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>021-014-030</u>	<u>086-018</u>	<u>66.46</u>	<u>Howard Road, Patterson</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- (17) The effective date of this Contract shall be January 1, 2013.
- (18) 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)
Edward J. Maring	<i>Edward J. Maring</i>	9/20/2012	Westley, CA 95387
Mildred C. Maring	<i>Mildred C. Maring</i>	9/20/2012	Westley, Ca 95387

SECURITY HOLDERS:

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

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

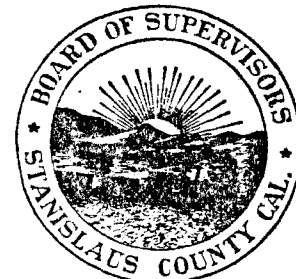
COUNTY: Stanislaus County

12/11/12

Dated

William O'Brien

Chairman, Board of Supervisors
William O'Brien



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

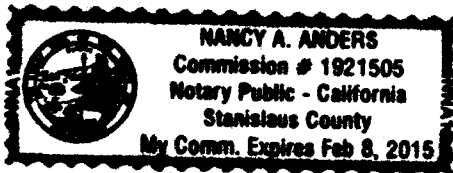
State of California

County of STANISLAUS

On Sept. 20, 2012 before me, NANCY A ANDERS Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared EDWARD J MARING & Mildred C MARING
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: Nancy Anders
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: Williamson Act Contract

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Edward J Maring

Signer's Name: Mildred C Maring

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer Is Representing: _____

ATTACHMENT 1

Escrow No.: 09-5115992-REG

Locate No.: CACTI7750-7750-4511-0051115992

Title No.: 09-5115992-RB

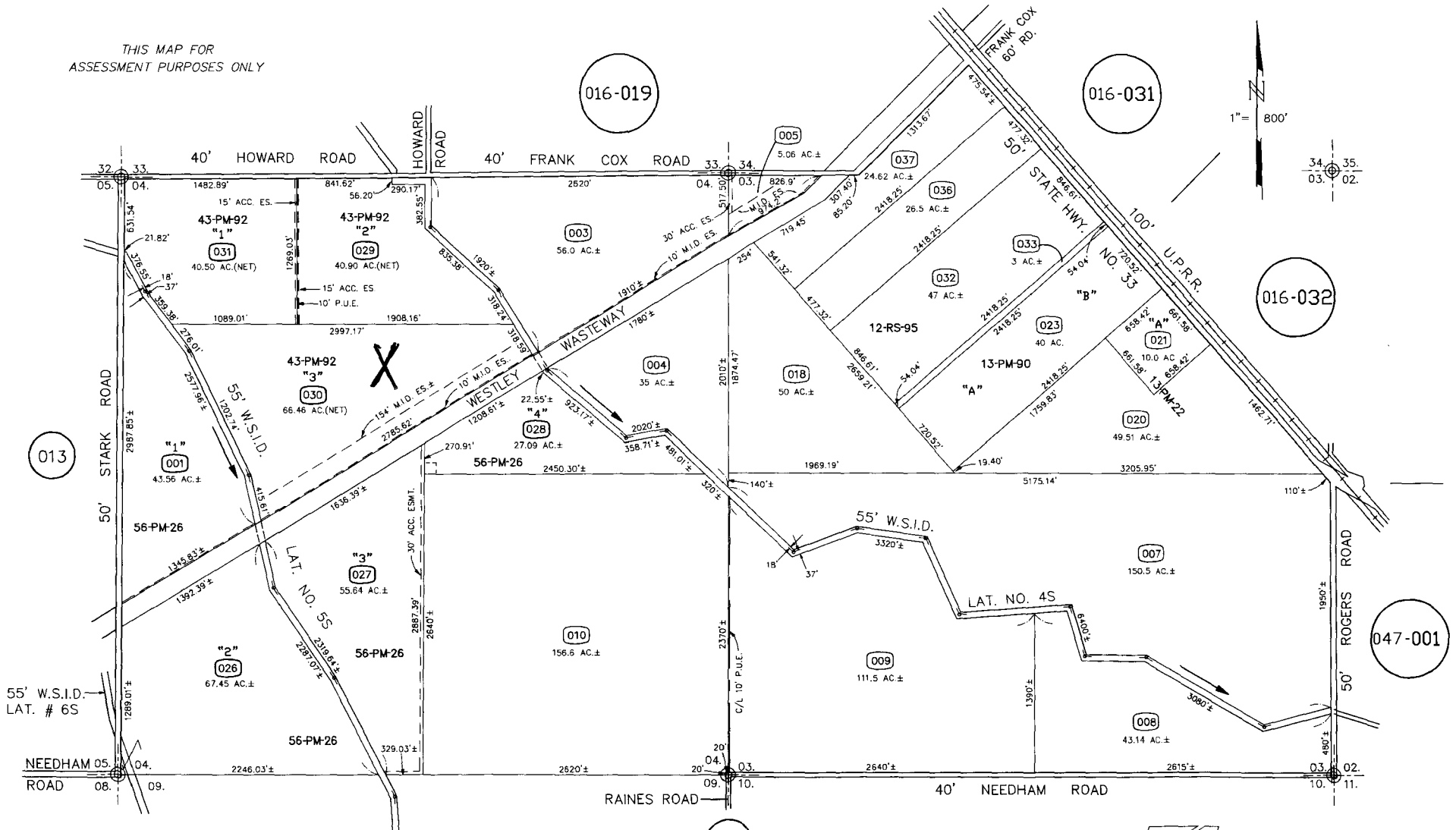
THE LAND REFERRED TO HEREIN BELOW IS SITUATED UNINCORPORATED AREA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel 3 as shown on that certain Parcel Map filed for record January 30, 1991 in Volume 43 of "Parcel Maps", at Page 92, as Instrument No. 007070, Stanislaus County Record.

Excepting therefrom an undivided 1/2 interest in and to all oil, gas and other hydrocarbons in and to any minerals lying 500 feet or more below the surface of the subject property grantor's right of surface entry is limited to one square acre parcel situated in the Southwest corner of the subject property, by deed from Helen Harris, et ux, recorded December 23, 1988, as Instrument No. 088120.

APN: 021-014-002

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 21-13
 DRAWN 11-30-67
 REVISED 3-2-72, 3-21-73, 3-27-09 DH, 8-10-09 (V)DH, 12-11-09 MB, 01-25-11 MB, 04-06-11 MB, 09-21-12 MB

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68,10,12,13



**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-04**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113129-00
Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:20:19
Ttl Pd \$0.00 Rcpt # 0003309292
LLP/R2/1-5

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Thomas J. Maring
Name

P.O. Box 1007
Address

Westley, CA 95387 (209) 602-0730
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>021-014-029</u>	<u>086-018</u>	<u>40.9</u>	<u>Howard Road, Patterson</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- (17) The effective date of this Contract shall be January 1, 2013.

- (18) 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.

SMX

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)
Thomas J. Maring	<i>Thomas J. Maring</i>	10/5/12	Patterson, CA
Nancy E Maring	<i>Nancy E Maring</i>	10/5/12	Patterson, CA

SECURITY HOLDERS:

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

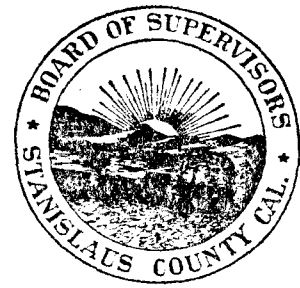
ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated

William O'Brien
Chairman, Board of Supervisors
William O'Brien



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of STANISLAUS

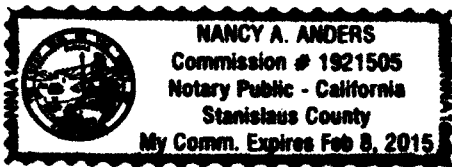
On October 5, 2012 before me, Nancy A. ANDERS Notary Public

personally appeared Thomas J Maring Nancy E Maring

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: Nancy A Anders

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: Williamson Act

Document Date: _____ Number of Pages: _____

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
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

ATTACHMENT 1

Escrow No.: 09-51115992-REG

Locate No.: CACTI7750-7750-4511-0051115992

Title No.: 09-51115992-RB

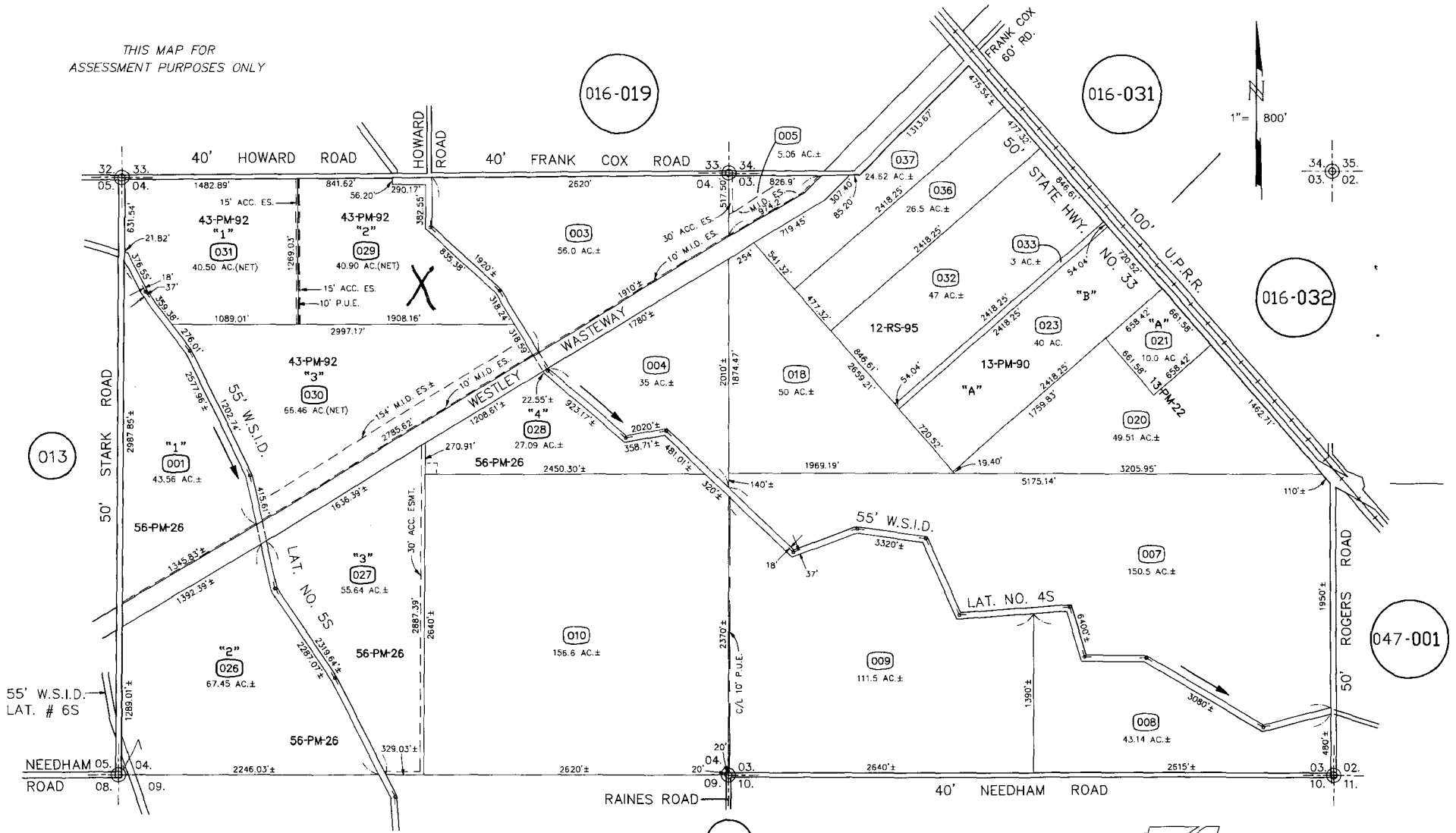
THE LAND REFERRED TO HEREIN BELOW IS SITUATED UNINCORPORATED AREA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel 2 as shown on that certain Parcel Map filed for record January 30, 1991 in Volume 43 of "Parcel Maps", at Page 92, as Instrument No. 007070, Stanislaus County Record.

Excepting therefrom an undivided 1/2 interest in and to all oil, gas and other hydrocarbons in and to any minerals lying 500 feet or more below the surface of the subject property grantor's right of surface entry is limited to one square acre parcel situated in the Southwest corner of the subject property, by deed from Helen Harris, et ux, recorded December 23, 1988, as Instrument No. 088120.

APN: 021-014-002

THIS MAP FOR ASSESSMENT PURPOSES ONLY



013

016-019

016-031

016-032

047-001

016

FROM 21-13
 DRAWN 11-30-67
 REVISED 3-2-72, 3-21-73, 3-27-09 DH, 8-10-09 (V)DH, 12-11-09 MB, 01-25-11 MB, 04-06-11 MB, 09-21-12 MB





**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-05**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113130-00
Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:20:28
Ttl Pd \$0.00 Rcpt # 0003309293
LLP/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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:	<u>Steve McManis</u>	
	Name	
	<u>6303 Beckwith Road</u>	
	Address	
	<u>Modesto, CA 95358</u>	<u>(209) 543-9450</u>
	City, State Zip	Phone Number

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

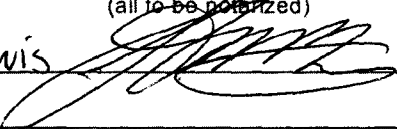
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>007-041-003</u>	<u>097-001</u>	<u>214.7</u>	<u>4500 Maze Blvd., Modesto</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2013.

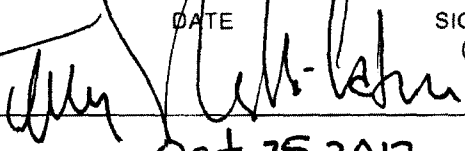
LEAP

(18) 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)
STEVE McMANIS		10/30/12	MODESTO CA.

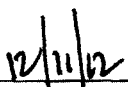
SECURITY HOLDERS:


OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Terry Shinkawa-Catron		Oct 25, 2012	Fresno, CA
Wells Fargo N.A.	VP/RM		

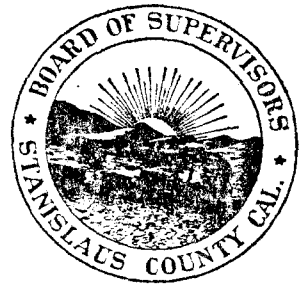
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County


Dated


Chairman, Board of Supervisors
William O'Brien



ACKNOWLEDGMENT

State of California
County of Stanislaus

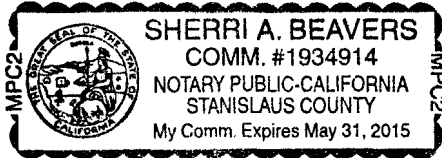
On 10.30.12 before me, Sherri A. Beavers, Notary Public
(insert name and title of the officer)

personally appeared Steve A. McManis
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 [Handwritten Signature]



(Seal)

Sherri A. Beavers, Notary Public
COMM. #1934914, Exp. May 31, 2015
Stanislaus County, California

*Ch. Land.
Conservation
Contract
No

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno }

On 10/25/12 before me, Missy Ann Townsend, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Terry Shinkaws - Cathy
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: Missy Ann Townsend
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: _____

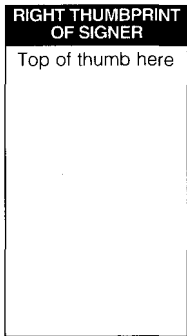
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

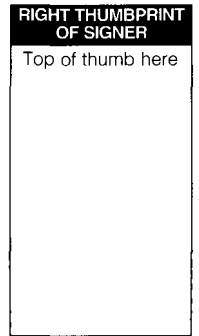
- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

ATTACHMENT 1

Escrow No.: 11-51123046-KH

Locata No.: CACTI7750-7750-4511-0051123046

Title No.: 11-51123046-MG

THE LAND REFERRED TO HEREIN BELOW IS SITUATED UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

The West one-half of Section 34, Township 3 South, Range 8 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM Parcels 1 and 2 as shown on that certain Parcel Map filed for record August 14, 2006, in Book 54 of Parcel Maps, at Page 72, Stanislaus County Records.

APN: 007-041-003

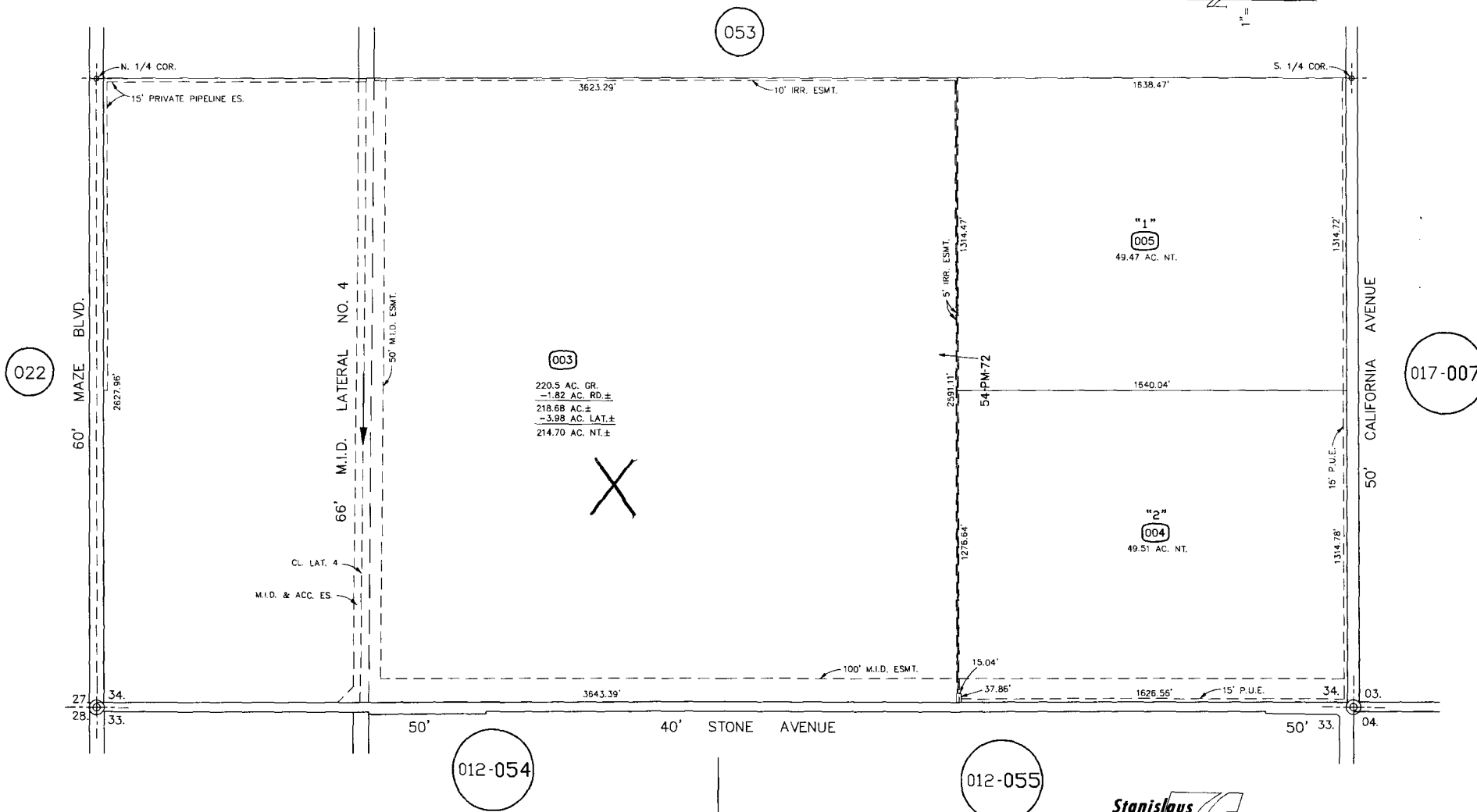
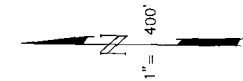
APN: 007-041-003

W. 1/2 SEC. 34 T.3S. R.8E. M.D.B.& M.

097 001

007 - 041

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM E-55
DRAWN
REVISED 8-25-06 MB, 11-3-06 (V)DH, 07-14-10 MB, 10-17-12 MB



**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-06**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113131-00

Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:20:41
Ttl Pd \$0.00 Rcpt # 0003309295
LLP/R2/1-13

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Thomas Maring
Name

P. O Box 1007
Address

Westley, CA 95387 (209) 602-0730
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>016-019-062</u>	<u>086-018</u>	<u>51.29</u>	<u>Howard Road, Westley</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2013.

(18) 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.

12/13

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)
Thomas J Maring	<i>Thomas J Maring</i>	10/5/12	Patterson, CA
MATTHEW D MARING	<i>Matthew D Maring</i>	10/5/12	PATTERSON, CA
Sarah N. Brooks	<i>Sarah N Brooks</i>	10/5/12	Patterson, CA
Jon E. MARING	<i>Jon E Maring</i>	10/8/12	PATTERSON, CA
Carolyn A. Stremfel	<i>Carolyn A Stremfel</i>	10/8/12	Patterson CA
Joel A. Maring	<i>Joel A. Maring</i>	10/8/12	Patterson, CA

SECURITY HOLDERS:

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

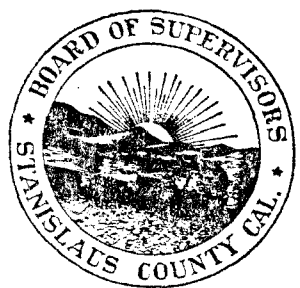
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated

William O'Brien
 Chairman, Board of Supervisors
 William O'Brien



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)
Christen M. Withrow	Christen M. Withrow	10/9/12	Patterson
Cathleen T. Brzanich	Cathleen T. Brzanich	10/16/2012	Durham

SECURITY HOLDERS:

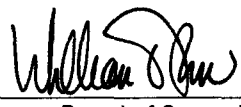
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

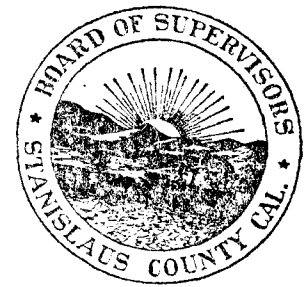
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated


 Chairman, Board of Supervisors
 William O'Brien



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

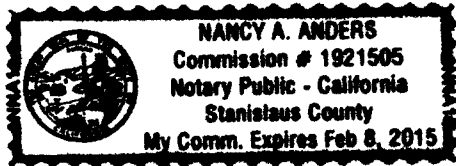
State of California

County of STANISLAUS }

On October 2, 2012 before me, NANCY A ANDERS, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Thomas J MARINO
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: Nancy A Anders
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: Williamson Act Contract

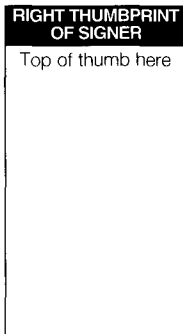
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

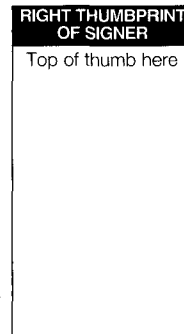
- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

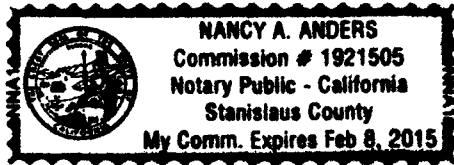
State of California

County of STANISLAUS }

On October 5, 2012 before me, NANCY A ANDERS Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Matthew D MARING
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: Nancy Anders
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: Williamson Act - Maring Partners

Document Date: _____ Number of Pages: _____

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
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

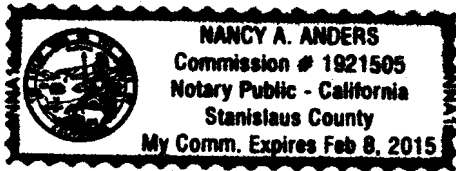
State of California

County of STANISLAUS }

On October 5, 2012 before me, NANCY A ANDERS Notary Public
Date Here Insert Name and Title of the Officer

personally appeared SARAH N. BROOKS
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: Nancy A Anders
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: Williamson Act - Maring Partners

Document Date: _____ Number of Pages: _____

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

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer's Name: _____

Corporate Officer — Title(s): _____

Individual

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

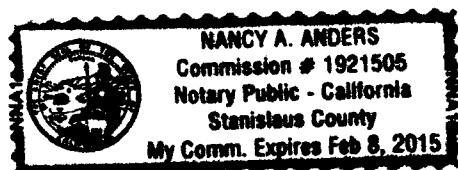
State of California

County of STANISLAUS }

On October 8, 2012 before me, NANCY A. ANDERS NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared JOE E MARIUG
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: Nancy Anders
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: Williamson Act - Maring Partners

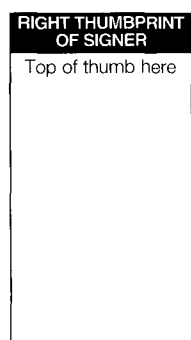
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

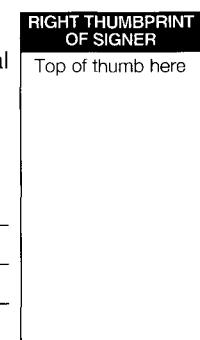
- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

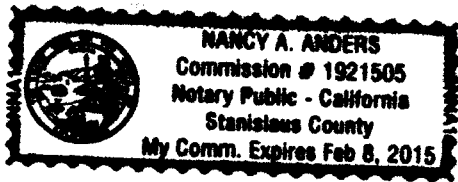
State of California

County of STANISLAUS }

On October 8, 2012 before me, NANCY A ANDERS, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Carolyn A. Stremmel
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: Nancy Anders
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: Williamson Act - Maring Partners

Document Date: _____ Number of Pages: _____

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

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Empty box for right thumbprint of signer.

Signer's Name: _____

Corporate Officer — Title(s): _____

Individual

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Empty box for right thumbprint of signer.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

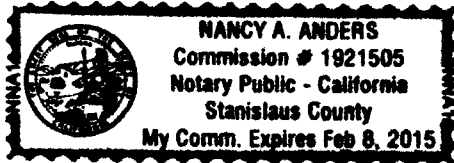
State of California

County of STANISLAUS }

On October 8, 2012 before me, NANCY A. ANDERS Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Joel A MARING
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: Nancy A Anders
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: Williamson Act - Maring Partners

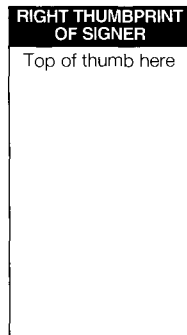
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

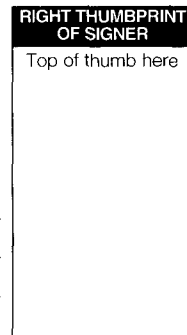
- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

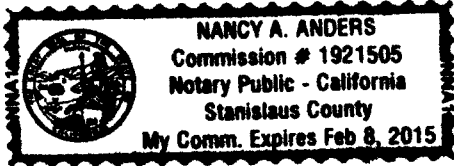
State of California

County of STANISLAUS }

On October 9, 2012 before me, NANCY A ANDERS Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Christen M Withrow
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: Nancy A Anders
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: Williamson Act - Maring Partners

Document Date: _____ Number of Pages: _____

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

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer's Name: _____

Corporate Officer — Title(s): _____

Individual

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

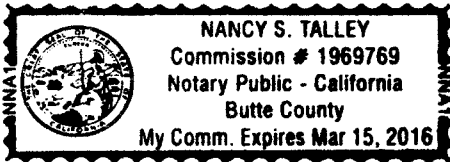
State of California

County of Butte

On October 16, 2012 before me, Nancy S Talley,
Date Here Insert Name and Title of the Officer

personally appeared Cathleen T Krzanich
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 Nancy S Talley
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

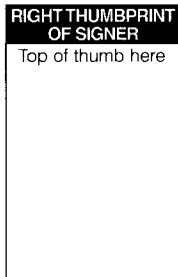
Title or Type of Document: Richard A. Land Conservation Contract (Act) (Williamson)

Document Date: 2/1/1979, pg 1-5, 21-5 Blank, Number of Pages: 12 + 7 Acknowledgment
2 pgs with sid notes

Signer(s) Other Than Named Above: Thomas J Moring, Matthew D Moring, Sarah W Brooks, Jon E Moring, Carolyn A. Stremfel, Joel A. Moring, Christen M. Withrow
Capacity(ies) Claimed by Signer(s)

Signer's Name: Cathleen T Krzanich

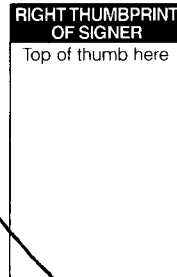
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

Recording requested by:
Damrell Nelson Schrimp Pallios Pacher & Suva

When recorded mail to:
Steven G. Pallios
1601 I Street, Fifth Floor
Modesto, CA 95354

The Undersigned Declares That
The Documentary Transfer Tax is \$-0-
This is a bonafide gift under Revenue & Taxation Code
Section 11911 and 11930

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0005035-00
Check Number 44902
Thursday, JAN 19, 2012 10:53:20
Ttl Pd \$14.00 Rcpt # 0003157445
OVP/R2/1-1

GIFT DEED

Edward J. Maring and Mildred C. Maring, husband and wife, THE UNDERSIGNED GRANTORS
DECLARE:

For and in consideration of the love and affection which Grantor has and bears unto Cathleen T. Grzanich, a married woman, as her sole and separate property; Christen D. Withrow, a married woman, as her sole and separate property; Jon E. Maring, a married man, as his sole and separate property; Carolyn A. Stremfel, a married woman, as her sole and separate property; Matthew D. Maring, a single man, as his sole and separate property; Thomas J. Maring, a married man, as his sole and separate property; Sarah N. Brooks, aka Sarah Brooks, a married woman, as her sole and separate property; and Joel A. Maring, a married man, as his sole and separate property, ("Grantees"), and also for the better support, maintenance, protection, and livelihood of said Grantees, do hereby grant to Grantees, and to their heirs and assigns, a forty-seven (47%) percent interest in and to the whole of the real property in the City of Modesto, County of Stanislaus, State of California, more particularly described as follows:

Parcel A as shown and designated on that certain map filed in the office of the County Recorder of Stanislaus County, California, on December 28, 1987 in Volume 40 of Parcel Maps at Page 34.

The foregoing conveyance does not include any irrigation system or trees located on the subject real property.
This deed was executed in 2011, but will not be recorded or delivered until 2012.

A.P.N.: 016-019-062-000

Dated: December 13, 2011

Edward J. Maring
EDWARD J. MARING

Mildred C. Maring
MILDRED C. MARING

STATE OF CALIFORNIA)
)
COUNTY OF STANISLAUS)

On December 13, 2011, before me, Janice Segars, a Notary Public, personally appeared EDWARD J. MARING and MILDRED C. MARING, 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.
Janice Segars
NOTARY PUBLIC



Mail Tax Statements to: Edward J. Maring, 1536 Frank Cox Road, Patterson, California 95363

1/19

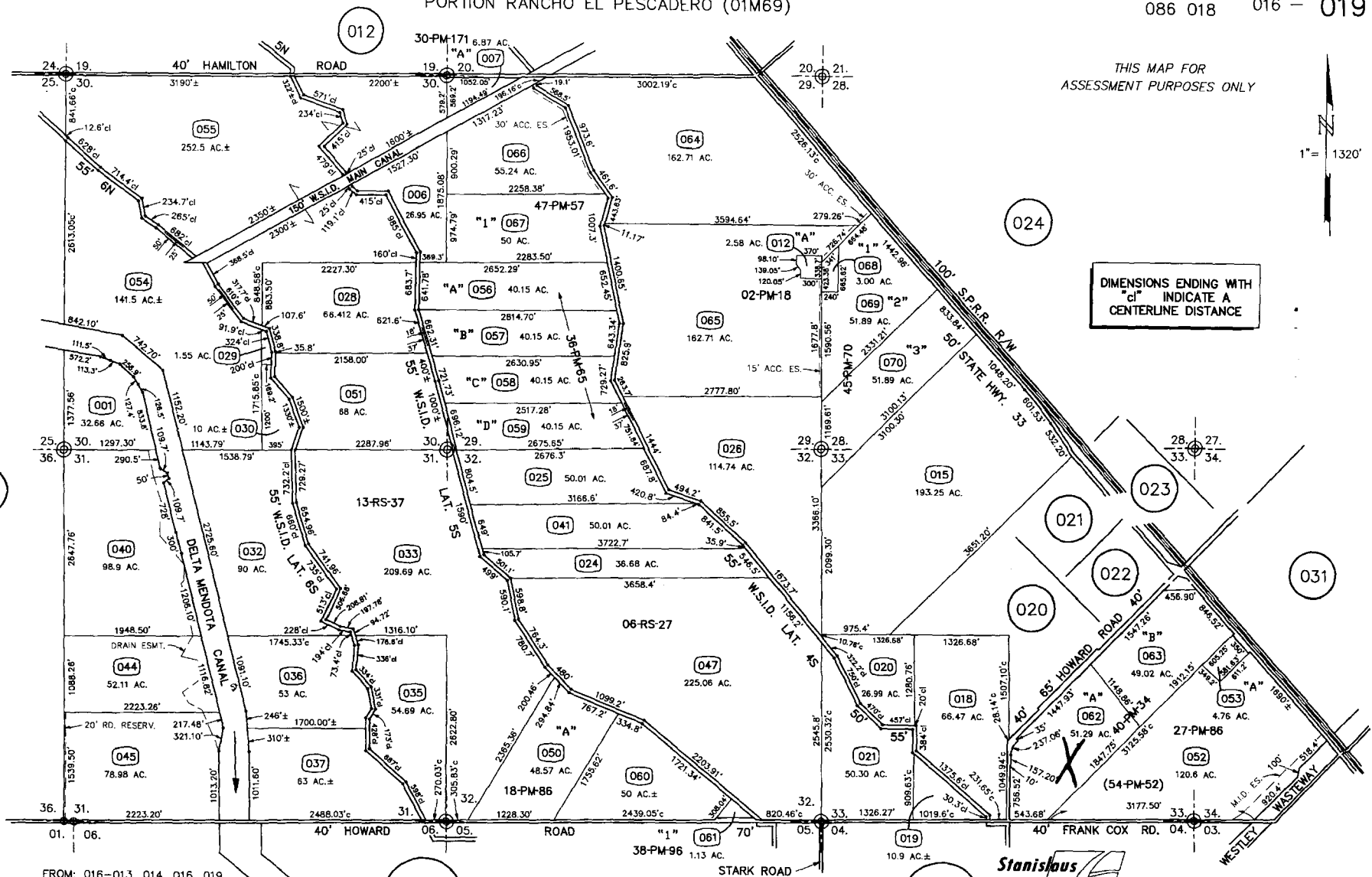
SECTIONS 29 thru 32 & POR. SECTIONS 28, 33 & 34 T.4S. R.7E. M.D.B. & M.
 PORTION RANCHO EL PESCADERO (01M69)

086 005
 086 018 016 - 019

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

1" = 1320'

DIMENSIONS ENDING WITH
 "cl" INDICATE A
 CENTERLINE DISTANCE



FROM: 016-013, 014, 016, 019
 DRAWN: 5-10-78
 REVISED: 3-7-90, 2-29-96, 11-5-04(V) MF, 5-3-07 DH

Copyright 2001 Stanislaus County-All rights reserved

Stanislaus
 County
 Assessor
 67,96,05

016 - 019

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-07

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113132-00

Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:20:50
Ttl Pd \$0.00 Rcpt # 0003309296
LLP/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Scot Olson
Name
3800 East Avenue
Address
Turlock, CA 95380 (209) 634-3487
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>024-044-010</u>	<u>101-005</u>	<u>24.62</u>	<u>624 N. Verduga Road., Turlock</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- (17) The effective date of this Contract shall be January 1, 2013.
- (18) 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)
Scot Olson	<i>Scot Olson</i>	8-29-12	Turlock
Cari Olson	<i>Cari Olson</i>	8-29-12	Turlock

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Charles Crivelli III	<i>Charles Crivelli III</i>	8-29-2012	Turlock
Earlaine Crivelli (Parents)	<i>Earlaine Crivelli</i>	8/29/12	Turlock

ATTACHMENTS:

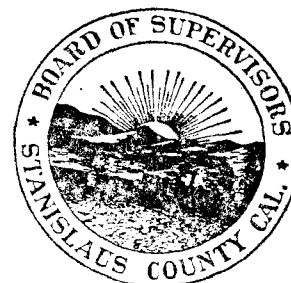
(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

APN - 024-044-010
 624 N. Verdugo Rd
 Turlock, CA 95380

12/11/12
Dated

William O'Brien
 Chairman, Board of Supervisors
 William O'Brien

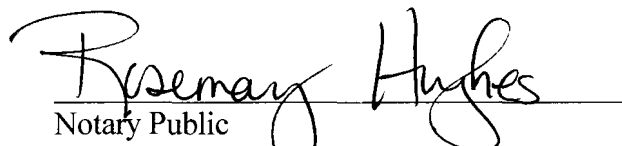


State of CALIFORNIA)
County of STANISLAUS)

On August 29, 2012, before me, ROSEMARY HUGHES, a Notary Public, personally appeared **SCOT OLSON**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Notary Public
My Commission Expires: Feb. 26, 2016



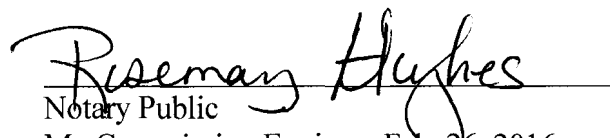
(S E A L)

State of CALIFORNIA)
County of STANISLAUS)

On August 29, 2012, before me, ROSEMARY HUGHES, a Notary Public, personally appeared **CARI OLSON**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.



Notary Public
My Commission Expires: Feb. 26, 2016



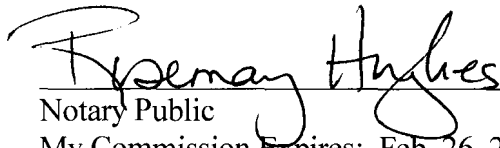
(S E A L)

State of CALIFORNIA)
County of STANISLAUS)

On August 29, 2012, before me, ROSEMARY HUGHES, a Notary Public, personally appeared **CHARLES CRIVELLI III**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Notary Public
My Commission Expires: Feb. 26, 2016



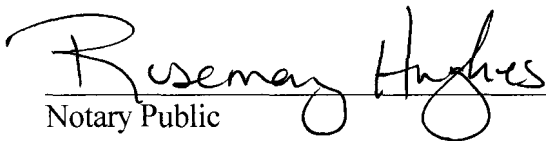
(S E A L)

State of CALIFORNIA)
County of STANISLAUS)

On August 29, 2012, before me, ROSEMARY HUGHES, a Notary Public, personally appeared **EARLAINE CRIVELLI**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.



Notary Public
My Commission Expires: Feb. 26, 2016



(S E A L)

Lots 19 and 22 in the Denair Land and Development Colony Number 5 as per Map thereof filed April 12, 1907, in Book 2 of Maps, Page 49 for record in the office of the County Recorder of said County of Stanislaus, State of California,

EXCEPTING therefrom that portion described as:

Beginning at the true southwest corner of Lot 22 of aforesaid Colony #5, said corner being on the center-line of a 40 foot county road known as Verduga Road running thence North 0° 28' 30" West along the centerline of Verduga Road and the West line of Lot 22, a distance of 452.25 feet, thence South 89° 59' East 667.31 feet to a point on the West toe of an irrigation ditch, thence North 0° 28' 30" West 320.11 feet to the centerline of a concrete lined irrigation ditch, thence South 86° 06' 30" East 645.70 feet along the centerline of said ditch to a point on the East line of Lot 19 of Denair Land and Development Company's Colony Number 5, thence South 0° 16' 30" East along the East line of Lots 19 and 22, a distance of 728.70 feet to the Southeast corner of Lot 22, thence North 89° 59" West 1308.62 feet to the Southwest corner of Lot 22 and the point of beginning; TOGETHER WITH the hereditaments and appurtenances thereunto belonging or appertaining.

Apn: 024-044-010-000

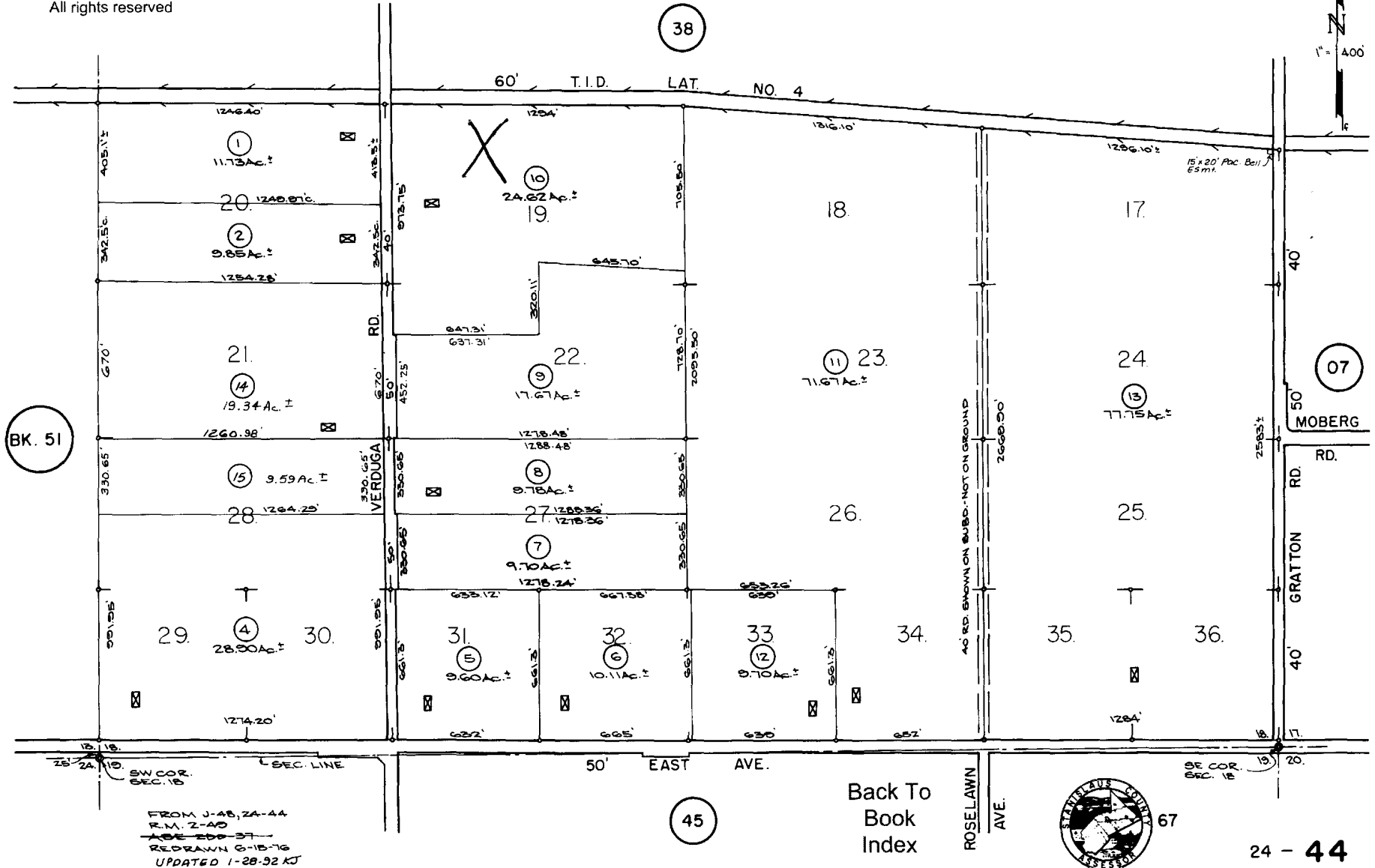
S. 1/2 SECTION 18 T.5S.R.11E.M.D.B.&M.
 POR. DENAIR LAND & DEV. CO. COL. NO. 5 - LOTS 17 to 36

101 001
 101 005

24 - 44

THIS MAP FOR ASSESSMENT
 PURPOSES ONLY

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FROM J-48, 2A-44
 R.M. 2-40
 AGE 200-37
 REDRAWN 8-15-76
 UPDATED 1-28-92 KJ

Back To
 Book
 Index



67

24 - 44

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-08

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT


Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113133-00
Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:20:57
Ttl Pd \$0.00 Rcpt # 0003309297
LLP/R2/1-5

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Gerald Wagner
Name
11801 Doerksen Road
Address
Denair, CA 95316 (209) 883-0220
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>019-034-048</u>	<u>056-001</u>	<u>38.53</u>	<u>5731 Downie Road, Denair</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2013.

(18) 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.

[Handwritten signature]

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)
Gerald A. Wagner	<i>[Signature]</i>	8/31/12	Turlock
Rosemary J Wagner	<i>[Signature]</i>	8/31/12	Turlock

SECURITY HOLDERS:

please see attached ack.

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

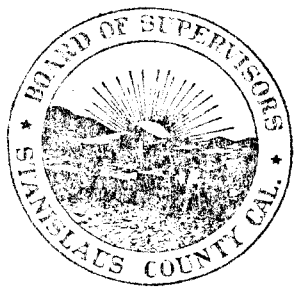
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated

[Signature]
 Chairman, Board of Supervisors
 William O'Brien



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

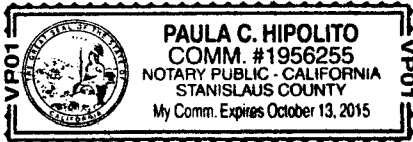
County of Stanislaus }

On Aug 31, 2012 before me, Paula C. Hipolito, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Gerald A. Wagner
Name(s) of Signer(s)

Rosemary J. Wagner

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.

[Handwritten 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: New Williamson Act contract

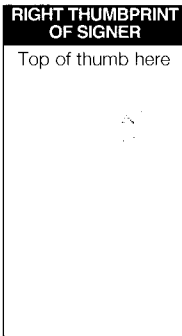
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

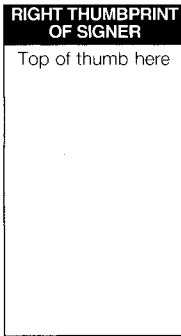
Signer's Name: Gerald A. Wagner Signer's Name: Rosemary J. Wagner

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



Signer Is Representing: Self

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



Signer Is Representing: Self

MARTIN MORTGAGE CORPORATION
1520 H STREET/P. O. BOX 965
MODESTO CA 95353-0965

LEGAL DESCRIPTION

Trustee's Deed Upon Sale

5731 Downie Rd.
Denair, CA 95316

ALL THAT CERTAIN REAL PROPERTY BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS PER THE APPROVED U.S. GOVERNMENT SURVEY, AND AS PER LOT LINE ADJUSTMENT RECORDED MAY 25, 1994, AS INSTRUMENT NO. 94-0052773-00, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 9 EAST, AS SHOWN ON THE MAP FILED IN BOOK 19 OF SURVEYS, AT PAGE 34, STANISLAUS COUNTY RECORDS; THENCE NORTH 0 DEGREES 55' 02" WEST, ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 382.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 0 DEGREES 55' 02" WEST ALONG SAID WEST LINE, A DISTANCE OF 1501.87 FEET, MORE OR LESS, TO THE CENTER OF A CONCRETE DITCH; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CENTER OF CONCRETE DITCH, THE FOLLOWING SIX COURSES: (1) THENCE SOUTH 82 DEGREES 01' 33" EAST, 137.09 FEET; (2) THENCE SOUTH 88 DEGREES 17' 46" EAST, 89.80 FEET; (3) THENCE NORTH 80 DEGREES 34' 46" EAST, 47.35 FEET; (4) THENCE NORTH 69 DEGREES 31' 24" EAST, 45.62 FEET; (5) NORTH 46 DEGREES 37' 43" EAST, 41.05 FEET; (6) NORTH 19 DEGREES 52' 56" EAST, 76.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE NORTH 89 DEGREES 15' 57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 536.88 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 3797 AT PAGE 194, OFFICIAL RECORDS OF STANISLAUS COUNTY; THENCE SOUTH 0 DEGREES 55' 00" EAST ALONG THE WEST BOUNDARY OF SAID (VOLUME 3797, PAGE 194, OFFICIAL RECORDS) AND THE SOUTHERLY PROLONGATION, A DISTANCE OF 290.00 FEET; THENCE NORTH 89 DEGREES 15' 57" EAST, 152.37 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE LAND DESCRIBED AS EXHIBIT "B-2" IN THE DEED RECORDED DECEMBER 27, 1994, AS INSTRUMENT NO. 94-0120759-00; THENCE SOUTH 0 DEGREES 55' 11" EAST, 180.00 FEET; THENCE NORTH 89 DEGREES 15' 57" EAST, 262.00 FEET TO THE EAST LINE OF SAID SECTION 29; THENCE SOUTH 0 DEGREES 55' 00" EAST, ALONG SAID EAST LINE OF SECTION 29, A DISTANCE OF 802.27 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED RECORDED OCTOBER 18, 1943 IN VOLUME 780 OF OFFICIAL RECORDS, AT PAGE 124, AS INSTRUMENT NO. 15982; THENCE SOUTH 89 DEGREES 15' 20" WEST, 661.89 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH 0 DEGREES 55' 02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 327.03 FEET; THENCE SOUTH 89 DEGREES 15' 02" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 661.89 FEET TO THE POINT OF BEGINNING.

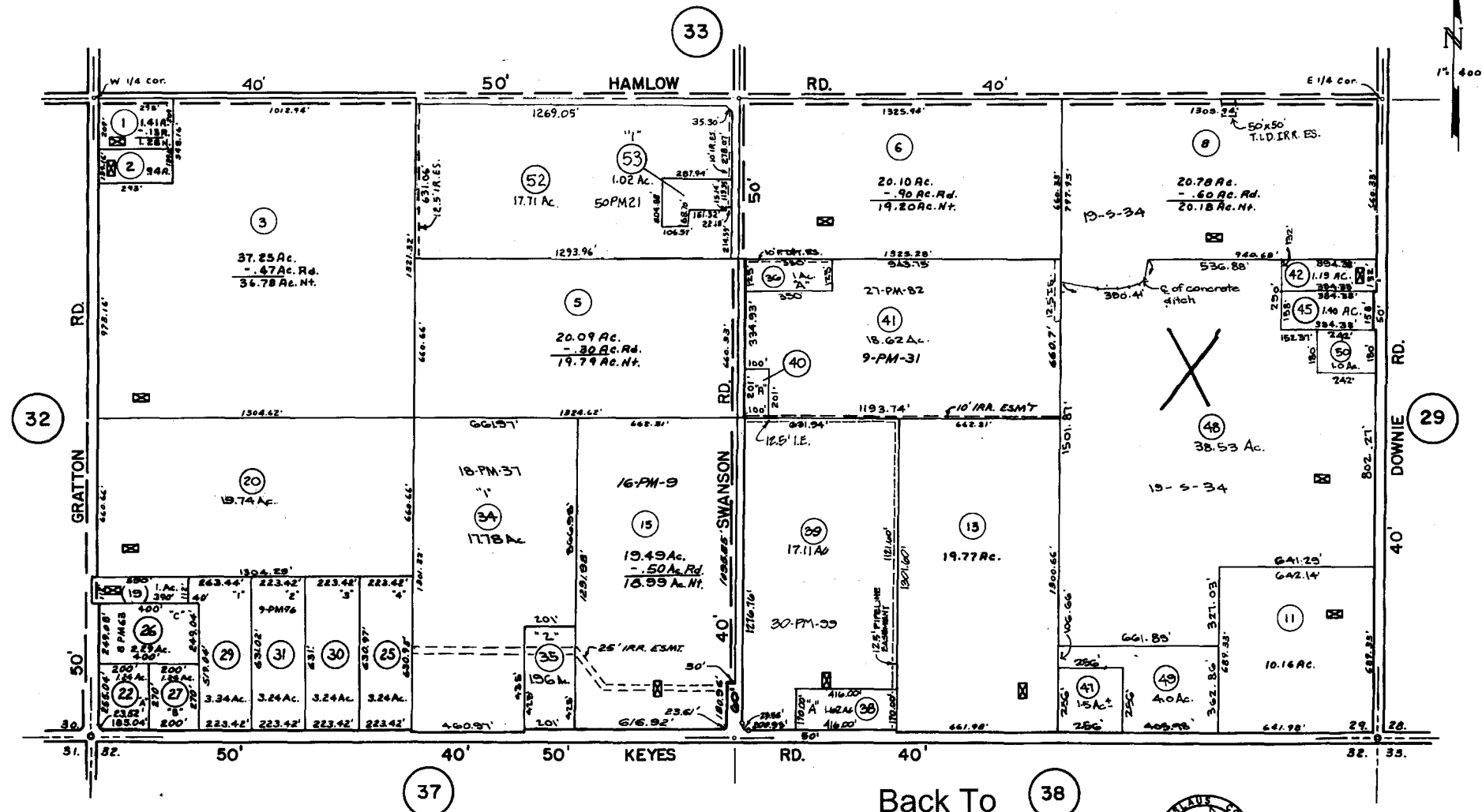
APN: 019-034-048

S 1/2 SECTION 29 T.4 S. R. 11 E. M. D. B. & M.
PORTION GRATTON TRACT

056 001

19-34

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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From 19-13
~~88-89-90-91~~
Rec. Maps 3-10
1-24-67
UPDATED 1-13-95, 12-7-98, 10-13-05 DH, 11-30-05 DH

Back To
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68, 70, 85, 90, 06

19-34

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-09**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113134-00

Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:21:04
Ttl Pd \$0.00 Rcpt # 0003309298
LLP/R2/1-5

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Luis Rodriguez Ramos
Name
15479 26 Mile Road
Address
Oakdale, CA 95361 (209) 406-9926
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>002-001-062</u>	<u>103-009</u>	<u>59.3</u>	<u>15479 26 Mile Road, Oakdale</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2013.

(18) 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)
LUIS RODRIGUEZ RAMOS	<i>Luis Rodriguez Ramos</i>	AUGUST 25, 2012	STOCKTON, CA
MARIA RODRIGUEZ	<i>Maria Rodriguez</i>	AUGUST 25, 2012	STOCKTON, CA
LOUIS CARDENAS, JR.	<i>[Signature]</i>	AUGUST 25, 2012	STOCKTON, CA
AIDA CARDENAS	<i>Aida Cardenas</i>	AUGUST 25, 2012	STOCKTON, CA

SECURITY HOLDERS:

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

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated

William O'Brien
Chairman, Board of Supervisors
William O'Brien



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

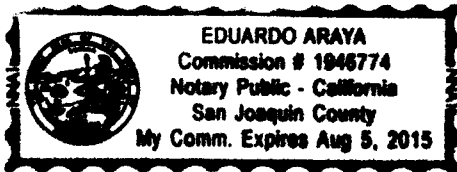
County of SAN JOAQUIN

On AUGUST 25, 2012 before me, EDUARDO ARAYA - NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared LUIS RODRIGUEZ RAMOS, MARIA RODRIGUEZ,
Name(s) of Signer(s)

LOUIS CARDENAS JR. & AIDA CARDENAS

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 Eduardo Araya
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: NEW WILLIAMSON ACT CONTRACT

Document Date: AUGUST 25, 2012 Number of Pages: 20

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: AS ABOVE

Corporate Officer -- Title(s): _____

Individual

Partner -- Limited General

Attorney in Fact

Trustee

Guardian or Conservator

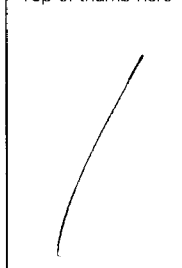
Other: _____

Signer Is Representing: _____

SELVES

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



Signer's Name: _____

Corporate Officer -- Title(s): _____

Individual

Partner -- Limited General

Attorney in Fact

Trustee

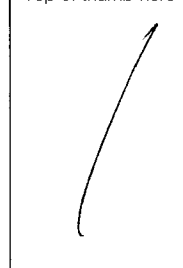
Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER


Top of thumb here



74

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
LOUIS CARDENAS, JR and AIDA CARDENAS
1601 South Sutter Rd
Stockton, CA 95206

[REDACTED] 
Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2004-0190278-00
Acct 503-First American Title Co
Wednesday, NOV 17, 2004 08:00:00
Ttl Pd \$526.00 Nbr-0001637528
MJH/R3/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: ptn 2-01-027
2-01-028

SURVEY MONUMENT FEE \$10

File No.: 5002-1101179 (SZ)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$506.00; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of OAKDALE, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kendall D. Moll and Barbara D. Moll, as Trustees of the Kendall and Barbara Moll 1992 Revocable Trust dated April 13, 1992**

hereby GRANTS to **LOUIS CARDENAS, JR and AIDA CARDENAS, Husband and Wife and LUIS RODRIGUEZ RAMOS and MARIA RODRIGUEZ, husband and wife, all as tenants in common**

F.A.T.

the following described property in the City of OAKDALE, County of STANISLAUS, State of California:

Real property situated in the County of Stanislaus, State of California, described as follows:

PARCEL 5 as shown on that certain Parcel Map filed in the office of the Recorder of Stanislaus County, State of California on June 6, 1994 in Book 46 of Parcel Maps, Page 61.

APN: 2-01-27 Affects Portion with other land
APN: 2-01-28 Affects Portion with other land

Dated: 11-11-04

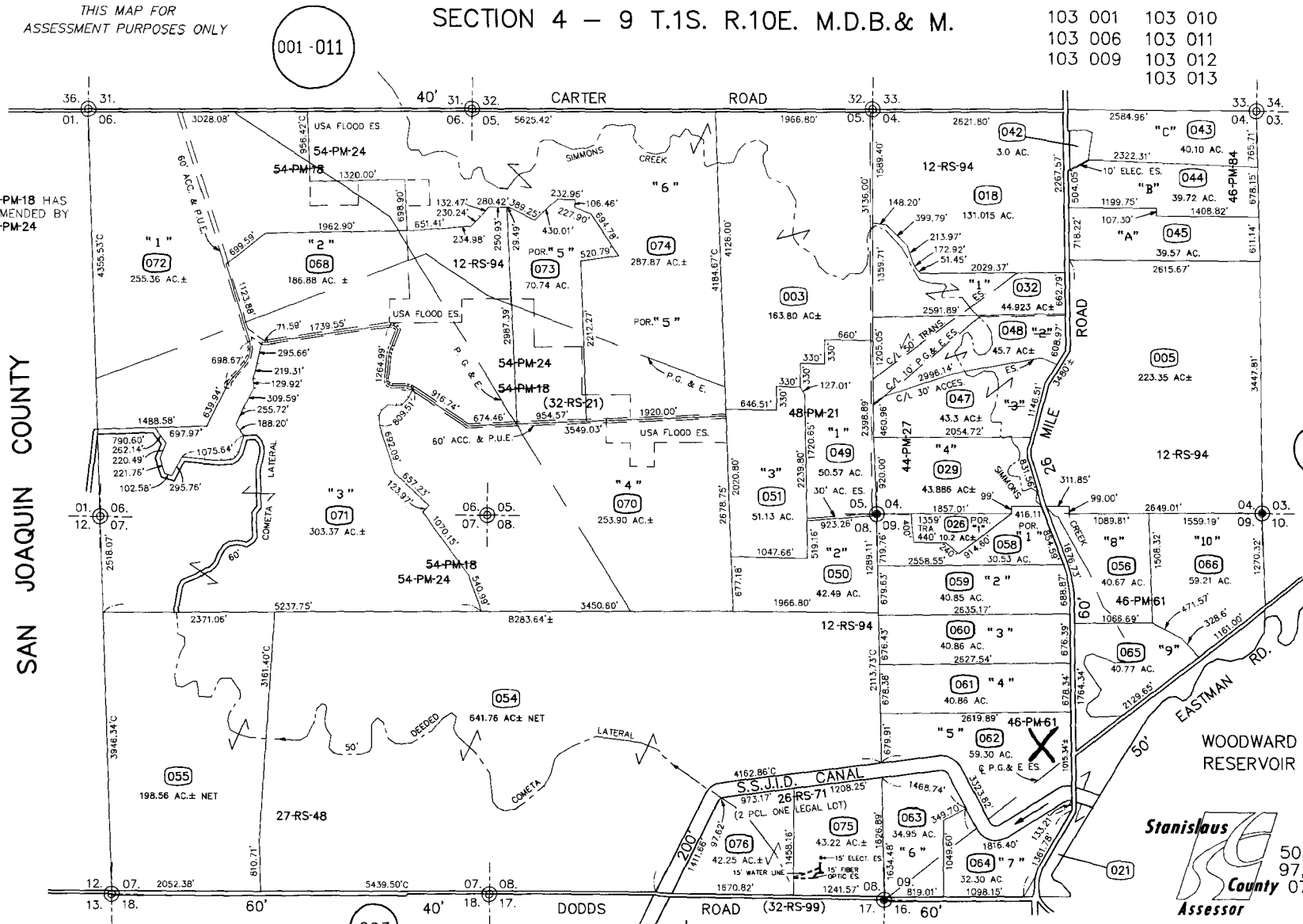
THIS MAP FOR
ASSESSMENT PURPOSES ONLY

SECTION 4 - 9 T.1S. R.10E. M.D.B.& M.

103 001 103 010
103 006 103 011
103 009 103 012
103 013

002 - 001

MAP 54-PM-18 HAS
BEEN AMENDED BY
MAP 54-PM-24



SAN JOAQUIN COUNTY

FROM 2-01
DRAWN 4-9-73
REVISED 11-27-95, 10-17-96, 5-20-97 SG, 9-5-00 MF, 5-1-02 DH, 8-14-03 MF, 12-31-03 DH,
08-25-04 MB, 4-13-06 DH, 01-12-10 MB, 02-12-10 MB, 09-29-11 MB

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Stanislaus
County
Assessor
50,69,74,92,96,
97,01,03,04,05,
07,10,12

002 - 001

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-10

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113135-00

Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:21:12
Ttl Pd \$0.00 Rcpt # 0003309299
LLP/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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:	<u>Steven P. Scheuber</u>
	Name
	<u>5637 Mountain View Road</u>
	Address
	<u>Hughson, CA 95326</u>
	City, State Zip
	<u>(209) 531-5065</u>
	Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>045-003-013</u>	<u>067-002</u>	<u>28.95</u>	<u>4373 Pioneer Road, Hughson</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

(17) The effective date of this Contract shall be January 1, 2013.

(18) 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.

LLP

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)
STEVEN P. SCHEUBER	<i>Steven P. Scheuber</i>	10-25-12	HUGHSON
MELISSA A. SCHEUBER	<i>Melissa A. Scheuber</i>	10/25/12	Hughson

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Bank of the West John A. Matuszeski	<i>John A. Matuszeski</i>	10/23/12	vice President

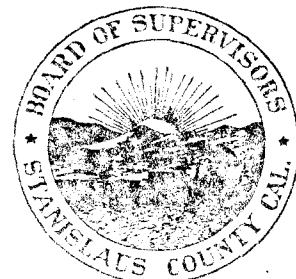
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated

William O'Brien
Chairman, Board of Supervisors
William O'Brien



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus

On 10/25/12 before me, B. Lerno, Notary Public
Date Here Insert Name and Title of the Officer

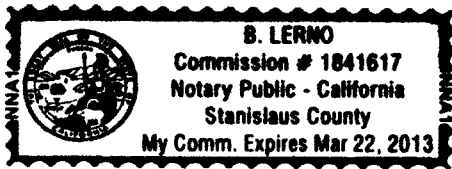
personally appeared Steven P and Melissa A Scheuber
Name(s) of Signer(s)

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 B. Lerno Signature of Notary Public Ph 209-883-4434



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: New Williamson Act Contract Application Checklist

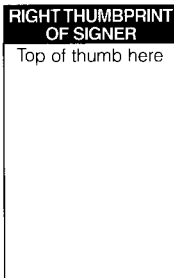
Document Date: 10/25/12 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

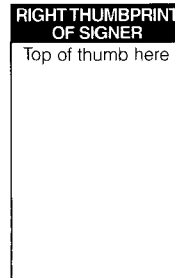
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

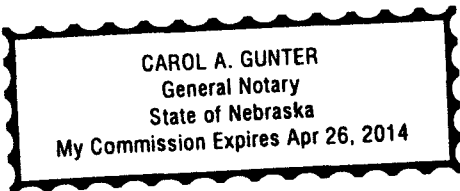
INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Nebraska }
County of Douglas } ss.

On this the 23 day of October (Mo.), 2012 (Yr.), before me,
Carol A. Gunter, the undersigned Notary Public,
Name of Notary Public
personally appeared John A. Matuszeski,
Name(s) of Signer(s)

- personally known to me – OR –
- 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 for the purposes therein stated.



WITNESS my hand and official seal.

Carol A. Gunter
Signature of Notary Public

Carol A. Gunter
4-26-14

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

Not required by law, this information can be useful to those relying on the document and prevent fraud.

Description of Any Attached Document

Title or Type of Document: New Williamson Act Contract
Application Checklist
Document Date: 10-23-12 Number of Pages: 21
Signer(s) Other Than Named Above: None

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

LEGAL DESCRIPTION

Parcel No. 1

The South half of the North Half of the Southeast quarter of the Northwest quarter of Section 20 Township 4 South, Range 10 East Mount Diablo Base and Meridian

Parcel No. 2

The South half of the Southeast quarter of the Northwest quarter of Section 20 Township 4 South, Range 10 East Mount Diablo Base and Meridian

Also shown on Record of Survey filed September 21, 2007, in Vol. 30 of Survey Maps, page 71, Stanislaus County Records

APN: 045-003-013-000

N. 1/2 SECTION 20 T.4S. R.10E. M.D.B.& M.

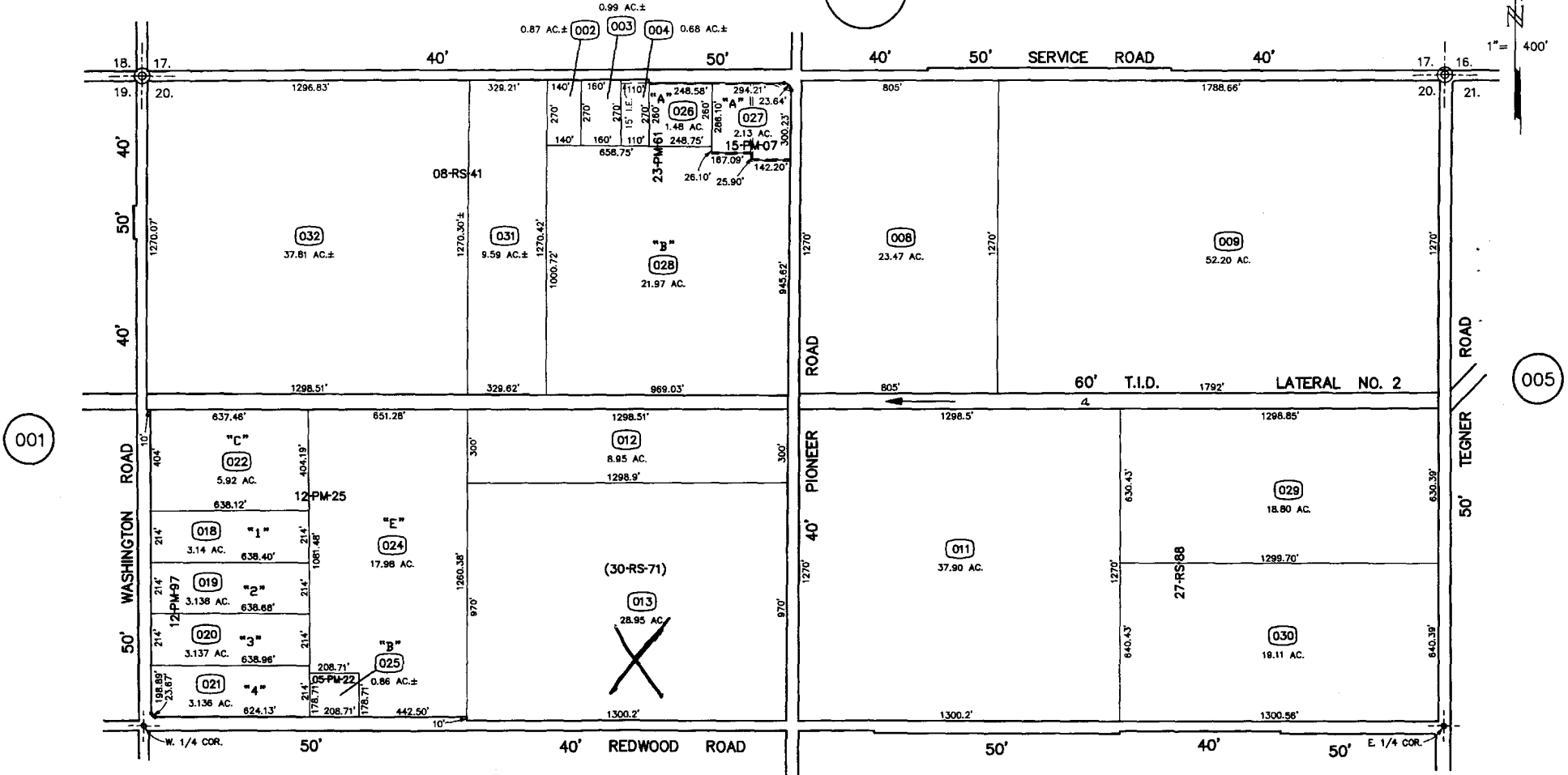
067 002

045 - 003

THIS MAP FOR ASSESSMENT PURPOSES ONLY

018-047

1" = 400'



001

005

004

FROM: 18-13, 45-03
DRAWN: 3-15-65
REVISED: 9-23-70, 3-1-77, 2-10-04(V) DH, 4-27-04 MF, 8-31-06 DH, 10-11-07 MB.

Back To Book Index



66,05

045 - 003



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2012-0113136-00

Acct 402-Counter Customers
 Thursday, DEC 13, 2012 08:21:20
 Ttl Pd \$0.00 Rcpt # 0003309300
 LLP/R2/1-5

**CALIFORNIA LAND CONSERVATION
 CONTRACT NO. 2013-11**

RECORDED AT REQUEST OF
 STANISLAUS COUNTY BOARD OF
 SUPERVISORS

WHEN RECORDED RETURN TO
 STANISLAUS COUNTY PLANNING
 DEPARTMENT

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: George te Velde Jr.
 Name

3301 Ladd Road
 Address

Modesto, CA 95356 (209) 545-1708
 City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>003-022-010</u>	<u>098-001</u>	<u>50.19</u>	<u>2101 Costner Road, Modesto</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- (17) The effective date of this Contract shall be January 1, 2013.

- (18) 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)
----------------------------------	------------------------------------	------	---------------------

<i>te Velde San Joaquin County West Properties, L.P.</i>	<i>George te Velde Jr</i>	<i>12/11/12</i>	<i>at Modesto, CA</i>
<i>Manager</i>	<i>[Signature]</i>		

SECURITY HOLDERS:

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

<i>None</i>			
-------------	--	--	--

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated

William O'Brien
Chairman, Board of Supervisors
William O'Brien



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus }

On 10-12-2012 before me, Sarla V. Patel, Notary Public
Date Here Insert Name and Title of the Officer

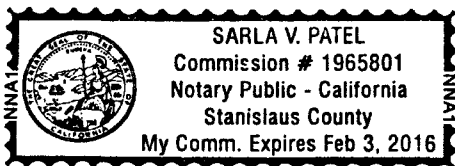
personally appeared George Tevelde Jr.
Name(s) of Signer(s)

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 Sarla V. Patel
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: Application - California Land Conservation Act of 1965

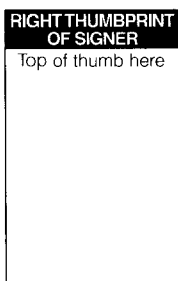
Document Date: 10-12-2012 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: George Tevelde, Jr.

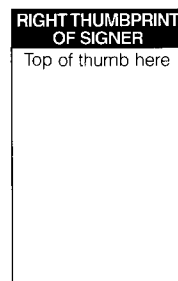
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

ATTACHMENT 1

Escrow No.: 11-51120859-REG

Locate No.: CACTI7750-7750-4511-0051120859

Title No.: 11-51120859-RB

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

All that portion of the Southeast quarter of Section 25, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, as per the Official Plat thereof and particularly described as follows:

BEGINNING at the Northeast corner of the Southeast quarter of Section 25, Township 2 South, Range 8 East, Mount Diablo Base and Meridian; thence Westerly along the quarter Section line 858.00 feet to the East line of the land conveyed by deed from Jasper N. Connor and Helen Connor, his wife, to M. Dienstag, dated April 15, 1912 and recorded June 25, 1912 in Vol. 168 of Deeds, at page 433; thence Southerly 2415.40 to a point on the North side of the main canal of the Modesto Irrigation District, said point being Westerly 851.87 feet from the East line of said Section 25; thence Southeasterly along the North line of said canal 601.60 feet to the South line of said Section 25; thence East along the Section line 303.00 feet to the Southeast corner of said Section 25; thence North along the east line of said Section 25; 2647.52 feet to the Place of Beginning.

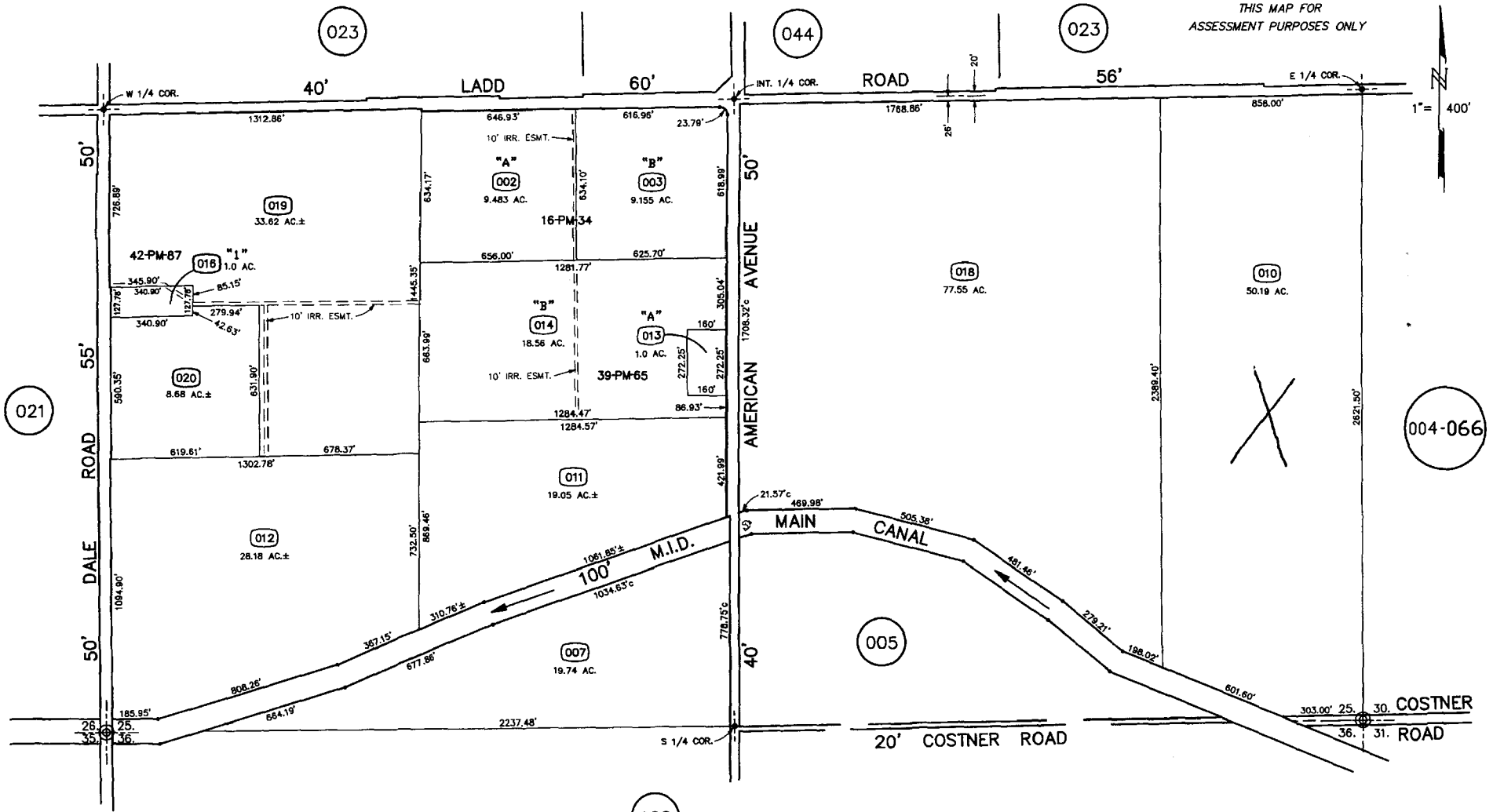
APN: 003-022-010

S 1/2 SECTION 25 T.2S. R.8E. M.D.B.& M.

098 001

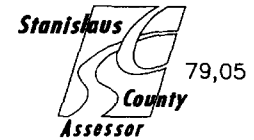
003 - 022

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 003-004
DRAWN: 11-17-77
REVISED: 7-11-90, 1-31-95, 12-25-04(V) MF

Copyright 2001 Stanislaus County-All rights reserved



003 - 022



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2012-0113137-00

Acct 402-Counter Customers
 Thursday, DEC 13, 2012 08:21:35
 Ttl Pd \$0.00 Rcpt # 0003309301
 LLP/R2/1-6

CALIFORNIA LAND CONSERVATION
 CONTRACT NO. 2013-12

RECORDED AT REQUEST OF
 STANISLAUS COUNTY BOARD OF
 SUPERVISORS

WHEN RECORDED RETURN TO
 STANISLAUS COUNTY PLANNING
 DEPARTMENT

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Steven F. Sperry
 Name

4131 E. Redwood Road
 Address

Ceres, CA 95307
 City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>010-084-001</u>	<u>084-008</u>	<u>40.42</u>	<u>Warnerville Road, Oakdale</u>
<u>010-084-002</u>	<u>084-008</u>	<u>53.45</u>	<u>Warnerville Road, Oakdale</u>
<u>010-084-003</u>	<u>084-008</u>	<u>57.3</u>	<u>Warnerville Road, Oakdale</u>
<u>010-084-004</u>	<u>084-008</u>	<u>61.256</u>	<u>Warnerville Road, Oakdale</u>
<u>010-084-005</u>	<u>084-008</u>	<u>47.599</u>	<u>Warnerville Road, Oakdale</u>

(17) The effective date of this Contract shall be January 1, 2013.

CSA

(18) 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)
Steven F. Sperry	<i>[Signature]</i>	10-26-2012	Modesto
Gari L. Sperry	<i>[Signature]</i>	10-26-2012	Modesto

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Yosemite Land Bank, FLCA	<i>[Signature]</i> Asst. Branch Manager	10-26-12	Modesto, CA

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/11/12

[Signature]
 Chairman, Board of Supervisors
 William O'Brien



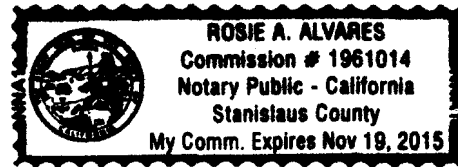
State of California)
County of Stanislaus)

On 10-26-12 before me, Rosie A. Alvarez a notary public, personally appeared Steven F. Sperry and Gari L. Sperry, 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 Rosie A. Alvarez



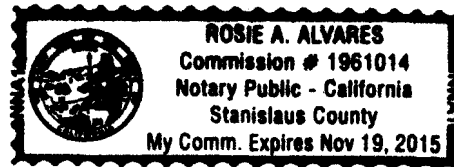
State of California)
County of Stanislaus)

On 10-26-12 before me, Rosie A. Alvarez, a notary public, personally appeared Stan Chance, 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 Rosie A. Alvarez



LEGAL DESCRIPTION

Real property situated in the Unincorporated Area in the County of Stanislaus, State of California, more particularly described as follows:

Parcel 1 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

(Previously APN: 010-015-058)
(APN: 010-084-001)

Parcel 2 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

(Previously APN: 010-015-058)
(APN: 010-084-002)

Parcel 3 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

(Previously APN: 010-015-058)
APN: 010-84-003

(Commonly known as: Warnerville N of Road, Oakdale, California)

LEGAL DESCRIPTION

Real property situated in the Unincorporated Area in the County of Stanislaus, State of California, more particularly described as follows:

Parcel 4 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

(Previously 010-020-021)

APN: 010-084-004

Parcel 5 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

(Previously 010-020-021)

APN: 010-084-005

Parcel 6 as shown on that certain Parcel Map filed for record on January 17, 2008, in Book 55 of Parcel Maps, at Page 74, Stanislaus County Records.

(Previously APN: 010-020-021 & 010-020-006)

APN: 010-084-006)

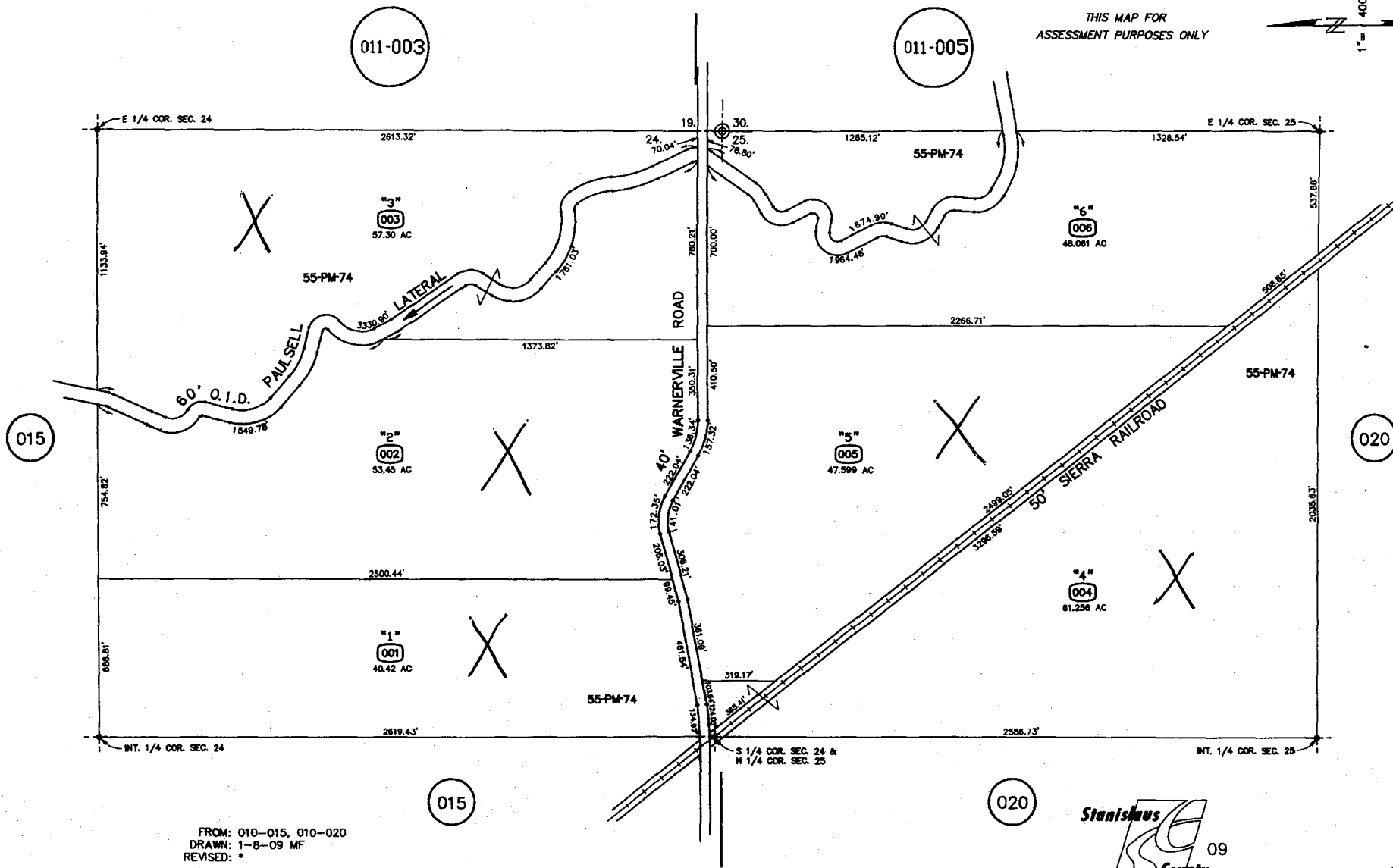
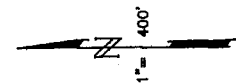
(Commonly known as: 15550 Warnerville Road, Oakdale, California)

SE 1/4 SECTION 24 & NE 1/4 SECTION 25 T.2S. R.11E. M.D.B.& M.

084 008

010 - 084

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 010-015, 010-020
DRAWN: 1-8-09 MF
REVISED: *



**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2013-13**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0113138-00
Acct 402-Counter Customers
Thursday, DEC 13, 2012 08:21:42
Ttl Pd \$0.00 Rcpt # 0003309302
LLP/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 11, 2012, 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: Armelim de Sousa
Name

3030 S. Central Avenue
Address

Turlock, CA 95380 (209) 632-5845
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>058-017-004</u>	<u>079-000</u>	<u>37.27</u>	<u>3013 S. Moffett Road, Turlock</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- (17) The effective date of this Contract shall be January 1, 2013.
- (18) 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.

10

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)
Armelim de Sousa	Armelim de Sousa	10/30/12	Turlock
Maria de Sousa	Maria de Sousa	10/30/12	Turlock

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Yosemite Farm Credit, ACA	<i>Brian J. Lemons</i>	10/30/12	Turlock
By: Brian J. Lemons Vice President			

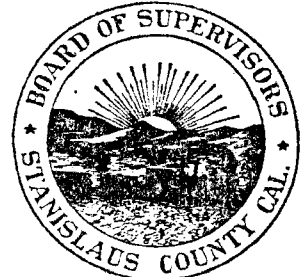
ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

12/11/12
Dated _____

William O'Brien
Chairman, Board of Supervisors
William O'Brien



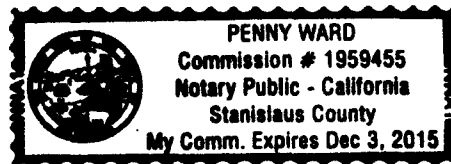
State of California)
County of Stanislaus)

On October 30, 2012 before me, Penny Ward, a notary public, personally appeared *Armelim de Sousa*, 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 *Penny Ward* (Seal)



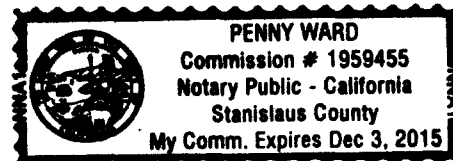
State of California)
County of Stanislaus)

On October 30, 2012 before me, Penny Ward, a notary public, personally appeared *Maria de Sousa*, 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 *Penny Ward* (Seal)



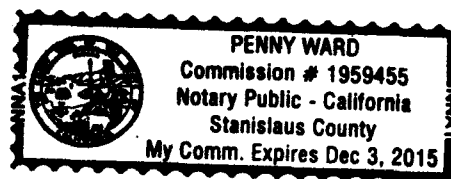
State of California)
County of Stanislaus)

On October 30, 2012 before me, Penny Ward, a notary public, personally appeared *Brian J. Lemons*, 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.


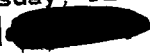
WITNESS my hand and official seal.

Signature *Penny Ward* (Seal)



RECORDING REQUESTED BY
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:**
Armelim F. De Sousa and Maria Madalena De
Sousa
3030 South Central Avenue
Turlock, CA 95380


Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2008-0134399-00
Acct 503-First American Title Co
Wednesday, DEC 24, 2008 08:00:00
Ttl Pd  Nbr-0002652187
OCE/R1/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: 058-017-004-000

File No.: 5007-3156715 (CK)

GRANT DEED

***see attached RPT code Sec. 11932-11933*

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ ** ; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Turlock**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Richard Elwood Swanson, also known as Richard E. Swanson and Andrea B. Swanson, husband and wife, as community property**

hereby GRANTS to **Armelim F. De Sousa and Maria Madalena De Sousa, husband and wife as community property**

the following described property in the unincorporated area of **Turlock**, County of **Stanislaus**, State of **California**:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 9 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE SOUTH 80 FEET AS CONVEYED BY LEE MUSTOE, TO TURLOCK IRRIGATION DISTRICT, BY DEED DATED JULY 6, 1937 AND RECORDED JULY 9, 1937 IN VOLUME 623, OFFICIAL RECORDS, PAGE 448, AS INSTRUMENT NO. 7701.



W 1/2 SECTION 26 T.5S. R.9E. M. D. B. & M.

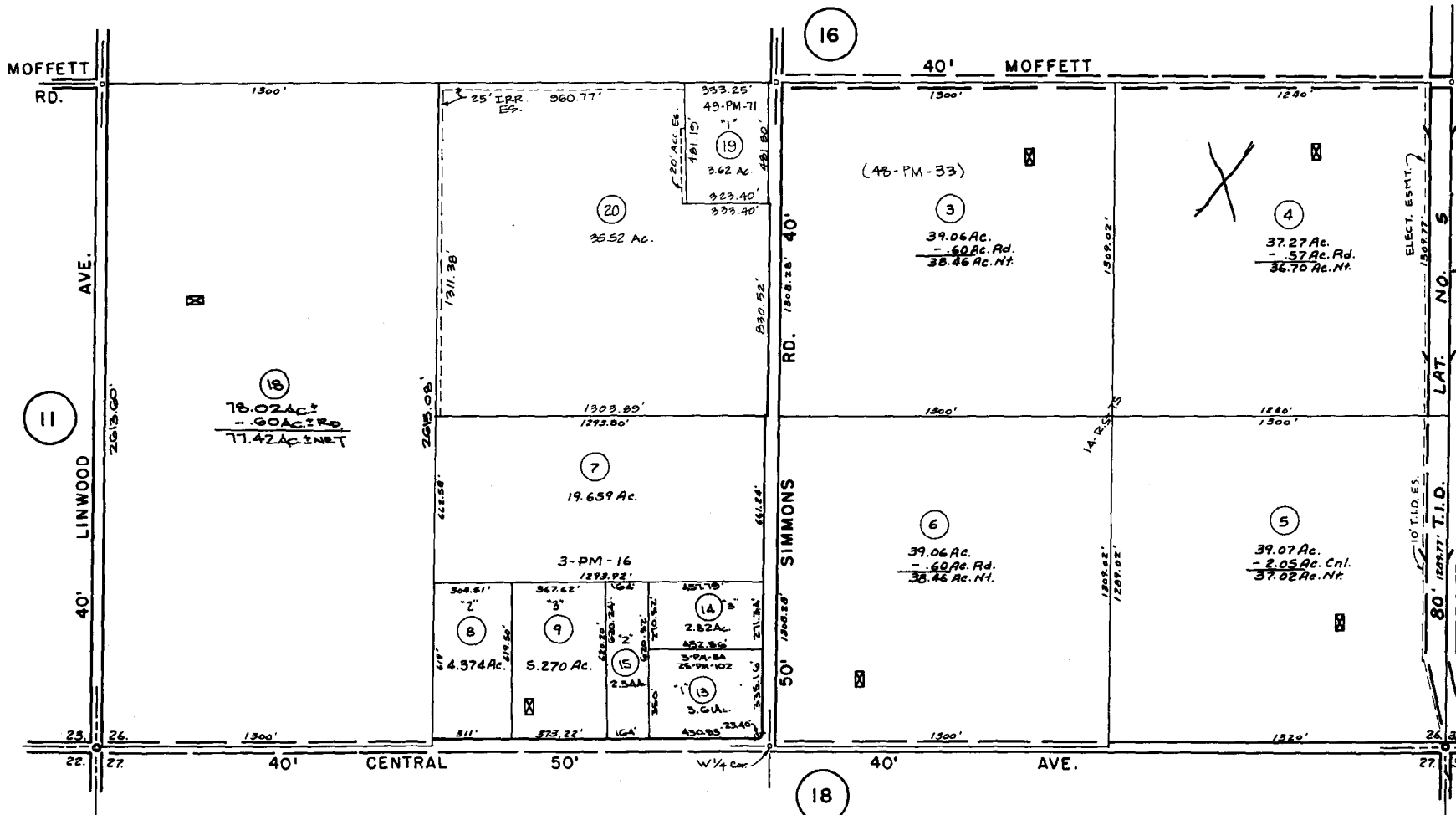
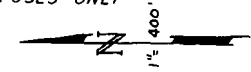
079 000

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THIS MAP FOR ASSESSMENT
PURPOSES ONLY

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

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From 22-20
~~ABE 300-68~~
7-10-67
UPDATE 9-19-81, 12-3-89, 10-14-03 OH, 3-4-04 MF

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68,86.00

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