

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

DEPT: Planning and Community Development Af

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE November 3, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

STAFF RECOMMENDATIONS:

1. Pursuant to Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts but for not less than 10 years except as authorized under the County implementation of AB1265.

(Continued on page 2)

FISCAL IMPACT:

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

BOARD ACTION AS FOLLOWS:

No. 2015-556

On motion of Supervisor Chiesa, Seconded by Supervisor O'Brien

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

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

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

Page 2

STAFF RECOMMENDATIONS: (Continued)

- b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.
2. Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, located at 3101 Ladd Road and 2949 Ladd Road, east of Stoddard Road, south of the Stanislaus River.
 3. Approve new contracts pursuant to Minor Lot Line Adjustment PLN2015-0057, George teVelde, Jr.
 4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Minor Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

DISCUSSION:

The parcels involved in the lot line adjustment are located at 3101 Ladd Road and 2949 Ladd Road, east of Stoddard Road, south of the Stanislaus River, in the unincorporated area of Stanislaus County. The lot line adjustment is requesting two parcels go from 253.8 and 39.7 acres (293.5 gross acres total) to two parcels of 50.9 and 242.6 (293.5

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

Page 3

gross acres total). Parcel 1, 253.8 acres, is presently recognized as APN 003-024-007/008 and has a site address of 3101 Ladd Road. It has been improved with two single-family dwellings, a dairy operation as well as an almond orchard and various agricultural storage buildings. Parcel 2, 39.7 acres, is presently recognized as APN 003-024-011 and has a site address of 2949 Ladd Road. Parcel 2 has been improved with a single-family dwelling, almond orchard and agricultural accessory structures. The reason for the lot line adjustment request is to improve agricultural financing opportunities. Both Parcel 1 and Parcel 2 are currently under common ownership.

Parcel 1 is currently enrolled in Williamson Act Contract No. 1974-1766. If this lot line is approved, proposed Parcel 1 (50.9 gross acres) will be enrolled in a new contract. Parcel 2 is currently enrolled in Williamson Act Contract No. 1993-4244. If this lot line is approved, proposed Parcel 2 (242.6 gross acres) will be enrolled in a new contract. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. Seven specific findings must be made pursuant to that section in order to facilitate the adjustment. According to the Government Code "... pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County's implementation of AB1265.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

(Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For

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Page 4

purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land")

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

The applicants have provided written evidence to support the seven findings listed above, and staff agrees with that evidence. The proposed adjustment would not increase the number of developable parcels, will not reduce the number of acres in the existing Williamson Act contracts, and will not compromise the continued agricultural use of the parcels.

New Williamson Act contracts would typically come before the Board once a year, in December. Because this action is related to a Lot Line Adjustment, it is prudent to act on this action independently of other Williamson Act contracts. Therefore, it is the intention of this action that both new contracts supersede all of Williamson Act Contract Nos. 1974-1766 and 1993-4244, upon recording. The new contracts will cover the entire 293.5 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUES:

Approval of this action supports the Board's priority of A Strong Agricultural Economy/Heritage by establishing parcels that are consistent with the County General Plan, County Zoning Ordinance, and locally adopted Williamson Act Uniform Rules. 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.

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Page 5

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

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

ATTACHMENTS:

1. Lot Line Adjustment Application No. PLN2015-0057
2. Applicant's Statement of Findings
3. Map of Parcels Before the Proposed Lot Line Adjustment
4. Map of Parcels After the Proposed Lot Line Adjustment

(i:\planning\board of supervisors\lotlineadjustments\2015\lla pln2015-0057 - te velde jr\pln2015-0057_board report.doc)



DEPARTMENT OF PLANNING A. COMMUNITY DEVELOPMENT

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

S	<u>26</u>	T	<u>2</u>	R	<u>8</u>
ZONE	<u>A-1-40</u>				
RECEIVED	<u>13</u>				
APPLICATION NO.	<u>PLAN 2015-0087</u>				
RECEIPT NO.	<u>827336</u>				

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1

teVelde Stan Glen Properties #2, L.P.
 Name
 3101 Ladd Road, Modesto, CA 95356
 Address, City, Zip
 Phone
 Fax Number

Parcel 2

teVelde Stan Glen Properties #2, L.P.
 Name
 Ladd Road, Modesto, CA
 Address, City, Zip
 Phone
 Fax Number

Parcel 3

Name
 Address, City, Zip
 Phone
 Fax Number

Parcel 4

Name
 Address, City, Zip
 Phone
 Fax Number

2. Name and address of person(s) preparing map: M. Syd Halterman, VVH Consulting Engineers
126 Drake Ave., Modesto, CA 95350

3. Assessor's Parcel No. of parcels adjusted:
 Parcel 1: Book 003 Page 024 No. 07/08 Parcel 2: Book 003 Page 024 No. 011
 Parcel 3: Book _____ Page _____ No. _____ Parcel 4: Book _____ Page _____ No. 004

4. Size of all adjusted parcels: *Before* *After*
 Parcel 1: 253.8 Ac. +/- Parcel 1: 50.9 Ac. +/-
 Parcel 2: 39.7 Ac. +/- Parcel 2: 242.6 Ac. +/-
 Parcel 3: _____ Parcel 3: _____
 Parcel 4: _____ Parcel 4: _____

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

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

- Residential
 - Single Family
 - Duplex
 - Multiple
 - Commercial
 - Industrial
 - Other (Specify) _____
- Agriculture
 - Row Crop – type _____
 - Trees – type _____
 - Vines – type _____
 - Range (unirrigated) _____
 - Pasture (irrigated) _____
 - Poultry _____
 - Dairy _____
 - Other (Specify) _____

7. List all structures on properties: Houses, various barns and sheds, agricultural equipment storage buildings

8. How have these parcels been utilized in the past, if different than current use? N/A

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

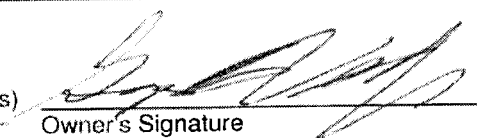
Parcel 1: 13 August, 2014 Parcel 2: 13 August, 2014
Parcel 3: _____ Parcel 4: _____

10. What are the Williamson Act Contract numbers?

Parcel 1: 74-1766 Parcel 2: 93-4244
Parcel 3: _____ Parcel 4: _____

11. Do the parcels irrigate? Yes No If yes, how? Flood Irrigation

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

13. Signature of property owner(s)  _____
Owner's Signature Owner's Name Printed

Owner's Signature Owner's Name Printed

Owner's Signature Owner's Name Printed

Owner's Signature Owner's Name Printed

Project Description and Landowner Justification

This project is a Lot Line Adjustment between Assessors Parcel No. 003-024-007/008 (253.8± acres) and Parcel No. 003-024-~~001~~⁹¹ (39.8± acres), both of which are owned by teVelde Stan Glen Properties #2, L.P.

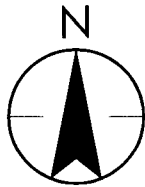
The owner wishes to rearrange the property line configuration between the two lots for agricultural financing purposes.

At the completion of this Lot Line Adjustment, Lot 1 will have an adjusted area of 50.9± acres while Lot 2 will have an adjusted area of 242.7± acres. Both lots are currently enrolled in the Williamson Act.

The findings below are in reference to Government Code Section 51257.

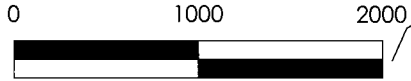
1. Neither of the contracts are subject to a Notice of Non-Renewal. At the conclusion of the Lot Line Adjustment, both contracts will continue to be in force and effect for a period of at least 10 years.
2. The land currently under contract is 293.6± acres. After the Lot Line Adjustment, all of the land will remain under contract.
3. All of the land is currently held in title by a single entity. After the Lot Line Adjustment (as noted in finding 2) all of the land will remain under contract.
4. The smallest lot size after the Lot Line Adjustment will be 50.9± acres. This is larger than the 40 acres, which is considered large enough to sustain their agricultural use.
5. Both lots have been used for agricultural productivity in their current configuration for many years. The new configuration will not hinder the ability of these parcels to continue to be used for the same agricultural purpose.
6. As both lots will remain restricted by contract and continue to be used for agricultural productivity, this Lot Line Adjustment will have no impact on any adjacent lands currently used for agricultural purposes.
7. There are currently two legal parcels and after the Lot Line Adjustment there will still be two legal parcels. The parcels as they now exist and as proposed are consistent with the Stanislaus County General Plan.

This Lot Line Adjustment will have no impact on the viability of either lot to continue to be used for the same agricultural purposes as they are currently being used.



SAN JOAQUIN COUNTY

APPROXIMATE LOCATION OF STANISLAUS RIVER CHANNEL PER AERIAL PHOTOGRAPHY



SCALE: 1" = 1000'

APPROXIMATE LIMITS OF SWAMP AND OVERFLOWED LANDS SURVEY NO. 208

STANISLAUS

LOT 1
253.8± ACRES

RIVER

APPROXIMATE LOCATION OF U.S. MEANDER LINE

22

23

27

26

23

24

26

25

teVELDE STAN GLENN
PROPERTIES #2, L.P.
DN 2014-0052940

teVELDE SAN
JOAQUIN COUNTY
WEST PROPERTIES
#2, L.P.
DN 2014-0052928-00

LOT 2
39.7 ACRES

WEST 1/4 CORNER
SECTION 26

AVALOS
DN 2009-0117497-00

QUICK
DN 96-0082816-00

LADD ROAD



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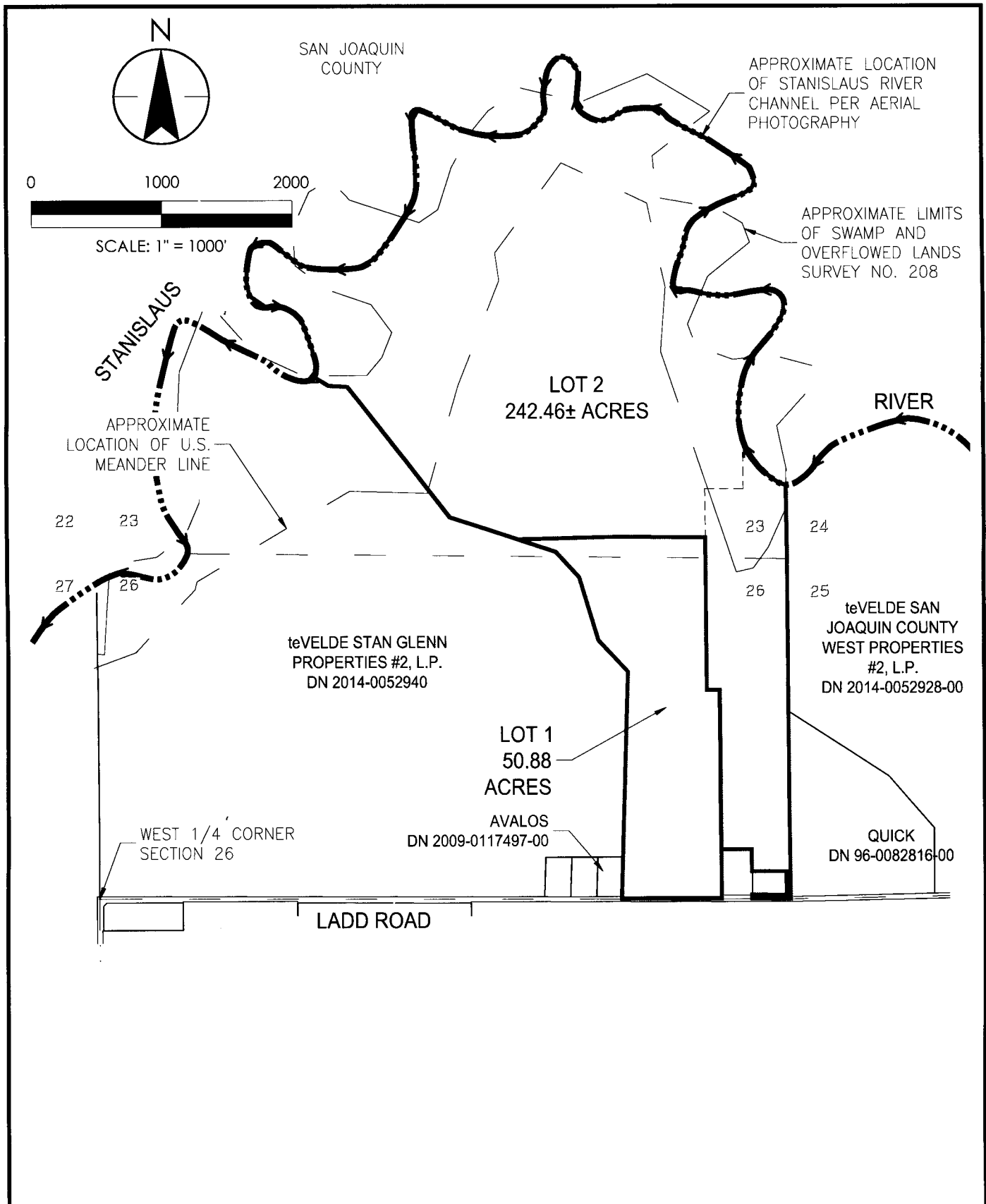
OCT 2015

teVELDE
Stanislaus County
California

LLA PLN2015-0057
EXISTING
WILLIAMSON ACT

EXHIBIT

C



VWI
CONSULTING ENGINEERS

126 Drake Ave
Modesto, CA 95350
Tel: 209.568.4477 Fax: 209.568.4478

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SYD	OCT 2015
EXHIBIT	
C	

teVELDE
Stanislaus County
California


LLA PLN2015-0057
PROPOSED
WILLIAMSON ACT

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT, 1010 10th STREET, SUITE
3400 MODESTO, CA 95354

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-23**

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0094711-00
Monday, DEC 07, 2015 14:24:43
Ttl Pd \$0.00 Rcpt # 0003747482
OJC/R2/2-18

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into November 3, 2015, 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: teVelde Stan Glen Properties #2, L.P.
3101 Ladd Road
Modesto, CA 95356

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

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
003-024-007/008	50.88±	3101 Ladd Road, Modesto, CA

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2015-556, relating to Lot Line Adjustment No. PLN2015-0057 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1974-1766 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

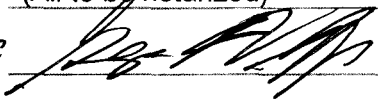
18JC

NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT- Page 2

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


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

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
George de Velde Jr		9/22/15	Modesto

SECURITY HOLDERS:

OWNERS:

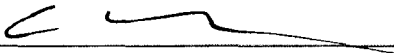
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
JAMES E. VAN TASSER Vice President - Assistant Branch manager Yosemite Farm Credit		9/22/15	MODESTO

EXHIBITS:

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

COUNTY: Stanislaus County

12.4.2015
Dated _____


Chairman, Board of Supervisors
Angela Freitas for Terry Withrow

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On October 23, 2015 before me, Keri C. Layne, a notary public, personally appeared George Te Velde, Jr., 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 Keri C. Layne



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On October 23, 2015 before me, Keri C. Layne, a notary public, personally appeared James E. VanTassel, 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 Keri C. Layne



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

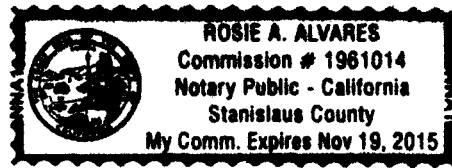
State of California
County of Stanislaus

On 9-22-2015 before me, Rosie A. Alvares *
(insert name and title of the officer)

personally appeared George teVelde Jr.
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.

*Notary Public
WITNESS my hand and official seal.



Signature Rosie Alvares

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,
County of Stanislaus

On 9-22-15 before me, Rosie A. Alvarez *
(insert name and title of the officer)

personally appeared James E. VanTassel,
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.

** Notary Public*

WITNESS my hand and official seal.

Signature Rosie Alvarez (Seal)

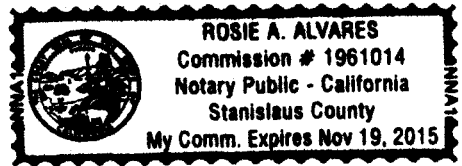


EXHIBIT A

**LEGAL DESCRIPTION
EXISTING LOT 1
APN 003-024-007 & 008**

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

A portion of Sections 23 and 26, Township 2 South, Range 8 East, M.D.B. & M., described as follows:

All of Swamp and Overflow Land Survey No. 208, lying in Sections 23 and 24, Township 2 South, Range 8 East, M.D.B. & M., also all that part of fractional Section 23, in said Township and Range, lying south of said Swamp and Overflow Survey and being Lots 6, 7, 8 and 9 according to Government Survey of said Section 23, also the north half of Section 26, in said Township and Range.

Excepting Therefrom that portion thereof conveyed by W. E. Strother and Dolly E. Strother, his wife to G. J. Wren, by Deed recorded on September 30, 1908, in Book 116 of Deeds, at Page 410, Stanislaus County Records, described as follows:

Beginning at the quarter section corner between Sections 26 and 27, of said Township and Range above referred to; thence running South 89°45' East, 60.80 chains; thence North 1°47' East, 26.385 chains; thence North 43°45' West, 4.995 chains; thence North 16°45' West, 7.62 chains; thence North 42°34' West, 4.00 chains; thence North 71°55' West, 13.00 chains; thence North 37°29' West, 8.40 chains; thence North 38°28' West, 10.795 chains; thence North 86°37' West, 2.205 chains; thence North 77°35' West, 5.125 chains; thence North 61°02' West, 4.87 chains; thence North 58°09' West, 2.37 chains; thence North 70°29' West, 3.71 chains; thence South 86°15' West, 2.92 chains; thence South 8°53' West, 4.20 chains; thence South 3°04' West, 4.80 chains; thence South 18°46' East, 6.00 chains; thence South 12°48' West, 6.85 chains; thence South 48°44' West, 12.90 chains; thence South 0°30' East, 34.815 chains, to the point of beginning.

Also Excepting Therefrom, that portion of said Swamp and Overflow Land Survey No. 208, lying west of the parcel of land conveyed by Strother to Wren, above referred to.

Also Excepting Therefrom that portion thereof conveyed by James Newman and Rachel J. Newman to E. S. Ellis and Mattie J. Ellis, his wife, by Deed recorded on December 13, 1913, in Volume 194 of Deeds, at Page 300, Stanislaus County Records, described as follows:

Beginning at an Iron Bolt which bears North 89°36' West, 297 feet from the southeast corner of the northeast quarter of said Section 26; thence north and parallel to the line between Sections 25 and 26, of said Township and Range, 3,421.90 feet to the left bank of the Stanislaus River; thence North 48°47' West, 38.58 feet; thence South 302.70 feet; thence North 89°36' West, 297 feet; thence South 1,539.70 feet; thence

South 89°36' East, 99 feet; thence South 1,599.50 feet to an Iron Bolt in the center of said Road above referred to; thence South 89°36' East, 231 feet to the point of beginning.

Also Excepting Therefrom that portion thereof conveyed by James Newman and Rachel J. Newman, his wife to Hurley C. Newman, by the Deed recorded on May 29, 1914, in Volume 193 of Deeds, at Page 398, Stanislaus County Records, described as follows:

Beginning at the southeast corner of the northeast quarter of said Section 26; thence north along the line between said Sections 25 and 26 of said Township and Range, 3,139.20 feet to the left bank of the Stanislaus River; thence North 46°26' West, 410.01 feet; thence South 3,421.90 feet to an Iron Bolt in the center of said Road; thence South 89°36' East, 297 feet to the point of beginning.

Containing a total of 253.77 acres, more or less.



EXHIBIT A

**LEGAL DESCRIPTION
EXISTING LOT 2
APN 003-024-011**

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

A portion of Sections 23 and 26, Township 2 South, Range 8 East, M.D.B. & M., described as follows:

Parcel A:

Beginning at the southeast corner of the northeast quarter of said Section 26; thence running north along the line between said Sections 25 and 26 and the direct extension thereof, northerly, a distance of 3,139.20 feet, to the left bank of the Stanislaus River; thence North 46°25' West, 410.01 feet; thence South 3,421.90 feet to a point in the center of Ladd Road; thence South 89°36' East, 297.00 feet to the point of beginning.

Excepting Therefrom Parcel A, as shown on that certain Parcel Map recorded on May 4, 1972, in Book 14 of Parcel Maps, at Page 19, Stanislaus County Records.

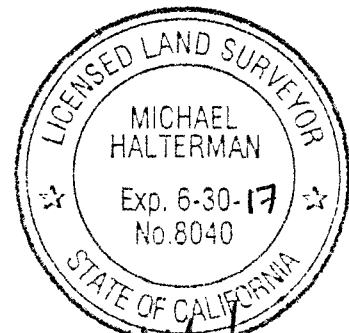
Also Excepting Therefrom a strip of land 16 feet in width, as conveyed in the Deed recorded on November 2, 1982, in Book 3610, at Page 556, Stanislaus County Records.

Parcel B:

Beginning at a point which bears North 89°36' West, 297.00 feet from the southeast corner of the northeast quarter of said Section 26; thence north and parallel to the line between Section 25 and 26 and the direct extension thereof, Northerly, 3,421.90 feet to the left bank of the Stanislaus River; thence North 48°47' West, 38.58 feet; thence south and parallel with the eastern line of said Section 23, a distance of 302.70 feet; thence North 89°36' West, 297.00 feet; thence south and parallel to the eastern lines of said Section 23 and 26, a distance of 1,539.70 feet ; thence South 89°36' East, 99.00 feet; thence south and parallel to the eastern line of said Section 26, a distance of 1,599.50 feet to a point in the centerline of Ladd Road; thence South 89°36' East and along said centerline of said Road, a distance of 231 feet to the point of beginning.

Excepting Therefrom the south 377 feet thereof.

Containing a total of 39.66 acres, more or less.



Michael Halterman
21 Oct 15

EXHIBIT B

**LEGAL DESCRIPTION
PROPOSED LOT 1**

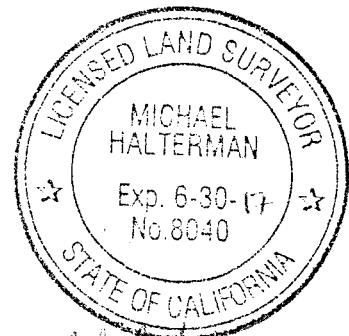
All that certain real property situate, lying, and being in portions of Sections 23 and 26, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, lying in the unincorporated area of Stanislaus County, California, being more particularly described as follows:

COMMENCING at the east 1/4 corner of said Section 26, said point also being on the centerline of Ladd Road; thence, along the centerline of said Ladd Road, also being the east-west 1/4 section line of said Section 26, North 89°50'22" West 528.00 feet, to the **POINT OF BEGINNING** of this description; thence, continuing along the centerline of said Ladd Road, also continuing along the east-west 1/4 section line of said Section 26, North 89°50'22" West 767.79 feet, to the southeast corner of that certain property described in the Document No. 2004-0216242-00, Stanislaus County Records; thence, along the east boundary of said property, North 1°41'38" East 1741.41 feet; thence, along the northeasterly boundary of said property, North 43°40'22" West 329.67 feet; thence, continuing along said northeasterly boundary, North 16°50'22" West 502.92 feet; thence, continuing along said northeasterly boundary, North 42°39'22" West 264.00 feet; thence, continuing along said northeasterly boundary, North 72°00'22" West 306.77 feet; thence, North 88°36'30" East 769.46 feet; thence South 89°25'30" East 670.26 feet; thence South 0°27'11" East 1163.80 feet; thence South 89°50'22" East 99.00 feet; thence South 0°27'11" East 1599.50 feet, to the point of beginning.

Containing a total of 50.88 acres, more or less.

Subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit C attached hereto and made a part hereof.



Michael Halterman
3/2/15

EXHIBIT B

**LEGAL DESCRIPTION
PROPOSED LOT 2**

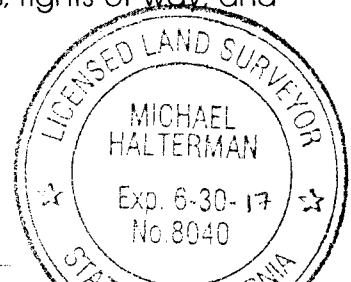
All that certain real property situate, lying, and being in portions of Sections 23 and 26, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, lying in the unincorporated area of Stanislaus County, California, being more particularly described as follows:

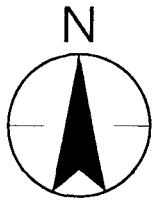
BEGINNING at the east 1/4 corner of said Section 26, said point also being on the centerline of Ladd Road; thence, along the centerline of said Ladd Road, also being the east-west 1/4 section line of said Section 26, North 89°50'22" West 297.00 feet; thence North 0°27'11" West 30.00 feet, to a point on the north line of said Ladd Road, said point also being the southwest corner of Parcel A as shown on that certain map filed in Book 14 of Parcel Maps, at Page 19, Stanislaus County Records; thence, along the south boundary of said Parcel A, South 89°50'22" East 267.00 feet, to the southeast corner of said Parcel A; thence, along the east boundary of said Parcel A and the northerly extension thereof, North 0°27'11" West 179.15 feet; thence parallel with and 16.00 feet north (measured at a right angle) the north boundary of said Parcel A, North 89°50'22" West 267.00 feet, to the northwest corner of said Parcel A, said corner also being a point on the east boundary of that certain parcel of land described in deed recorded 6 February, 2009 as Document No. 2009-0011252-00, Stanislaus County Records; thence, along the east boundary of said parcel, North 0°27'11" West 167.85 feet, to the northeast corner of said parcel; thence, along the north boundary of said parcel, North 89°50'22" West 231.00 feet, to the northwest corner of said parcel; thence North 0°27'11" West 1222.50 feet; thence North 89°50'22" West 99.00 feet; thence North 0°27'11" West 1163.80 feet; thence North 89°25'30" West 670.26 feet; thence South 88°36'30" West 769.46 feet, to a point on the northeasterly boundary of that certain property described in the Document No. 2004-0216242-00, Stanislaus County Records; thence, along said northeasterly boundary, North 72°00'22" West 551.23 feet; thence, continuing along said northeasterly boundary, North 37°34'22" West 554.40 feet; thence, continuing along said northeasterly boundary, North 38°33'22" West 712.47 feet; thence, continuing along said northeasterly boundary, North 86°42'22" West 145.53 feet; thence North 57°42'12" West 129.33 feet, more or less, to a point on the line of ordinary high water of the Stanislaus River; thence, meander said line of ordinary high water in a generally northeasterly, easterly, and southeasterly direction to the point of intersection of said line of ordinary high water with the east line of the aforementioned Section 23; thence, along the east line of said Section 23 and the east line of the aforementioned Section 26, South 0°27'11" East 3139.20 feet, to the point of beginning.

Containing a total of 242.46 acres, more or less.

Subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit C attached hereto and made a part hereof.





SAN JOAQUIN COUNTY

APPROXIMATE LOCATION OF STANISLAUS RIVER CHANNEL PER AERIAL PHOTOGRAPHY



SCALE: 1" = 1000'

APPROXIMATE LIMITS OF SWAMP AND OVERFLOWED LANDS SURVEY NO. 208

STANISLAUS

APPROXIMATE LOCATION OF U.S. MEANDER LINE

LOT 2
242.46± ACRES

RIVER

22

23

27

26

L25

L24

L23

L22

L21

L8

L9

23

24

26

25

teVELDE STAN GLENN
PROPERTIES #2, L.P.
DN 2014-0052940

teVELDE SAN
JOAQUIN COUNTY
WEST PROPERTIES
#2, L.P.
DN 2014-0052928-00

LOT 1
50.88
ACRES

AVALOS
DN 2009-0117497-00

QUICK
DN 96-0082816-00

WEST 1/4 CORNER
SECTION 26

LADD ROAD

L12

L11

L10

L20

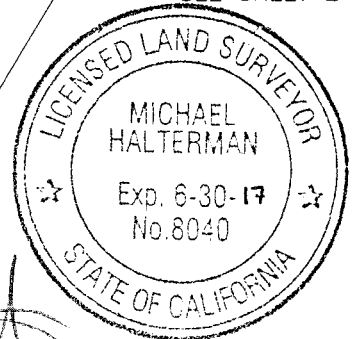
L26

L2

L1

SEE SHEET 2

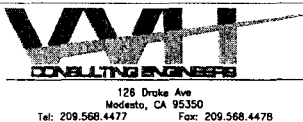
POINT OF BEGINNING LOT 1
EAST 1/4 CORNER SECTION 26
POINT OF COMMENCEMENT LOT 1
POINT OF BEGINNING LOT 2



NOTES:

1. ALL RECORD INFORMATION SHOW IS FROM STANISLAUS COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
2. SEE SHEET 3 FOR LINE DATA TABLE.

SHEET 1 OF 3



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SYD

JUN 2015

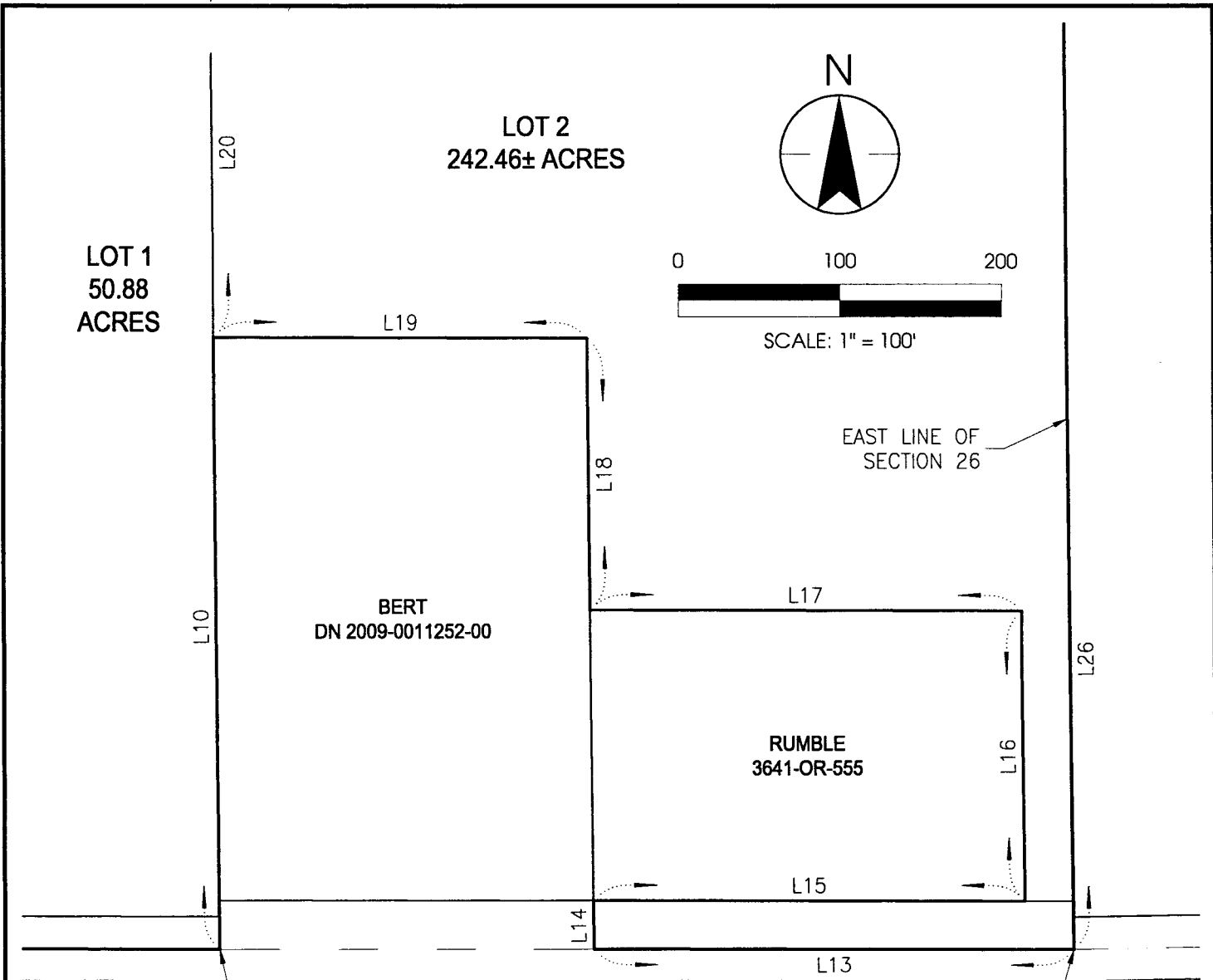
teVELDE
Stanislaus County
California

LLA PLN2015-0057
PROPOSED LOTS
EXHIBIT

EXHIBIT

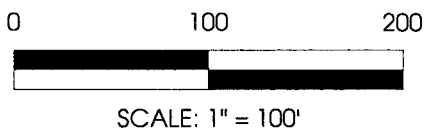
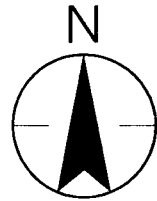
C

FOR ILLUSTRATIVE PURPOSES ONLY



LOT 2
242.46± ACRES

LOT 1
50.88
ACRES



BERT
DN 2009-0011252-00

RUMBLE
3641-OR-555

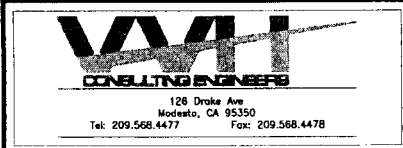
LADD ROAD

NOTES:

1. ALL RECORD INFORMATION SHOW IS FROM STANISLAUS COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
2. SEE SHEET 3 FOR LINE DATA TABLE.

POINT OF BEGINNING LOT 1

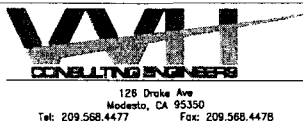
EAST 1/4 CORNER SECTION 26
POINT OF COMMENCEMENT LOT 1
POINT OF BEGINNING LOT 2



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°50'22"W	528.00'
L2	N89°50'22"W	767.79'
L3	N1°41'38"E	1,741.41'
L4	N43°40'22"W	329.67'
L5	N16°50'22"W	502.92'
L6	N42°39'22"W	264.00'
L7	N72°00'22"W	306.77'
L8	N88°36'30"E	769.46'
L9	S89°25'30"E	670.26'
L10	S0°27'11"E	1,599.50'
L11	S89°50'22"E	99.00'
L12	S0°27'11"E	1,163.80'
L13	N89°50'22"W	297.00'
L14	N0°27'11"W	30.00'
L15	S89°50'22"E	267.00'
L16	N0°27'11"W	179.15'
L17	N89°50'22"W	267.00'
L18	N0°27'11"W	167.85'
L19	N89°50'22"W	231.00'
L20	N0°27'11"W	1,222.50'
L21	N72°00'22"W	551.23'
L22	N37°34'22"W	554.40'
L23	N38°33'22"W	712.47'
L24	N86°42'22"W	145.53'
L25	N57°42'12"W	129.31'
L26	S0°27'11"E	3,139.20'

SHEET 3 OF 3



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SYD

JUN 2015

teVELDE

Stanislaus County
California

LLA PLN2015-0057
PROPOSED LOTS
EXHIBIT

EXHIBIT

C

FOR ILLUSTRATIVE PURPOSES ONLY

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

DEPT: Planning and Community Development Af

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE November 3, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

STAFF RECOMMENDATIONS:

1. Pursuant to Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts but for not less than 10 years except as authorized under the County implementation of AB1265.

(Continued on page 2)

FISCAL IMPACT:

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

BOARD ACTION AS FOLLOWS:

No. 2015-556

On motion of Supervisor Chiesa, Seconded by Supervisor O'Brien
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

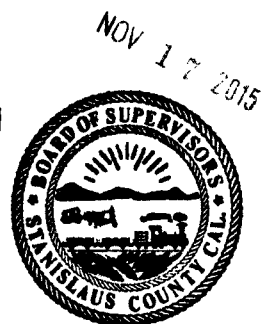
Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

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

MOTION:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.
CHRISTINE FERRARO TALLMAN
Clerk of the Board of Supervisors of the County of Stanislaus, State of California



Christine Ferraro By Patricia Gonzalez

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

Page 2

STAFF RECOMMENDATIONS: (Continued)

- b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.
2. Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, located at 3101 Ladd Road and 2949 Ladd Road, east of Stoddard Road, south of the Stanislaus River.
 3. Approve new contracts pursuant to Minor Lot Line Adjustment PLN2015-0057, George teVelde, Jr.
 4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Minor Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

DISCUSSION:

The parcels involved in the lot line adjustment are located at 3101 Ladd Road and 2949 Ladd Road, east of Stoddard Road, south of the Stanislaus River, in the unincorporated area of Stanislaus County. The lot line adjustment is requesting two parcels go from 253.8 and 39.7 acres (293.5 gross acres total) to two parcels of 50.9 and 242.6 (293.5

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

Page 3

gross acres total). Parcel 1, 253.8 acres, is presently recognized as APN 003-024-007/008 and has a site address of 3101 Ladd Road. It has been improved with two single-family dwellings, a dairy operation as well as an almond orchard and various agricultural storage buildings. Parcel 2, 39.7 acres, is presently recognized as APN 003-024-011 and has a site address of 2949 Ladd Road. Parcel 2 has been improved with a single-family dwelling, almond orchard and agricultural accessory structures. The reason for the lot line adjustment request is to improve agricultural financing opportunities. Both Parcel 1 and Parcel 2 are currently under common ownership.

Parcel 1 is currently enrolled in Williamson Act Contract No. 1974-1766. If this lot line is approved, proposed Parcel 1 (50.9 gross acres) will be enrolled in a new contract. Parcel 2 is currently enrolled in Williamson Act Contract No. 1993-4244. If this lot line is approved, proposed Parcel 2 (242.6 gross acres) will be enrolled in a new contract. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. Seven specific findings must be made pursuant to that section in order to facilitate the adjustment. According to the Government Code "... pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County's implementation of AB1265.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

(Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

Page 4

purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land")

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

The applicants have provided written evidence to support the seven findings listed above, and staff agrees with that evidence. The proposed adjustment would not increase the number of developable parcels, will not reduce the number of acres in the existing Williamson Act contracts, and will not compromise the continued agricultural use of the parcels.

New Williamson Act contracts would typically come before the Board once a year, in December. Because this action is related to a Lot Line Adjustment, it is prudent to act on this action independently of other Williamson Act contracts. Therefore, it is the intention of this action that both new contracts supersede all of Williamson Act Contract Nos. 1974-1766 and 1993-4244, upon recording. The new contracts will cover the entire 293.5 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUES:

Approval of this action supports the Board's priority of A Strong Agricultural Economy/Heritage by establishing parcels that are consistent with the County General Plan, County Zoning Ordinance, and locally adopted Williamson Act Uniform Rules. 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.

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

Page 5

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

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

ATTACHMENTS:

1. Lot Line Adjustment Application No. PLN2015-0057
2. Applicant's Statement of Findings
3. Map of Parcels Before the Proposed Lot Line Adjustment
4. Map of Parcels After the Proposed Lot Line Adjustment

(i:\planning\board of supervisors\lotlineadjustments\2015\la pin2015-0057 - te velde jr\pin2015-0057_board report.doc)



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0094708-00

Acct 121-Planning.
Monday, DEC 07, 2015 14:23:46
Ttl Pd \$53.00 Rcpt # 0003747479
OJC/R2/1-13

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on August 17, 2015 approved the lot line adjustment herein described submitted under the name of George Te Velde Jr Lot Line Adjustment No. PLN2015-0057 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B" and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

By: 
Jeremy Ballard, Assistant Planner
Stanislaus County Department of Planning
and Community Development

12/2/15
Date

13X

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

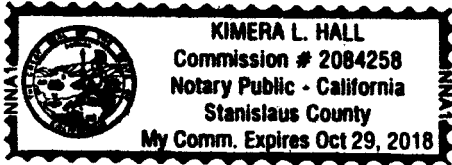
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On 12/02/2015 before me, Kimera L. Hall, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jeremy Ballard
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 Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended 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): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

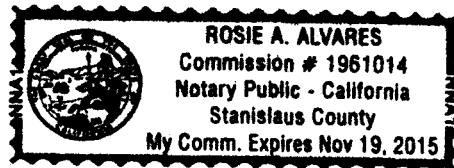
State of California
County of Stanislaus

On 9-22-2015 before me, Rosie A. Alvares *
(insert name and title of the officer)

personally appeared George de Velde Jr.
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.

** Notary Public*
WITNESS my hand and official seal.



Signature Rosie Alvares (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

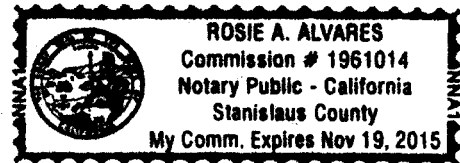
State of California
County of Stanislaus

On 9-22-15 before me, Rosie A. Alvares *
(insert name and title of the officer)

personally appeared James E. VanTassel,
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.

** Notary Public*
WITNESS my hand and official seal.



Signature Rosie Alvares (Seal)

EXHIBIT A

**LEGAL DESCRIPTION
EXISTING LOT 1
APN 003-024-007 & 008**

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

A portion of Sections 23 and 26, Township 2 South, Range 8 East, M.D.B. & M., described as follows:

All of Swamp and Overflow Land Survey No. 208, lying in Sections 23 and 24, Township 2 South, Range 8 East, M.D.B. & M., also all that part of fractional Section 23, in said Township and Range, lying south of said Swamp and Overflow Survey and being Lots 6, 7, 8 and 9 according to Government Survey of said Section 23, also the north half of Section 26, in said Township and Range.

Excepting Therefrom that portion thereof conveyed by W. E. Strother and Dolly E. Strother, his wife to G. J. Wren, by Deed recorded on September 30, 1908, in Book 116 of Deeds, at Page 410, Stanislaus County Records, described as follows:

Beginning at the quarter section corner between Sections 26 and 27, of said Township and Range above referred to; thence running South 89°45' East, 60.80 chains; thence North 1°47' East, 26.385 chains; thence North 43°45' West, 4.995 chains; thence North 16°45' West, 7.62 chains; thence North 42°34' West, 4.00 chains; thence North 71°55' West, 13.00 chains; thence North 37°29' West, 8.40 chains; thence North 38°28' West, 10.795 chains; thence North 86°37' West, 2.205 chains; thence North 77°35' West, 5.125 chains; thence North 61°02' West, 4.87 chains; thence North 58°09' West, 2.37 chains; thence North 70°29' West, 3.71 chains; thence South 86°15' West, 2.92 chains; thence South 8°53' West, 4.20 chains; thence South 3°04' West, 4.80 chains; thence South 18°46' East, 6.00 chains; thence South 12°48' West, 6.85 chains; thence South 48°44' West, 12.90 chains; thence South 0°30' East, 34.815 chains, to the point of beginning.

Also Excepting Therefrom, that portion of said Swamp and Overflow Land Survey No. 208, lying west of the parcel of land conveyed by Strother to Wren, above referred to.

Also Excepting Therefrom that portion thereof conveyed by James Newman and Rachel J. Newman to E. S. Ellis and Mattie J. Ellis, his wife, by Deed recorded on December 13, 1913, in Volume 194 of Deeds, at Page 300, Stanislaus County Records, described as follows:

Beginning at an Iron Bolt which bears North 89°36' West, 297 feet from the southeast corner of the northeast quarter of said Section 26; thence north and parallel to the line between Sections 25 and 26, of said Township and Range, 3,421.90 feet to the left bank of the Stanislaus River; thence North 48°47' West, 38.58 feet; thence South 302.70 feet; thence North 89°36' West, 297 feet; thence South 1,539.70 feet; thence

South 89°36' East, 99 feet; thence South 1,599.50 feet to an Iron Bolt in the center of said Road above referred to; thence South 89°36' East, 231 feet to the point of beginning.

Also Excepting Therefrom that portion thereof conveyed by James Newman and Rachel J. Newman, his wife to Hurley C. Newman, by the Deed recorded on May 29, 1914, in Volume 193 of Deeds, at Page 398, Stanislaus County Records, described as follows:

Beginning at the southeast corner of the northeast quarter of said Section 26; thence north along the line between said Sections 25 and 26 of said Township and Range, 3,139.20 feet to the left bank of the Stanislaus River; thence North 46°26' West, 410.01 feet; thence South 3,421.90 feet to an Iron Bolt in the center of said Road; thence South 89°36' East, 297 feet to the point of beginning.

Containing a total of 253.77 acres, more or less.

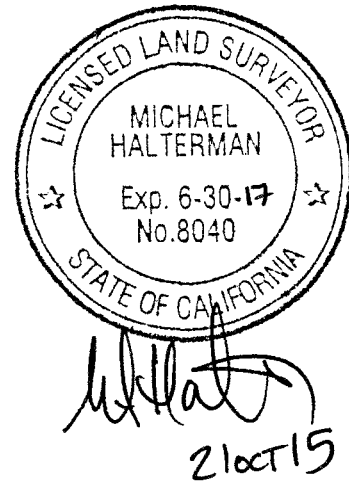


EXHIBIT A

**LEGAL DESCRIPTION
EXISTING LOT 2
APN 003-024-011**

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

A portion of Sections 23 and 26, Township 2 South, Range 8 East, M.D.B. & M., described as follows:

Parcel A:

Beginning at the southeast corner of the northeast quarter of said Section 26; thence running north along the line between said Sections 25 and 26 and the direct extension thereof, northerly, a distance of 3,139.20 feet, to the left bank of the Stanislaus River; thence North 46°25' West, 410.01 feet; thence South 3,421.90 feet to a point in the center of Ladd Road; thence South 89°36' East, 297.00 feet to the point of beginning.

Excepting Therefrom Parcel A, as shown on that certain Parcel Map recorded on May 4, 1972, in Book 14 of Parcel Maps, at Page 19, Stanislaus County Records.

Also Excepting Therefrom a strip of land 16 feet in width, as conveyed in the Deed recorded on November 2, 1982, in Book 3610, at Page 556, Stanislaus County Records.

Parcel B:

Beginning at a point which bears North 89°36' West, 297.00 feet from the southeast corner of the northeast quarter of said Section 26; thence north and parallel to the line between Section 25 and 26 and the direct extension thereof, Northerly, 3,421.90 feet to the left bank of the Stanislaus River; thence North 48°47' West, 38.58 feet; thence south and parallel with the eastern line of said Section 23, a distance of 302.70 feet; thence North 89°36' West, 297.00 feet; thence south and parallel to the eastern lines of said Section 23 and 26, a distance of 1,539.70 feet ; thence South 89°36' East, 99.00 feet; thence south and parallel to the eastern line of said Section 26, a distance of 1,599.50 feet to a point in the centerline of Ladd Road; thence South 89°36' East and along said centerline of said Road, a distance of 231 feet to the point of beginning.

Excepting Therefrom the south 377 feet thereof.

Containing a total of 39.66 acres, more or less.

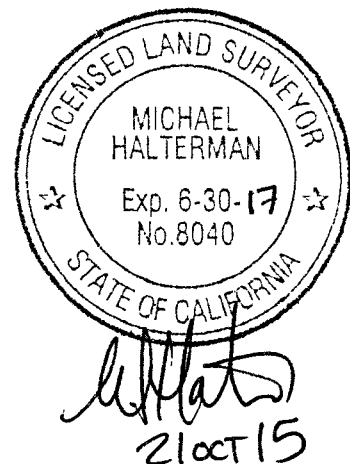


EXHIBIT B

**LEGAL DESCRIPTION
PROPOSED LOT 1**

All that certain real property situate, lying, and being in portions of Sections 23 and 26, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, lying in the unincorporated area of Stanislaus County, California, being more particularly described as follows:

COMMENCING at the east 1/4 corner of said Section 26, said point also being on the centerline of Ladd Road; thence, along the centerline of said Ladd Road, also being the east-west 1/4 section line of said Section 26, North 89°50'22" West 528.00 feet, to the **POINT OF BEGINNING** of this description; thence, continuing along the centerline of said Ladd Road, also continuing along the east-west 1/4 section line of said Section 26, North 89°50'22" West 767.79 feet, to the southeast corner of that certain property described in the Document No. 2004-0216242-00, Stanislaus County Records; thence, along the east boundary of said property, North 1°41'38" East 1741.41 feet; thence, along the northeasterly boundary of said property, North 43°40'22" West 329.67 feet; thence, continuing along said northeasterly boundary, North 16°50'22" West 502.92 feet; thence, continuing along said northeasterly boundary, North 42°39'22" West 264.00 feet; thence, continuing along said northeasterly boundary, North 72°00'22" West 306.77 feet; thence, North 88°36'30" East 769.46 feet; thence South 89°25'30" East 670.26 feet; thence South 0°27'11" East 1163.80 feet; thence South 89°50'22" East 99.00 feet; thence South 0°27'11" East 1599.50 feet, to the point of beginning.

Containing a total of 50.88 acres, more or less.

Subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit C attached hereto and made a part hereof.

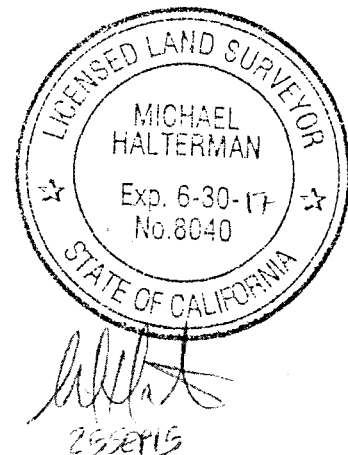


EXHIBIT B

**LEGAL DESCRIPTION
PROPOSED LOT 2**

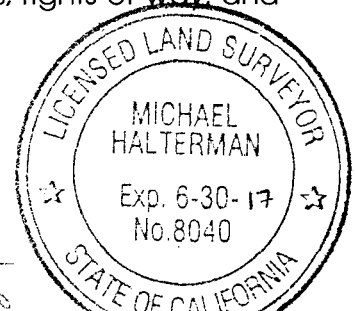
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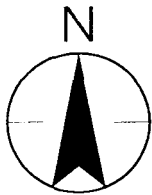
BEGINNING at the east 1/4 corner of said Section 26, said point also being on the centerline of Ladd Road; thence, along the centerline of said Ladd Road, also being the east-west 1/4 section line of said Section 26, North 89°50'22" West 297.00 feet; thence North 0°27'11" West 30.00 feet, to a point on the north line of said Ladd Road, said point also being the southwest corner of Parcel A as shown on that certain map filed in Book 14 of Parcel Maps, at Page 19, Stanislaus County Records; thence, along the south boundary of said Parcel A, South 89°50'22" East 267.00 feet, to the southeast corner of said Parcel A; thence, along the east boundary of said Parcel A and the northerly extension thereof, North 0°27'11" West 179.15 feet; thence parallel with and 16.00 feet north (measured at a right angle) the north boundary of said Parcel A, North 89°50'22" West 267.00 feet, to the northwest corner of said Parcel A, said corner also being a point on the east boundary of that certain parcel of land described in deed recorded 6 February, 2009 as Document No. 2009-0011252-00, Stanislaus County Records; thence, along the east boundary of said parcel, North 0°27'11" West 167.85 feet, to the northeast corner of said parcel; thence, along the north boundary of said parcel, North 89°50'22" West 231.00 feet, to the northwest corner of said parcel; thence North 0°27'11" West 1222.50 feet; thence North 89°50'22" West 99.00 feet; thence North 0°27'11" West 1163.80 feet; thence North 89°25'30" West 670.26 feet; thence South 88°36'30" West 769.46 feet, to a point on the northeasterly boundary of that certain property described in the Document No. 2004-0216242-00, Stanislaus County Records; thence, along said northeasterly boundary, North 72°00'22" West 551.23 feet; thence, continuing along said northeasterly boundary, North 37°34'22" West 554.40 feet; thence, continuing along said northeasterly boundary, North 38°33'22" West 712.47 feet; thence, continuing along said northeasterly boundary, North 86°42'22" West 145.53 feet; thence North 57°42'12" West 129.33 feet, more or less, to a point on the line of ordinary high water of the Stanislaus River; thence, meander said line of ordinary high water in a generally northeasterly, easterly, and southeasterly direction to the point of intersection of said line of ordinary high water with the east line of the aforementioned Section 23; thence, along the east line of said Section 23 and the east line of the aforementioned Section 26, South 0°27'11" East 3139.20 feet, to the point of beginning.

Containing a total of 242.46 acres, more or less.

Subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit C attached hereto and made a part hereof.





SAN JOAQUIN COUNTY

APPROXIMATE LOCATION OF STANISLAUS RIVER CHANNEL PER AERIAL PHOTOGRAPHY



SCALE: 1" = 1000'

APPROXIMATE LIMITS OF SWAMP AND OVERFLOWED LANDS SURVEY NO. 208

STANISLAUS

APPROXIMATE LOCATION OF U.S. MEANDER LINE

LOT 2
242.46± ACRES

RIVER

22

23

27

26

L25

L24

L23

L22

L21

L7

L8

L9

23

24

26

25

teVELDE STAN GLENN
PROPERTIES #2, L.P.
DN 2014-0052940

teVELDE SAN
JOAQUIN COUNTY
WEST PROPERTIES
#2, L.P.
DN 2014-0052928-00

LOT 1
50.88
ACRES

AVALOS
DN 2009-0117497-00

QUICK
DN 96-0082816-00

WEST 1/4 CORNER
SECTION 26

LADD ROAD

L2

L1

SEE SHEET 2

POINT OF BEGINNING LOT 1

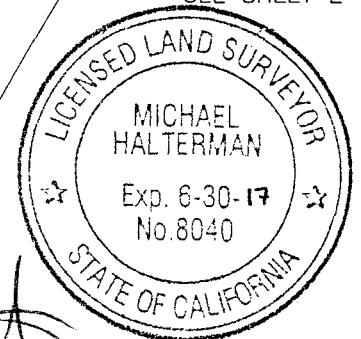
EAST 1/4 CORNER SECTION 26

POINT OF COMMENCEMENT LOT 1

POINT OF BEGINNING LOT 2

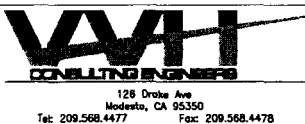
NOTES:

1. ALL RECORD INFORMATION SHOW IS FROM STANISLAUS COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
2. SEE SHEET 3 FOR LINE DATA TABLE.



Michael Halterman

SHEET 1 OF 3



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SYD JUN 2015

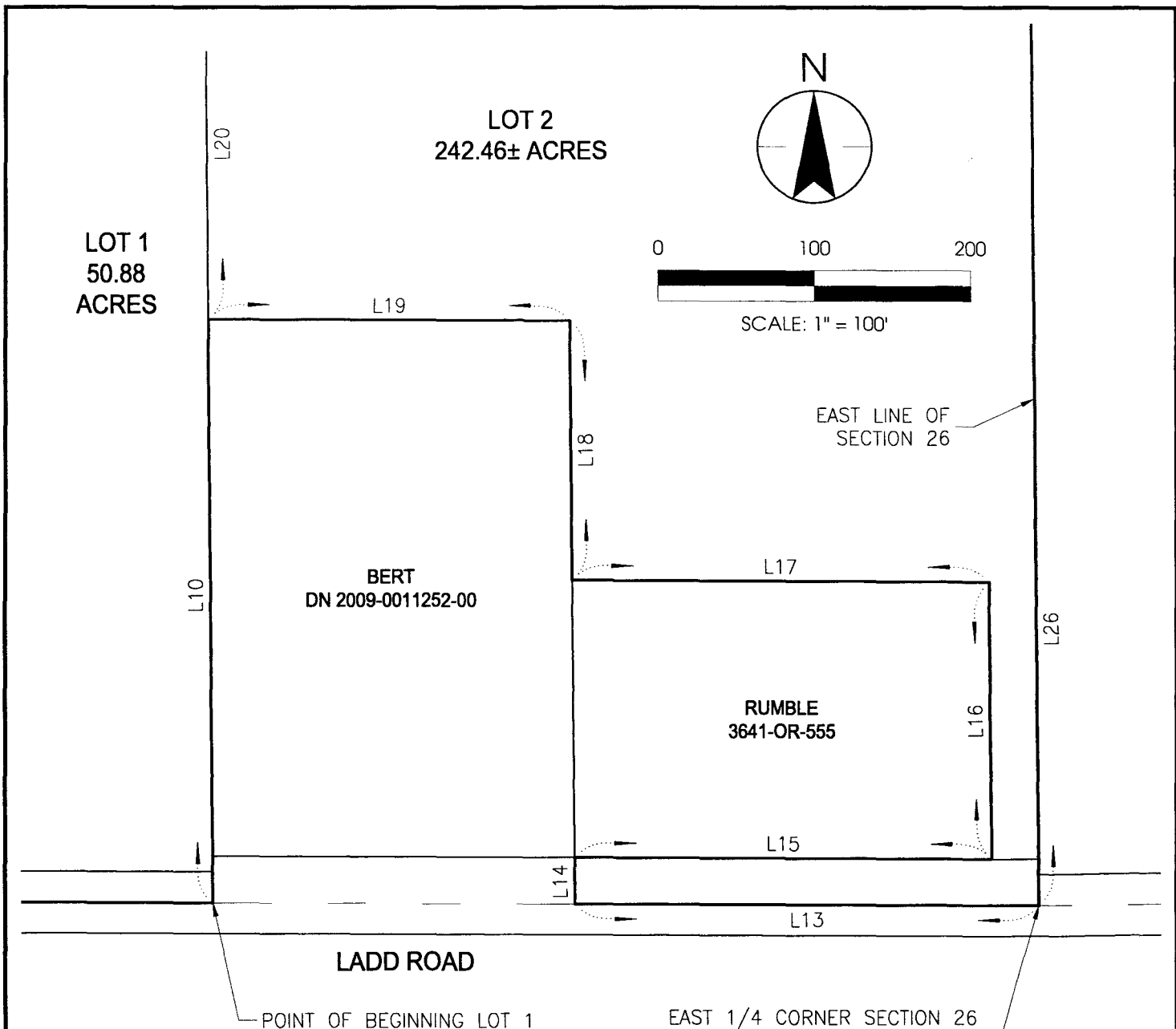
teVELDE
Stanislaus County
California

LLA PLN2015-0057
PROPOSED LOTS
EXHIBIT

EXHIBIT

C

FOR ILLUSTRATIVE PURPOSES ONLY



NOTES:

1. ALL RECORD INFORMATION SHOW IS FROM STANISLAUS COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
2. SEE SHEET 3 FOR LINE DATA TABLE.

128 Drake Ave
Modesto, CA 95350
Tel: 209.568.4477 Fax: 209.568.4478

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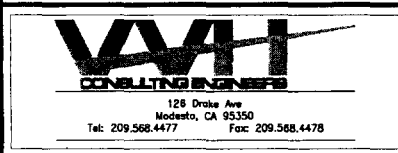
teVELDE
Stanislaus County
California

SYD JUN 2015
EXHIBIT
LLA PLN2015-0057
PROPOSED LOTS
EXHIBIT

EXHIBIT
C

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°50'22"W	528.00'
L2	N89°50'22"W	767.79'
L3	N1°41'38"E	1,741.41'
L4	N43°40'22"W	329.67'
L5	N16°50'22"W	502.92'
L6	N42°39'22"W	264.00'
L7	N72°00'22"W	306.77'
L8	N88°36'30"E	769.46'
L9	S89°25'30"E	670.26'
L10	S0°27'11"E	1,599.50'
L11	S89°50'22"E	99.00'
L12	S0°27'11"E	1,163.80'
L13	N89°50'22"W	297.00'
L14	N0°27'11"W	30.00'
L15	S89°50'22"E	267.00'
L16	N0°27'11"W	179.15'
L17	N89°50'22"W	267.00'
L18	N0°27'11"W	167.85'
L19	N89°50'22"W	231.00'
L20	N0°27'11"W	1,222.50'
L21	N72°00'22"W	551.23'
L22	N37°34'22"W	554.40'
L23	N38°33'22"W	712.47'
L24	N86°42'22"W	145.53'
L25	N57°42'12"W	129.31'
L26	S0°27'11"E	3,139.20'

SHEET 3 OF 3



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SYD JUN 2015

teVELDE
Stanislaus County
California

LLA PLN2015-0057
PROPOSED LOTS
EXHIBIT

EXHIBIT
C

FOR ILLUSTRATIVE PURPOSES ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT, 1010 10th STREET, SUITE
3400 MODESTO, CA 95354

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-24**

THIS



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0094712-00
Monday, DEC 07, 2015 14:25:00
Ttl Pd \$0.00 Rcpt # 0003747484
OJC/R2/2-16

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into November 3, 2015, 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: teVelde Stan Glen Properties #2, L.P.
3101 Ladd Road
Modesto, CA 95356

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

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
003-024-011	242.46±	2949 Ladd Road, Modesto, CA

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2015-556, relating to Lot Line Adjustment No. PLN2015-0057 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1993-4244 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

16 JC

NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT- Page 2

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

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

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
George teVelde Jr.		10/23/15	Modesto

SECURITY HOLDERS:

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
James E. Van Tassel Vice President - Assistant Branch Manager Yosemite Farm Credit		10/23/15	Modesto

EXHIBITS:

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

COUNTY: Stanislaus County

Dated 12.4.2015

Chairman, Board of Supervisors
Angela Freitas for Terry Withrow

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

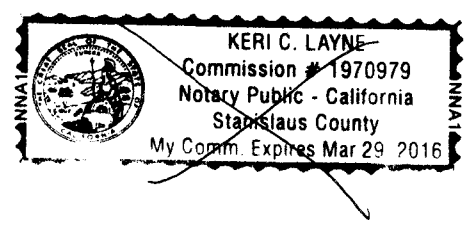
State of California)
County of Stanislaus)

On October 23, 2015 before me, Keri C. Layne, a notary public, personally appeared George Te Velde, Jr., 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 Keri C. Layne



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On October 23, 2015 before me, Keri C. Layne, a notary public, personally appeared James E. Van Tassel, 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 Keri C. Layne



EXHIBIT A
LEGAL DESCRIPTION
EXISTING LOT 1
APN 003-024-007 & 008

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Also Excepting Therefrom that portion thereof conveyed by James Newman and Rachel J. Newman to E. S. Ellis and Mattie J. Ellis, his wife, by Deed recorded on December 13, 1913, in Volume 194 of Deeds, at Page 300, Stanislaus County Records, described as follows:

Beginning at an Iron Bolt which bears North 89°36' West, 297 feet from the southeast corner of the northeast quarter of said Section 26; thence north and parallel to the line between Sections 25 and 26, of said Township and Range, 3,421.90 feet to the left bank of the Stanislaus River; thence North 48°47' West, 38.58 feet; thence South 302.70 feet; thence North 89°36' West, 297 feet; thence South 1,539.70 feet; thence

South 89°36' East, 99 feet; thence South 1,599.50 feet to an Iron Bolt in the center of said Road above referred to; thence South 89°36' East, 231 feet to the point of beginning.

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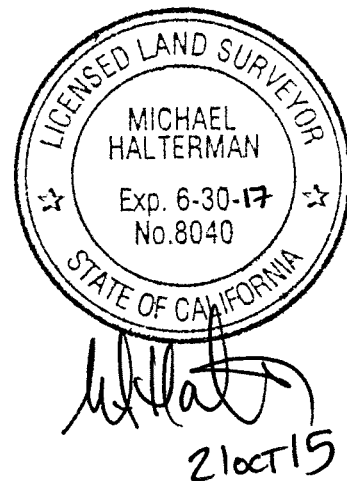


EXHIBIT A

**LEGAL DESCRIPTION
EXISTING LOT 2
APN 003-024-011**

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A portion of Sections 23 and 26, Township 2 South, Range 8 East, M.D.B. & M., described as follows:

Parcel A:

Beginning at the southeast corner of the northeast quarter of said Section 26; thence running north along the line between said Sections 25 and 26 and the direct extension thereof, northerly, a distance of 3,139.20 feet, to the left bank of the Stanislaus River; thence North 46°25' West, 410.01 feet; thence South 3,421.90 feet to a point in the center of Ladd Road; thence South 89°36' East, 297.00 feet to the point of beginning.

Excepting Therefrom Parcel A, as shown on that certain Parcel Map recorded on May 4, 1972, in Book 14 of Parcel Maps, at Page 19, Stanislaus County Records.

Also Excepting Therefrom a strip of land 16 feet in width, as conveyed in the Deed recorded on November 2, 1982, in Book 3610, at Page 556, Stanislaus County Records.

Parcel B:

Beginning at a point which bears North 89°36' West, 297.00 feet from the southeast corner of the northeast quarter of said Section 26; thence north and parallel to the line between Section 25 and 26 and the direct extension thereof, Northerly, 3,421.90 feet to the left bank of the Stanislaus River; thence North 48°47' West, 38.58 feet; thence south and parallel with the eastern line of said Section 23, a distance of 302.70 feet; thence North 89°36' West, 297.00 feet; thence south and parallel to the eastern lines of said Section 23 and 26, a distance of 1,539.70 feet ; thence South 89°36' East, 99.00 feet; thence south and parallel to the eastern line of said Section 26, a distance of 1,599.50 feet to a point in the centerline of Ladd Road; thence South 89°36' East and along said centerline of said Road, a distance of 231 feet to the point of beginning.

Excepting Therefrom the south 377 feet thereof.

Containing a total of 39.66 acres, more or less.

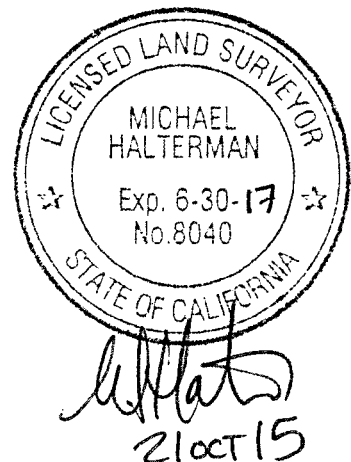


EXHIBIT B

**LEGAL DESCRIPTION
PROPOSED LOT 1**

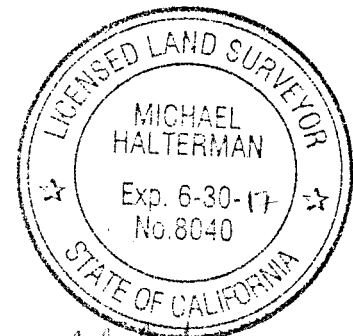
All that certain real property situate, lying, and being in portions of Sections 23 and 26, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, lying in the unincorporated area of Stanislaus County, California, being more particularly described as follows:

COMMENCING at the east 1/4 corner of said Section 26, said point also being on the centerline of Ladd Road; thence, along the centerline of said Ladd Road, also being the east-west 1/4 section line of said Section 26, North 89°50'22" West 528.00 feet, to the **POINT OF BEGINNING** of this description; thence, continuing along the centerline of said Ladd Road, also continuing along the east-west 1/4 section line of said Section 26, North 89°50'22" West 767.79 feet, to the southeast corner of that certain property described in the Document No. 2004-0216242-00, Stanislaus County Records; thence, along the east boundary of said property, North 1°41'38" East 1741.41 feet; thence, along the northeasterly boundary of said property, North 43°40'22" West 329.67 feet; thence, continuing along said northeasterly boundary, North 16°50'22" West 502.92 feet; thence, continuing along said northeasterly boundary, North 42°39'22" West 264.00 feet; thence, continuing along said northeasterly boundary, North 72°00'22" West 306.77 feet; thence, North 88°36'30" East 769.46 feet; thence South 89°25'30" East 670.26 feet; thence South 0°27'11" East 1163.80 feet; thence South 89°50'22" East 99.00 feet; thence South 0°27'11" East 1599.50 feet, to the point of beginning.

Containing a total of 50.88 acres, more or less.

Subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit C attached hereto and made a part hereof.



Michael Halterman
3/2/15

EXHIBIT B

**LEGAL DESCRIPTION
PROPOSED LOT 2**

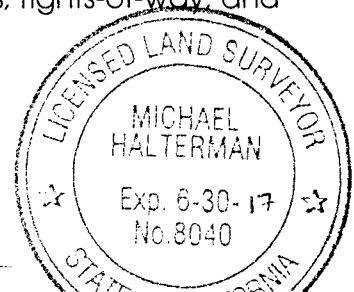
All that certain real property situate, lying, and being in portions of Sections 23 and 26, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, lying in the unincorporated area of Stanislaus County, California, being more particularly described as follows:

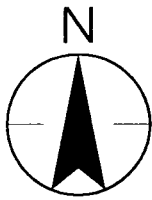
BEGINNING at the east 1/4 corner of said Section 26, said point also being on the centerline of Ladd Road; thence, along the centerline of said Ladd Road, also being the east-west 1/4 section line of said Section 26, North 89°50'22" West 297.00 feet; thence North 0°27'11" West 30.00 feet, to a point on the north line of said Ladd Road, said point also being the southwest corner of Parcel A as shown on that certain map filed in Book 14 of Parcel Maps, at Page 19, Stanislaus County Records; thence, along the south boundary of said Parcel A, South 89°50'22" East 267.00 feet, to the southeast corner of said Parcel A; thence, along the east boundary of said Parcel A and the northerly extension thereof, North 0°27'11" West 179.15 feet; thence parallel with and 16.00 feet north (measured at a right angle) the north boundary of said Parcel A, North 89°50'22" West 267.00 feet, to the northwest corner of said Parcel A, said corner also being a point on the east boundary of that certain parcel of land described in deed recorded 6 February, 2009 as Document No. 2009-0011252-00, Stanislaus County Records; thence, along the east boundary of said parcel, North 0°27'11" West 167.85 feet, to the northeast corner of said parcel; thence, along the north boundary of said parcel, North 89°50'22" West 231.00 feet, to the northwest corner of said parcel; thence North 0°27'11" West 1222.50 feet; thence North 89°50'22" West 99.00 feet; thence North 0°27'11" West 1163.80 feet; thence North 89°25'30" West 670.26 feet; thence South 88°36'30" West 769.46 feet, to a point on the northeasterly boundary of that certain property described in the Document No. 2004-0216242-00, Stanislaus County Records; thence, along said northeasterly boundary, North 72°00'22" West 551.23 feet; thence, continuing along said northeasterly boundary, North 37°34'22" West 554.40 feet; thence, continuing along said northeasterly boundary, North 38°33'22" West 712.47 feet; thence, continuing along said northeasterly boundary, North 86°42'22" West 145.53 feet; thence North 57°42'12" West 129.33 feet, more or less, to a point on the line of ordinary high water of the Stanislaus River; thence, meander said line of ordinary high water in a generally northeasterly, easterly, and southeasterly direction to the point of intersection of said line of ordinary high water with the east line of the aforementioned Section 23; thence, along the east line of said Section 23 and the east line of the aforementioned Section 26, South 0°27'11" East 3139.20 feet, to the point of beginning.

Containing a total of 242.46 acres, more or less.

Subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

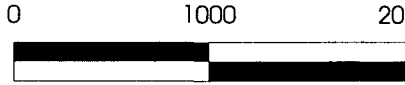
See Exhibit C attached hereto and made a part hereof.





SAN JOAQUIN COUNTY

APPROXIMATE LOCATION OF STANISLAUS RIVER CHANNEL PER AERIAL PHOTOGRAPHY



SCALE: 1" = 1000'

APPROXIMATE LIMITS OF SWAMP AND OVERFLOWED LANDS SURVEY NO. 208

STANISLAUS

APPROXIMATE LOCATION OF U.S. MEANDER LINE

LOT 2
242.46± ACRES

RIVER

22

23

27

26

teVELDE STAN GLENN
PROPERTIES #2, L.P.
DN 2014-0052940

L8

L9

23

24

L21

L7

L6

L5

26

25

teVELDE SAN
JOAQUIN COUNTY
WEST PROPERTIES
#2, L.P.
DN 2014-0052928-00

LOT 1
50.88
ACRES

L12

26

25

AVALOS
DN 2009-0117497-00

L4

L3

L11

L10

L20

QUICK
DN 96-0082816-00

WEST 1/4 CORNER
SECTION 26

LADD ROAD

L2

L1

SEE SHEET 2

POINT OF BEGINNING LOT 1

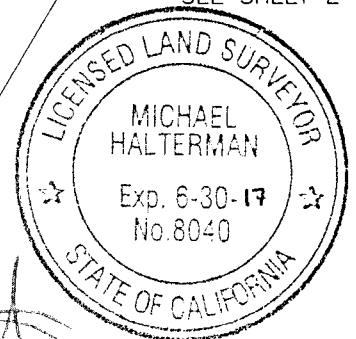
EAST 1/4 CORNER SECTION 26

POINT OF COMMENCEMENT LOT 1

POINT OF BEGINNING LOT 2

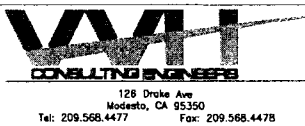
NOTES:

1. ALL RECORD INFORMATION SHOW IS FROM STANISLAUS COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
2. SEE SHEET 3 FOR LINE DATA TABLE.



Michael Halterman

SHEET 1 OF 3



W:\10470100\survey\drawing\sheet files\LLA Plat.dwg 9/25/15 13:54

SYD JUN 2015

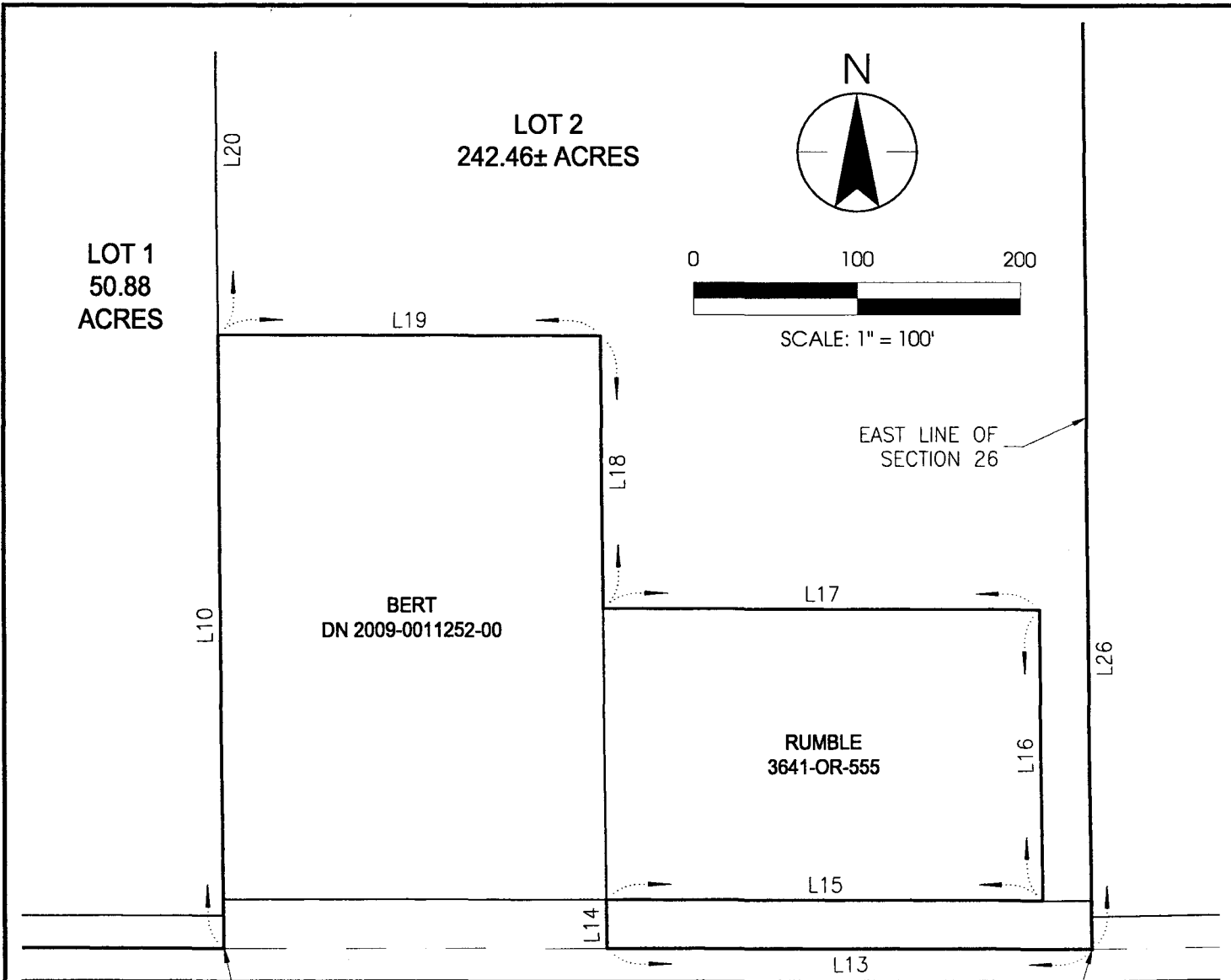
teVELDE
Stanislaus County
California

LLA PLN2015-0057
PROPOSED LOTS
EXHIBIT

EXHIBIT

C

FOR ILLUSTRATIVE PURPOSES ONLY



POINT OF BEGINNING LOT 1

EAST 1/4 CORNER SECTION 26
 POINT OF COMMENCEMENT LOT 1
 POINT OF BEGINNING LOT 2

NOTES:

1. ALL RECORD INFORMATION SHOW IS FROM STANISLAUS COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
2. SEE SHEET 3 FOR LINE DATA TABLE.

WVI
 CONSULTING ENGINEERS
 128 Drake Ave
 Modesto, CA 95350
 Tel: 209.568.4477 Fax: 209.568.4478

W:\10470100\survey\drawing\sheet files\LLA Plat.dwg 9/25/15 13:50

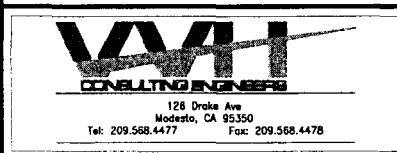
teVELDE
 Stanislaus County
 California

LLA PLN2015-0057
 PROPOSED LOTS
 EXHIBIT

SYD JUN 2015
 EXHIBIT
 C

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°50'22"W	528.00'
L2	N89°50'22"W	767.79'
L3	N1°41'38"E	1,741.41'
L4	N43°40'22"W	329.67'
L5	N16°50'22"W	502.92'
L6	N42°39'22"W	264.00'
L7	N72°00'22"W	306.77'
L8	N88°36'30"E	769.46'
L9	S89°25'30"E	670.26'
L10	S0°27'11"E	1,599.50'
L11	S89°50'22"E	99.00'
L12	S0°27'11"E	1,163.80'
L13	N89°50'22"W	297.00'
L14	N0°27'11"W	30.00'
L15	S89°50'22"E	267.00'
L16	N0°27'11"W	179.15'
L17	N89°50'22"W	267.00'
L18	N0°27'11"W	167.85'
L19	N89°50'22"W	231.00'
L20	N0°27'11"W	1,222.50'
L21	N72°00'22"W	551.23'
L22	N37°34'22"W	554.40'
L23	N38°33'22"W	712.47'
L24	N86°42'22"W	145.53'
L25	N57°42'12"W	129.31'
L26	S0°27'11"E	3,139.20'



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

DEPT: Planning and Community Development Af

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE November 3, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

STAFF RECOMMENDATIONS:

1. Pursuant to Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts but for not less than 10 years except as authorized under the County implementation of AB1265.

(Continued on page 2)

FISCAL IMPACT:

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

BOARD ACTION AS FOLLOWS:

No. 2015-556

On motion of Supervisor Chiesa, Seconded by Supervisor O'Brien

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

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

MOTION:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.
CHRISTINE FERRARO TALLMAN
Clerk of the Board of Supervisors of the County of Stanislaus, State of California



Christine Ferraro Tallman

By *Patricia Gonzalez*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. *5*

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

Page 2

STAFF RECOMMENDATIONS: (Continued)

- b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.
2. Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, located at 3101 Ladd Road and 2949 Ladd Road, east of Stoddard Road, south of the Stanislaus River.
 3. Approve new contracts pursuant to Minor Lot Line Adjustment PLN2015-0057, George teVelde, Jr.
 4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Minor Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

DISCUSSION:

The parcels involved in the lot line adjustment are located at 3101 Ladd Road and 2949 Ladd Road, east of Stoddard Road, south of the Stanislaus River, in the unincorporated area of Stanislaus County. The lot line adjustment is requesting two parcels go from 253.8 and 39.7 acres (293.5 gross acres total) to two parcels of 50.9 and 242.6 (293.5

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

Page 3

gross acres total). Parcel 1, 253.8 acres, is presently recognized as APN 003-024-007/008 and has a site address of 3101 Ladd Road. It has been improved with two single-family dwellings, a dairy operation as well as an almond orchard and various agricultural storage buildings. Parcel 2, 39.7 acres, is presently recognized as APN 003-024-011 and has a site address of 2949 Ladd Road. Parcel 2 has been improved with a single-family dwelling, almond orchard and agricultural accessory structures. The reason for the lot line adjustment request is to improve agricultural financing opportunities. Both Parcel 1 and Parcel 2 are currently under common ownership.

Parcel 1 is currently enrolled in Williamson Act Contract No. 1974-1766. If this lot line is approved, proposed Parcel 1 (50.9 gross acres) will be enrolled in a new contract. Parcel 2 is currently enrolled in Williamson Act Contract No. 1993-4244. If this lot line is approved, proposed Parcel 2 (242.6 gross acres) will be enrolled in a new contract. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. Seven specific findings must be made pursuant to that section in order to facilitate the adjustment. According to the Government Code "... pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County's implementation of AB1265.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

(Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.
Page 4

purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land”)

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

The applicants have provided written evidence to support the seven findings listed above, and staff agrees with that evidence. The proposed adjustment would not increase the number of developable parcels, will not reduce the number of acres in the existing Williamson Act contracts, and will not compromise the continued agricultural use of the parcels.

New Williamson Act contracts would typically come before the Board once a year, in December. Because this action is related to a Lot Line Adjustment, it is prudent to act on this action independently of other Williamson Act contracts. Therefore, it is the intention of this action that both new contracts supersede all of Williamson Act Contract Nos. 1974-1766 and 1993-4244, upon recording. The new contracts will cover the entire 293.5 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUES:

Approval of this action supports the Board’s priority of A Strong Agricultural Economy/Heritage by establishing parcels that are consistent with the County General Plan, County Zoning Ordinance, and locally adopted Williamson Act Uniform Rules. 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.

Approval to Rescind Williamson Act Contract Nos. 1974-1766 and 1993-4244, Located at 3101 Ladd Road and 2949 Ladd Road, East of Stoddard Road, South of the Stanislaus River; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0057, George teVelde, Jr.

Page 5

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

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

ATTACHMENTS:

1. Lot Line Adjustment Application No. PLN2015-0057
2. Applicant's Statement of Findings
3. Map of Parcels Before the Proposed Lot Line Adjustment
4. Map of Parcels After the Proposed Lot Line Adjustment

(i:\planning\board of supervisors\lotlineadjustments\2015\la pln2015-0057 - te velde jr\pin2015-0057_board report.doc)



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0094708-00

Acct 121-Planning.
Monday, DEC 07, 2015 14:23:46
Ttl Pd \$53.00 Rcpt # 0003747479
OJC/R2/1-13

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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


Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on August 17, 2015 approved the lot line adjustment herein described submitted under the name of George Te Velde Jr Lot Line Adjustment No. PLN2015-0057 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B" and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

By: 
Jeremy Ballard, Assistant Planner
Stanislaus County Department of Planning
and Community Development

12/2/15
Date

13JC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

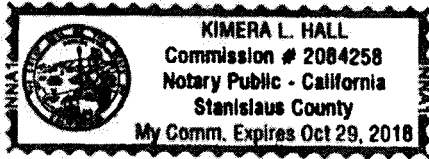
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On 12/02/2015 before me, Kimera L. Hall, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jeremy Ballard
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 Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended 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): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus)

On 9.22-2015 before me, Rosie A. Alvares *
(insert name and title of the officer)

personally appeared George de Velde Jr.
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.

** Notary Public*
WITNESS my hand and official seal.



Signature Rosie A. Alvares (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus

On 9-22-15 before me, Rosie A. Alvarez *
(insert name and title of the officer)

personally appeared James E. VanTassel,
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.

* Notary Public
WITNESS my hand and official seal.

Signature Rosie Alvarez (Seal)



EXHIBIT A

**LEGAL DESCRIPTION
EXISTING LOT 1
APN 003-024-007 & 008**

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

A portion of Sections 23 and 26, Township 2 South, Range 8 East, M.D.B. & M., described as follows:

All of Swamp and Overflow Land Survey No. 208, lying in Sections 23 and 24, Township 2 South, Range 8 East, M.D.B. & M., also all that part of fractional Section 23, in said Township and Range, lying south of said Swamp and Overflow Survey and being Lots 6, 7, 8 and 9 according to Government Survey of said Section 23, also the north half of Section 26, in said Township and Range.

Excepting Therefrom that portion thereof conveyed by W. E. Strother and Dolly E. Strother, his wife to G. J. Wren, by Deed recorded on September 30, 1908, in Book 116 of Deeds, at Page 410, Stanislaus County Records, described as follows:

Beginning at the quarter section corner between Sections 26 and 27, of said Township and Range above referred to; thence running South 89°45' East, 60.80 chains; thence North 1°47' East, 26.385 chains; thence North 43°45' West, 4.995 chains; thence North 16°45' West, 7.62 chains; thence North 42°34' West, 4.00 chains; thence North 71°55' West, 13.00 chains; thence North 37°29' West, 8.40 chains; thence North 38°28' West, 10.795 chains; thence North 86°37' West, 2.205 chains; thence North 77°35' West, 5.125 chains; thence North 61°02' West, 4.87 chains; thence North 58°09' West, 2.37 chains; thence North 70°29' West, 3.71 chains; thence South 86°15' West, 2.92 chains; thence South 8°53' West, 4.20 chains; thence South 3°04' West, 4.80 chains; thence South 18°46' East, 6.00 chains; thence South 12°48' West, 6.85 chains; thence South 48°44' West, 12.90 chains; thence South 0°30' East, 34.815 chains, to the point of beginning.

Also Excepting Therefrom, that portion of said Swamp and Overflow Land Survey No. 208, lying west of the parcel of land conveyed by Strother to Wren, above referred to.

Also Excepting Therefrom that portion thereof conveyed by James Newman and Rachel J. Newman to E. S. Ellis and Mattie J. Ellis, his wife, by Deed recorded on December 13, 1913, in Volume 194 of Deeds, at Page 300, Stanislaus County Records, described as follows:

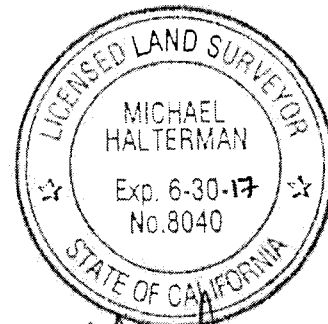
Beginning at an Iron Bolt which bears North 89°36' West, 297 feet from the southeast corner of the northeast quarter of said Section 26; thence north and parallel to the line between Sections 25 and 26, of said Township and Range, 3,421.90 feet to the left bank of the Stanislaus River; thence North 48°47' West, 38.58 feet; thence South 302.70 feet; thence North 89°36' West, 297 feet; thence South 1,539.70 feet; thence

South 89°36' East, 99 feet; thence South 1,599.50 feet to an Iron Bolt in the center of said Road above referred to; thence South 89°36' East, 231 feet to the point of beginning.

Also Excepting Therefrom that portion thereof conveyed by James Newman and Rachel J. Newman, his wife to Hurley C. Newman, by the Deed recorded on May 29, 1914, in Volume 193 of Deeds, at Page 398, Stanislaus County Records, described as follows:

Beginning at the southeast corner of the northeast quarter of said Section 26; thence north along the line between said Sections 25 and 26 of said Township and Range, 3,139.20 feet to the left bank of the Stanislaus River; thence North 46°26' West, 410.01 feet; thence South 3,421.90 feet to an Iron Bolt in the center of said Road; thence South 89°36' East, 297 feet to the point of beginning.

Containing a total of 253.77 acres, more or less.



Michael Halterman
21 Oct 15

EXHIBIT A

**LEGAL DESCRIPTION
EXISTING LOT 2
APN 003-024-011**

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

A portion of Sections 23 and 26, Township 2 South, Range 8 East, M.D.B. & M., described as follows:

Parcel A:

Beginning at the southeast corner of the northeast quarter of said Section 26; thence running north along the line between said Sections 25 and 26 and the direct extension thereof, northerly, a distance of 3,139.20 feet, to the left bank of the Stanislaus River; thence North 46°25' West, 410.01 feet; thence South 3,421.90 feet to a point in the center of Ladd Road; thence South 89°36' East, 297.00 feet to the point of beginning.

Excepting Therefrom Parcel A, as shown on that certain Parcel Map recorded on May 4, 1972, in Book 14 of Parcel Maps, at Page 19, Stanislaus County Records.

Also Excepting Therefrom a strip of land 16 feet in width, as conveyed in the Deed recorded on November 2, 1982, in Book 3610, at Page 556, Stanislaus County Records.

Parcel B:

Beginning at a point which bears North 89°36' West, 297.00 feet from the southeast corner of the northeast quarter of said Section 26; thence north and parallel to the line between Section 25 and 26 and the direct extension thereof, Northerly, 3,421.90 feet to the left bank of the Stanislaus River; thence North 48°47' West, 38.58 feet; thence south and parallel with the eastern line of said Section 23, a distance of 302.70 feet; thence North 89°36' West, 297.00 feet; thence south and parallel to the eastern lines of said Section 23 and 26, a distance of 1,539.70 feet; thence South 89°36' East, 99.00 feet; thence south and parallel to the eastern line of said Section 26, a distance of 1,599.50 feet to a point in the centerline of Ladd Road; thence South 89°36' East and along said centerline of said Road, a distance of 231 feet to the point of beginning.

Excepting Therefrom the south 377 feet thereof.

Containing a total of 39.66 acres, more or less.

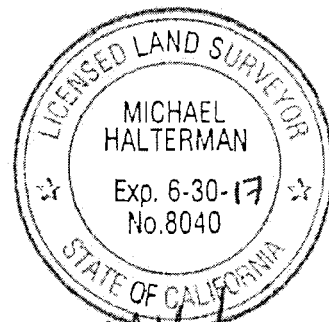


EXHIBIT B

**LEGAL DESCRIPTION
PROPOSED LOT 1**

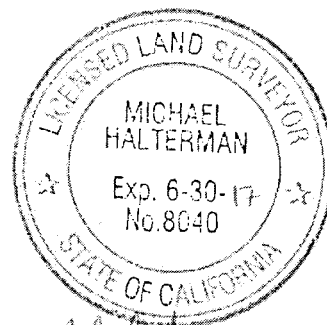
All that certain real property situate, lying, and being in portions of Sections 23 and 26, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, lying in the unincorporated area of Stanislaus County, California, being more particularly described as follows:

COMMENCING at the east 1/4 corner of said Section 26, said point also being on the centerline of Ladd Road; thence, along the centerline of said Ladd Road, also being the east-west 1/4 section line of said Section 26, North 89°50'22" West 528.00 feet, to the **POINT OF BEGINNING** of this description; thence, continuing along the centerline of said Ladd Road, also continuing along the east-west 1/4 section line of said Section 26, North 89°50'22" West 767.79 feet, to the southeast corner of that certain property described in the Document No. 2004-0216242-00, Stanislaus County Records; thence, along the east boundary of said property, North 1°41'38" East 1741.41 feet; thence, along the northeasterly boundary of said property, North 43°40'22" West 329.67 feet; thence, continuing along said northeasterly boundary, North 16°50'22" West 502.92 feet; thence, continuing along said northeasterly boundary, North 42°39'22" West 264.00 feet; thence, continuing along said northeasterly boundary, North 72°00'22" West 306.77 feet; thence, North 88°36'30" East 769.46 feet; thence South 89°25'30" East 670.26 feet; thence South 0°27'11" East 1163.80 feet; thence South 89°50'22" East 99.00 feet; thence South 0°27'11" East 1599.50 feet, to the point of beginning.

Containing a total of 50.88 acres, more or less.

Subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit C attached hereto and made a part hereof.



Michael Halterman
252215

EXHIBIT B

**LEGAL DESCRIPTION
PROPOSED LOT 2**

All that certain real property situate, lying, and being in portions of Sections 23 and 26, Township 2 South, Range 8 East, Mount Diablo Base and Meridian, lying in the unincorporated area of Stanislaus County, California, being more particularly described as follows:

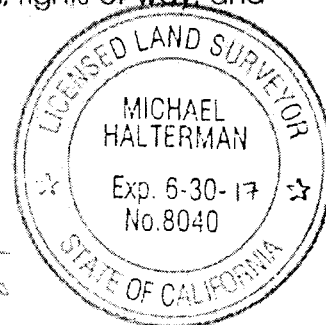
BEGINNING at the east 1/4 corner of said Section 26, said point also being on the centerline of Ladd Road; thence, along the centerline of said Ladd Road, also being the east-west 1/4 section line of said Section 26, North 89°50'22" West 297.00 feet; thence North 0°27'11" West 30.00 feet, to a point on the north line of said Ladd Road, said point also being the southwest corner of Parcel A as shown on that certain map filed in Book 14 of Parcel Maps, at Page 19, Stanislaus County Records; thence, along the south boundary of said Parcel A, South 89°50'22" East 267.00 feet, to the southeast corner of said Parcel A; thence, along the east boundary of said Parcel A and the northerly extension thereof, North 0°27'11" West 179.15 feet; thence parallel with and 16.00 feet north (measured at a right angle) the north boundary of said Parcel A, North 89°50'22" West 267.00 feet, to the northwest corner of said Parcel A, said corner also being a point on the east boundary of that certain parcel of land described in deed recorded 6 February, 2009 as Document No. 2009-0011252-00, Stanislaus County Records; thence, along the east boundary of said parcel, North 0°27'11" West 167.85 feet, to the northeast corner of said parcel; thence, along the north boundary of said parcel, North 89°50'22" West 231.00 feet, to the northwest corner of said parcel; thence North 0°27'11" West 122.50 feet; thence North 89°50'22" West 99.00 feet; thence North 0°27'11" West 1163.80 feet; thence North 89°25'30" West 670.26 feet; thence South 88°36'30" West 769.46 feet, to a point on the northeasterly boundary of that certain property described in the Document No. 2004-0216242-00, Stanislaus County Records; thence, along said northeasterly boundary, North 72°00'22" West 551.23 feet; thence, continuing along said northeasterly boundary, North 37°34'22" West 554.40 feet; thence, continuing along said northeasterly boundary, North 38°33'22" West 712.47 feet; thence, continuing along said northeasterly boundary, North 86°42'22" West 145.53 feet; thence North 57°42'12" West 129.33 feet, more or less, to a point on the line of ordinary high water of the Stanislaus River; thence, meander said line of ordinary high water in a generally northeasterly, easterly, and southeasterly direction to the point of intersection of said line of ordinary high water with the east line of the aforementioned Section 23; thence, along the east line of said Section 23 and the east line of the aforementioned Section 26, South 0°27'11" East 3139.20 feet, to the point of beginning.

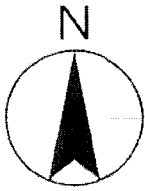
Containing a total of 242.46 acres, more or less.

Subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit C attached hereto and made a part hereof.

2538795
[Signature]





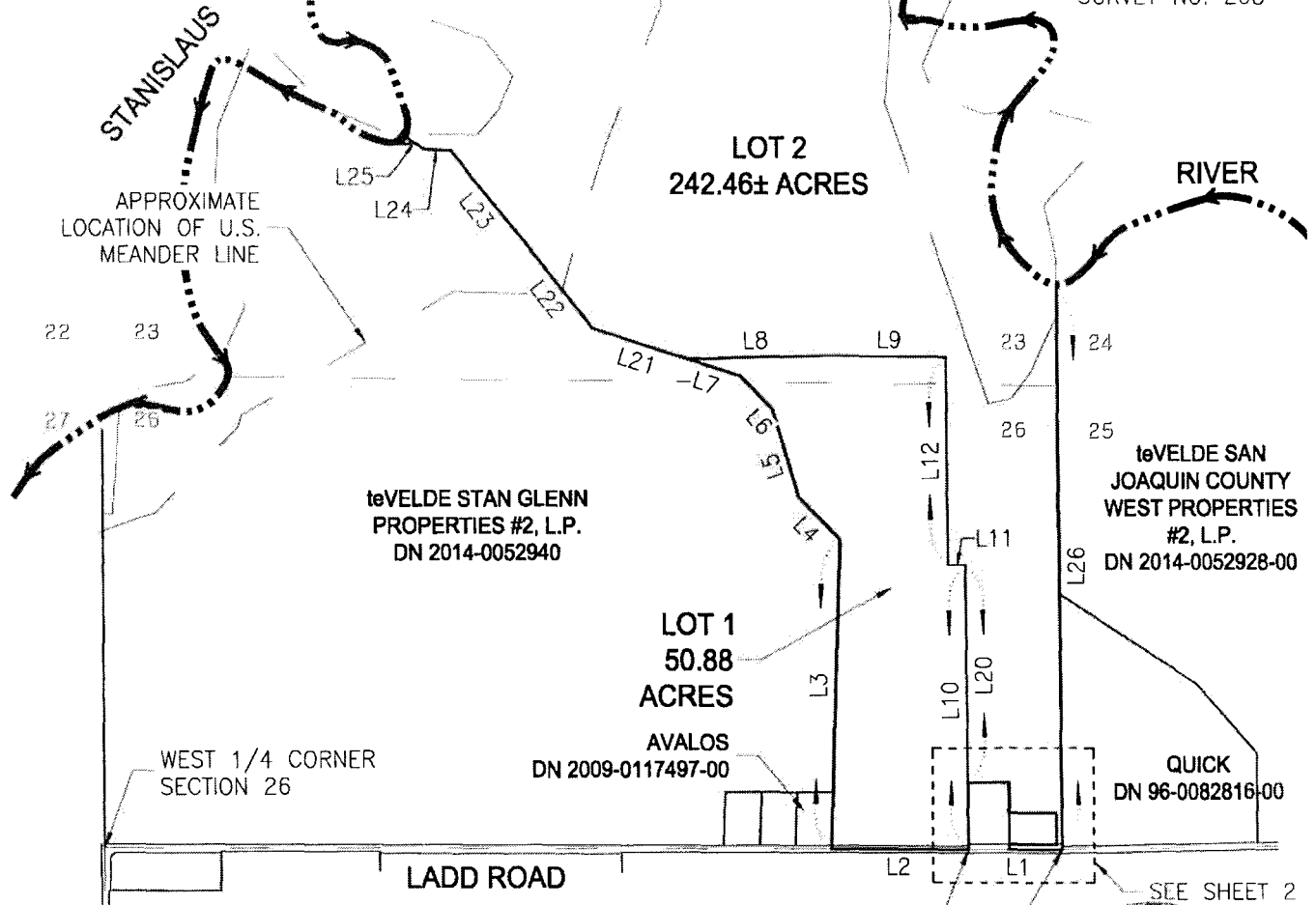
SAN JOAQUIN COUNTY

APPROXIMATE LOCATION OF STANISLAUS RIVER CHANNEL PER AERIAL PHOTOGRAPHY



SCALE: 1" = 1000'

APPROXIMATE LIMITS OF SWAMP AND OVERFLOWED LANDS SURVEY NO. 208



teVELDE STAN GLENN PROPERTIES #2, L.P. DN 2014-0052940

teVELDE SAN JOAQUIN COUNTY WEST PROPERTIES #2, L.P. DN 2014-0052928-00

LOT 1 50.88 ACRES

AVALOS DN 2009-0117497-00

QUICK DN 96-0082816-00

WEST 1/4 CORNER SECTION 26

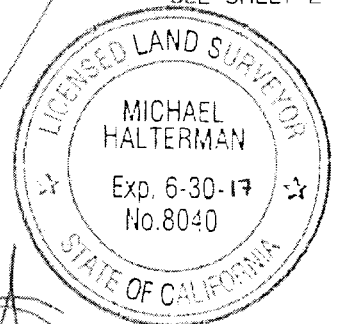
LADD ROAD

SEE SHEET 2

NOTES:

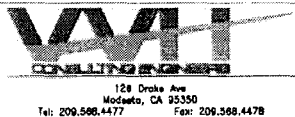
1. ALL RECORD INFORMATION SHOW IS FROM STANISLAUS COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
2. SEE SHEET 3 FOR LINE DATA TABLE.

POINT OF BEGINNING LOT 1
 EAST 1/4 CORNER SECTION 26
 POINT OF COMMENCEMENT LOT 1
 POINT OF BEGINNING LOT 2



Michael Halterman

SHEET 1 OF 3



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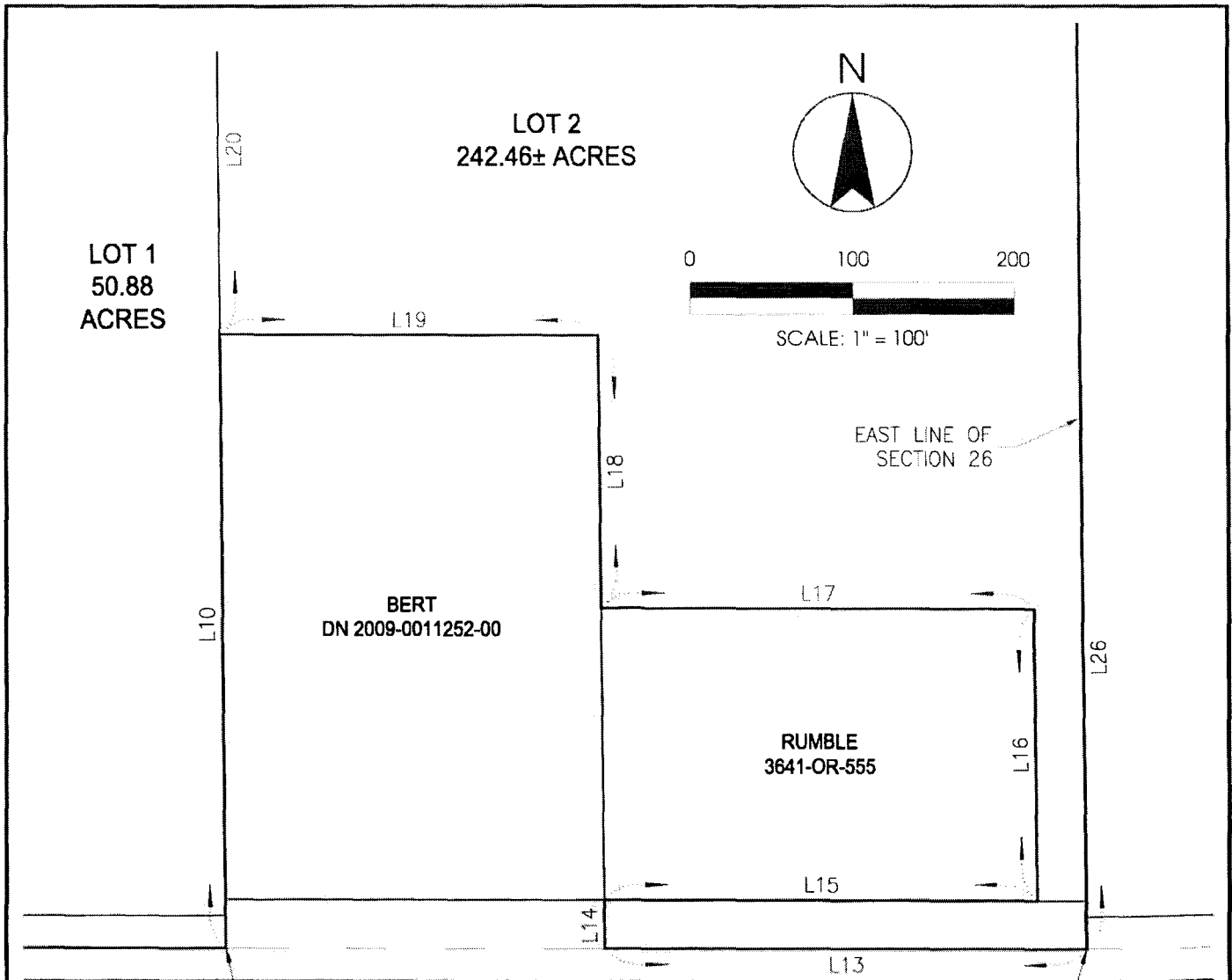
SYD JUN 2015 EXHIBIT

teVELDE Stanislaus County California

LLA PLN2015-0057 PROPOSED LOTS EXHIBIT

C

FOR ILLUSTRATIVE PURPOSES ONLY

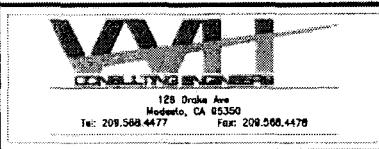


POINT OF BEGINNING LOT 1

EAST 1/4 CORNER SECTION 26
 POINT OF COMMENCEMENT LOT 1
 POINT OF BEGINNING LOT 2

NOTES:

1. ALL RECORD INFORMATION SHOW IS FROM STANISLAUS COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
2. SEE SHEET 3 FOR LINE DATA TABLE.



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SYD JUN 2015

teVELDE
 Stanislaus County
 California

LLA PLN2015-0057
 PROPOSED LOTS
 EXHIBIT

EXHIBIT
 C

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°50'22"W	528.00'
L2	N89°50'22"W	767.79'
L3	N1°41'38"E	1,741.41'
L4	N43°40'22"W	329.67'
L5	N16°50'22"W	502.92'
L6	N42°39'22"W	264.00'
L7	N72°00'22"W	306.77'
L8	N88°36'30"E	769.46'
L9	S89°25'30"E	670.26'
L10	S0°27'11"E	1,599.50'
L11	S89°50'22"E	99.00'
L12	S0°27'11"E	1,163.80'
L13	N89°50'22"W	297.00'
L14	N0°27'11"W	30.00'
L15	S89°50'22"E	267.00'
L16	N0°27'11"W	179.15'
L17	N89°50'22"W	267.00'
L18	N0°27'11"W	167.85'
L19	N89°50'22"W	231.00'
L20	N0°27'11"W	1,222.50'
L21	N72°00'22"W	551.23'
L22	N37°34'22"W	554.40'
L23	N38°33'22"W	712.47'
L24	N86°42'22"W	145.53'
L25	N57°42'12"W	129.31'
L26	S0°27'11"E	3,139.20'

SHEET 3 OF 3



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SYD JUN 2015

teVELDE
Stanislaus County
California

LLA PLN2015-0057
PROPOSED LOTS
EXHIBIT

EXHIBIT
C