

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

DEPT: Planning and Community Development AF

BOARD AGENDA # D-1

Urgent Routine

AGENDA DATE December 8, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the 2016 Williamson Act Contracts

STAFF RECOMMENDATIONS:

1. Approve the proposed 2016 Williamson Act Contracts (Attachment 1).
2. Authorize the Chairman to sign the listed contracts.
3. Direct the Clerk of the Board to forward the listed contracts to the Clerk-Recorder's Office prior to January 1, 2016, for recording.

FISCAL IMPACT:

The parcels requesting entrance into the Williamson Act are currently estimated to have a base land value of \$29,643,071. Under the Williamson Act, the base land value of these parcels is reduced by \$14,738,719. The direct impact to the County General Fund for entering into these contracts as defined would be a loss of approximately \$16,213. However, with the implementation of AB 1265, the loss to the General Fund is reduced to \$1,474.

BOARD ACTION AS FOLLOWS:

No. 2015-604

On motion of Supervisor DeMartini, Seconded by Supervisor Chiesa

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: Chairman Withrow

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST: 
CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

Applications requesting to establish sixteen new Williamson Act Contracts with a combined acreage of approximately 2,011.20 acres have been received for 2016. These new parcels are being enrolled by owners wishing to take advantage of the property tax benefit applied to restricted parcels. All parcels are zoned A-2-40 or A-2-20 (General Agriculture) and meet the parcel size and use requirements necessary to be in compliance with State law and County Uniform Rules.

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

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

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

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

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

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

On October 15, 2013, the Board of Supervisors approved the continued implementation of AB 1265 which provides an opportunity for counties to offset a portion of the loss of Williamson Act Subvention funds by establishing a local self-help subvention program. AB 1265 allows counties to voluntarily implement new contracts that are ten percent shorter in return for a ten percent reduction in the landowner's property tax relief. The increased revenue resulting from the reduction in the landowner's property tax relief is transferred directly into the County's General Fund. The proposed new contracts are subject to AB 1265, and, if approved, will be nine year contracts.

The Planning and Community Development Department has reviewed the applications and determined that all uses listed as being on the properties are consistent with agricultural use of the land. Therefore, Department staff recommends approval of all the applications being presented this year for 2016 Williamson Act Contracts (Attachment 1).

POLICY ISSUES:

All of the proposals for Williamson Act Contracts are consistent with policies of the County. The General Plan Land Use and Agricultural Elements both encourage the use of the Williamson Act to help preserve agriculture as the primary industry of the County. The Agricultural Element specifically states that the County shall continue to participate in the Williamson Act program while supporting reasonable measures to strengthen the act and make it more effective. By providing a means to keep property taxes based on an agricultural income level rather than a market value which may be at a level based on speculation of future use, the Williamson Act helps agriculturists remain in production without premature conversion to urban uses. The Williamson Act program is consistent with the Board's goals and priorities of A Strong Agricultural Economy/Heritage.

STAFFING IMPACTS:

The Planning and Community Development Department staff reviews the applications and determines if the uses listed are consistent with agricultural use of the land.

CONTACT PERSON:

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

ATTACHMENTS:

1. List of 2016 Williamson Act Contracts

ATTACHMENT 1

NEW WILLIAMSON ACT CONTRACTS

CONTRACT NO.	APPLICANT/ PROPERTY OWNER(S)	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER (APN) AND EXISTING USE	ACREAGE	ZONING
TBA	Peder K & Doris J Hoy Trust	South of Bancroft Rd., north of the Tuolumne River, west of the city of Modesto, and east of the community of Grayson.	017-045-028 Row Crops - Corn.	49.55	A-2-40
Additional Information: None.					
TBA	Arthur L and Rhonda L Silva	5201 Milnes Rd., located between Langworth Ave. and Church St., in Modesto area.	014-015-003 Dairy, row crops, two single-family dwellings, one temporary mobile home for an employee, one milk barn, four shade barns, one shop, one garage.	189.35	A-2-40
Additional Information: None.					
TBA	M. and M. Azevedo 2004 Trust	3306 S. Tegner Road, located between W. Harding and Silva Road, in the Turlock area.	044-043-031 Two single-family dwellings, two shops, two barns, pole barn, and almond orchard.	35.49	A-2-40
Addition Information: None.					
TBA	J.G. Gioletti Separate Property 2005 Trust	2225 W. Main Street, northeast corner of S. Carpenter Road and W. Main Street, in Ceres	022-034-002 Almond orchard, row crops.	37.85	A-2-40
Additional Information: Property is 40 gross acres in size.					
TBA	Edward and Mildred Maring 2013 Family Trust	Mulberry Avenue, east of Hwy 33 and west of Vineyard Avenue, in the Patterson area.	047-003-001 Row crops.	28.71	A-2-20
Additional Information: None.					
TBA	Dennis N Larson and Laurel D Ruddy Trust	4150 Saylor Road, south of Service Road and east of Berkeley Avenue, north of Turlock and southeast of Hughson.	045-011-013, 045-011-014 Almond orchard, garage, three storage sheds, and a single family dwelling.	37	A-2-40
Additional Information: Two legal parcels (17.27 acres and 19.73 acres).					
TBA	Howard and Cynthia Hughes 2015 Trust	113, 143, & 149 Almond Avenue, between Hwy 33 and Locust Avenue, in the Patterson area.	048-009-020, 048-009-019, 048-009-040 Almond orchard.	37.23	A-2-20
Additional Information: Three single family dwellings previously existed but were demolished, made up of three legal parcels (two 10 gross acre parcels and one 17.23 acres).					
TBA	H O Miller & Sons	11100 E Service Road, on the southeast corner of Gratton and E Service Roads, northeast of Turlock and south of Waterford.	019-027-002 Single-family dwelling, shed, carport, pumphouse, and almond orchard.	16.15	A-2-40
Additional Information: None.					
TBA	RB Ranch Development LLC	15727 Orange Blossom Road, northside of Orange Blossom Road, south of Sonora Road, in the Knights Ferry area.	002-063-054, 002-063-053, 002-063-050, 002-063-049, 002-063-048 Walnut orchard and two barns.	305.83	A-2-40
Additional Information: Five legal parcels (53.11, 67.07, 47.55, 85.92, and 52.18 acres in size).					
TBA	David W & Ronda M Verdegaal Trust	South side of Frankenheimer Road, east of River Rock and 28 Mile Roads, in the Oakdale area.	002-072-021 Almond orchard.	55.67	A-2-40
Additional Information: None.					
TBA	Garcia Family 1997 Trust	1301 N Vincent Road, located between the Burlington Northern Santa Fe Railroad and the T.I.D. Main Canal, in the Denair area.	024-040-004, 024-040-005 Single family dwelling, pole barn, row crops.	251	A-2-40
Additional Information: Two legal parcels (55.8 and 195.2 acres in size).					
TBA	Cesar & Amy Ruvalcaba Trust	28 Mile Road, south of Frankenheimer Road, in the Oakdale area.	002-061-010 Almond orchard.	26.03	A-2-40
Additional Information: None.					

CONTRACT NO.	APPLICANT/ PROPERTY OWNER(S)	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER (APN) AND EXISTING USE	ACREAGE	ZONING
TBA	V.A. Rodden Inc.	10860 Milnes Road, located between Ellenwood Road and the Oakdale-Waterford Hwy, in the Waterford area.	015-003-004 Almond orchard and vineyard.	751.3	A-2-40
Additional Information: None.					
TBA	Ollimac Land and Cattle LP	11116 Sierra Road, between Sierra and Laughlin Roads, on the northside of the O.I.D. South Main Canal, in the Oakdale area.	010-039-019, 010-039-020, 010-039-022 Almond orchard, bull stud farm, twelve bull barns, two hay barns, lab, shop with lab, office with lab, collection corral, collection corral with lab, and mobile home.	144.58	A-2-40
Additional Information: Three legal parcels (60.43, 21.47, and 62.68 acres in size).					
TBA	Brown Family Orchards LP	1460 Fig Avenue, between Elm and Sycamore Avenues, in the Patterson area.	048-010-005 Mobile home, two barns, row crops.	26	A-2-20
Additional Information: Almonds to be planted in 2016.					
TBA	Isabelle Thomas 2015 Trust	1007 S Mitchell Road, between Moffett and S Mitchell Roads, adjacent to the Union Pacific Railroad, in the Turlock area.	058-011-016 Almond orchard, single family dwelling, tank house, horse barn, milk house, barn, garage.	19.46	A-2-40
Additional Information: None.					
Total Acreage				2,011.20	

TBA = Williamson Act Contract numbers will be assigned after the Board of Supervisor's considers approval of the 2016 Contracts on December 8, 2015



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2015-0097653-00

Thursday, DEC 17, 2015 13:31:00
 Ttl Pd \$0.00 Rcpt # 0003751826
 OLD/R2/1-6

**CALIFORNIA LAND CONSERVATION
 CONTRACT NO. 2016-01**

RECORDED AT REQUEST OF
 STANISLAUS COUNTY BOARD OF
 SUPERVISORS

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

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: PEDER K & DORIS J HOY, TRUST *Peder K & Doris J Hoy Trustees*
 Name
1201 TEXAS ROAD
 Address
MODESTO, CA 95358 (209) 521-8864
 City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>017-045-028</u>	<u>097-001</u>	<u>49.55</u>	<u>(See Attached)</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

WAD

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<i>Peder K Hoy</i>	<i>Peder K. Hoy</i>	<i>7-17-15</i>	
<i>Doris J Hoy</i>	<i>Doris J. Hoy</i>	<i>7-17-15</i>	

SECURITY HOLDERS:

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

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15



Chairman, Board of Supervisors
Terrance 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 July 17, 2015 before me, Keri C. Layne, a notary public, personally appeared Peder K. Hoy and Doris J. Hoy, 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 _____)

On _____ before me, _____, a notary public, personally appeared _____, 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 _____

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0079872-00
Acct 501-Chicago Title
Wednesday, DEC 03, 2014 08:00:00
Ttl Pd \$1,391.25 Rcpt # 0003596563
OLD/R3/1-3

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

MICHAEL L. GIANELLI
GIANELLI & ASSOCIATES
A Professional Law Corporation
1014 16th Street
Modesto, CA 95354

MAIL TAX STATEMENTS TO:

Peder K. Hoy and Doris J. Hoy, Trustees
1201 Texas Road
Modesto, CA 95358

new # 017-045-028

APN: A portion of 017-045-006
ADDRESS:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantors declare:
Documentary transfer tax is \$1361.25



COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
UNINCORPORATED AREA: () CITY OF _____, AND

FOR CONSIDERATION, MIKE S. PASSALAUQA, an unmarried man as his sole and separate property, hereby GRANTS to PEDER K. HOY and DORIS J. HOY, Trustees of the HOY REVOCABLE TRUST dated September 16, 1999, the following described real property situate in the City of Modesto, County of Stanislaus, State of California:

That portion of Lot 2 of C.C. Baker Tract, according to the official map thereof, filed in the Office of the County Recorder of Stanislaus County, California on July 13, 1909 in Volume 4 of Maps, at Page 31, more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 2, said corner being on the South side of a 50 foot County Road (Paradise Road); and running thence South 0°01' West 5525.14 feet along the West line of Lot 2 to the most Northerly corner of property conveyed to Tony J. Lemos, et ux, by Deed recorded January 18, 1951 as Instrument No. 1471; thence South 40°44' East, a distance of 413.36 feet; thence South 55°13' East, a distance of 204.65 feet; thence along the center line of an irrigation ditch South 0°04'30" East, a distance of 802.70 feet to the **POINT OF BEGINNING**; thence perpendicular to the west line of above said Lot 2 North 89°59'00" West, a distance of 439.24 feet to the point of intersection with last said west line; thence along said West line South 0°01'00" West, a distance of 2396.55 feet to a point on the Southerly line of a levee; thence following the Southerly line of said levee the following six courses and distances; 1) South 68°30' East, a distance of 267.80 feet; 2) South 48°38' East, a distance of 264.00 feet; 3) South 45°38' East, a distance of 207.00 feet; 4) South 87°52' East, a distance of 154.00 feet; 5) North 53°10' East, a distance of 435.00 feet; 6) North 47°52' East, a distance of 118.00 feet to the centerline of last said irrigation ditch; thence along last said centerline North 0°01' East, a distance of 1197.21 feet; South 89°19'30" West, a distance of 743.47 feet; North 0°04'30" West, a distance of 1290.94 feet to the **POINT OF BEGINNING**.

FOR ILLUSTRATIVE PURPOSES ONLY.

MAP OF THE C.C. BAKER TRACT IN T.4S.R.5E. M.D.B.M.

Scale: 1 in. = 10 chs.

Know all men by these presents, that the undersigned, *Cornelia Frances Baker*, Frances Baker of Modesto, Cal. does declare and say that she is the owner and proprietor of the land described and delineated upon this map by lines and numbers, that she has caused the said map to be made, and that the said map is true and correct.

Cornelia Frances Baker

County of Stanislaus) ss
State of California) ss
On this 30th day of April, 1909, before me, *W. H. ...*, a Notary Public in and for the County of Stanislaus, State of California, personally appeared *Cornelia Baker*, known to me to be the person who executed the foregoing statement, and acknowledged to me that she executed the same.

In witness whereof, I have hereunto set my hand and seal on the day and year first within written.

W. H. ...
Notary Public in and for the County of Stanislaus, State of California.

This is to certify that this Map of the survey of Sec. 8, the E 1/2 of the NE 1/4, with all that portion of the S 1/2 of Sec. 7 lying East of the Tuolumne River, W 1/2 of Sec. 9; and all those portions of Secs. 16, 17, 18 and 20 lying North of the Tuolumne River, situated in T.4S.R.5E. M.D.B.M. in the County of Stanislaus, State of California, duly acknowledged and certified, as required by law, having been presented to the Board of Supervisors of the County of Stanislaus State of California, which Board is the governing body having control of the streets, roads and highways in the territory shown on said map, and it is ordered that all roads and avenues be rejected, except those heretofore declared to be public highways.

Chairman, Board of Supervisors

Attest *Clerk*

County of Stanislaus) ss
State of California) ss
L. H. ..., County Auditor of the County of Stanislaus State of California, do hereby certify that there are no liens for unpaid State or County taxes, except taxes not yet payable, against said tract or subdivision of land designated as "Map of the C.C. Baker Tract," of the said County and State.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at my office in the County of Stanislaus this 13 day of May, 1909.

L. H. ...
Auditor

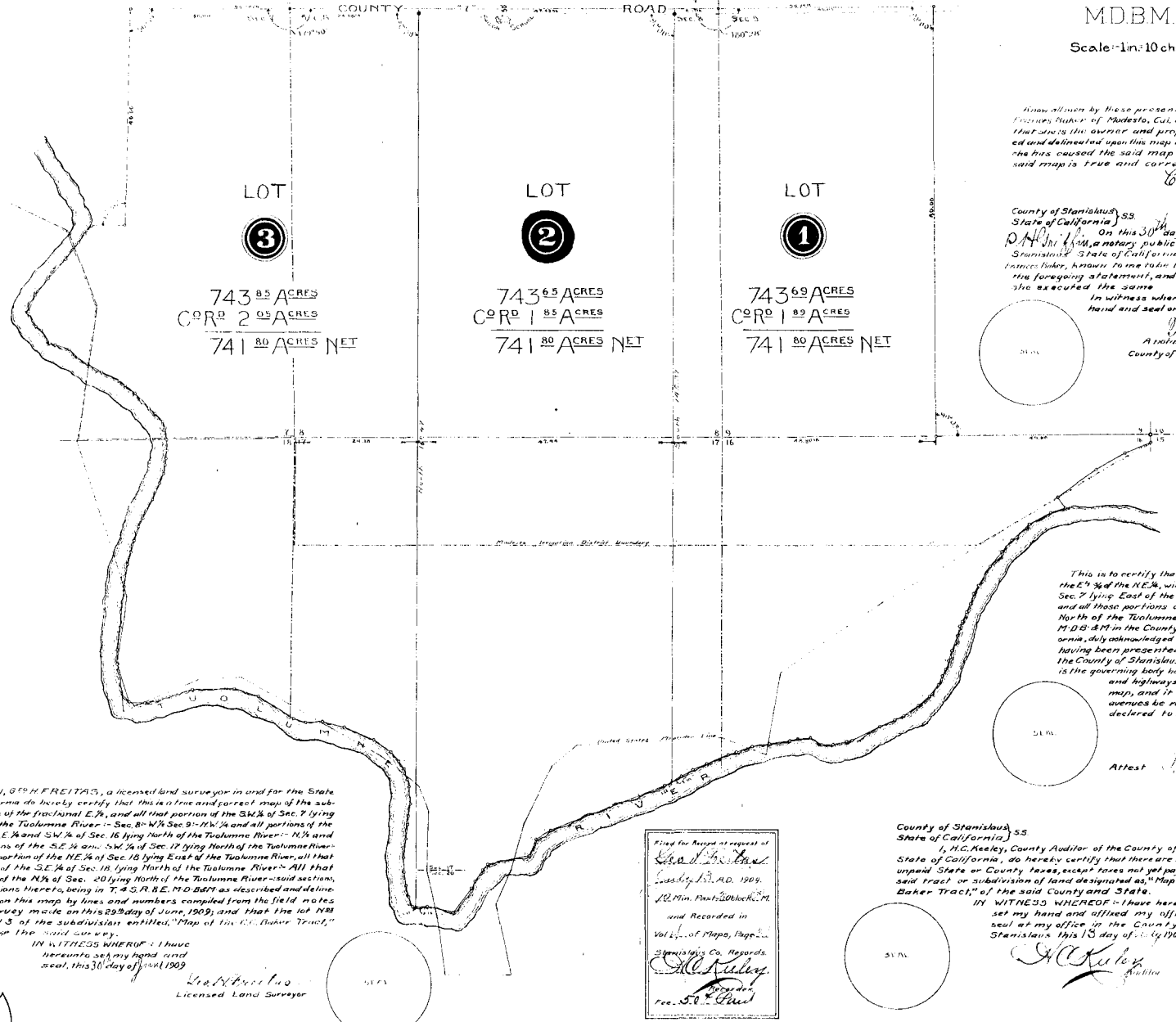
Filed for Record at request of *Cornelia Baker*
July 13, A.D. 1909.
12 Min. P.M. 20th Ch. 1st
and Recorded in
Vol. ... of Maps, Page ...
Stanislaus Co. Records.
W. H. ...
Recorder
Rec. 50. 2. 1009

I, *G. P. H. Freitas*, a licensed land surveyor in and for the State of California do hereby certify that this is a true and correct map of the subdivisions of the fractional E 1/2, and all that portion of the SW 1/4 of Sec. 7 lying East of the Tuolumne River - Sec. 8 - W 1/2 Sec. 9 - N 1/2 and all portions of the NE 1/4, SE 1/4 and SW 1/4 of Sec. 16 lying North of the Tuolumne River - N 1/2 and all portions of the SE 1/4 and SW 1/4 of Sec. 17 lying North of the Tuolumne River - all that portion of the NE 1/4 of Sec. 18 lying East of the Tuolumne River - All that portion of the N 1/2 of Sec. 20 lying North of the Tuolumne River - said sections, and portions thereof, being in T. 4 S. R. 5 E. M. D. B. M. as described and delineated upon this map by lines and numbers compiled from the field notes of a survey made on this 29th day of June, 1909; and that the lot N 1/2, E 1/2 and S 1/2 of the subdivision entitled, "Map of the C.C. Baker Tract," comprise the said survey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of April, 1909.

G. P. H. Freitas
Licensed Land Surveyor

COURSE AND DISTANCE TABLE											
1.0000	0.0000	1.0000	0.0000	1.0000	0.0000	1.0000	0.0000	1.0000	0.0000	1.0000	0.0000
2.0000	0.0000	2.0000	0.0000	2.0000	0.0000	2.0000	0.0000	2.0000	0.0000	2.0000	0.0000
3.0000	0.0000	3.0000	0.0000	3.0000	0.0000	3.0000	0.0000	3.0000	0.0000	3.0000	0.0000
4.0000	0.0000	4.0000	0.0000	4.0000	0.0000	4.0000	0.0000	4.0000	0.0000	4.0000	0.0000
5.0000	0.0000	5.0000	0.0000	5.0000	0.0000	5.0000	0.0000	5.0000	0.0000	5.0000	0.0000
6.0000	0.0000	6.0000	0.0000	6.0000	0.0000	6.0000	0.0000	6.0000	0.0000	6.0000	0.0000
7.0000	0.0000	7.0000	0.0000	7.0000	0.0000	7.0000	0.0000	7.0000	0.0000	7.0000	0.0000
8.0000	0.0000	8.0000	0.0000	8.0000	0.0000	8.0000	0.0000	8.0000	0.0000	8.0000	0.0000
9.0000	0.0000	9.0000	0.0000	9.0000	0.0000	9.0000	0.0000	9.0000	0.0000	9.0000	0.0000
10.0000	0.0000	10.0000	0.0000	10.0000	0.0000	10.0000	0.0000	10.0000	0.0000	10.0000	0.0000
11.0000	0.0000	11.0000	0.0000	11.0000	0.0000	11.0000	0.0000	11.0000	0.0000	11.0000	0.0000
12.0000	0.0000	12.0000	0.0000	12.0000	0.0000	12.0000	0.0000	12.0000	0.0000	12.0000	0.0000
13.0000	0.0000	13.0000	0.0000	13.0000	0.0000	13.0000	0.0000	13.0000	0.0000	13.0000	0.0000
14.0000	0.0000	14.0000	0.0000	14.0000	0.0000	14.0000	0.0000	14.0000	0.0000	14.0000	0.0000
15.0000	0.0000	15.0000	0.0000	15.0000	0.0000	15.0000	0.0000	15.0000	0.0000	15.0000	0.0000
16.0000	0.0000	16.0000	0.0000	16.0000	0.0000	16.0000	0.0000	16.0000	0.0000	16.0000	0.0000
17.0000	0.0000	17.0000	0.0000	17.0000	0.0000	17.0000	0.0000	17.0000	0.0000	17.0000	0.0000
18.0000	0.0000	18.0000	0.0000	18.0000	0.0000	18.0000	0.0000	18.0000	0.0000	18.0000	0.0000
19.0000	0.0000	19.0000	0.0000	19.0000	0.0000	19.0000	0.0000	19.0000	0.0000	19.0000	0.0000
20.0000	0.0000	20.0000	0.0000	20.0000	0.0000	20.0000	0.0000	20.0000	0.0000	20.0000	0.0000



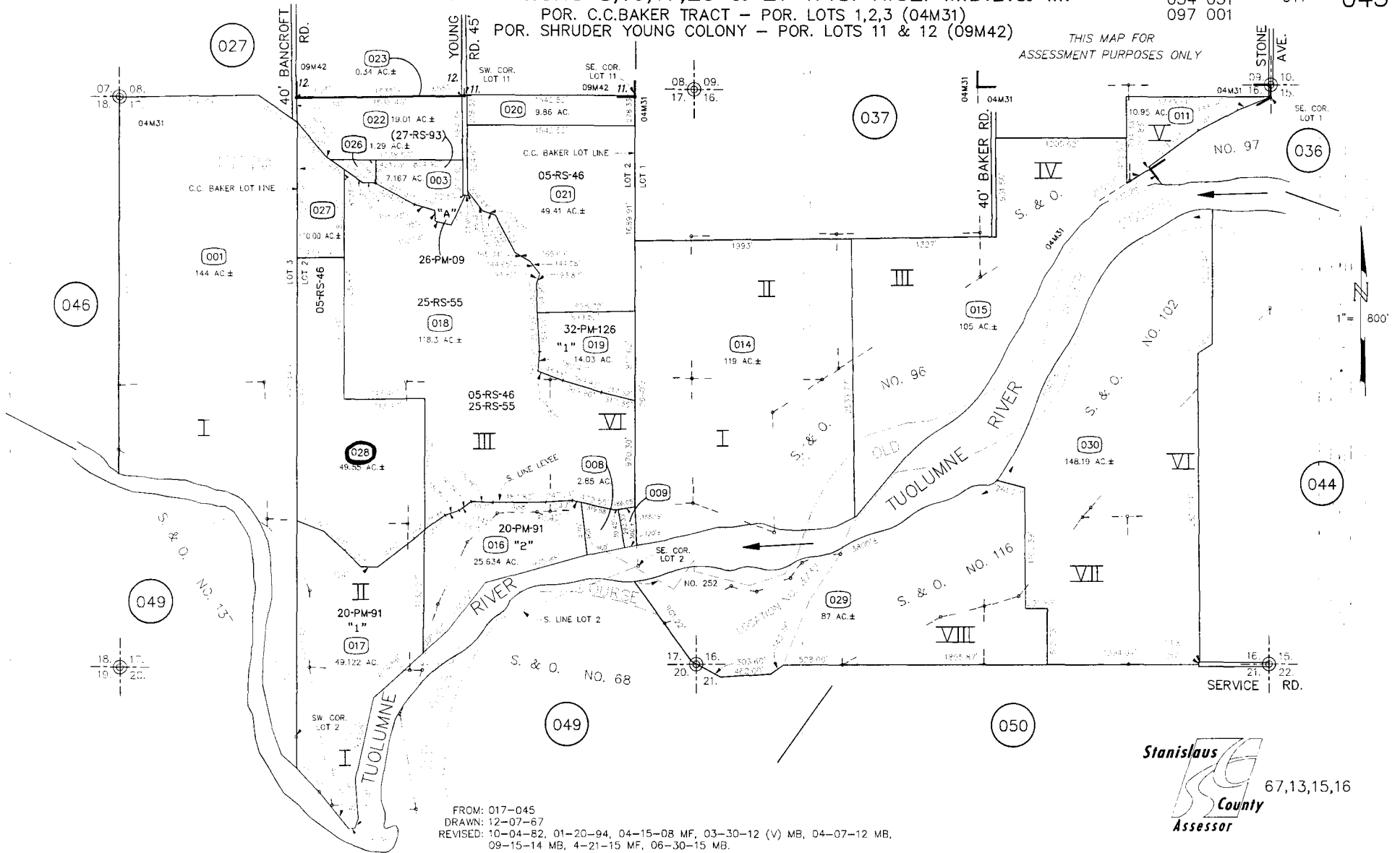
POR. SECTIONS 8,16,17,20 & 21 T.4S. R.8E. M.D.B.& M.

POR. C.C.BAKER TRACT - POR. LOTS 1,2,3 (04M31)
POR. SHRUDER YOUNG COLONY - POR. LOTS 11 & 12 (09M42)

054 031
097 001

017 - 045

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 017-045
DRAWN: 12-07-67
REVISED: 10-04-82, 01-20-94, 04-15-08 MF, 03-30-12 (V) MB, 04-07-12 MB,
09-15-14 MB, 4-21-15 MF, 06-30-15 MB.

Stanislaus
County
Assessor
67,13,15,16

FOR ILLUSTRATIVE PURPOSES ONLY

Copyright 2001 Stanislaus County-All rights reserved

017 - 045



**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-02**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097654-00
Thursday, DEC 17, 2015 13:31:06
Ttl Pd \$0.00 Rcpt # 0003751827
OLD/R2/1-9

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: Arthur L. Silva
Name

PO Box 885
Address

Riverbank, CA 95367
City, State Zip Phone Number

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

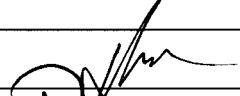
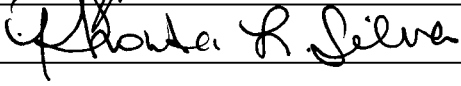
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>014-015-003</u>	<u>091-002</u>	<u>189.35</u>	<u>5201 Milnes Road, Modesto</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

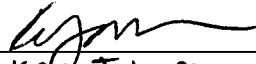
(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

9/20

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Arthur L. Silva		10-23-15	Turlock
Rhonda L. Silva		10/27/15	Modesto

SECURITY HOLDERS:

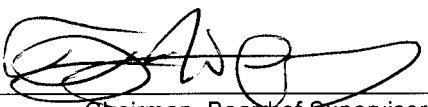
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Yosemite Land Bank FLCA	 By: Kevin Johnson Sr. Vice President	10-26-15	Turlock

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15


Chairman, Board of Supervisors
Terrance Withrow

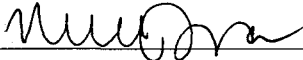
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

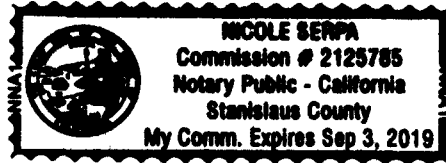
State of California)
County of Stanislaus)

On October 23, 2015 before me, Nicole Serpa, a notary public, personally appeared Arthur L. Silva, 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 



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 26, 2015 before me, Nicole Serpa, a notary public, personally appeared Ken Johnson, 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 

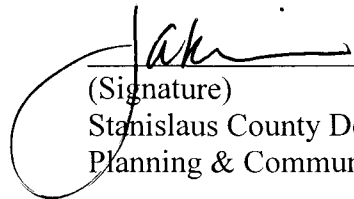


GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY Nicole Serpa
COMMISSION NO. 2125785
DATE COMMISSION EXPIRES September 3, 2019
PLACE OF EXECUTION Stanislaus County

December 15, 2015
(Date)



(Signature)
Stanislaus County Department of
Planning & Community Development

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)

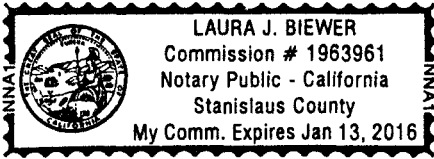
On 10.27.15 before me, Laura J Biewer Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rhonda L Silva
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/hers/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 Laura J Biewer
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.

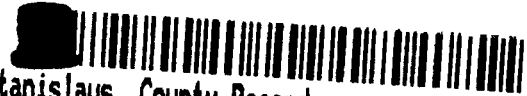
Description of Attached Document

Title or Type of Document: CA Land Conservation Contract
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: Arthur L Silva

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: _____



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0079241-00

Acct 501-Chicago Title
Tuesday, DEC 02, 2014 08:00:00
Ttl Pd \$4,430.00 Rcpt # 0003595757
OMK/R3/1-3

RECORDING REQUESTED BY:
Chicago Title Company
Order No.: FCLA-3861401487
Title No.: 50912977

When Recorded Mail Document To:
Arthur Silva and Rhonda Silva
2407 Tioga
Oakdale, CA 95361

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$4,400.00** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in the **City of Modesto**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Berkeley Land Co., Inc. a California corporation, successor by merger to Lakeside Dairy of Vallejo, a California Corporation

hereby GRANT(S) to Arthur L. Silva and Rhonda L. Silva, husband and wife as joint tenants

the following described real property in the City of Modesto, County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 21, 2014

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Berkeley Land Co. Inc.
a California corporation

BY:
Michael S. Mikulich
Vice President

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

State of California

County of Contra Costa

On November 21, 2014 before me, L. Cutonilli, Notary Public, personally appeared Michael S. Mikulich, 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.

L. Cutonilli
Signature

(Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

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

ALL THAT PORTION OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION, 40 CHAINS, MORE OR LESS, TO THE 1/2 SECTION LINE DIVIDING SAID SECTION 8; THENCE NORTH ALONG SAID 1/2 SECTION LINE, 22 CHAINS, MORE OR LESS, TO THE SOUTHERLY BOUNDARY LINE OF THE MAIN CANAL OF MODESTO IRRIGATION DISTRICT; THENCE NORTHWESTERLY AND FOLLOWING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MAIN CANAL AS DESCRIBED IN THE DEED FROM HENRY LITT TO MODESTO IRRIGATION DISTRICT, DATED SEPTEMBER 2, 1902, AND RECORDED IN VOL. 87 OF DEEDS, PAGE 15, STANISLAUS COUNTY RECORDS, 4243 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION 8, 68 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 014-015-003

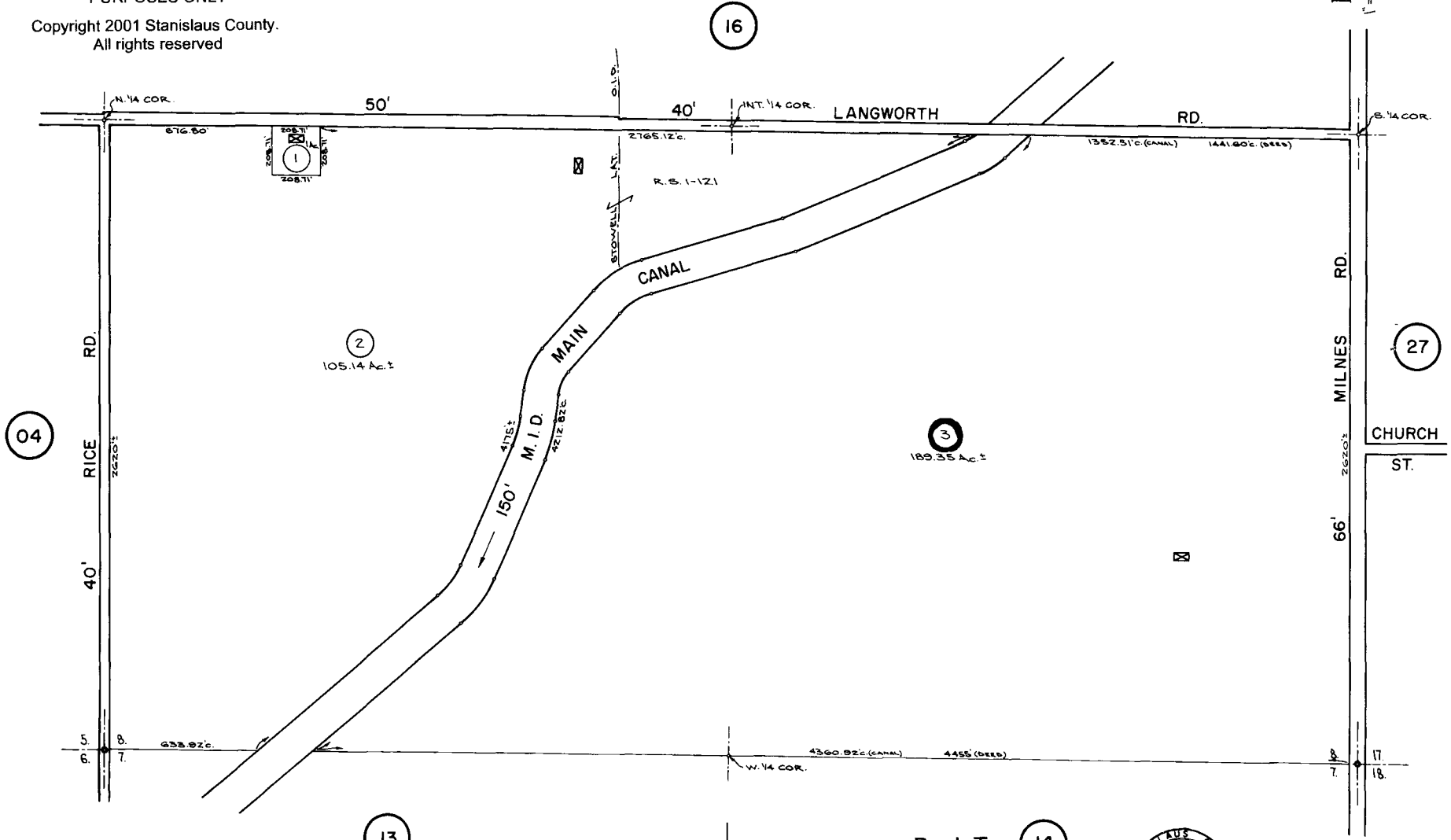
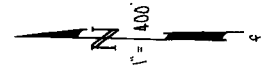
W 1/2 SECTION 8 T.3 S. R.10 E. M.D.B.&M.

91 002
91 007

14 - 15

THIS MAP FOR ASSESSMENT
PURPOSES ONLY

Copyright 2001 Stanislaus County.
All rights reserved



FOR ILLUSTRATIVE PURPOSES ONLY

FROM G-8, 14-15
9-15-68, REDRAWN 12-8-71
UPDATED 3-1-82

Back To
Book
Index



66,72

14 - 15



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2015-0097657-00
 Thursday, DEC 17, 2015 13:31:16
 Ttl Pd \$0.00 Rcpt # 0003751830
 OLD/R2/1-7

**CALIFORNIA LAND CONSERVATION
 CONTRACT NO. 2016-03**

RECORDED AT REQUEST OF
 STANISLAUS COUNTY BOARD OF
 SUPERVISORS

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

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: Michael Azevedo
 Name
3306 S. Tegner Road
 Address
Turlock, CA 95380 (209) 564-1306
 City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>044-043-031</u>	<u>079-001</u>	<u>36</u>	<u>3306 S. Tegner Road, Turlock CA 95380</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
* Michael Manuel Azevedo	<i>Michael Manuel Azevedo</i>	10-29-15	Modesto
* Isabel Maria Azevedo	<i>Isabel Maria Azevedo</i>	10-29-15	Modesto
* Manuel S. Azevedo	<i>Manuel S. Azevedo</i>	10-29-15	Modesto
* Maria F. Azevedo	<i>Maria F. Azevedo</i>	10-29-15	Modesto

SECURITY HOLDERS:

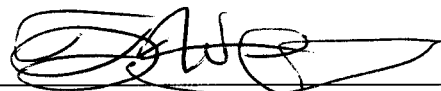
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
AKA * Michael Azevedo			
* Isabel Azevedo			
* Manuel Azevedo			
* Maria Azevedo			

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15



Chairman, Board of Supervisors
Terrance Withrow

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 October 29, before me, Maria Bettencourt Kelly
(insert name and title of the officer)

personally appeared Michael Azuado, Israel Azuado, Hamel Azuado, Maria Azuado
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 Maria Bettencourt Kelly (Seal)

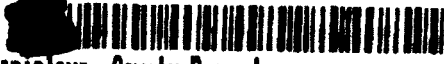


ATTACHMENT 1

Recording requested by
CASTLETON LAW FIRM

When recorded, return to:
CASTLETON LAW FIRM
3174 Collins Dr., Suite B
Merced, California 95348

Mail Tax Statements to:
MANUEL S. AZEVEDO
3328 S. Tegner Rd
Turlock, CA 95380


Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0012851-00
Acct 481-Over The Counter Documents
Monday, FEB 23, 2015 09:28:29
Ttl Pd \$23.00 Rcpt # 0003625592
RC1/R1/1-3

GRANT DEED

The undersigned grantor(s) declare(s):

- Documentary transfer tax is \$ -0-
- () Computed on full value of property conveyed, or
- () Computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area (X) City of TURLOCK
Tax Parcel No. 044-043-021

FOR NO CONSIDERATION, Michael M. Azevedo, Isabel M. Azevedo, husband and wife as community property with right of survivorship; and Manuel S. Azevedo, and Maria F. Azevedo, husband and wife as community property with right of survivorship

hereby GRANT to

MICHAEL M. AZEVEDO, ISABEL M. AZEVEDO, husband and wife as community property with right of survivorship and MANUEL S. AZEVEDO and MARIA F. AZEVEDO, as Trustees of THE M. AND M. AZEVEDO 2004 TRUST, established July 2, 2004, and amended February 9, 2015, all of their right, title and interest in the real property located at 3328 S. Tegner Rd., Turlock, State of California, more particularly described as follows:

The Northwest quarter of the Northwest quarter of Section 33, Township 5 South, Range 10 East, Mount Diablo Meridian.

378
~~378~~

Dated: February 9, 2015.

Manuel S. Azevedo
MANUEL S. AZEVEDO

Dated: February 9, 2015.

Maria F. Azevedo
MARIA F. AZEVEDO

Dated: February 9, 2015

Michael M. Azevedo
MICHAEL M. AZEVEDO

Dated: February 9, 2015

Isabel M. Azevedo
ISABEL M. AZEVEDO

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 Merced)

On February 9, 2015, before me, MELISSA L. CASTLETON, Notary Public, personally appeared MANUEL S. AZEVEDO, MARIA F. AZEVEDO, MICHAEL M. AZEVEDO and ISABEL M. AZEVEDO, 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/hers/their authorized capacity(ies), and that by his/hers/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 *Melissa L. Castleton* (Seal)

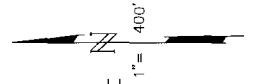


W. 1/2 SECTION 33 T.5S. R.10E. M.D.B.& M.

079 001

044 - 043

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



044

53' T.I.D. LAT. NO. 5 1/2

INT. 1/4 COR.

1/4 1/4 LINE

1" = 400'

N. 1/4 COR.

S. 1/4 COR.

HARDING RD.
40'

BRADBURY RD.
40'

LAT. NO. 5

LAT. NO. 5 1/2

T.I.D.

T.I.D.

60'

70'

28.

29.

33.

32.

04.

05.

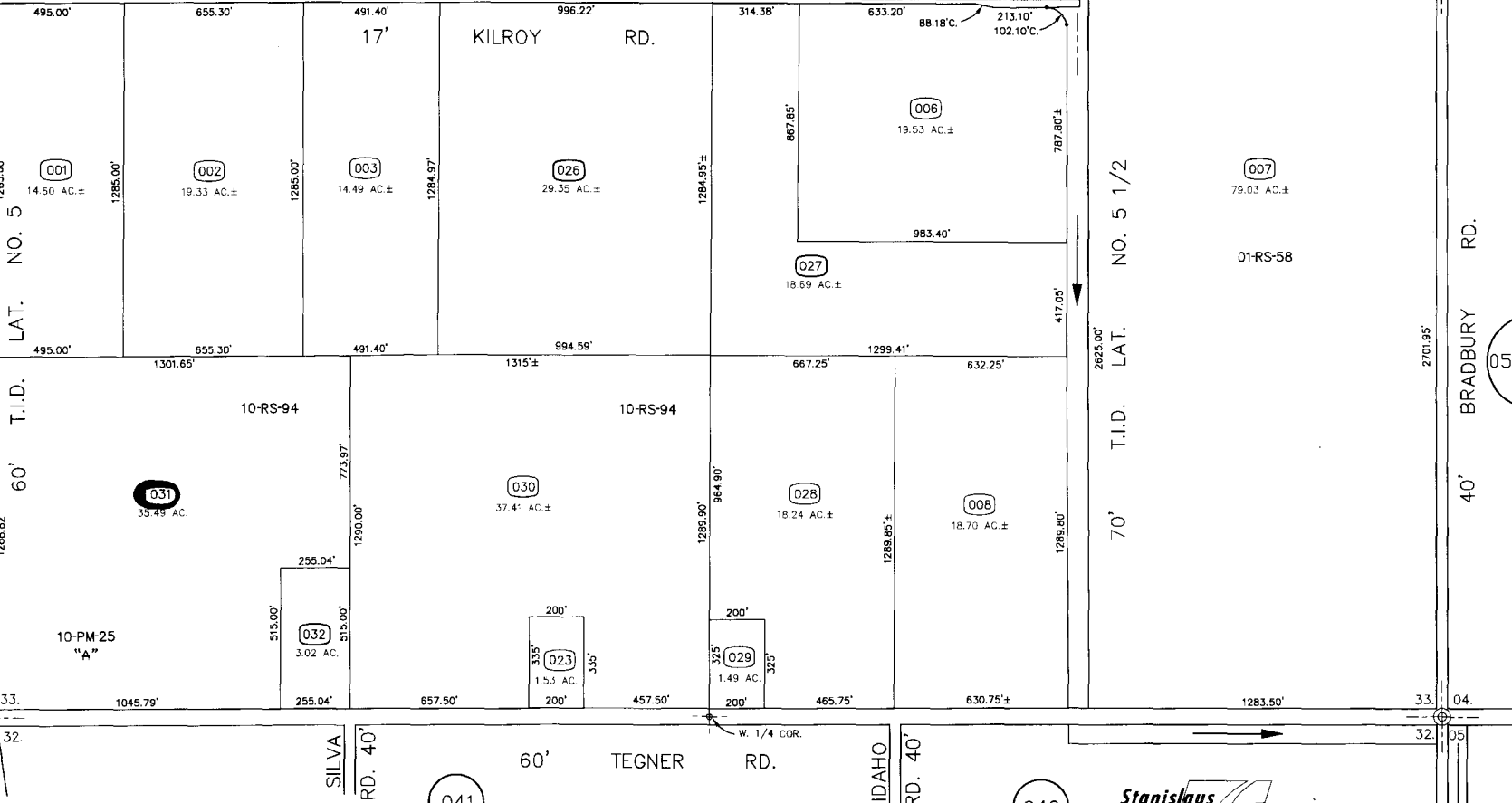
32.

04.

041

042

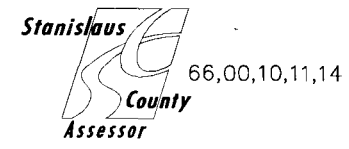
057-019



FOR ILLUSTRATIVE PURPOSES ONLY

FROM: J-38, 044-043
DRAWN
REVISED: 12-09-74, 02-16-95, 04-21-00, 06-19-09 (V) MB., 03-29-10 MB, 01-06-14 MB.

Copyright 2001 Stanislaus County-All rights reserved



044 - 043

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-04

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097658-00

Thursday, DEC 17, 2015 13:31:30
Ttl Pd \$0.00 Rpt # 0003751831
OLD/R2/1-9

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

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

DESIGNATED AGENT:	<u>Devin Robert Gioletti</u> Name
	<u>118 N. Blaker Rd</u> Address
	<u>Turlock, CA 95380</u> City, State Zip
	<u>(209) 606-7886</u> Phone Number

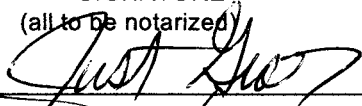
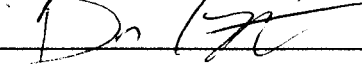
(16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>022-034-002</u>	<u>079-010</u>	<u>37.85</u>	<u>(See Attached)</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Sustin Gioletti		7-31-15	Turlock, CA
Devin Gioletti		7-13-15	Turlock, CA

SECURITY HOLDERS:

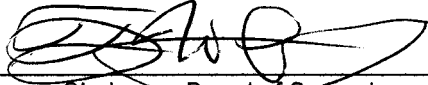
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15


 Chairman, Board of Supervisors
 Terrance Withrow

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 July 31, 2015 before me, Iria Nunes, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Justin Gioielli
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 Iria Nunes
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: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

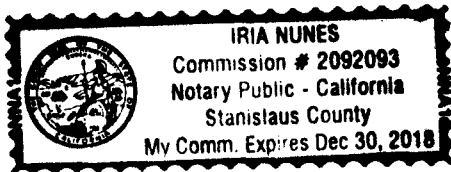
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On July 13, 2015 before me, Iria Nunes, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Devin Gioletti
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 Iria Nunes
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: _____

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY Iria Nunes
COMMISSION NO. 2092093
DATE COMMISSION EXPIRES December 30, 2018
PLACE OF EXECUTION Stanislaus County

December 15, 2015
(Date)



(Signature)
Stanislaus County Department of
Planning & Community Development

ATTACHMENT 1

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
J.G. Gioletti Separate Property 2005 Trust
118 North Blaker Road
Turlock, CA 95380

WE HEREBY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY OF THE ORIGINAL.
RECORDED ON 5/12/15
INSTRUMENT NO. 2015-35172
FIRST AMERICAN TITLE INSURANCE CO.
BY [Signature]

Space Above This Line for Recorder's Use Only

A.P.N.: 022-034-002-000

File No.: 5007-4890766 (CK)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,100.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$10.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Robert E. Lee and Lynn B. Lee, trustees of the Lee Family 2008 Living Trust**

hereby GRANTS to **Justin G. Gioletti , as trustee of the J.G. Gioletti Separate Property 2005 Trust, as to an undivided 50% interest and Devin Gioletti, as trustee of the D. Gioletti Separate Property 2014 Trust, as to an undivided 50% interest**

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

LOTS 17 AND 18 OF "GLENDDORA COLONY", ACCORDING TO THE MAP THEREOF FILED FOR RECORD DECEMBER 13, 1907 IN VOLUME 3 OF MAPS, AT PAGE 20, STANISLAUS COUNTY RECORDS.

EXCEPTING THEREFROM SAID LOT 17 THE NORTH 20 FEET OF THE SOUTH 40 FEET THEREOF, AS CONVEYED TO THE COUNTY OF STANISLAUS BY DEED RECORDED DECEMBER 6, 1961, INSTRUMENT NO. 40516, IN BOOK 1726, AT PAGE 696, STANISLAUS COUNTY RECORDS.

Date: 05/05/2015

A.P.N.: 022-034-002-000

File No.: 5007-4890766 (CK)

Dated: **May 05, 2015**

Lee Family 2008 Living Trust

Robert E. Lee
Robert E. Lee, Trustee

Lynn B. Lee
Lynn B. Lee, Trustee

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.

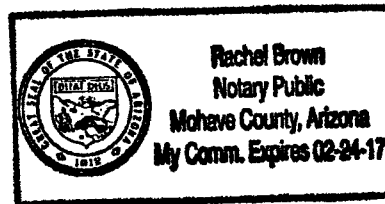
STATE OF ARIZONA)SS
COUNTY OF MOHAVE)

On 05/07/2015, before me, Rachel Brown, Notary Public, personally appeared ROBERT E. Lee and Lynn B. Lee, 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
Rachel Brown



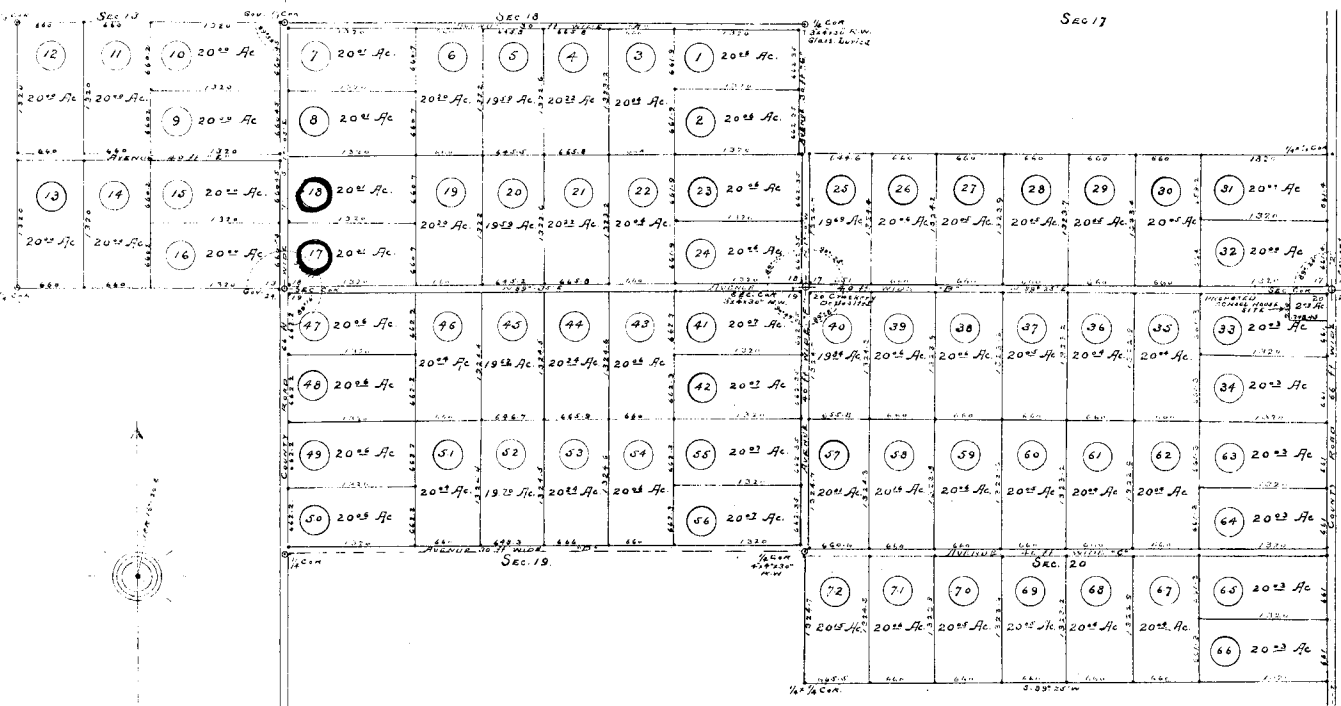
This area for official notarial seal

THE GLENDORA COLONY

THIS PLAT COMPRISES THE S. 1/2 OF THE S. 1/2 OF SECTION 17, THE S. 1/2 OF SEC 18 THE N. 1/2 OF SECTION 19, THE N. 1/2 AND THE S. 1/2 OF SECTION 20 IN T. 3. S. R. 9. E. AND THE S. E. 1/4 OF SECTION 19 IN T. 3. S. R. 9. E. M. 1. P. R. M.

T. 3. S. R. 9. E.

T. 3. S. R. 9. E.



We the undersigned do hereby certify that the above and foregoing is a true and correct copy of the original plat as shown to me by the County Surveyor and that the same is a true and correct copy of the original plat as shown to me by the County Surveyor and that the same is a true and correct copy of the original plat as shown to me by the County Surveyor and that the same is a true and correct copy of the original plat as shown to me by the County Surveyor.

J. H. Kealey
County Surveyor

State of California
County of Stanislaus

On this 12th day of November 1907 before me, N. C. P. Caswell, Notary Public in and for the County of Stanislaus State of California duly commissioned and personally appeared J. H. Kealey and R. W. Kealey, both of whom names are subscribed to said map and they duly acknowledged to me that they subscribed said map as said and said and declared to me in presence of 2 more persons of my hand and affixed my seal the day and year last above written.

N. C. P. Caswell
Notary Public in and for the County of Stanislaus State of California

I John T. Kealey a duly licensed Surveyor of the State of California do hereby declare and say that I made my Certificate and November 1907 in the survey of the subdivisions of land shown on the map shown that the said map is correct the survey of said lands as shown by said map was made at the time above mentioned and in making said survey I had no objection and a right to my hands at the several places shown on the map.

Witness my hand and seal this 12th day of November 1907

This is to certify that this map or plat of the Glendora Colony comprising the S. 1/2 of the S. 1/2 of Section 17, the S. 1/2 of Section 18, the N. 1/2 of Section 19, the N. 1/2 and the S. 1/2 of Section 20 in T. 3. S. R. 9. E. and the S. E. 1/4 of Section 19 in T. 3. S. R. 9. E. M. 1. P. R. M. is a true and correct copy of the original plat as shown to me by the County Surveyor and that the same is a true and correct copy of the original plat as shown to me by the County Surveyor and that the same is a true and correct copy of the original plat as shown to me by the County Surveyor.

G. E. Kealey
Chairman Board of Supervisors
Stanislaus County
State of California

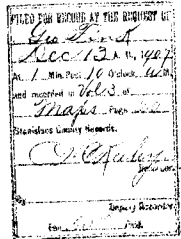
Filed Dec 11 1907
Witness: S. B. Mitchell
County of Stanislaus

I H. C. Kealey County Notary of the County of Stanislaus State of California do hereby certify that there are in this map and plat as shown above said map and subdivisions of land in Stanislaus County Glendora Colony comprising the S. 1/2 of the S. 1/2 of Section 17, the S. 1/2 of Section 18, the N. 1/2 and the S. 1/2 of Section 19, the N. 1/2 and the S. 1/2 of Section 20 in T. 3. S. R. 9. E. and the S. E. 1/4 of Section 19 in T. 3. S. R. 9. E.

In Witness Whereof I have hereunto set my hand and affixed my official seal of my office in the County of Stanislaus State of California
this 13th day of December 1907
J. H. Kealey
County Notary

Reference Table of Signs:
Scale 1/2" = 100'

- +— Section Corners
- o 1/4 Section Corners
- Lot Corners
- Corner of lot
- +— Lot boundary on County Roads the measurements and bearings are given to the center of the same
- Lot boundary on other corners the measurements and bearings are given to the center of each corner
- Lot boundary on both corners the measurements and bearings include the full width of each corner

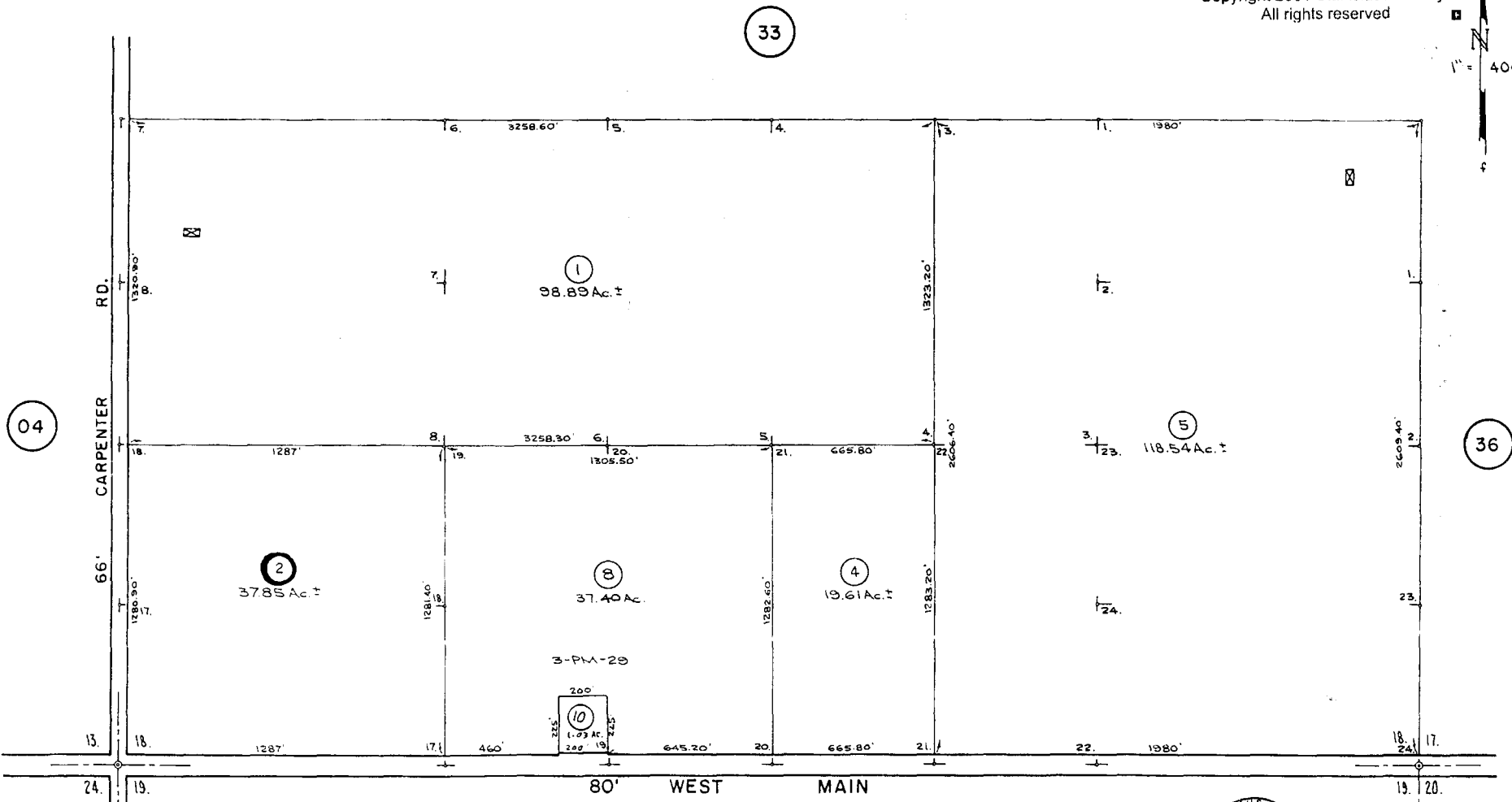
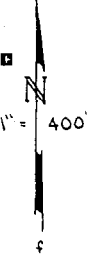


FOR ILLUSTRATIVE PURPOSES ONLY

S 1/2 SECTION 18 T.5S. R.9E. M. D. B. & M.
 POR. GLENDORA COL.-LOTS 1 to 8, 17 to 24

079 008 22 - 34
 079 010

THIS MAP FOR ASSESSMENT
 PURPOSES ONLY
 Copyright 2001 Stanislaus County.
 All rights reserved



FROM 22-11
 R.M. 3-20
 P.M. 3-29
~~ABE 300-58~~
 5-25-67, UPDATED 3-11-74
 6-11-96, 4-19-00

Back To
 Book
 Index



68,97.00

22 - 34

FOR ILLUSTRATIVE PURPOSES ONLY

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-05**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097659-00
Thursday, DEC 17, 2015 13:31:37
Ttl Pd \$0.00 Rcpt # 0003751832
OLD/R2/1-10

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

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

DESIGNATED AGENT: Edward J. Maring
Name
1536 Frank Cox Rd
Address
Patterson, CA 95363 (209) 894-3781
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>047-003-001</u>	<u>086-005</u>	<u>28.71</u>	<u>Lot 947 Patterson Colony</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

100

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Edward and Mildred Maring Family Trust		3/22/2013	
Edward J. Maring	Trustee	8/14/2015	Patterson, CA
Mildred C. Maring	Trustee	8/14/2015	Patterson, Ca
Edward J. & Mildred C. Maring, Trustees			

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
None			

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15


 Chairman, Board of Supervisors
 Terrance Withrow

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 AUGUST 14, 2015 before me, NANCY A ANDERS Notary Public,
(Here insert name and title of the officer)

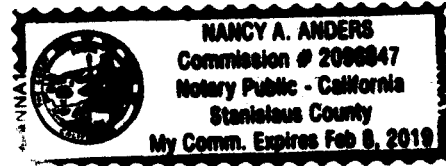
personally appeared Edward J Naring & Mildred C Manning,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), 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.

Nancy A Anders
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Williamson Act
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 8/14/15

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

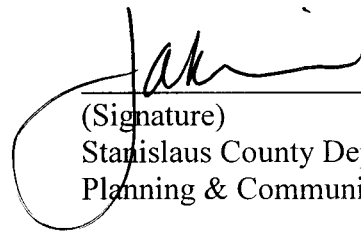
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY Nancy A. Anders
COMMISSION NO. 2096847
DATE COMMISSION EXPIRES February 8, 2019
PLACE OF EXECUTION Stanislaus County

December 15, 2015
(Date)



(Signature)
Stanislaus County Department of
Planning & Community Development

Stanislaus, County Recorder
Edward L. Lundrigan Co Recorder Office
JOC- 2015-0031259-00

Acct 402-Counter Customers
Tuesday, APR 28, 2015 13:26:44
Ttl Pd \$706.50 Rcpt # 0003654671
MAP/R2/1-3

RECORDING REQUESTED BY:
Fidelity National Title Company
Order No.: FFOM-3011500588
Title No.: FSST-TO15001635

When Recorded Mail Document To:
Edward and Mildred Maring Family Trust dated
March 22, 2013
1536 Frank Cox Road
Patterson, AL 95363

Property Address: Agriculture,
Patterson, CA 95363
APN/Parcel ID(s): 047-003-001-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$676.50 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Orchard Terrace Estates, LLC, a California Limited Liability Company

hereby GRANT(S) to Edward Maring and Mildred Maring as Trustees of the Edward and Mildred Maring Family Trust dated March 22, 2013

the following described real property in the City of Patterson, County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JMA

GRANT DEED
(continued)

APN/Parcel ID(s): 047-003-001-000

Dated: April 18, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Orchard Terrace Estates, LLC

BY: [Signature]
Greg Hostetler, Trustee of The Survivor's Trust
under the 2008 Amended and Restated Hostetler Revocable Trust, Member

By: [Signature]
Greg Hostetler, Trustee of The Bypass Trust under the 2008 Amended
and Restated Hostetler Revocable Trust, Member

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 Merced

On April 23, 2015 before me, Nancy Massey, Notary Public,
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Nancy Massey

(Seal)

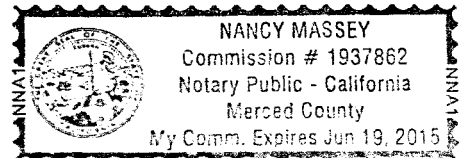


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 047-003-001-000

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

LOT 947 AS SAID LOT IS SHOWN AND DELINEATED ON MAP ENTITLED "MAP OF PATTERSON COLONY, SUB. TRACT NO. FOUR", IN THE UNINCORPORATED AREA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, FILED FOR RECORD JANUARY 9, 1912 IN VOLUME 6 OF MAPS, AT PAGE 23, STANISLAUS COUNTY RECORDS.

MAP OF PATTERSON COLONY

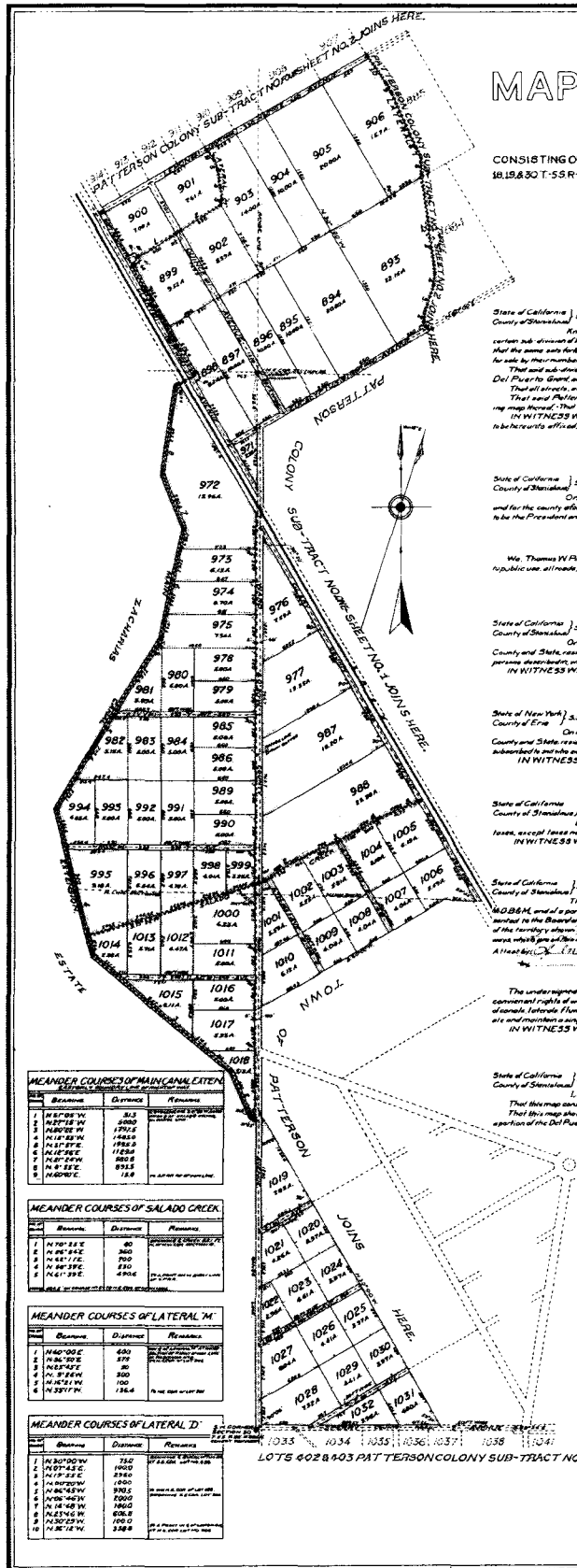
SUB-TRACT NUMBER FOUR

CONSISTING OF A PORTION OF SECTIONS 1, 2, 11, 12, 13, 24 & 25 T-5S R-7E MDB & M, AND OF A PORTION OF SECTIONS 18, 19, & 30 T-5S R-8E MDB & M, AND OF A PORTION OF THE DEL PUERTO GRANT SHOWING SAID LANDS SUBDIVIDED INTO 40 LOTS SURVEYED IN DECEMBER 1914

H. L. WARD, Licensed Surveyor

Scale 1 inch = 600 Feet

MADE IN 2 SHEETS - SHEET No. 1.



State of California) ss
County of Stanislaus) ss
Know All Men by these presents, that the plat of map, consisting of this sheet No. 1, and one other sheet numbered sheet No. 2, is an accurate plat or map of a certain sub-division of land in 140 lots, numbered consecutively from 890 to 1018, inclusive, for the purpose of sale, to be known as Patterson Colony Sub-tract No. 4, and that the same are to be and define all parcels of ground within said sub-tract as reserved for public purposes, by their boundaries, courses and area, and all subdivided for sale by their number and area as length and width.

That all streets, avenues and highways shown on this map are hereby dedicated to public use, and said dedication consists in the making of this map. That said Patterson Ranch Company has caused H. L. Ward, a Licensed Surveyor of the State of California, to survey and partition, and to make the necessary map hereon. That said Company reserves a strip of land 300 feet, 15 feet wide and parallel to the centerline of Lateral M and D in a Right Way.

IN WITNESS WHEREOF, the said Patterson Ranch Company has caused these presents to be signed by its President and its Secretary, and its corporate seal to be hereunto affixed, on this 5th day of January, 1915.

PATTERSON RANCH COMPANY
By *[Signature]* President
By *[Signature]* Secretary

State of California) ss
County of Stanislaus) ss
On this 5th day of January, 1915, in the year of Our Lord Nineteen Hundred and Fifteen, before me, *[Signature]* a Notary Public, in and for the County aforesaid, reading thereof, duly sworn and qualified, personally appeared T. W. Patterson, President of the Patterson Ranch Company, known to me to be the President and Secretary respectively of the corporation, executed the foregoing certificate, and they acknowledged the same to me as a Notary Public in and for the County of Stanislaus, State of California.

We, Thomas W. Patterson, trustee, William W. Patterson, trustee, and John D. Patterson, trustee, Managers, do hereby consent to the filing of this map and our hereby declare public use, all roads, avenues and highways shown on this map.

[Signatures]
Thomas W. Patterson, Trustee
William W. Patterson, Trustee
John D. Patterson, Trustee

State of California) ss
County of Stanislaus) ss
On this 8th day of January, 1915, in the year of Our Lord Nineteen Hundred and Fifteen, before me, *[Signature]* a Notary Public, in and for the County and State aforesaid, reading thereof, duly sworn and qualified, personally appeared John D. Patterson, Trustee, known to me to be the person authorized, whose name is subscribed hereon, and who executed the above document, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, of my office in said County, on this 8th day of January, 1915.

[Signature]
Notary Public in and for the County of Stanislaus, State of California.

State of New York) ss
County of Erie) ss
On this 7th day of December, in the year of Our Lord Nineteen Hundred and Fifteen, before me, *[Signature]* a Notary Public, in and for said County and State aforesaid, reading thereof, duly sworn and qualified, personally appeared John D. Patterson, Trustee, known to me to be the person authorized, whose name is subscribed to and who executed the above instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, of my office in said County, on this 7th day of December, 1915.

[Signature]
Notary Public in and for the County of Erie, State of New York.

State of California) ss
County of Stanislaus) ss
I, *[Signature]*, Auditor of the County of Stanislaus, State of California, do hereby certify that there are no liens for State or County taxes, except taxes not yet paid, against said tract and subdivisions of land shown on this Patterson Colony Sub-tract No. 4 map.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, of my office in the County of Stanislaus, State of California, on this 5th day of January, 1915.

[Signature]
Auditor of the County of Stanislaus, State of California.

State of California) ss
County of Stanislaus) ss
This is to certify that the map or plat, consisting of two sheets, of which this is sheet No. 1, is a survey of portions of Sections 1, 2, 11, 12, 13, 24 & 25 T-5S R-7E MDB & M, and a portion of Sections 18, 19 & 30 T-5S R-8E MDB & M, and a portion of the Del Puerto Grant, duly certified and subdivided as respectively hereon, having been prepared in the Bureau of Supervisors of the County of Stanislaus, State of California, and having been approved under the usual, ordinary and regular high road, which on this map designated as county roads, which said county roads only are accepted in behalf of the public, on this 5th day of January, A.D. 1915.

Attest: *[Signature]*
Clerk

Clarence H. Beard, Supervisor
County of Stanislaus, State of California.

The undersigned Patterson Ranch Company, the owners of the property delineated on this map, hereby reserves to itself and its successors, all necessary and convenient rights of way over all streets, avenues, roads, highways and ways shown on this map and dedicated to public use, for the construction, maintenance and operation of canals, laterals, flumes, pipe lines of water and sewers, and all necessary and convenient rights of way, pipes, poles and lines, and all the right appurtenant thereto, and in addition a single or double track railway operated by any lawful motive power.

IN WITNESS WHEREOF, said Patterson Ranch Company has caused this to be executed and its corporate name and seal to be hereunto affixed, on this 5th day of January, 1915.

PATTERSON RANCH COMPANY
By *[Signature]* President
By *[Signature]* Secretary

State of California) ss
County of Stanislaus) ss
I, H. L. Ward, a duly licensed surveyor of the State of California, do hereby certify that I made a survey of the premises shown on this map. That this map consists of the subdivisions mentioned herein and thereon.

That this map shows the subdivisions of land shown on this Patterson Colony Sub-tract No. 4 map, and a portion of Sections 1, 2, 11, 12, 13, 24 & 25 T-5S R-7E MDB & M, and a portion of Sections 18, 19 & 30 T-5S R-8E MDB & M, and a portion of the Del Puerto Grant, and that this is an accurate map made by me.

[Signature]
Licensed Surveyor, State of California.

NOTES - LEGEND

All roads, avenues and highways not marked by proper authorities, are designated by small letter 'w'. All encumbrances are in feet and fractions thereof.

All lots extend to road center and canal center, except as noted by reservation or otherwise.

Lot lines used shall be 1/4" thick and marked with the proper lot numbers and placed in the corners.

The records of Stanislaus County show county road 66 R. 26, 33 feet each side of the Range Line, on the west side of Section 30, but as the record on that section shows on Section 30, 60 ft. in the subdivision, east of the Range Line and 6 R. 26, 33 feet, to be a road and conform to the road as now located.

Referenced fields are placed at the intersection of the corners of A. 1000.

Lot 972, 976, 977, 987, 988, 1001 and 1010 reserved to the said to be the boundary line of Range Road and to be recorded as in other lots.

FILED FOR RECORD AT THE REQUEST OF
[Signature]
A. D. 1915
AND Min. Part 110 clock, C.M.
and recorded in file of
[Signature] Page 23
Stanislaus County Records.
[Signature]
Clerk.

By *[Signature]*
Notary Public.

MEANDER COURSES OF MAIN CANAL CENTER

Station	Distance	Remarks
1 N 70° 35' W	5000	to center of main canal
2 N 85° 34' E	1750	to center of main canal
3 N 14° 33' W	1425	to center of main canal
4 N 41° 57' E	1950	to center of main canal
5 N 14° 33' W	1125	to center of main canal
6 N 85° 34' E	800	to center of main canal
7 N 14° 33' W	812.5	to center of main canal
8 N 85° 34' E	150	to center of main canal

MEANDER COURSES OF SALADO CREEK

Station	Distance	Remarks
1 N 70° 35' W	80	to center of Salado Creek
2 N 85° 34' E	300	to center of Salado Creek
3 N 14° 33' W	700	to center of Salado Creek
4 N 41° 57' E	150	to center of Salado Creek
5 N 14° 33' W	490	to center of Salado Creek

MEANDER COURSES OF LATERAL 'M'

Station	Distance	Remarks
1 N 40° 00' E	400	to center of Lateral M
2 N 80° 30' E	370	to center of Lateral M
3 N 22° 30' E	80	to center of Lateral M
4 N 5° 30' W	300	to center of Lateral M
5 N 85° 34' E	100	to center of Lateral M
6 N 35° 17' W	136.4	to center of Lateral M

MEANDER COURSES OF LATERAL 'D'

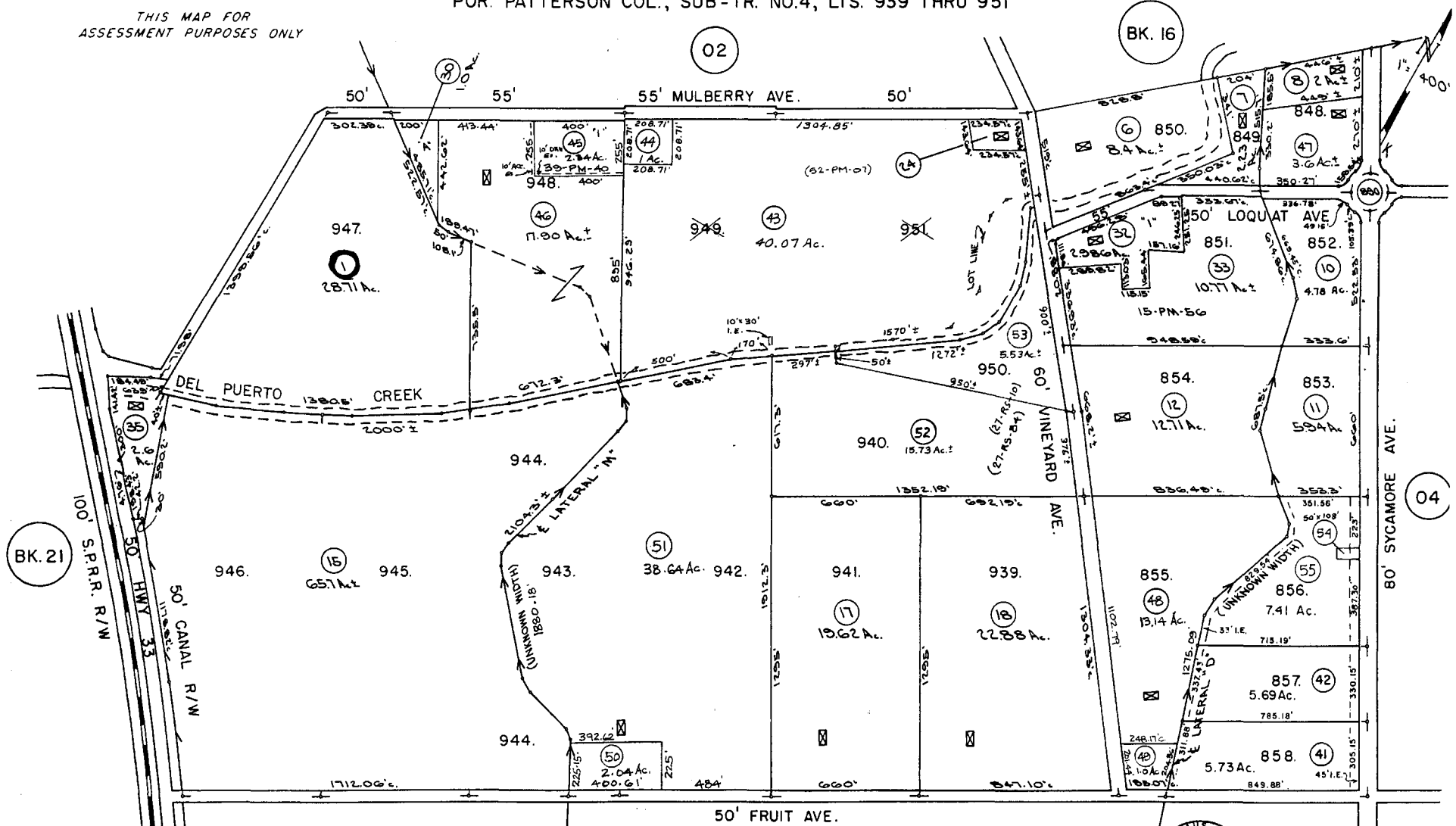
Station	Distance	Remarks
1 N 80° 30' W	150	to center of Lateral D
2 N 10° 30' E	1000	to center of Lateral D
3 N 85° 34' E	250	to center of Lateral D
4 N 10° 30' W	1000	to center of Lateral D
5 N 85° 34' E	1000	to center of Lateral D
6 N 10° 30' W	1000	to center of Lateral D
7 N 85° 34' E	1000	to center of Lateral D
8 N 10° 30' W	1000	to center of Lateral D
9 N 85° 34' E	1000	to center of Lateral D
10 N 10° 30' W	1000	to center of Lateral D

PORTION SECTION 12 T.5 S. R.7 E. M.D.B. & M.
 POR. PATTERSON COL., SUB-TR. NO.3, LTS. 848 THRU 858
 POR. PATTERSON COL., SUB-TR. NO.4, LTS. 939 THRU 951

086 000
 086 005

47-03

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY

FROM D-45, 47, 47-03
~~ADE 188-26~~
 4-NOV-75 * ACREAGES COMPUTED TO CENTER OF
 RM 6-5, 6-23 LATERALS AND SIDES OF ROADS.
 UPDATED 7-20-85, 2-17-88, 11-5-88, 2-21-02 DH, 12-1-03 DH




61, 77, 96, 98
 99, 02, 04
 47-03

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-06**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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


Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097660-00
Thursday, DEC 17, 2015 13:31:50
Ttl Pd \$0.00 Rcpt # 0003751833
OLD/R2/1-8

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: Dennis N. Larson
Name
4150 Saylor Road
Address
Denair, CA 95316 (209)602-4416
City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>045-011-013</u>	<u>067-002</u>	<u>17.27</u>	<u>Lot 1 of the replat of Saylor Colony, filed on July 17, 1912, Volume 7 at page 1, Stanislaus County Records</u>
<u>045-011-014</u>	<u>067-002</u>	<u>19.73</u>	<u>4150 Saylor Road, Denair, CA 95316</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

gud

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<i>The Larson-Ruddy Trust</i>			
* Dennis N. Larson, trustee	<i>[Signature]</i>	9/11/15	Turlock, CA
* Laurel W. Ruddy, trustee	<i>[Signature]</i>	9/11/15	Turlock, CA
* Dennis N. Larson, trustee			
* Laurel D. Ruddy, trustee			

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
FARMERS/MERCHANTS CORP. BY:	<i>[Signature]</i>	09/11/2015	Turlock, CA
	Bruce G. McClellan, FIRM VICE PRESIDENT		
	Bruce G. McClellan		

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15

[Signature]
 Chairman, Board of Supervisors
 Terrance Withrow

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

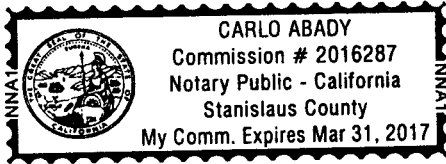
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of STANISLAUS)
On SEPTEMBER 11/2015 before me, CARLO ABADY, A NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared DENNIS LARSON AND LAUREL D RUDDY
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though 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: _____

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)

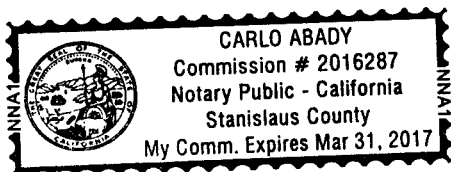
On SEPTEMBER/11/2015 before me, CARLO ABADY, A NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared BRUCE G MCCLELLAN
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though 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: _____

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 08-51113392-LB
Locate No.: CACTI7750-7750-4511-0051113392
Title No.: 08-51113392-RB

**When Recorded Mail Document
and Tax Statement To:**

Mr. and Mrs. Dennis N. Larson
4150 Saylor Rd.
Denair, CA 95316

12-31-08
36315
JS

APN: 045-011-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

**The undersigned grantor(s) declare(s)
Documentary transfer tax is \$555.50**

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Natalie Hill, an unmarried woman

hereby GRANT(S) to Dennis N. Larson and Laurel D. Ruddy, husband and wife as joint tenants

the following described real property in the County of **Stanislaus**, State of **California**:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

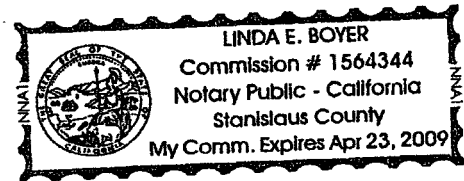
DATED: December 26, 2008

State of California)
County of Stanislaus)

Natalie Hill
Natalie Hill

On December 26, 2008 before me,
Linda E. Boyer, Notary Public
(here insert name and title of the officer), personally appeared
Natalie Hill,

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 Linda E. Boyer (Seal)

CERTIFIED TO BE A
TRUE AND CORRECT COPY
CHICAGO TITLE

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 08-51113392-LB
Locate No.: CACTI7750-7750-4511-0051113392
Title No.: 08-51113392-RB

EXHIBIT "A"

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

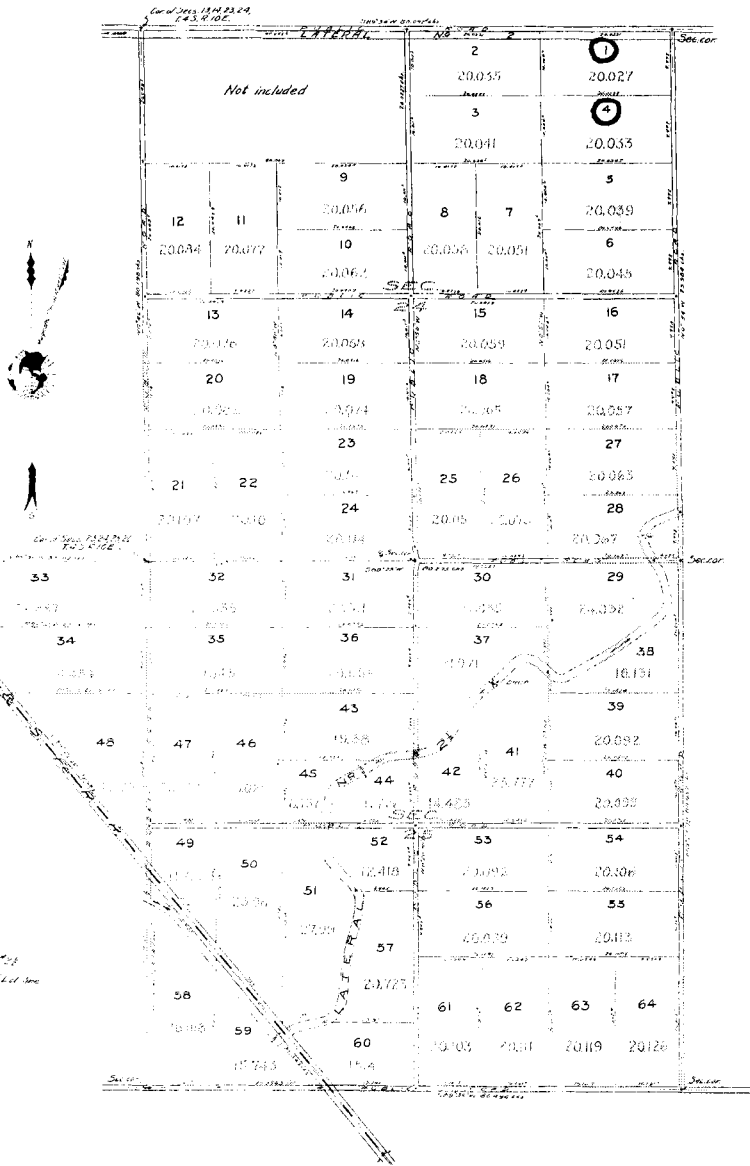
Lot 4 of THE REPLAT OF THE SAYLER COLONY, as per Map thereof filed July 17, 1912 in Vol. 7 of Maps, Page 1, Stanislaus County Records.

APN: 045-011-014

RE-PLAT OF THE SAYLER COLONY

Being all of Sec. 25 and part of Secs. 24 & 26, T.4 S. R.10 E.
SCALE: 1" = 10 chs.

Section	Area (Acres)	Area (Sq. Chs.)
20	160.000	110,880,000
21	160.000	110,880,000
22	160.000	110,880,000
23	160.000	110,880,000
24	160.000	110,880,000
25	160.000	110,880,000
26	160.000	110,880,000
27	160.000	110,880,000
28	160.000	110,880,000
29	160.000	110,880,000
30	160.000	110,880,000
31	160.000	110,880,000
32	160.000	110,880,000
33	160.000	110,880,000
34	160.000	110,880,000
35	160.000	110,880,000
36	160.000	110,880,000
37	160.000	110,880,000
38	160.000	110,880,000
39	160.000	110,880,000
40	160.000	110,880,000
41	160.000	110,880,000
42	160.000	110,880,000
43	160.000	110,880,000
44	160.000	110,880,000
45	160.000	110,880,000



FOR ILLUSTRATIVE PURPOSES ONLY

Legend
 Section corners - Subdivisions run 200
 1/4 Sec. corners - 1/4 Sec. 110,880,000
 1/4 Sec. corners - 1/4 Sec. 110,880,000
 1/4 Sec. corners - 1/4 Sec. 110,880,000
 1/4 Sec. corners - 1/4 Sec. 110,880,000

Know all men by these presents that the undersigned, M.L. Tomlinson, does declare and say that he is the owner and proprietor of all of Secs. 25 and Sec. 24 except the NW 1/4 of the NW 1/4 of Sec. 24 and also of the portion of Sec. 26 lying to the Eastern side of the R.R. reservation in T.4 S. R.10 E. Designated as Lots 1 to 64 inclusive on this Map that he has caused said map and the notes of the survey thereof to be examined and made for the purpose of sale and that said map is true and correct.

State of California)
 County of Stanislaus) s.s.
 On this 17th day of May 1912 before me, U.S. ...
 a Notary Public in and for the County of Stanislaus, State of California personally appeared
 M.L. Tomlinson, known to me to be the person who executed the foregoing statement
 and declaration and acknowledged to me that he executed the same.
 In witness whereof I hereunto set my hand and affix my official seal on the day and year
 first above written.

J. H. ... County Supervisor of Stanislaus Co., California, do hereby certify that this is a
 true and correct Map of the Plat of Saylor Colony compiled from the field notes of a
 survey completed on the 30th day of April, 1912.

State of California)
 County of Stanislaus) s.s.
 I, M.C. ... County Auditor of the County of Stanislaus, State of
 California, do hereby certify that there are no liens for unpaid County taxes or County
 taxes except taxes not yet payable against said land or subdivision of land as
 noted on this Map.
 In witness whereof I hereunto set my hand and affix my official seal of office
 Dated: May 17, 1912.

State of California)
 County of Stanislaus) s.s.
 I, J.M. ... Collector of the Turlock Irrigation District, do hereby
 certify that there are no liens for unpaid Irrigation Taxes, except taxes not yet pay-
 able against said tract or subdivision of land designated on this Map.
 In witness whereof I hereunto set my hand.
 Dated: May 17, 1912.

This is a correct and true Map or Plat of the Re-Plat of Saylor Colony, being duly
 examined and certified as required by law, and having been presented to the Board
 of Supervisors of Stanislaus County, State of California, which Board is the governing
 body having control of all streets, roads and avenues in the territory shown on said
 Map, it is hereby ordered that all streets, roads and avenues be re-platted except
 those heretofore declared Public Highways.
 Filed: May 17, 1912.

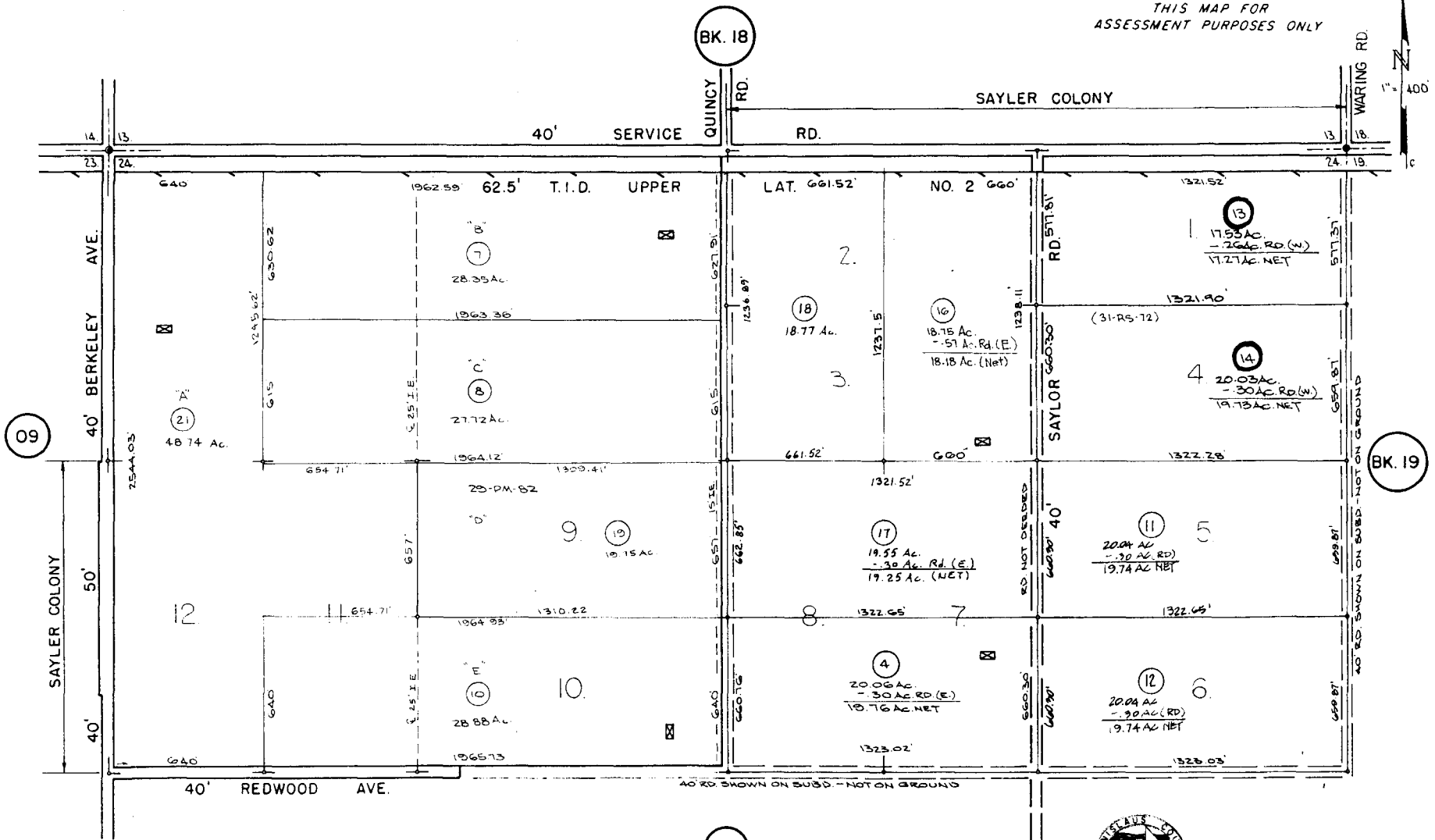
By: _____ Clerk
 Deputy Clerk
 Filed for record at the request of
 M.L. Tomlinson
 on May 17, 1912
 At St. Marys, Cal. Book 1000
 and recorded in Vol. ... of Maps
 Page 1 - Stanislaus Co. Records
 Recorder
 Deputy Recorder
 Fee: ... Paid

N. 1/2 SECTION 24 T. 4 S. R. 10 E. M. D. B. & M.
 POR. RE-PLAT OF THE SAYLER COL-LOTS 1 thru 12

67 02

45 - ||

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY

FROM D-20, 45-11
 R.M. 7-1
 REDRAWN 9-18-74
 UPDATED 9-11-89, 10-13-93 N.C., 1-6-97 S.F.A., 11-11-98



60,97.00


45 - ||

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-07**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0098397-00
Acct 121-Planning.
Monday, DEC 21, 2015 14:35:55
Ttl Pd \$0.00 Rcpt # 0003752939
OJC/R2/1-13

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: Howard E. Hughes
Name

3812 Marsala Way
Address

Modesto, CA 95356 (209) 613-4922
City, State Zip Phone Number

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

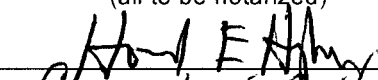
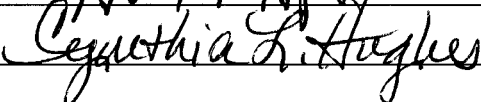
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>048-009-020</u>	<u>086-000</u>	<u>10.01±</u>	<u>Almond Avenue, Patterson</u>
<u>048-009-019</u>	<u>086-000</u>	<u>10.01±</u>	<u>Almond Avenue, Patterson</u>
<u>048-009-040</u>	<u>086-000</u>	<u>17.23</u>	<u>Almond Avenue, Patterson</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

1300
13JC

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Howard E. Hughes		10-22-05	Modesto
Cynthia L. Hughes		10-22-2015	Modesto

SECURITY HOLDERS:

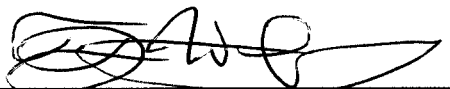
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15


 Chairman, Board of Supervisors
 Terrance Withrow

CALIFORNIA ALL PURPOSE 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 _____)

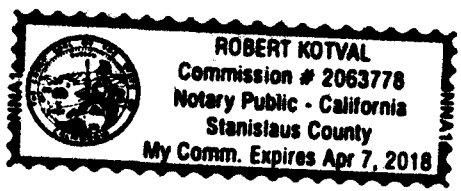
On October 22, 2015 before me, Robert Kotval, Notary Public Notary Public.
Date (here insert name and title of the officer)

personally appeared Howard E Hughes and Cynthia L Hughes

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

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

WITNESS my hand and official seal.



Signature: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

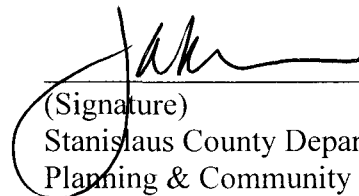
Document Date: _____ Other: _____

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY Robert Kotval
COMMISSION NO. 2063778
DATE COMMISSION EXPIRES April 7, 2018
PLACE OF EXECUTION Stanislaus County

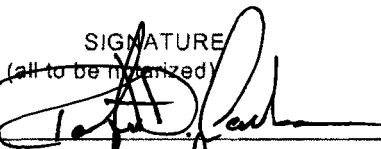
December 15, 2015
(Date)


(Signature)
Stanislaus County Department of
Planning & Community Development

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Howard E. Hughes			
Cynthia L. Hughes			

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Bank of the West		10-23-15	Arco, ND
Robert Carlson, SVP Positive M&R			

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County


Dated

Chairman, Board of Supervisors


STATE OF NORTH DAKOTA
County of Cass

The foregoing instrument was acknowledged this 23rd day of October, 2015,
before me, a Notary Public in and for said County and State, by Robert Carlson,
Senior Vice-president for Bank of the West, known to be the person who is
described in and who executed the within instrument and acknowledged to me that he executed
the same.





Notary Public, Cass County, North Dakota
My Commission Expires: 9-30-2016

<p>RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:</p> <p>LAW OFFICES OF STEVEN A. SMITH 502 13TH Street MODESTO, CA 95354</p> <p>MAIL TAX STATEMENTS TO:</p> <p>Mr. & Mrs. Howard E. Hughes 3812 Marsala Way Modesto, CA 95356</p>	 <p>Stanislaus, County Recorder Lee Lundrigan Co Recorder Office DOC- 2015-0024750-00</p> <p>Rcct 402-Counter Customers Tuesday, APR 07, 2015 08:21:52 Ttl Pd \$17.00 Rcpt # 0003644902 MGC/R2/1-1</p>
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Trust Transfer Deed

Grant Deed (Excluded from Reappraisal Under Proposition 13 i.e., Calif. Const. Art 13A et seq., R&T 11930.) The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER. THE DOCUMENTARY TRANSFER TAX IS \$0.00. THIS IS A TRANSFER TO A REVOCABLE TRUST FOR THE BENEFIT OF THE GRANTORS.

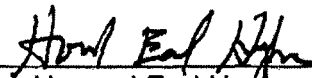
GRANTOR(S): Howard Earl Hughes and Cynthia Louise Hughes

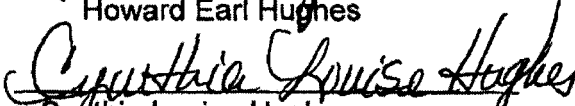
hereby GRANT(S) to: Howard E. Hughes and Cynthia L. Hughes, Trustees of the Howard and Cynthia Hughes Trust u/d/t April 1, 2015, all of their right, title and interest in the following described real property in the County of Stanislaus, State of California:

Lot 400 of Map of Patterson Colony, Subtract No. Two, as per map filed January 9, 1911, in Book 5 of Maps, page 23, Stanislaus County Records.

Street address: None, 9.82 Acres APN: 048-009-019

Dated: April 1, 2015


Howard Earl Hughes


Cynthia Louise Hughes

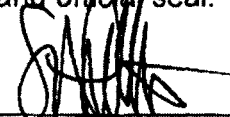
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

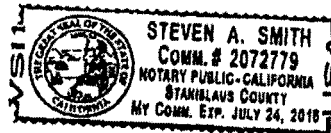
State of California
County of Stanislaus)


On April 1, 2015, before me, Steven A. Smith, Notary Public, personally appeared Howard Earl Hughes and Cynthia Louise Hughes, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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 
Notary Public in and for said State



<p>RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:</p> <p>LAW OFFICES OF STEVEN A. SMITH 502 13TH Street MODESTO, CA 95354</p> <p>MAIL TAX STATEMENTS TO:</p> <p>Mr. & Mrs. Howard E. Hughes 3812 Marsala Way Modesto, CA 95356</p>	 <p>Stanislaus, County Recorder Lee Lundrigan Co Recorder Office DOC- 2015-0024751-00 Acct 402-Counter Customers Tuesday, APR 07, 2015 08:22:09 Ttl Pd \$17.00 Rcpt # 0003644903 MGC/R2/1-1</p>
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Trust Transfer Deed

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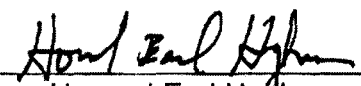
GRANTOR(S): Howard Earl Hughes and Cynthia Louise Hughes

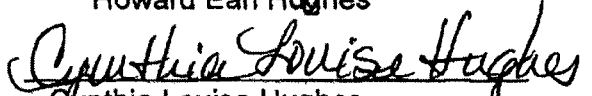
hereby GRANT(S) to: Howard E. Hughes and Cynthia L. Hughes, Trustees of the Howard and Cynthia Hughes Trust u/d/t April 1, 2015, all of their right, title and interest in the following described real property in the County of Stanislaus, State of California:

Lot 401 of Map of Patterson Colony, Subtract No. Two, as per map filed January 9, 1911, in Book 5 of Maps, page 23, Stanislaus County Records.

Street address: None, 9.82 Acres APN: 048-009-020

Dated: April 1, 2015



 Howard Earl Hughes


 Cynthia Louise Hughes

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 April 1, 2015, before me, Steven A. Smith, Notary Public, personally appeared Howard Earl Hughes and Cynthia Louise Hughes, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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 _____
Notary Public in and for said State



INC

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

LAW OFFICES OF STEVEN A. SMITH
502 13TH Street
MODESTO, CA 95354

MAIL TAX STATEMENTS TO:

Mr. & Mrs. Howard E. Hughes
3812 Marsala Way
Modesto, CA 95356



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0024752-00

Acct 402-Counter Customers
Tuesday, APR 07, 2015 08:22:18
Ttl Pd \$20.00 Rcpt # 0003644904
MGC/R2/1-2

Trust Transfer Deed

Grant Deed (Excluded from Reappraisal Under Proposition 13 i.e., Calif. Const. Art 13A et seq., R&T 11930.) The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER. THE DOCUMENTARY TRANSFER TAX IS \$0.00. THIS IS A TRANSFER TO A REVOCABLE TRUST FOR THE BENEFIT OF THE GRANTORS.

GRANTOR(S): Howard Earl Hughes and Cynthia Louise Hughes

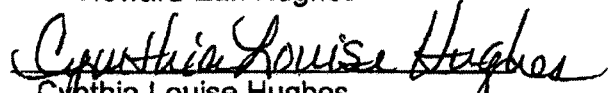
hereby GRANT(S) to: Howard E. Hughes and Cynthia L. Hughes, Trustees of the Howard and Cynthia Hughes Trust u/d/t April 1, 2015, all of their right, title and interest in the following described real property in the County of Stanislaus, State of California:

SEE ATTACHED LEGAL DESCRIPTION

Street address: 143 almond Ave., Patterson, CA APN: 048-009-040

Dated: April 1, 2015


Howard Earl Hughes


Cynthia Louise Hughes

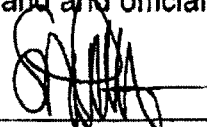
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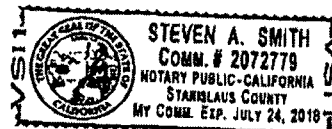
State of California
County of Stanislaus)

On April 1, 2015, before me, Steven A. Smith, Notary Public, personally appeared Howard Earl Hughes and Cynthia Louise Hughes, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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 
Notary Public in and for said State



2 me

LEGAL DESCRIPTION

Lot 399 of Map of Patterson Colony, Subtract No. Two, as per map filed January 9, 1911, in Book 5 of Maps, page 23, Stanislaus County Records.

TOGETHER WITH Lot 398 of the "Patterson Colony, Sub-Tract No. Two, as per map filed January 9, 1911, in Book 5 of Maps, page 23, Stanislaus County Records.

EXCEPTING THEREFROM that portion of said Lot 398 described as follows:

BEGINNING at the northeasterly corner of said Lot 398, said point being on the centerline of 50 foot wide Locust Avenue; hence South 60° 00' 00" West along the northerly line of said Lot 398 a distance of 280.00 feet; thence South 30° 00' 00" East parallel with the easterly line of said Lot 398 a distance of 255.00 feet; thence North 60° 00' 00" East parallel with said northerly line of Lot 398 a distance of 280.00 feet to said easterly line of Lot 398; thence North 30° 00' 00" West along said easterly line of Lot 398, being also said centerline of Locust Avenue, a distance of 255.00 feet to the point of beginning.

Pursuant to Lot Line Adjustment recorded May 18, 2001 as Instrument No. 2001-0052185-00 of Official Records

143 Almond Ave., Patterson, CA
APN: 048-009-040

MAP OF PATTERSON COLONY SUBTRACT N^o TWO

CONSISTING OF PORTIONS EACH OF SECTIONS 31-32 & 33 T5S R8E, MDB&M AND OF SECTIONS 3-4 & 5 T6S R8E, MDB&M,
AND A PORTION OF THE DEL PUERTO GRANT, SHOWING SAID LANDS SUB-DIVIDED INTO 389 LOTS,
SURVEYED IN NOVEMBER AND DECEMBER 1910, BY H. L. WARD, LICENSED SURVEYOR.

Made in 6 Sheets. Sheet N^o 2

Scale: 600 FT. = 1 In. Variation 1 S^o 0' E

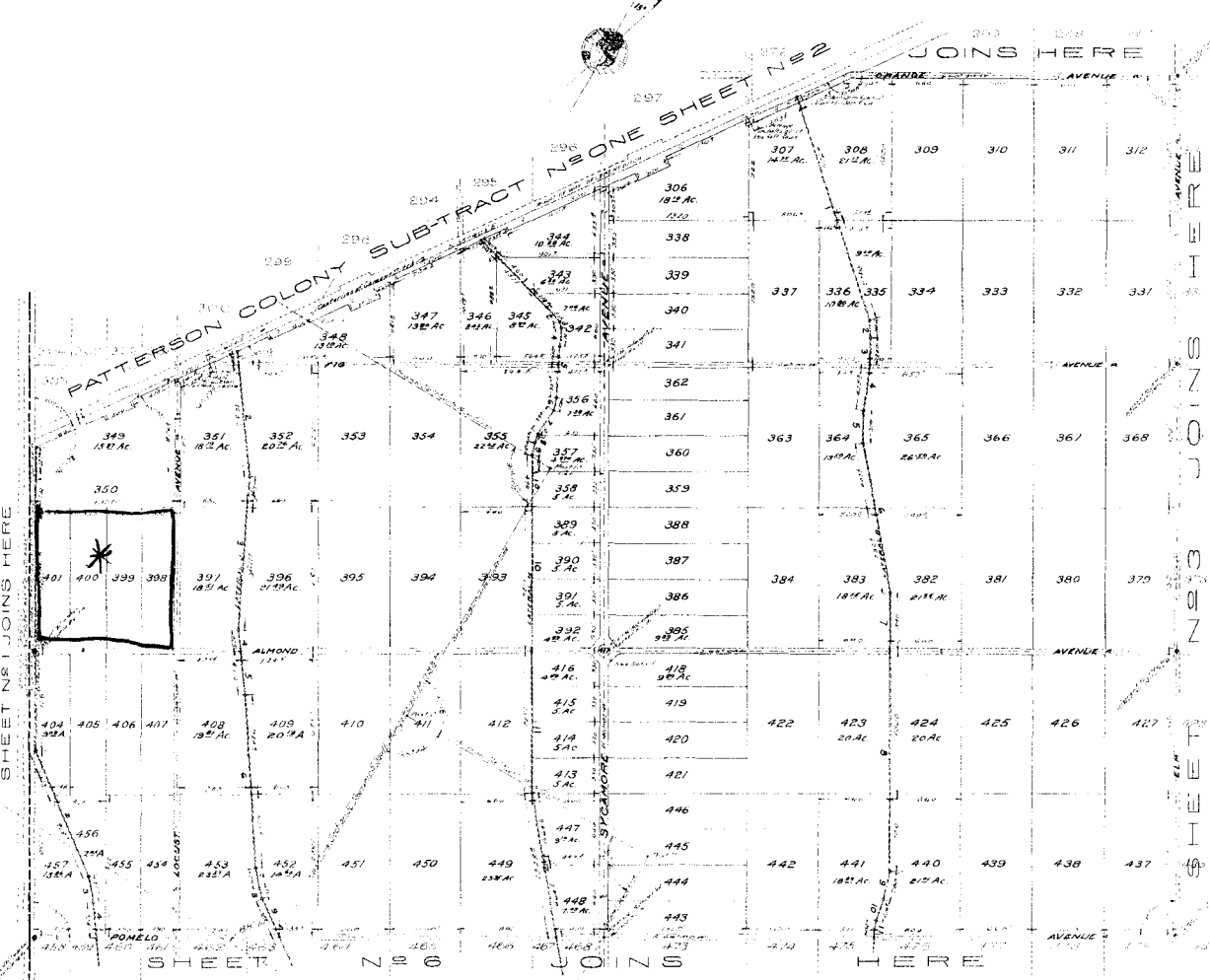


MEANDERS OF LATERAL K	
BEARING & DISTANCE	REMARKS
S 30° 00' E 27.87'	1/2 Section 31 & 32 R8E, MDB&M
S 50° 30' E 2.00'	1/2 Section 32 R8E, MDB&M
S 45° 30' E 2.00'	1/2 Section 33 R8E, MDB&M
S 30° 45' E 1.64'	1/2 Section 34 R8E, MDB&M

MEANDERS OF LATERAL L	
BEARING & DISTANCE	REMARKS
S 35° 45' E 1.62'	1/2 Section 31 & 32 R8E, MDB&M
S 30° 45' E 1.62'	1/2 Section 32 R8E, MDB&M
S 25° 45' E 1.62'	1/2 Section 33 R8E, MDB&M
S 20° 45' E 1.62'	1/2 Section 34 R8E, MDB&M
S 15° 45' E 1.62'	1/2 Section 35 R8E, MDB&M
S 10° 45' E 1.62'	1/2 Section 36 R8E, MDB&M
S 5° 45' E 1.62'	1/2 Section 37 R8E, MDB&M
S 0° 45' E 1.62'	1/2 Section 38 R8E, MDB&M
S 30° 45' E 1.62'	1/2 Section 39 R8E, MDB&M
S 25° 45' E 1.62'	1/2 Section 40 R8E, MDB&M

MEANDERS OF LATERAL M	
BEARING & DISTANCE	REMARKS
S 11° 11' E 1.85'	1/2 Section 31 & 32 R8E, MDB&M
S 10° 52' E 1.85'	1/2 Section 32 R8E, MDB&M
S 10° 33' E 1.85'	1/2 Section 33 R8E, MDB&M
S 10° 14' E 1.85'	1/2 Section 34 R8E, MDB&M
S 9° 55' E 1.85'	1/2 Section 35 R8E, MDB&M
S 9° 36' E 1.85'	1/2 Section 36 R8E, MDB&M
S 9° 17' E 1.85'	1/2 Section 37 R8E, MDB&M
S 8° 58' E 1.85'	1/2 Section 38 R8E, MDB&M
S 8° 39' E 1.85'	1/2 Section 39 R8E, MDB&M
S 8° 20' E 1.85'	1/2 Section 40 R8E, MDB&M

MEANDERS OF LATERAL N	
BEARING & DISTANCE	REMARKS
S 10° 45' E 1.62'	1/2 Section 31 & 32 R8E, MDB&M
S 10° 30' E 1.62'	1/2 Section 32 R8E, MDB&M
S 10° 15' E 1.62'	1/2 Section 33 R8E, MDB&M
S 10° 00' E 1.62'	1/2 Section 34 R8E, MDB&M
S 9° 45' E 1.62'	1/2 Section 35 R8E, MDB&M
S 9° 30' E 1.62'	1/2 Section 36 R8E, MDB&M
S 9° 15' E 1.62'	1/2 Section 37 R8E, MDB&M
S 9° 00' E 1.62'	1/2 Section 38 R8E, MDB&M
S 8° 45' E 1.62'	1/2 Section 39 R8E, MDB&M
S 8° 30' E 1.62'	1/2 Section 40 R8E, MDB&M



THIS MAP WAS DRAWN BY THE
W. L. Ward
 LICENSED SURVEYOR
 IN THE STATE OF MISSOURI
 ON THE 11th DAY OF DECEMBER
 1910.
 W. L. Ward
 LICENSED SURVEYOR

Detail of Intersection of Sycamore Ave
 with Almond Avenue and 26th Street, etc.
 showing dimensions and acreage of lots
 417, 418, 419, 420
 Scale 1" = 100'

FOR ILLUSTRATIVE PURPOSES ONLY

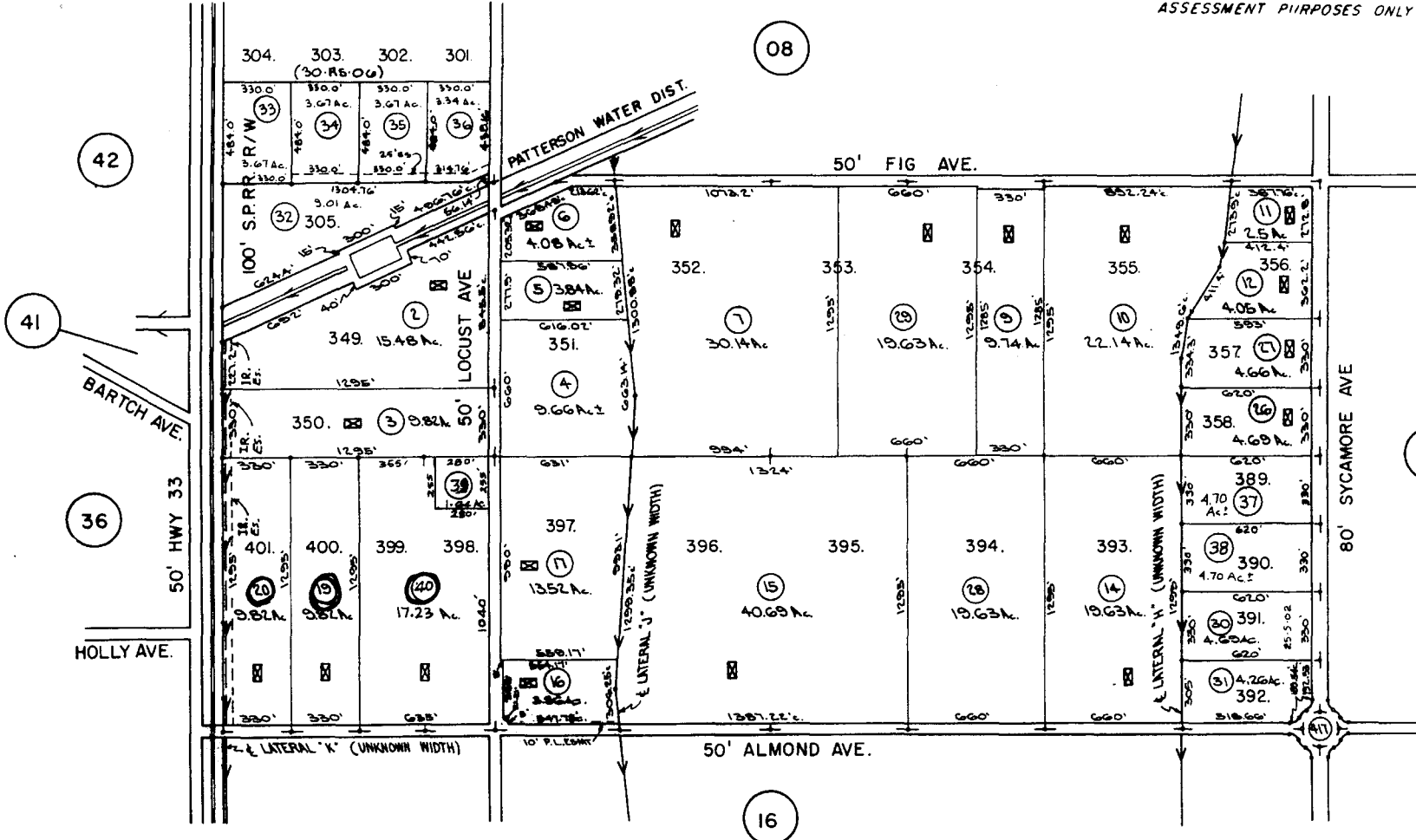


PORTION SECTION 32 T.5S. R.8E. M.D.B.&M.
 POR. PATTERSON COL., SUB TR. NO'S 1 & 2
 LTS. 301 THRU 305, 349 THRU 358
 & 389 THRU 401

086 000

48-09

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM D-34 +38, 48-09
 RM 4-40, 5-23
~~ABE 200-244~~
 G-15-76, updated 8-21-87
 10-20-00 DH, 6-27-01 MB.
 01-19-10 MB.

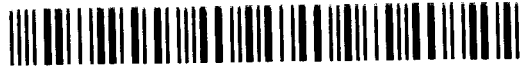
* ACREAGE COMPUTED TO CENTER OF
 LATERALS AND SIDES OF ROADS.



61,77,01,02

48-09

FOR ILLUSTRATIVE PURPOSES ONLY



**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-08**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097661-00
Thursday, DEC 17, 2015 13:31:59
Ttl Pd \$0.00 Rcpt # 0003751834
OLD/R2/1-8

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

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

DESIGNATED AGENT:	<u>ROLAND B. MILLER</u> Name
	<u>12100 E. GRAYSON ROAD</u> Address
	<u>DENAIR, CA 95316</u> <u>(209) 667-1625</u>
	City, State Zip Phone Number

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

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
019-027-002	062-006	16.15	11100 E. SERVICE ROAD, DENAIR, CA 95316
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<u>HAROLD O MILLER</u>	<u>Harold O. Miller</u>	<u>10-20-15</u>	<u>Turlock</u>
<u>ROLAND B MILLER</u>	<u>Roland B. Miller</u>	<u>10-20-15</u>	<u>Turlock</u>
<u>Dennis H Miller</u>	<u>Dennis H. Miller</u>	<u>12-20-15</u>	<u>Turlock</u>
<u>Kenneth L. Miller</u>	<u>Kenneth L. Miller</u>	<u>10/20/15</u>	<u>Turlock</u>

SECURITY HOLDERS:

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<u>Yosemite Land Bank, FLUA</u>	<u>[Signature]</u>	<u>10/20/15</u>	<u>Turlock</u>
	<u>By: Ken Johnson</u>		
	<u>Sr. Vice President</u>		

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15

[Signature]
 Chairman, Board of Supervisors
 Terrance Withrow

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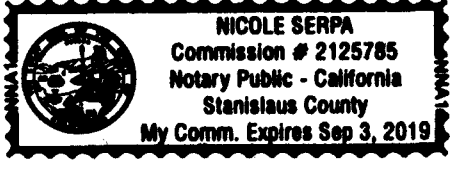
State of California)
County of Stanislaus)

On October 20, 2015 before me, Nicole Serpa, a notary public, personally appeared Harold O. Miller, 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 *Nicole Serpa*



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 20, 2015 before me, Nicole Serpa, a notary public, personally appeared Roland B. Miller, 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 *Nicole Serpa*



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State of California)
County of Stanislaus)

On October 20, 2015 before me, Nicole Serpa, a notary public, personally appeared Dennis H. Miller, 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 *Nicole Serpa*



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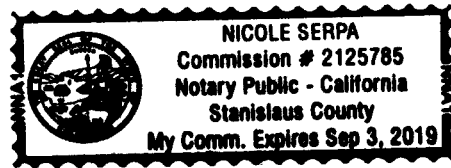
State of California)
County of Stanislaus)

On October 20, 2015 before me, Nicole Serpa, a notary public, personally appeared Kenneth L. Miller, 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 Nicole Serpa



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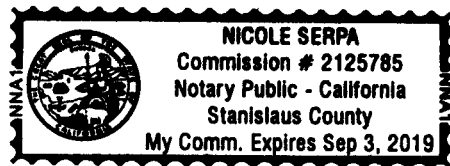
State of California)
County of Stanislaus)

On October 20, 2015 before me, Nicole Serpa, a notary public, personally appeared Ken Johnson, 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 Nicole Serpa



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 _____)

On _____ before me, _____, a notary public, personally appeared _____, 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.

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WITNESS my hand and official seal.

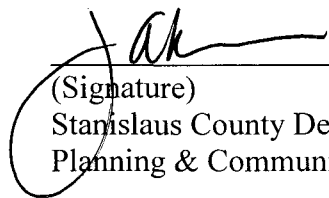
Signature _____

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY	<u>Nicole Serpa</u>
COMMISSION NO.	<u>2125785</u>
DATE COMMISSION EXPIRES	<u>September 3, 2019</u>
PLACE OF EXECUTION	<u>Stanislaus County</u>

December 15, 2015
(Date)


(Signature)
Stanislaus County Department of
Planning & Community Development

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
H.O. Miller & Sons
12100 E Grayson Rd
Denair CA 95316

WE HEREBY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY OF THE ORIGINAL.
RECORDED ON 6-7-13
INSTRUMENT NO. 2013-0049085
FIRST AMERICAN TITLE INSURANCE CO.
BY [Signature]

Space Above This Line for Recorder's Use Only

A.P.N.: 019-027-002-000

File No.: 5007-4367328 (CK)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$506.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$10.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Terry L. Roop, as trustee of the V. Hall 2001 Trust**

hereby GRANTS to **H.O. Miller & Sons, a California general partnership**

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

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 11 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 110 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 20, TOWNSHIP 4 SOUTH, RANGE 11 EAST, M.D.B. & M.; THENCE EAST 290.4 FEET; THENCE SOUTH 150 FEET; THENCE WEST 290.4 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

Date: 04/23/2013

A.P.N.: 019-027-002-000

File No.: 5007-4367328 (CK)

Dated: 04/23/2013

V. Hall 2001 Trust

Terry L. Roop
Terry L. Roop, Trustee

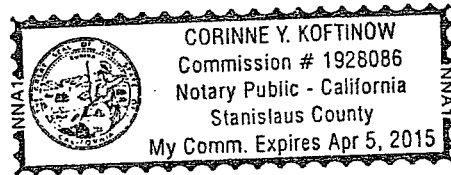
STATE OF California)SS
COUNTY OF Stanislaus)

On 6-4-13, before me, CORINNE Y. KOFTINOW, Notary Public, personally appeared Terry L. Roop, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature
[Handwritten signature of Corinne Y. Koftinow]



My Commission Expires: 4-5-15

This area for official notarial seal

Notary Name: CORINNE Y. KOFTINOW

Notary Phone: 669-7950

Notary Registration Number: 1928086

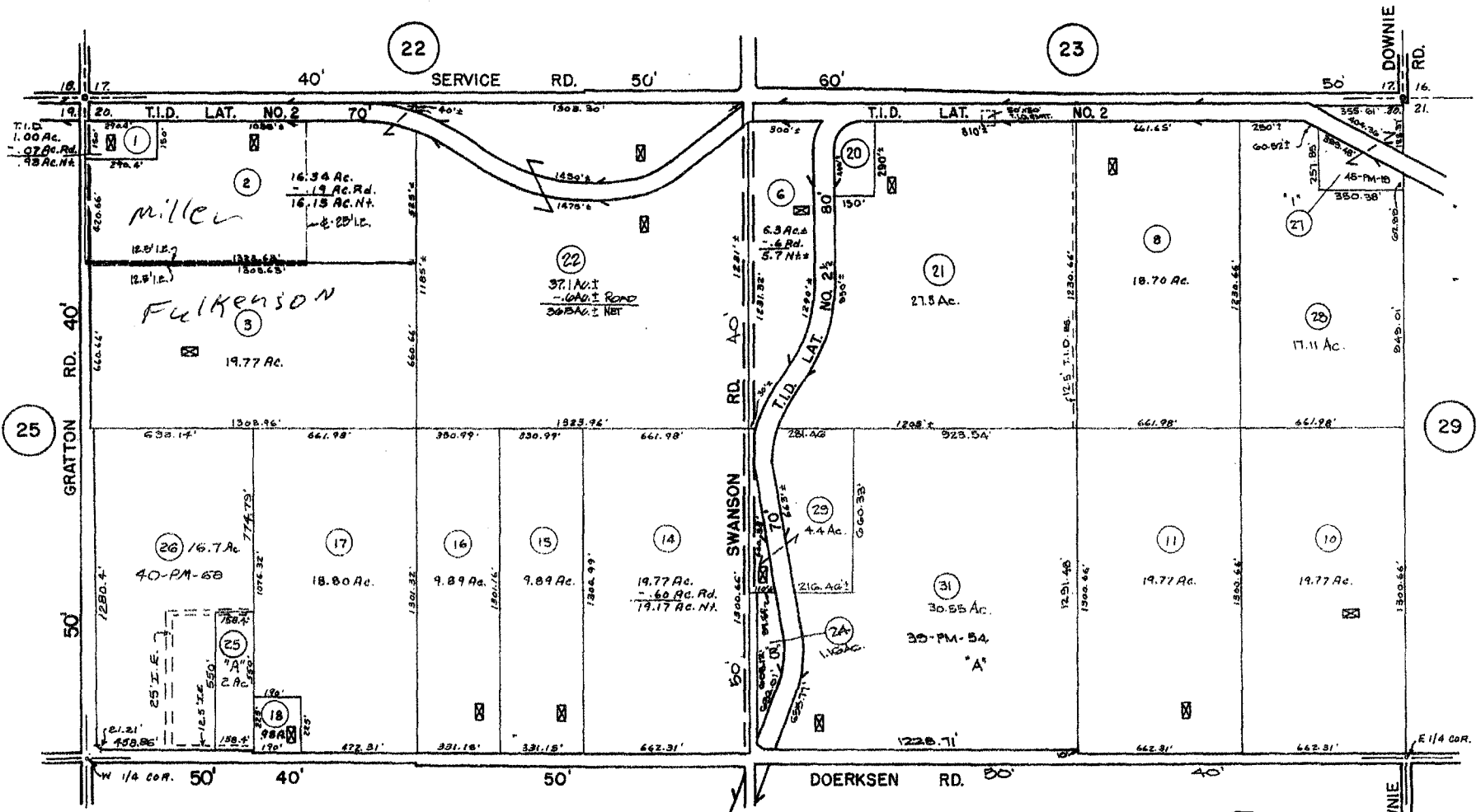
County of Principal Place of Business: Stanislaus

N 1/2 SECTION 20 T. 4 S. R. 11 E. M. D. B. & M.
 PORTION GRATTON TR.

062 001

19-27

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



From 19-09
 ABE-800-47
 Rec. Maps 5-10
 1-17-67
 UPDATED 10-20-88, 8-5-04
 12-15-04



19-27

FOR ILLUSTRATIVE PURPOSES ONLY



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2015-0097662-00

Thursday, DEC 17, 2015 13:32:10
 Ttl Pd \$0.00 Rcpt # 0003751835
 OLD/R2/1-40

**CALIFORNIA LAND CONSERVATION
 CONTRACT NO. 2016-09**

RECORDED AT REQUEST OF
 STANISLAUS COUNTY BOARD OF
 SUPERVISORS

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

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: BRUCE BEARD
 Name
PO BOX 739
 Address
EMPIRE, CA 95319
 City, State Zip Phone Number

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

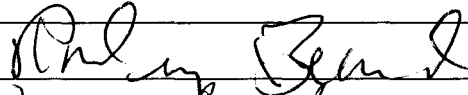
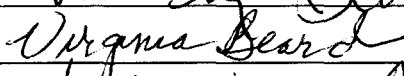
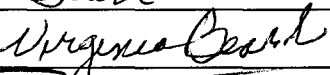
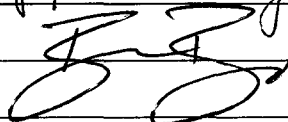
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>002-063-053</u>	<u>084-008</u>	<u>67.07</u>	<u>See Attached</u>
<u>002-063-054</u>	<u>084-008</u>	<u>53.11</u>	<u>See Attached</u>
<u>002-063-048</u>	<u>084-008</u>	<u>52.18</u>	<u>See Attached</u>
<u>002-063-049</u>	<u>084-008</u>	<u>85.92</u>	<u>See Attached</u>
<u>002-063-050</u>	<u>084-008</u>	<u>47.55</u>	<u>See Attached</u>

(17) The effective date of this Contract shall be January 1, 2016.

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

Handwritten signature/initials

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
RB RANCH DEVELOPMENT LLC			
BY: RODNEY BEARD, Manager/Member			MODESTO 10/29/15
BY: VIRGINIA BEARD, Manager/Member			MODESTO 10/29/15
BY: VIRGINIA BEARD FOR BQN LTD, Manager/Member			MODESTO 10/29/15
BY: BRUCE BEARD, Manager/Member			MODESTO 10/29/15

SECURITY HOLDERS:

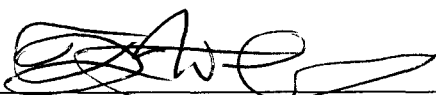
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15


 Chairman, Board of Supervisors
 Terrance Withrow

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.

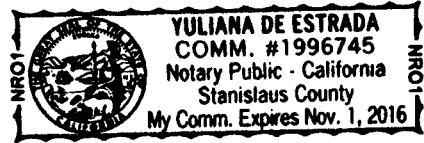
State of California
County of Stanislaus

On October 29, 2015 before me, Yuliana De Estrada - Notary Public
(insert name and title of the officer)

personally appeared Rodney Beard
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 Yuliana De Estrada (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.

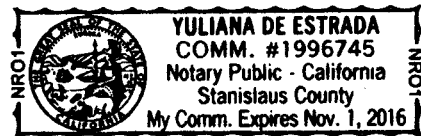
State of California
County of Stanislaus

On October 29, 2015 before me, Yuliana De Estrada - Notary Public
(insert name and title of the officer)

personally appeared Virginia Beard,
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 Yuliana De Estrada (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

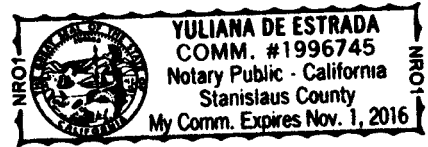
On October 29, 2015 before me, Yuliana De Estrada - Notary Public
(insert name and title of the officer)

personally appeared Bruce Beard
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 Yuliana De Estrada (Seal)



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2014-0008597-00

Acct 503-First American Title Co
 Tuesday, FEB 11, 2014 08:00:00
 Rpt # 0003487168

OMK/R3/1-8

RECORDING REQUESTED BY
 First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
 RB Ranch Development, LLC
 930 Tahoe Blvd. #802-320
 Incline Village, NV 89451

Space Above This Line for Recorder's Use Only

A.P.N.: 002-063-003, 002-024-002, 002-063-004, 002-063-021, 002-063-022, 002-063-023, 002-063-024, 002-063-025, 002-063-038

File No.: 5005-4339903 (JO)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$R&T 11932-11933; CITY TRANSFER TAX \$0.00; SURVEY MONUMENT FEE \$10.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Marilyn Louise Boatright, Trustee of The Joseph E. Boatright Marital Trust, as set forth in the Joseph E. Boatright and Marilyn Louise Boatright Trust Agreement of 1988, dated March 9, 1988 and Marilyn Louise Boatright, Trustee of The Joseph E. Boatright Exemption Trust, as set forth in the Joseph E. Boatright and Marilyn Louise Boatright Trust Agreement of 1988, dated March 9, 1988, who also acquired title as Marilyn Louise Boatright, as sole and surviving trustee under Trust Agreement Dated March 9, 1988, and Marilyn Louise Boatright, Trustee of The Marilyn Louise Boatright Survivor's Trust, as set forth in the Joseph E. Boatright and Marilyn Louise Boatright Trust Agreement of 1988, dated March 9, 1988 and Raymond H. Goodrich and Dorothea D. Goodrich, trustees of The Goodrich Family Trust, dated June 12, 1984**

hereby GRANTS to **RB Ranch Development, LLC, a Nevada limited liability company**

the following described property in the Unincorporated Area of , County of **Stanislaus**, State of **California**:

TRACT ONE:

PARCEL ONE: (APN: 002-063-003)

PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED NOVEMBER 4, 1997 IN VOLUME 48 OF PARCEL MAPS, PAGE 61, STANISLAUS COUNTY RECORDS.

PARCEL ONE A:

A PRIVATE 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PORTIONS OF THOSE CERTAIN PARCELS 2, 3 AND 4 OF PARCEL MAP FILED DECEMBER 22, 1989 IN VOLUME 42, AT PAGE 63 AND AS DESCRIBED BY DOCUMENT RECORDED NOVEMBER 3, 1997, AS INSTRUMENT NO. 97-0090725-00, OF OFFICIAL RECORDS.

PARCEL ONE B:

BUD

A PRIVATE INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT OVER AND ACROSS THE EASTERLY 30 FEET OF PARCEL 3, EXTENDING NORTHERLY FROM THE ABOVE REFERRED TO EASEMENT, AS SHOWN AND DEDICATED ON SAID PARCEL MAPS, VOLUME 48, PAGE 61, STANISLAUS COUNTY RECORDS.

PARCEL TWO: (APN: 002-063-004)

PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED NOVEMBER 4, 1997 IN VOLUME 48 OF PARCEL MAPS, PAGE 61, STANISLAUS COUNTY RECORDS.

PARCEL TWO A:

A PRIVATE 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PORTIONS OF THOSE CERTAIN PARCELS 2, 3 AND 4 OF PARCEL MAP FILED DECEMBER 22, 1989 IN VOLUME 42, AT PAGE 63 AND AS DESCRIBED BY DOCUMENT RECORDED NOVEMBER 3, 1997, AS INSTRUMENT NO. 97-0090725-00, OF OFFICIAL RECORDS.

TRACT TWO: (APN: 002-063-021, 002-063-022, 002-063-023, 002-063-024 AND 002-063-025)

PARCELS 2, 3, 4, 5 AND 6 AS SAID PARCELS ARE SHOWN AND DELINEATED ON THAT CERTAIN MAP FILED FOR RECORD DECEMBER 22, 1989 IN BOOK 42 OF PARCEL MAPS AT PAGE 63 IN THE OFFICE OF THE STANISLAUS COUNTY RECORDER, STATE OF CALIFORNIA.

TRACT THREE: (APN: 002-063-038)

PARCEL ONE:

THAT CERTAIN REAL PROPERTY BEING THE REMAINDER AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 48 OF PARCEL MAPS, AT PAGE 61 OF THE STANISLAUS COUNTY RECORDS, AND IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA.

LESS THE FOLLOWING:

THAT CERTAIN REAL PROPERTY BEING A PORTION OF THE REMAINDER AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 48 OF PARCEL MAPS, AT PAGE 61 OF THE STANISLAUS COUNTY RECORDS, AND LYING WITHIN A PORTION OF ALBERT PACKARD'S 3 1/2 LEAGUES OF THE EL RANCHERIA DEL RIO ESTANISLAO, AS SHOWN IN VOLUME 1 OF MAPS, AT PAGE 4 OF THE STANISLAUS COUNTY RECORDS, AND IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF SAID PARCEL ONE AS SHOWN ON THE ABOVE DESCRIBED PARCEL MAP, AND AT A POINT IN THE CENTER OF LITTLE JOHNS CREEK; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID REMAINDER AND THE CENTER OF SAID CREEK THE THREE FOLLOWING COURSES, VIZ: (1) SOUTH 59° 22' 28" EAST, A DISTANCE OF 613.07 FEET; (2) SOUTH 66° 08' 45" EAST, A DISTANCE OF 280.01 FEET; (3) SOUTH 77° 08' 33" EAST, A DISTANCE OF 265.53 FEET TO THE EAST LINE OF SECTION 13 OF THE ABOVE DESCRIBED PACKARD'S MAP; THENCE ALONG EAST LINE SOUTH 00° 24' 22" EAST, A DISTANCE OF 1893.00 FEET TO A POINT IN THE CENTER OF THE OAKDALE IRRIGATION DISTRICT NORTH MAIN CANAL; THENCE ALONG THE CENTER OF SAID CANAL THE EIGHT FOLLOWING COURSES, VIZ: (1) SOUTH 70° 25' 14" WEST, A DISTANCE OF 250.32 FEET TO INTERSECT A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 345.00 FEET; (2) WESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO

Date: 01/29/2014

THE LEFT THROUGH A CENTRAL ANGLE OF 21° 21' 18" (21° 26' 45" REC), FOR A DISTANCE OF 128.59 FEET (129.13' REC), (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 59° 44' 35" WEST A DISTANCE OF 127.84 FEET (128.38' REC)), TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, HAVING A RADIUS OF 200.00 FEET; (3) SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 22' 13", FOR A DISTANCE OF 109.50 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 64° 45' 03" WEST A DISTANCE OF 108.14 FEET), TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, HAVING A RADIUS OF 465.00 FEET; (4) WESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° 57' 19", FOR A DISTANCE OF 372.97 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 57° 27' 30" WEST A DISTANCE OF 363.05 FEET), TO INTERSECT A NON-TANGENT LINE; (5) SOUTH 33° 49' 27" WEST, A DISTANCE OF 209.45 FEET TO INTERSECT A NON-TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 150.00 FEET, FROM WHICH POINT THE RADIUS OF SAID CURVE BEARS NORTH 55° 31' 09" WEST; (6) SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35° 16' 48", FOR A DISTANCE OF 92.36 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 52° 07' 15" WEST A DISTANCE OF 90.91 FEET), TO THE END OF SAID CURVE; (7) SOUTH 69° 45' 39" WEST, A DISTANCE OF 96.85 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 160.00 FEET; (8) WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 57' 30", FOR A DISTANCE OF 5.47 FEET, SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 68° 46' 54" WEST A DISTANCE OF 5.47 FEET), TO INTERSECT A NON-TANGENT LINE AND THE EASTERLY BOUNDARY OF THE ABOVE MENTIONED PARCEL ONE; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 00° 24' 22" WEST, A DISTANCE OF 3032.69 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING:

THAT CERTAIN REAL PROPERTY BEING A PORTION OF PARCEL ONE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 48 OF PARCEL MAPS, AT PAGE 61 OF THE STANISLAUS COUNTY RECORDS, AND LYING WITHIN A PORTION OF ALBERT PACKARD'S 3 ½ LEAGUES OF THE EL RANCHERIA DEL RIO ESTANISLAO, AS SHOWN IN VOLUME 1 OF MAPS, AT PAGE 4 OF THE STANISLAUS COUNTY RECORDS, AND IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN MOST CORNER OF SAID PARCEL ONE ABOVE DESCRIBED, AND AT A POINT IN THE CENTER OF THE OAKDALE IRRIGATION DISTRICT'S MAIN NORTH CANAL; THENCE LEAVING SAID CANAL AND BOUNDARY OF SAID PARCEL ONE THE FOUR FOLLOWING COURSES, VIZ: (1) NORTH 06° 30' 00" WEST, A DISTANCE OF 2025.00 FEET; (2) NORTH 16° 37' 39" EAST, A DISTANCE OF 786.08 FEET; (3) NORTH 50° 43' 48" EAST, A DISTANCE OF 786.08 FEET; (4) SOUTH 78° 04' 19" EAST, A DISTANCE OF 1075.00 FEET TO A POINT IN THE CENTER OF THE ABOVE MENTIONED CANAL AND TO INTERSECT A NON-TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 170.00 FEET, FROM WHICH POINT THE RADIUS OF SAID CURVE BEARS NORTH 81° 52' 26" WEST; THENCE ALONG SAID CANAL AND THE EASTERLY BOUNDARY OF SAID PARCEL ONE THE TWENTY TWO FOLLOWING COURSES, VIZ: (1) SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 78° 18' 53", FOR A DISTANCE OF 232.37 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 47° 17' 00" WEST A DISTANCE OF 214.70 FEET), TO THE END OF SAID CURVE; (2) SOUTH 86° 26' 27" WEST, A DISTANCE OF 138.14 FEET TO INTERSECT A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 93.86 FEET; (3) WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 101° 34' 47", FOR A DISTANCE OF 166.41 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 35° 39' 02" WEST A DISTANCE OF 145.45 FEET), TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, HAVING A RADIUS OF 154.04 FEET; (4)

SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 85° 07' 54", FOR A DISTANCE OF 228.88 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 27° 25' 37" WEST A DISTANCE OF 208.40 FEET), TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, HAVING A RADIUS OF 122.60 FEET; (5) WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 66° 58' 34", FOR A DISTANCE OF 143.31 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 36° 30' 16" WEST A DISTANCE OF 135.29 FEET), TO THE END OF SAID CURVE; (6) SOUTH 03° 00' 59" WEST, A DISTANCE OF 98.89 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 104.35 FEET; (7) SOUTHERLY, SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 128° 30' 58", FOR A DISTANCE OF 234.06 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 67° 16' 28" WEST A DISTANCE OF 187.99 FEET), TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, HAVING A RADIUS OF 86.19 FEET, (8) NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 114° 38' 59", FOR A DISTANCE OF 172.47 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 74° 11' 53" WEST A DISTANCE OF 145.10 FEET), TO THE END OF SAID CURVE; (9) SOUTH 16° 52' 24" WEST, A DISTANCE OF 172.31 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 135.00 FEET; (10) SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66° 52' 58", FOR A DISTANCE OF 157.59 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 50° 18' 53" WEST A DISTANCE OF 148.79 FEET), TO THE END OF SAID CURVE; (11) SOUTH 83° 45' 22" WEST, A DISTANCE OF 171.31 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 110.00 FEET; (12) WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68° 10' 16", FOR A DISTANCE OF 130.88 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 49° 40' 14" WEST A DISTANCE OF 123.30 FEET), TO THE END OF SAID CURVE; (13) SOUTH, 15° 35' 06" WEST, A DISTANCE OF 327.78 FEET TO INTERSECT A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 100.00 FEET; (14) SOUTHERLY, SOUTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 83° 40' 45", FOR A DISTANCE OF 146.05 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 26° 15' 16" EAST A DISTANCE OF 133.41 FEET), TO THE END OF SAID CURVE; (15) SOUTH 68° 05' 38" EAST, A DISTANCE OF 444.77 FEET; (16) SOUTH 56° 00' 16" EAST, A DISTANCE OF 407.47 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 200.00 FEET; (17) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32° 20' 15", FOR A DISTANCE OF 112.88 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 39° 50' 08" EAST A DISTANCE OF 111.39 FEET), TO THE END OF SAID CURVE; (18) SOUTH 23° 40' 01" EAST, A DISTANCE OF 371.80 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 120.00 FEET; (19) SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 115° 53' 42", FOR A DISTANCE OF 242.73 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 34° 16' 50" WEST A DISTANCE OF 203.42 FEET), TO THE END OF SAID CURVE; (20) NORTH 87° 46' 20" WEST, A DISTANCE OF 318.11 FEET; (21) SOUTH 71° 49' 07" WEST, A DISTANCE OF 712.00 FEET TO INTERSECT A TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 270.00 FEET; (22) WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75° 07' 59", FOR A DISTANCE OF 354.06 FEET, (SAID ARC IS SUBTENDED BY A CHORD WHICH BEARS SOUTH 34° 15' 07" WEST A DISTANCE OF 329.23 FEET), TO THE END OF SAID CURVE, BEING THE AFOREMENTIONED POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. 2001.10, RECORDED JULY 23,

2001, AS INSTRUMENT NO. 2001-0083003-00 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 5, 2001, AS INSTRUMENT NO. 2001-0104517-00 OF OFFICIAL RECORDS.

PARCEL ONE A:

A 30 FOOT WIDE PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN ON THAT CERTAIN PARCEL MAP FILED NOVEMBER 4, 1997 IN VOLUME 48 OF PARCEL MAPS, PAGE 61, STANISLAUS COUNTY RECORDS.

PARCEL ONE B:

AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND PASSAGE OF VEHICLES AND PEDESTRIANS AS GRANTED AND DESCRIBED IN THAT CERTAIN "GRANT OF EASEMENT" RECORDED DECEMBER 23, 2003, AS INSTRUMENT NO. 2003-0215773-00, OF OFFICIAL RECORDS.

TRACT FOUR: (APN: 002-024-002)

THE EAST 196 FEET OF THE NORTH 40 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19 OF ALBERT PACKARD'S SURVEY OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 11 EAST, M.D.B. & M; AND THE EAST 40 FEET OF THE SAID SOUTHWEST QUARTER LYING BETWEEN THE COUNTY ROAD ON THE SOUTH AND THE FIRST ABOVE DESCRIBED PARCEL OF LAND ON THE NORTH.

A.P.N.: 002-063-003, 002-024-002, 002-063-004, 002-063-021, 002-063-022, 002-063-023, 002-063-024, 002-063-025, 002-063-038

File No.: 5005-4339903 (JO)

Dated: 01/29/2014

Marilyn Louise Boatright, Trustee of The Joseph E. Boatright Marital Trust, as set forth in the Joseph E. Boatright and Marilyn Louise Boatright Trust Agreement of 1988

Marilyn Louise Boatright
Marilyn Louise Boatright, Trustee

Marilyn Louise Boatright, Trustee of The Joseph E. Boatright Exemption Trust, as set forth in the Joseph E. Boatright and Marilyn Louise Boatright Trust Agreement of 1988

Marilyn Louise Boatright
Marilyn Louise Boatright, Trustee

Raymond H. Goodrich, Trustee
Raymond H. Goodrich and Dorothea D. Goodrich, trustees of The Goodrich Family Trust

Raymond H. Goodrich, Trustee

Dorothea D. Goodrich, Trustee
Dorothea D. Goodrich, Trustee

Marilyn Louise Boatright, Trustee of The Marilyn Louise Boatright Survivor's Trust, as set forth in the Joseph E. Boatright and Marilyn Louise Boatright Trust Agreement of 1988

Marilyn Louise Boatright
Marilyn Louise Boatright, Trustee

Date: 01/29/2014

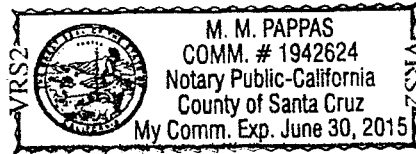
STATE OF California)SS
COUNTY OF Santa Cruz)

On 1-30-14, before me, M M Pappas, Notary Public, personally appeared Raymond H. Goodrich + Dorothea D. Goodrich, 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
M M Pappas



My Commission Expires: 6-30-15

This area for official notarial seal

Notary Name: M M Pappas
Notary Registration Number: 1942624

Notary Phone: 831-426-6500
County of Principal Place of Business: Santa Cruz

Date: 01/29/2014

STATE OF California)SS
COUNTY OF STANISLAUS)

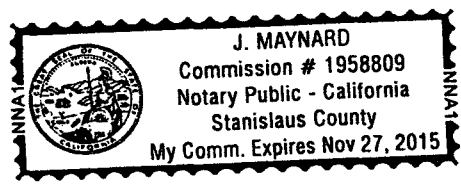
On 1/31/14, before me, J. Maynard, Notary Public, personally appeared ANTHONY LOUISE BOOTHRIGHT

, 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 J. Maynard



My Commission Expires: 11-27-15

This area for official notarial seal

Notary Name: _____

Notary Phone: _____

Notary Registration Number: _____

County of Principal Place of Business: _____



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2014-0081354-00
 Acct 501-Chicago Title
 Tuesday, DEC 09, 2014 08:00:00
 Ttl Pd \$35.00 Rcpt # 0003598661
 OLD/R3/1-7

RECORDING REQUESTED BY:
 Chicago Title Company
 Order No.: FSST-5111400266

When Recorded Mail Document To:
 RB Ranch Development LLC
 930 Tahoe Blvd., #802-320
 Incline Village, NV 89451

APN/Parcel ID(s): 002-063-023-000
 002-063-024-000
 002-063-025-000
 002-063-038-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 "This conveyance confirms title to the grantee(s) who continue to hold the same interest R & T 11911."
 - The documentary transfer tax is \$ -0- and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in an Unincorporated area of **Oakdale**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RB Ranch Development, LLC, a Nevada Limited Liability Company

hereby GRANT(S) to RB Ranch Development, LLC, a Nevada limited liability company

the following described real property in the Unincorporated Area of the County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED IS BEING EXECUTED AND RECORDED IN COMPLIANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66412 (D) AND TO COMPLETE THAT CERTAIN LOT LINE ADJUSTMENT APPROVED BY THE COUNTY OF STANISLAUS PURSUANT TO THAT CERTAIN LOT LINE ADJUSTMENT NO PLN2014-0070 FOR WHICH A CERTIFICATE OF LOT LINE ADJUSTMENT WAS RECORDED OCTOBER 8, 2014 AS DOCUMENT NO. 2014-0066656 STANISLAUS COUNTY RECORDS.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

718

GRANT DEED

(continued)

APN/Parcel ID(s): 002-063-023-000
002-063-024-000
002-063-025-000
002-063-038-000

Dated: November 25, 2014

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

RB Ranch Development, LLC, a Nevada limited liability company

BY: [Signature]
Rodney Beard, Manager/Member

By: [Signature]
Virginia Beard, Manager/Member

By: [Signature]
Virginia Beard for BQN Ltd, Manager/Member

By: [Signature]
Bruce Beard, Manager/Member

County of Stanislaus

On December 3, 2014 before me, Juliana Estrada, Notary Public, personally appeared Rodney Beard, Virginia Beard, and Bruce Beard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
[Signature]
Signature

(Seal)

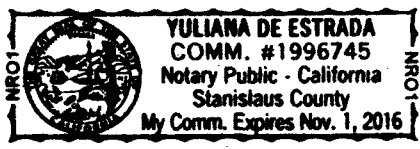


EXHIBIT "B"
LEGAL DESCRIPTION
RB RANCH DEV, LLC AFTER
LOT LINE ADJUSTMENT

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL "A":

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597 and Parcel "4" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 Parcel Maps, at page 63, being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel "4"; thence North 00°20'39" West along the Northerly extension of the West line of said Parcel "4", a distance of 707.00 feet; thence South 89°38'15" East, a distance of 751.84 feet to a point of intersection with the Northerly extension of the common line dividing Parcels "4" and "5" of said Parcel Map; thence South 00°20'39" East along last said Northerly extension and the common line dividing said Parcels "4" and "5", a distance of 3020.18 feet to the South corner common to said Parcels "4" and "5"; thence South 89°51'27" West along the South line of said Parcel "4", a distance of 552.88 feet to an angle point in last said line, said point also being the center quarter corner of "Packards" Section 19 as same is depicted on said Parcel Map; thence continuing along said South line of Parcel "4", North 89°25'16" West, a distance of 199.01 feet to the Southwest corner of said Parcel "4"; thence North 00°20'39" West along the West line of said Parcel "4", a distance of 2317.30 feet to the point of beginning.

CONTAINING 52.18 Acres more or less

SUBJECT to all easements and/or rights of way of record.





Dave Skidmore, P.L.S. 7126
8/26/14

EXHIBIT "B"
LEGAL DESCRIPTION
RB RANCH DEV, LLC AFTER
LOT LINE ADJUSTMENT

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL "B":

All that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597, Parcel "5" and a portion of Parcel "6" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 Parcel Maps, at page 63, being more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel "4"; thence North 00°20'39" West along the Northerly extension of the West line of said Parcel "4", a distance of 707.00 feet; thence South 89°38'15" East, a distance of 751.84 feet to a point of intersection with the Northerly extension of the common line dividing Parcels "4" and "5" of said Parcel Map and being the POINT OF BEGINNING of this description; thence continuing South 89°38'15" East, a distance of 363.00 feet; thence North 00°21'45" East, a distance of 598.75 feet; thence North 76°55'22" East, a distance of 69.69 feet; thence North 47°51'49" East, a distance of 61.11 feet; thence North 31°19'54" East, a distance of 126.18 feet; thence North 64°25'15" East, a distance of 48.70 feet to a point on the South right of way line of the 100 foot wide South San Joaquin Irrigation District Main Canal; thence Southeasterly along last said right of way line the following (4) four courses: 1.) South 67°35'15" East, a distance of 45.93 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 150.00 feet; thence 2.) Southeasterly along the arc of said curve, through a central angle of 22°02'26", an arc distance of 57.70 feet; thence 3.) South 45°32'49" East, a distance of 575.90 feet to a point of curvature of a tangent curve, concave Northerly, having a radius of 250.00 feet; thence 4.) Southeasterly along the arc of said curve, through a central angle of 30°29'37", an arc distance of 133.05 feet; thence leaving last said right of way line and proceeding South 00°20'39" East, a distance of 2246.22 feet to a point the North right of way line of Orange Blossom Road and being a point on a curve, concave Southeasterly, having a radius of 840.00 feet of which the radius point bears South 37°16'02" East; thence Southwesterly along the arc of said curve and the Northerly right of way line of Orange Blossom Road, through a central angle of 24°54'40", an arc distance of 365.22 feet; thence continuing along said Northerly right of way line, South 27°49'18" West, a distance of 645.67 feet to a point of curvature of a tangent curve, concave Northwesterly, having a radius of 960.00 feet; thence Southwesterly along the arc of said curve and the Northerly right of way line of Orange Blossom Road, through a central angle of 13°53'18", an arc distance of 232.70 feet to the intersecting point with the South line of said Parcel "5"; thence South 89°51'56" West along the South line of said Parcel "5", a distance of 533.15 feet to the common South corner dividing said Parcels "4" and "5"; thence North 00°20'39" West along the line dividing said Parcels "4" and "5" and the Northerly extension thereof, a distance of 3020.26 feet to the point of beginning.

CONTAINING 85.92 Acres more or less

SUBJECT to all easements and/or rights of way of record.



A handwritten signature in black ink, appearing to read "Dave Skidmore".

Dave Skidmore, P.L.S. 7126
8/26/14

EXHIBIT "B"
LEGAL DESCRIPTION
RB RANCH DEV, LLC AFTER
LOT LINE ADJUSTMENT

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL "C":

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597 and a portion of Parcel "6" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 Parcel Maps, at page 63, being more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel "4"; thence North 00°20'39" West along the Northerly extension of the West line of said Parcel "4", a distance of 707.00 feet; thence South 89°38'15" East, a distance of 1114.84 feet; thence North 00°21'45" East, a distance of 598.75 feet; thence North 76°55'22" East, a distance of 69.69 feet; thence North 47°51'49" East, a distance of 61.11 feet; thence North 31°19'54" East, a distance of 126.18 feet; thence North 64°25'15" East, a distance of 48.70 feet to a point on the South right of way line of the 100 foot wide South San Joaquin Irrigation District Main Canal; thence Southeasterly along last said right of way line the following (7) seven courses: 1.) South 67°35'15" East, a distance of 45.93 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 150.00 feet; thence 2.) Southeasterly along the arc of said curve, through a central angle of 22°02'26", an arc distance of 57.70 feet; thence 3.) South 45°32'49" East, a distance of 575.90 feet to a point of curvature of a tangent curve, concave Northerly, having a radius of 250.00 feet; thence 4.) Southeasterly along the arc of said curve, through a central angle of 30°29'37", an arc distance of 133.05 feet to the POINT OF BEGINNING of this description, the radius point of last said curve bears North 13°57'34" East; thence 5.) continuing along said South right of way line and last said curve, through a central angle of 67°27'59", an arc distance of 294.38 feet; thence 6.) North 36°29'35" East, a distance of 861.74 feet to a point of curvature of a tangent curve, concave Southeasterly, having a radius of 150.00 feet; thence 7.) Northeasterly along the arc of said curve, through a central angle of 19°14'59", an arc distance of 50.40 feet to a point on the East line of said "Packard's" Section 14; thence leaving last said right of way line and proceeding South 01°15'17" East along last said "Packard's" Section line and the East line of said "Packard's" Section 19, a distance of 1807.30 feet to a point on the North line of said Parcel "6"; thence South 89°38'15" East along last said North line, a distance of 25.32 feet to a 3/4" diameter iron pipe tagged L.S. 7126 marking the Northeast corner of said Parcel "6"; thence South 00°20'23" East along the East line of said Parcel "6", a distance of 1134.87 feet to a point on the Northerly right of way line of Orange Blossom Road as same is dedicated on said Parcel Map; thence North 81°10'38" West along last said right of way line, a distance of 233.35 feet to a point of curvature of a tangent curve, concave Southeasterly, having a radius of 840.00 feet; thence continuing along last said right of way line and the arc of said curve, through a central angle of 46°05'24", an arc distance of 675.72 feet; thence leaving last said right of way line and proceeding North 00°20'39" West, a distance of 2246.22 feet to the point of beginning.

CONTAINING 47.55 acres more or less

SUBJECT to all easements and/or rights of way of record.





Dave Skidmore, P.L.S. 7126
8/26/14

EXHIBIT "B"
LEGAL DESCRIPTION
RB RANCH DEV, LLC AFTER
LOT LINE ADJUSTMENT

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

REMAINDER:

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597 and a portion of Parcels "4", "5" and "6" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 Parcel Maps, at page 63, being more particularly described as follows:


BEGINNING at the Northwest corner of said Parcel "4", said corner marked by a 3/4" diameter iron pipe tagged L.S. 3580; thence North 00°20'39" West along the Northerly extension of the West line of said Parcel "4", a distance of 707.00 feet; thence South 89°38'15" East, a distance of 1114.84 feet; thence North 00°21'45" East, a distance of 598.75 feet; thence North 76°55'22" East, a distance of 69.69 feet; thence North 47°51'49" East, a distance of 61.11 feet; thence North 31°19'54" East, a distance of 126.18 feet; thence North 64°25'15" East, a distance of 48.70 feet to a point on the South right of way line of the 100 foot wide South San Joaquin Irrigation District Main Canal; thence Southeasterly along last said right of way line the following (6) six courses: 1.) South 67°35'15" East, a distance of 45.93 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 150.00 feet; thence 2.) Southeasterly along the arc of said curve, through a central angle of 22°02'26", an arc distance of 57.70 feet; thence 3.) South 45°32'49" East, a distance of 575.90 feet to a point of curvature of a tangent curve, concave Northerly, having a radius of 250.00 feet; thence 4.) Southeasterly along the arc of said curve, through a central angle of 97°57'36", an arc distance of 427.43 feet; thence 5.) North 36°29'35" East, a distance of 861.74 feet to a point of curvature of a tangent curve, concave Southeasterly, having a radius of 150.00 feet; thence 6.) Northeasterly along the arc of said curve, through a central angle of 19°14'59", an arc distance of 50.40 feet to a point on the West line of said "Packard's" Section 14; thence leaving last said right of way line and proceeding North 01°15'17" West along last said "Packard's" Section line, a distance of 57.86 feet to a point on the Southwesterly right of way line of a 66.00 foot wide county road known as Sonora Road; thence Northwesterly along last said right of way line, the following (2) courses: 1.) North 53°49'26" West, a distance of 579.28 feet to an angle point; thence 2.) North 28°19'02" West, a distance of 1044.58 feet to a point on the East-West quarter section line through said Section 14; thence leaving said right of way line and proceeding South 89°54'05" West along last said quarter section line, a distance of 4381.87 feet to a 2" diameter iron pipe marking the quarter corner of said "Packard's" Section 13 and 14; thence North 00°23'47" West along the line dividing said "Packard's" Sections 13 and 14, a distance of 735.41 feet more or less to the point of intersection with the center line of the 100 foot wide Oakdale Irrigation District North Main Canal, also being the Southeasterly line of Parcel "A" as shown on that map filed in the Office of the Recorder of the County of Stanislaus on September 7, 2001 in Book 51 of Parcel Maps at Page 14; thence Southwesterly and Southeasterly along said center line and the Southeasterly line of said Parcel "A", the following (14) fourteen courses: 1.) South 70°25'14" West, a distance of 249.67 feet to a point of curvature of a tangent curve, concave Southeasterly, having a radius of 345.00 feet; thence 2.) Southwesterly along the arc of said curve, through a central angle of 21°26'45", an arc distance of 129.13 feet to a point of reverse curvature of a curve, concave Northeasterly, having a radius of 200.00 feet of which the radius

bears North 40°56'01" West; thence 3.) Southwesterly along the arc of said curve, through a central angle of 31°22'10", an arc distance of 109.50 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 465.00 feet of which the radius point bears South 09°33'49" East; thence 4.) Southwesterly along the arc of said curve, through a central angle of 45°57'22", an arc distance of 372.97 feet; thence 5.) South 33°49'27" West, a distance of 209.45 feet to a point of curvature of a tangent curve, concave Northwesterly, having a radius of 150.00 feet; thence 6.) Southwesterly along the arc of said curve, through a central angle of 35°16'48", an arc distance of 92.36 feet; thence 7.) South 69°45'39" West, a distance of 96.85 feet to a point of curvature of a tangent curve, concave Westerly, having a radius of 160.00 feet; thence 8.) Southerly along the arc of said curve, through a central angle of 141°08'02", an arc distance of 394.12 feet; thence 9.) South 71°22'22" East, a distance of 251.25 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 200.00 feet; thence 10.) Southeasterly along the arc of said curve, through a central angle of 25°56'06", an arc distance of 90.53 feet; thence 11.) South 45°26'13" East, a distance of 100.14 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 70.21 feet; thence 12.) Southerly along the arc of said curve, through a central angle of 56°14'14", an arc distance of 68.91 feet to a point of reverse curvature of a curve, concave Easterly, having a radius of 187.63 feet, of which the radius point bears South 79°12'17" East; thence 13.) Southerly along the arc of said curve, through a central angle of 42°46'44", an arc distance of 140.09 feet to a point of reverse curvature of a curve, concave Westerly, having a radius of 170.00 feet of which the radius point bears South 58°01'05" West; thence 14.) Southerly along the arc of said curve, through a central angle of 40°04'26", an arc distance of 118.90 feet to the most Southeasterly corner of Parcel 1 as shown on that map filed in the Office of the Recorder of the County of Stanislaus on February 16, 2007 in Book 55 of Parcel Maps at Page 14; thence leaving last said canal center line and proceeding along the Easterly line of Parcels 1, 2, 4 and 5 of last said map, the following (4) four courses: 1.) North 78°05'40" West, a distance of 1074.96 feet to a 3/4" diameter iron pipe tagged L.S. 6013 marking an angle point in said line; thence 2.) South 50°43'44" West, a distance of 785.71 feet to a 3/4" diameter iron pipe tagged L.S. 6013 marking an angle point in said line; thence 3.) South 16°45'44" West, a distance of 786.74 feet to a 3/4" diameter iron pipe tagged L.S. 6013 marking an angle point in said line; thence 4.) South 06°33'12" East, a distance of 2024.95 feet to the Southeast corner of said Parcel 5, also being a point on the South line of the Remainder as shown on that map filed in the Office of the Recorder of the County of Stanislaus on November 4, 1997 in Book 48 of Parcel Maps at Page 61; thence South 89°51'12" East along last said line, a distance of 1857.49 feet to a point on the West line of Parcel "2" of last said map; thence North 00°19'41" West along the West line of said Parcel "2", a distance of 1316.37 feet to the Northwest corner thereof; thence South 89°37'07" East along the North line of said Parcel "2", a distance of 1249.91 feet to a 3/4" diameter iron pipe tagged L.S. 3580 marking the Northeast corner of said Parcel "2"; thence South 00°20'18" East along the Westerly line of said Parcel "2", a distance of 624.04 feet to a 3/4" diameter iron pipe tagged L.S. 3580 marking the angle point in the Easterly line of said Parcel "2" and being a point on the North line of Parcel "2" of said Parcel Map, Book 42 of Parcel Maps at Page 63; thence South 89°38'15" East along the North line of Parcels "2" and "3" of last said Parcel Map, a distance of 1710.53 feet to the point of beginning.

CONTAINING 463.8 acres more or less

SUBJECT to all easements and/or rights of way of record




Dave Skidmore, P.L.S. 7126
8/26/14

20



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0019274-00

Acct 501-Chicago Title
Thursday, MAR 19, 2015 08:00:00
Ttl Pd \$38.00 Rcpt # 0003636890
JMS/R3/1-9

RECORDING REQUESTED BY:
Chicago Title Company
Order No.: FSST-5111400266

When Recorded Mail Document To:
RB Ranch Development LLC
930 Tahoe Blvd., Ste 802-320
Incline Village, NV 89451

APN/Parcel ID(s): 002-063-023-000
002-063-024-000
002-063-025-000
002-063-038-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
"This conveyance confirms title to the grantee(s) who continue to hold the same interest R & T 11911."
 - The documentary transfer tax is \$ ___-0-_____ and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in an Unincorporated area of **Oakdale**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RB Ranch Development, LLC, a Nevada Limited Liability Company

hereby GRANT(S) to RB Ranch Development, LLC, a Nevada limited liability company

the following described real property in the Unincorporated Area of the County of Stanislaus, State of California:

SEF EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED IS BEING EXECUTED AND RECORDED IN COMPLIANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66412 (D) AND TO COMPLETE THAT CERTAIN LOT LINE ADJUSTMENT APPROVED BY THE COUNTY OF STANISLAUS PURSUANT TO THAT CERTAIN LOT LINE ADJUSTMENT NO PLN2014-0124 FOR WHICH A CERTIFICATE OF LOT LINE ADJUSTMENT WAS RECORDED FEBRUARY 23, 2015 AS DOCUMENT NO. 2015-0012898 STANISLAUS COUNTY RECORDS.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ACCOMMODATION ONLY

GRANT DEED
(continued)

APN/Parcel ID(s): 002-063-023-000
002-063-024-000
002-063-025-000
002-063-038-000

Dated: November 25, 2014

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

RB Ranch Development, LLC, a Nevada limited liability company

By: *Rodney Beard*
Rodney Beard, Manager/Member

By: *Virginia Beard*
Virginia Beard, Manager/Member

By: *Virginia Beard for BQN LTD*
Virginia Beard for BQN Ltd, Manager/Member

By: *Bruce Beard*
Bruce Beard, Manager/Member

County of _____

On _____ before me, _____, Notary Public, personally appeared _____, 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 _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
See Attached CA ACK

(Seal)

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.

Acknowledgment

State of California)

County of Stanislaus)

On 3.17.15 before me, Sherri A. Beavers, Notary Public, personally
(here insert name and title of the officer)

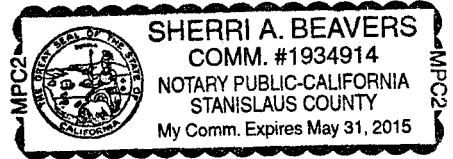
appeared Bruce Beard

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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]



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

(This area for notary stamp)

XGD

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 Riverside

On March 16, 2015 before me, Vicky L. Stemmer

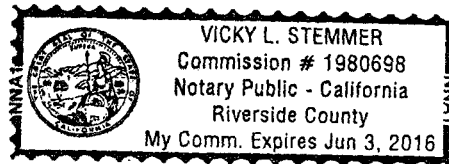
A Notary Public personally appeared Rodney Beard and Virginia Beard

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 Vicky L Stemmer



(Seal)

+
EXHIBIT "B"
LEGAL DESCRIPTION
RB RANCH DEV, LLC AFTER
LOT LINE ADJUSTMENT

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

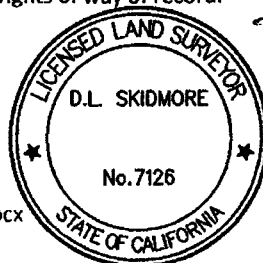
PARCEL "D":

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597, and a portion of Parcel "2" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on November 4, 1997 in Book 48 Parcel Maps, at page 61, being more particularly described as follows:

COMMENCING at the Northeast corner of Parcel "2" as shown on that Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 at Page 63; thence North 00°13'25" West along the Northerly extension of the East line of last said Parcel "2", a distance of 706.95 feet; thence North 89°38'15" West, a distance of 1687.25 feet to the POINT OF BEGINNING of this description; thence South 17°43'24" East, a distance of 466.11 feet; thence South 22°55'58" East, a distance of 792.96 feet; thence South 21°54'32" East, a distance of 76.96 feet; thence South 17°52'01" East, a distance of 128.63 feet; thence South 33°43'40" East, a distance of 139.57 feet; thence South 27°35'54" East, a distance of 157.10 feet to a point on the South line of Parcel "2" of said Parcel Map, Book 48 at Page 61; thence South 86°12'23" West along last said line, a distance of 247.68 feet to an angle point in last said line; thence continuing along last said South line, South 54°54'56" West, a distance of 614.52 feet to the most Southerly corner of said Parcel "2", said corner also lies on the North - South dividing line between said Packard's Sections 19 and 20; thence North 00°42'20" West along last said line and the Southerly line of said Parcel "2", a distance of 596.27 feet to an angle point in last said line; thence continuing along said Southerly line and the Southerly line of the above referred to RB Ranch Development, LLC, Tract Three, Parcel One, North 89°51'12" West, a distance of 2257.56 feet to a point on the center line of the 100 foot wide Oakdale Irrigation District North Main Canal as same is shown on said Parcel Map, Book 48 at Page 61 and being a point of curvature of a non-tangent curve, concave Southeasterly, having a radius of 270.00 feet of which the radius point bears North 86°40'55" East; thence Northerly along last said center line, the following (8) eight courses: 1.) along the arc of said curve, through a central angle of 75°05'52", an arc distance of 353.89 feet; thence, 2.) North 71°49'07" East, a distance of 712.00 feet; thence, 3.) South 87°46'19" East, a distance of 318.11 feet to a point of curvature of a tangent curve, concave Northwesterly, having a radius of 120.00 feet; thence, 4.) along the arc of said curve, through a central angle of 115°53'42", an arc distance of 242.73 feet; thence, 5.) North 23°40'01" West, a distance of 371.80 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 200.00 feet; thence, 6.) along the arc of said curve, through a central angle of 32°20'15", an arc distance of 112.88 feet; thence, 7.) North 56°00'16" West, a distance of 407.47 feet; thence, 8.) North 68°05'39" West, a distance of 265.05 feet; thence leaving last said center line and proceeding South 89°38'15" East, a distance of 1855.92 feet to the point of beginning.

CONTAINING 64.08 Acres more or less

SUBJECT to all easements and/or rights of way of record.





Dave Skidmore, P.L.S. 7126
1/13/15

EXHIBIT "B"
LEGAL DESCRIPTION
RB RANCH DEV, LLC AFTER
LOT LINE ADJUSTMENT

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL "E":

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597, Parcel "2" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 Parcel Maps, at page 63 and a portion of Parcel "2" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on November 4, 1997 in Book 48 Parcel Maps, at page 61, being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel "2" of said Parcel Map, Book 42 at Page 63; thence North 00°13'25" West along the Northerly extension of the East line of last said Parcel "2", a distance of 706.95 feet; thence North 89°38'15" West, a distance of 1687.25 feet; thence South 17°43'24" East, a distance of 466.11 feet; thence South 22°55'58" East, a distance of 792.96 feet; thence South 21°54'32" East, a distance of 76.96 feet; thence South 17°52'01" East, a distance of 128.63 feet; thence South 33°43'40" East, a distance of 139.57 feet; thence South 27°35'54" East, a distance of 157.10 feet to a point on the South line of Parcel "2" of said Parcel Map, Book 48 at Page 61; thence North 86°12'23" East along last said line, a distance of 32.79 feet to the Southeasterly corner of last said Parcel "2" and a point on the Westerly line of Parcel "2" of Parcel Map Book 42 at Page 63; thence Southerly along last said Westerly line, the following (11) eleven courses: 1.) South 17°18'28" East, a distance of 326.88 feet; thence, 2.) South 60°31'55" West, a distance of 82.39 feet; thence, 3.) South 39°51'04" East, a distance of 177.60 feet; thence, 4.) South 60°41'31" East, a distance of 110.49 feet; thence, 5.) South 52°41'53" East, a distance of 125.43 feet; thence, 6.) South 63°56'51" East, a distance of 98.74 feet; thence, 7.) South 55°24'18" East, a distance of 70.07 feet; thence, 8.) South 42°54'17" East, a distance of 149.32 feet; thence, 9.) South 52°03'12" East, a distance of 190.68 feet; thence, 10.) South 56°46'07" East, a distance of 123.79 feet; thence, 11.) South 65°17'46" East, a distance of 151.19 feet to the most Southerly corner of last said Parcel "2"; thence North 00°13'25" East along the East line of last said Parcel "2", a distance of 1963.49 feet to the point of beginning.

CONTAINING 67.07 Acres more or less

SUBJECT to all easements and/or rights of way of record.





Dave Skidmore, P.L.S. 7126
1/13/15

EXHIBIT "B"
LEGAL DESCRIPTION
RB RANCH DEV, LLC AFTER
LOT LINE ADJUSTMENT

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL "F":


ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597 and Parcel "3" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 Parcel Maps, at page 63, being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel "3"; thence North 00°20'39" West along the Northerly extension of the East line of said Parcel "3", a distance of 707.00 feet; thence North 89°38'15" West, a distance of 776.99 feet to a point of intersection with the Northerly extension of the common line dividing Parcels "2" and "3" of said Parcel Map; thence South 00°13'25" West along said extension and dividing line, a distance of 2670.44 feet to the Southwest corner of said Parcel "3"; thence Southeasterly along the Southerly line of said Parcel "3", the following (5) five courses: 1.) South 65°17'46" East, a distance of 111.14 feet; thence, 2.) South 56°12'22" East, a distance of 155.41 feet; thence, 3.) South 36°28'55" East, a distance of 84.17 feet; thence, 4.) South 17°28'46" East, a distance of 160.78 feet to a point on the East - West quarter section line of Packard's Section 19; thence continuing along the Southerly line of said Parcel "3" and said quarter section line, 5.) South 89°25'16" East, a distance of 477.13 feet to the Southeast corner of said Parcel "3"; thence North 00°20'39" West along the East line of said Parcel "3", a distance of 2317.30 feet to the point of beginning.

CONTAINING 53.11 Acres more or less

SUBJECT to all easements and/or rights of way of record.




Dave Skidmore, P.L.S. 7126
1/13/15

† EXHIBIT "B"
LEGAL DESCRIPTION
RB RANCH DEV, LLC AFTER
LOT LINE ADJUSTMENT

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL ONE: (REMAINDER)

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597, being more particularly described as follows:

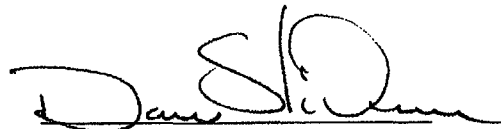
COMMENCING at the Northeast corner of Parcel "3" as shown on that map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 of Parcel Maps at Page 63, said corner marked by a 3/4" diameter iron pipe tagged L.S. 3580, said corner lies on the West line of Parcel "A" as conveyed to RB Ranch Development, LLC by the above referred to Grant Deed; thence North 00°20'39" West along the Northerly extension of the East line of said Parcel "3" and the West line of said Parcel "A", a distance of 707.00 feet to the Northwest corner of said Parcel "A" and being the POINT OF BEGINNING of this description; thence Easterly along the Northerly line of Parcels "A", "B" and "C" as described in said RB Ranch Development, LLC Grant Deed, the following (12) twelve courses: 1) South 89°38'15" East, a distance of 1114.84 feet; thence 2) North 00°21'45" East, a distance of 598.75 feet; thence 3) North 76°55'22" East, a distance of 69.69 feet; thence 4) North 47°51'49" East, a distance of 61.11 feet; thence 5) North 31°19'54" East, a distance of 126.18 feet; thence 6) North 64°25'15" East, a distance of 48.70 feet to a point on the South right of way line of the 100 foot wide South San Joaquin Irrigation District Main Canal; thence continuing along said Northerly line of Parcels "B" and "C" and said Southerly right of way line, 7) South 67°35'15" East, a distance of 45.93 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 150.00 feet; thence 8) Southeasterly along the arc of said curve, through a central angle of 22°02'26", an arc distance of 57.70 feet; thence 9) South 45°32'49" East, a distance of 575.90 feet to a point of curvature of a tangent curve, concave Northerly, having a radius of 250.00 feet; thence 10) Southeasterly along the arc of said curve, through a central angle of 97°57'36", an arc distance of 427.43 feet; thence 11) North 36°29'35" East, a distance of 861.74 feet to a point of curvature of a tangent curve, concave Southeasterly, having a radius of 150.00 feet; thence 12) Northeasterly along the arc of said curve, through a central angle of 19°14'59", an arc distance of 50.40 feet to a point on the East line of said "Packard's" Section 14; thence leaving last said right of way line and proceeding North 01°15'17" West along last said "Packard's" Section line, a distance of 57.86 feet to a point on the Southwesterly right of way line of a 66.00 foot wide county road known as Sonora Road; thence Northwesterly along last said right of way line, the following (2) courses: 1.) North 53°49'26" West, a distance of 579.28 feet to an angle point; thence 2.) North 28°19'02" West, a distance of 1044.58 feet to a point on the East-West quarter section line through said Section 14; thence leaving said right of way line and proceeding South 89°54'05" West along last said quarter section line, a distance of 4381.87 feet to a 2" diameter iron pipe marking the quarter corner of said "Packard's" Section 13 and 14; thence North 00°23'47" West along the line dividing said "Packard's" Sections 13 and 14, a distance of 735.41 feet more or less to the point of intersection with the center line of the 100 foot wide Oakdale Irrigation District North Main Canal, also being the Southeasterly line of Parcel "A" as shown on that map filed in the Office of the Recorder of the County of Stanislaus on September 7, 2001 in Book 51 of Parcel Maps at Page 14; thence Southwesterly and Southeasterly along said center line and the Southeasterly line of said Parcel "A", the following (14) fourteen courses: 1.) South 70°25'14" West, a distance of 249.67 feet to a point of curvature of a tangent curve, concave Southeasterly, having a radius of 345.00 feet; thence 2.) Southwesterly along the arc of said curve, through a central angle of 21°26'45", an arc distance of 129.13 feet to a point of reverse curvature of a curve, concave Northeasterly, having a radius of 200.00 feet of which the radius bears North 40°56'01" West; thence 3.) Southwesterly along the arc of said curve, through a central angle of 31°22'10", an arc distance of 109.50 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 465.00 feet of which the radius point bears South 09°33'49" East; thence 4.) Southwesterly along the arc of said curve, through a central angle of 45°57'22", an arc distance of 372.97 feet;

thence 5.) South 33°49'27" West, a distance of 209.45 feet to a point of curvature of a tangent curve, concave Northwesterly, having a radius of 150.00 feet; thence 6.) Southwesterly along the arc of said curve, through a central angle of 35°16'48", an arc distance of 92.36 feet; thence 7.) South 69°45'39" West, a distance of 96.85 feet to a point of curvature of a tangent curve, concave Westerly, having a radius of 160.00 feet; thence 8.) Southerly along the arc of said curve, through a central angle of 141°08'02", an arc distance of 394.12 feet; thence 9.) South 71°22'22" East, a distance of 251.25 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 200.00 feet; thence 10.) Southeasterly along the arc of said curve, through a central angle of 25°56'06", an arc distance of 90.53 feet; thence 11.) South 45°26'13" East, a distance of 100.14 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 70.21 feet; thence 12.) Southerly along the arc of said curve, through a central angle of 56°14'14", an arc distance of 68.91 feet to a point of reverse curvature of a curve, concave Easterly, having a radius of 187.63 feet, of which the radius point bears South 79°12'17" East; thence 13.) Southerly along the arc of said curve, through a central angle of 42°46'44", an arc distance of 140.09 feet to a point of reverse curvature of a curve, concave Westerly, having a radius of 170.00 feet of which the radius point bears South 58°01'05" West; thence 14.) Southerly along the arc of said curve, through a central angle of 40°04'26", an arc distance of 118.90 feet to the most Southeasterly corner of Parcel 1 as shown on that map filed in the Office of the Recorder of the County of Stanislaus on February 16, 2007 in Book 55 of Parcel Maps at Page 14; thence leaving last said canal center line and proceeding along the Easterly line of Parcels 1, 2, 4 and 5 of last said map, the following (4) four courses: 1.) North 78°05'40" West, a distance of 1074.96 feet to a 3/4" diameter iron pipe tagged L.S. 6013 marking an angle point in said line; thence 2.) South 50°43'44" West, a distance of 785.71 feet to a 3/4" diameter iron pipe tagged L.S. 6013 marking an angle point in said line; thence 3.) South 16°45'44" West, a distance of 786.74 feet to a 3/4" diameter iron pipe tagged L.S. 6013 marking an angle point in said line; thence 4.) South 06°33'12" East, a distance of 2024.95 feet to the Southeast corner of said Parcel 5, also being a point on the South line of the Remainder as shown on that map filed in the Office of the Recorder of the County of Stanislaus on November 4, 1997 in Book 48 of Parcel Maps at Page 61 and also being a point on the center line of said 100 foot wide Oakdale Irrigation District North Main Canal and being a point of curvature of a non-tangent curve, concave Southeasterly, having a radius of 270.00 feet of which the radius point bears North 86°40'55" East; thence Northerly along last said center line, the following (8) eight courses: 1.) along the arc of said curve, through a central angle of 75°05'52", an arc distance of 353.89 feet; thence, 2.) North 71°49'07" East, a distance of 712.00 feet; thence, 3.) South 87°46'19" East, a distance of 318.11 feet to a point of curvature of a tangent curve, concave Northwesterly, having a radius of 120.00 feet; thence 4.) along the arc of said curve, through a central angle of 115°53'42", an arc distance of 242.73 feet; thence 5.) North 23°40'01" West, a distance of 371.80 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 200.00 feet; thence 6.) along the arc of said curve, through a central angle of 32°20'15", an arc distance of 112.88 feet; thence 7.) North 56°00'16" West, a distance of 407.47 feet; thence 8.) North 68°05'39" West, a distance of 265.05 feet; thence leaving last said center line and proceeding South 89°38'15" East, a distance of 4320.16 feet to the point of beginning.

CONTAINING 399.48 acres more or less

SUBJECT to all easements and/or rights of way of record.




Dave Skidmore, P.L.S. 7126
1/13/15



RECORDING REQUESTED BY:
Associated Engineering Group, Inc.

WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:
RB Ranch Development, LLC
930 Tahoe Blvd., Ste 802-320
Incline Village, NV 89451



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0058496-00

Acct 501-Chicago Title
Friday, JUL 24, 2015 08:00:00
Ttl Pd \$41.00 Rcpt # 0003694539
OLD/R1/1-9

CORRECTION GRANT DEED

A.P.N: 002-063-003,021,022,051

The Undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$ 0; City Transfer Tax \$ _____;
Survey Monument Fee \$ _____

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

The property is located in:

- unincorporated area;
- City of _____
- Exempt from transfer tax; Reason: Correction Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RB Ranch Development, LLC, a Nevada limited liability company

hereby GRANT(S) to

RB Ranch Development, LLC, a Nevada limited liability company

the following described real property in the County of Stanislaus, State of California:

FOR DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO.

This deed is being recorded to correct for the following erroneous bearings, distances or calls depicted in that certain Grant Deed filed in the Office of the Recorder of the County of Stanislaus on March 19, 2015 as Document Number 2015-0019274:

As to PARCEL "D"

- A call on line three of the third paragraph of the legal description which erroneously refers to a course along the Northerly extension of the East line of Parcel "2".
- A distance on line nine of the third paragraph of the legal description which erroneously states 247.08 feet and should correctly state 243.04 feet
- A distance on line ten of the third paragraph of the legal description which erroneously states 614.52 feet and should correctly state 620.12 feet
- A distance on line twelve of the third paragraph of the legal description which erroneously states 596.27 feet and should correctly state 599.18 feet
- The acreage erroneously states 64.08 acres and now correctly reads 64.12 Acres

Continued on next page

MAIL TAX STATEMENTS TO: SAME AS ABOVE

Handwritten signature/initials

Continued from previous page:

This deed is being recorded to correct for the following erroneous bearings, distances or calls depicted in that certain Grant Deed filed in the Office of the Recorder of the County of Stanislaus on March 19, 2015 as Document Number 2015-0019274:

As to PARCEL "E"

- A call on line two of the third paragraph of the legal description which erroneously refers to a course along the Northerly extension of the East line of Parcel "2", said call in now deleted
- A call on line fifteen of the third paragraph of the legal description which erroneously refers to the most southerly corner of last said Parcel "2", said call in now deleted
- A call on the line sixteen of the third paragraph of the legal description which erroneously refers to a course along the East line of Parcel "2", said call in now deleted

As to PARCEL "F"

- Calls on lines three and four of the third paragraph of the legal description erroneously refers to an intersection with the extension of the common line dividing Parcels "2" and "3" of Parcel Map Book 42 at Page 63 and also a call of along said extension and dividing line, said call in now deleted
- A call on line five of the third paragraph of the legal description which erroneously refers to the southwest corner of said Parcel "2" and now reads to a point on the Northeasterly line of Parcel "3" of Book 48 of Parcel Maps at Page 61, Stanislaus County Records.
- A call on line nine of the third paragraph of the legal description which erroneously refers to a course along the South line of Parcel "3", said call in now deleted
- On line 10 of the third paragraph of the legal description erroneously omitted the call after Parcel "3" and is now correctly depicted in the legal description

As to PARCEL ONE (REMAINDER)

- No Change

MAIL TAX STATEMENTS TO: SAME AS ABOVE

CORRECTION GRANT DEED
(continued)

A.P.N: 002-063-003,021,022,051

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

RB Ranch Development, LLC, a Nevada limited liability company

BY: *Rodney Beard* Dated *5/15/15* *Rodney Phillip Beard
Rodney Beard, Manager/Member *

BY: *Virginia Beard* Dated *5/15/15* ** Virginia Elizabeth Beard.
Virginia Beard, Manager/Member **

BY: *Virginia Beard* Dated *5/15/15* *** Virginia Elizabeth Beard
Virginia Beard for BQN Ltd, Manager/Member ***

BY: *Bruce Beard* Dated *5/15/15* *** Bruce Phillip Beard.
Bruce Beard, Manager/Member ***

SEE ATTACHED ACKNOWLEDGMENTS

California All-Purpose Certificate of 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.

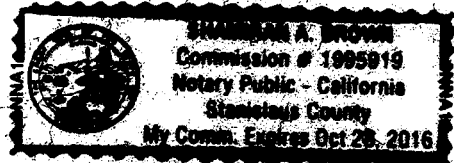
State of California }
 County of Stanislaus } s.s.

On May 15, 2015 before me, Shamiran A. Brown, Notary Public
Name of Notary Public, Title

personally appeared Rodney Phillip Beard,
Name of Signer (1)
Bruce Phillip Beard and Virginia Elizabeth Beard
Name of Signer (2)

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.

Shamiran A. Brown
Signature of Notary Public

Shamiran A Brown
 Seal 1995919
 Oct 28, 2016

OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Correction Grant Deed containing 8 pages, and dated May 15, 2015.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s)/Entity(ies) Signer(s) Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
 Page # 41 Entry # 1, 2, 3, 4

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL "D":

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597, and a portion of Parcel "2" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on November 4, 1997 in Book 48 Parcel Maps, at page 61, being more particularly described as follows:

COMMENCING at the Northeast corner of Parcel "2" as shown on that Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 at Page 63; thence North 00°13'25" West, a distance of 706.95 feet; thence North 89°38'15" West, a distance of 1687.25 feet to the POINT OF BEGINNING of this description; thence South 17°43'24" East, a distance of 466.11 feet; thence South 22°55'58" East, a distance of 792.96 feet; thence South 21°54'32" East, a distance of 76.96 feet; thence South 17°52'01" East, a distance of 128.63 feet; thence South 33°43'40" East, a distance of 139.57 feet; thence South 27°35'54" East, a distance of 157.10 feet to a point on the South line of Parcel "2" of said Parcel Map, Book 48 at Page 61; thence South 86°12'23" West along last said line, a distance of 243.04 feet to an angle point in last said line; thence continuing along last said South line, South 54°54'56" West, a distance of 620.12 feet to the most Southerly corner of said Parcel "2", said corner also lies on the North – South dividing line between said Packard's Sections 19 and 20; thence North 00°42'20" West along last said line and the Southerly line of said Parcel "2", a distance of 599.18 feet to an angle point in last said line; thence continuing along said Southerly line and the Southerly line of the above referred to RB Ranch Development, LLC, Tract Three, Parcel One, North 89°51'12" West, a distance of 2257.56 feet to a point on the center line of the 100 foot wide Oakdale Irrigation District North Main Canal as same is shown on said Parcel Map, Book 48 at Page 61 and being a point of curvature of a non-tangent curve, concave Southeasterly, having a radius of 270.00 feet of which the radius point bears North 86°40'55" East; thence Northerly along last said center line, the following (8) eight courses: 1) along the arc of said curve, through a central angle of 75°05'52", an arc distance of 353.89 feet; thence, 2) North 71°49'07" East, a distance of 712.00 feet; thence, 3) South 87°46'19" East, a distance of 318.11 feet to a point of curvature of a tangent curve, concave Northwesterly, having a radius of 120.00 feet; thence, 4) along the arc of said curve, through a central angle of 115°53'42", an arc distance of 242.73 feet; thence, 5) North 23°40'01" West, a distance of 371.80 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 200.00 feet; thence, 6) along the arc of said curve, through a central angle of 32°20'15", an arc distance of 112.88 feet; thence, 7) North 56°00'16" West, a distance of 407.47 feet; thence, 8) North 68°05'39" West, a distance of 265.05 feet; thence leaving last said center line and proceeding South 89°38'15" East, a distance of 1855.92 feet to the point of beginning.

CONTAINING 64.12 Acres more or less

SUBJECT to all easements and/or rights of way of record.

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL "E":

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597, Parcel "2" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 Parcel Maps, at page 63 and a portion of Parcel "2" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on November 4, 1997 in Book 48 Parcel Maps, at page 61, being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel "2" of said Parcel Map, Book 42 at Page 63; thence North 00°13'25" West, a distance of 706.95 feet; thence North 89°38'15" West, a distance of 1687.25 feet; thence South 17°43'24" East, a distance of 466.11 feet; thence South 22°55'58" East, a distance of 792.96 feet; thence South 21°54'32" East, a distance of 76.96 feet; thence South 17°52'01" East, a distance of 128.63 feet; thence South 33°43'40" East, a distance of 139.57 feet; thence South 27°35'54" East, a distance of 157.10 feet to a point on the South line of Parcel "2" of said Parcel Map, Book 48 at Page 61; thence North 86°12'23" East along last said line, a distance of 32.79 feet to the Southeasterly corner of last said Parcel "2" and a point on the Westerly line of Parcel "2" of Parcel Map Book 42 at Page 63; thence Southerly along last said Westerly line, the following (11) eleven courses: 1) South 17°18'28" East, a distance of 326.88 feet; thence, 2) South 60°31'55" West, a distance of 82.39 feet; thence, 3) South 39°51'04" East, a distance of 177.60 feet; thence, 4) South 60°41'31" East, a distance of 110.49 feet; thence, 5) South 52°41'53" East, a distance of 125.43 feet; thence, 6) South 63°56'51" East, a distance of 98.74 feet; thence, 7) South 55°24'18" East, a distance of 70.07 feet; thence, 8) South 42°54'17" East, a distance of 149.32 feet; thence, 9) South 52°03'12" East, a distance of 190.68 feet; thence, 10) South 56°46'07" East, a distance of 123.79 feet; thence, 11) South 65°17'46" East, a distance of 151.19; thence North 00°13'25" East, a distance of 1963.49 feet to the point of beginning.

CONTAINING 67.07 Acres more or less

SUBJECT to all easements and/or rights of way of record.

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancharia Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL "F":

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597 and Parcel "3" as shown on that certain Parcel Map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 Parcel Maps, at page 63, being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel "3"; thence North 00°20'39" West along the Northerly extension of the East line of said Parcel "3", a distance of 707.00 feet; thence North 89°38'15" West, a distance of 776.99 feet; thence South 00°13'25" West, a distance of 2670.44 feet to a point on the Northeasterly line of Parcel "3" as shown on that map filed in the Office of the Recorder of the County of Stanislaus on November 4, 1997 in Book 48 of Parcel Maps at Page 61; thence Southeasterly along the Northerly line of last said Parcel "3", the following (4) four courses: 1) South 65°17'46" East, a distance of 111.14 feet; thence, 2) South 56°12'22" East, a distance of 155.41 feet; thence, 3) South 36°28'55" East, a distance of 84.17 feet; thence, 4) South 17°28'46" East, a distance of 160.78 feet to a point on the East – West quarter section line of Packard's Section 19; thence South 89°25'16" East along said quarter section line, a distance of 477.13 feet to the Southeast corner of the herein above referred to Parcel "3" of Book 42 of Parcel Maps at Page 63; thence North 00°20'39" West along the East line of last said Parcel "3", a distance of 2317.30 feet to the point of beginning.

CONTAINING 53.11 Acres more or less

SUBJECT to all easements and/or rights of way of record.

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situate in the County of Stanislaus, State of California, lying within a portion of Albert Packard's 3-1/2 Leagues of the El Rancheria Del Rio Estanislao, Sections 13, 14, 19 and 20, as shown in Volume 1 of Maps at Page 4, Stanislaus County Records, described as follows:

PARCEL ONE: (REMAINDER)

ALL that certain portion of Tract Three, Parcel One as conveyed to RB Ranch Development, LLC, a Nevada Limited Liability Company by Grant Deed filed in the Office of the Recorder of the County of Stanislaus on February 11, 2014 as Document No. 2014-0008597, being more particularly described as follows:

COMMENCING at the Northeast corner of Parcel "3" as shown on that map filed in the Office of the Recorder of the County of Stanislaus on December 22, 1989 in Book 42 of Parcel Maps at Page 63, said corner marked by a 3/4" diameter iron pipe tagged L.S. 3580, said corner lies on the West line of Parcel "A" as conveyed to RB Ranch Development, LLC by the above referred to Grant Deed; thence North 00°20'39" West along the Northerly extension of the East line of said Parcel "3" and the West line of said Parcel "A", a distance of 707.00 feet to the Northwest corner of said Parcel "A" and being the POINT OF BEGINNING of this description; thence Easterly along the Northerly line of Parcels "A", "B" and "C" as described in said RB Ranch Development, LLC Grant Deed, the following (12) twelve courses: 1) South 89°38'15" East, a distance of 1114.84 feet; thence 2) North 00°21'45" East, a distance of 598.75 feet; thence 3) North 76°55'22" East, a distance of 69.69 feet; thence 4) North 47°51'49" East, a distance of 61.11 feet; thence 5) North 31°19'54" East, a distance of 126.18 feet; thence 6) North 64°25'15" East, a distance of 48.70 feet to a point on the South right of way line of the 100 foot wide South San Joaquin Irrigation District Main Canal; thence continuing along said Northerly line of Parcels "B" and "C" and said Southerly right of way line, 7) South 67°35'15" East, a distance of 45.93 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 150.00 feet; thence 8) Southeasterly along the arc of said curve, through a central angle of 22°02'26", an arc distance of 57.70 feet; thence 9) South 45°32'49" East, a distance of 575.90 feet to a point of curvature of a tangent curve, concave Northerly, having a radius of 250.00 feet; thence 10) Southeasterly along the arc of said curve, through a central angle of 97°57'36", an arc distance of 427.43 feet; thence 11) North 36°29'35" East, a distance of 861.74 feet to a point of curvature of a tangent curve, concave Southeasterly, having a radius of 150.00 feet; thence 12) Northeasterly along the arc of said curve, through a central angle of 19°14'59", an arc distance of 50.40 feet to a point on the East line of said "Packard's" Section 14; thence leaving last said right of way line and proceeding North 01°15'17" West along last said "Packard's" Section line, a distance of 57.86 feet to a point on the Southwesterly right of way line of a 66.00 foot wide county road known as Sonora Road; thence Northwesterly along last said right of way line, the following (2) courses: 1) North 53°49'26" West, a distance of 579.28 feet to an angle point; thence 2) North 28°19'02" West, a distance of 1044.58 feet to a point on the East-West quarter section line through said Section 14; thence leaving said right of way line and proceeding South 89°54'05" West along last said quarter section line, a distance of 4381.87 feet to a 2" diameter iron pipe marking the quarter corner of said "Packard's" Section 13 and 14; thence North 00°23'47" West along the line dividing said "Packard's" Sections 13 and 14, a distance of 735.41 feet more or less to the point of intersection with the center line of the 100 foot wide Oakdale Irrigation District North Main Canal, also being the Southeasterly line of Parcel "A" as shown on that map filed in the Office of the Recorder of the County of Stanislaus on September 7, 2001 in Book 51 of Parcel Maps at Page 14; thence Southwesterly and Southeasterly along said center line and the Southeasterly line of said Parcel "A", the following (14) fourteen courses: 1) South 70°25'14" West, a distance of 249.67 feet to a point of curvature of a tangent curve, concave Southeasterly, having a radius of 345.00 feet; thence 2) Southwesterly along the arc of said curve, through a central angle of 21°26'45", an arc distance of 129.13 feet to a point of reverse curvature of a curve, concave Northeasterly, having a radius of 200.00 feet of which the radius bears North 40°56'01" West; thence 3) Southwesterly along the arc of said curve, through a central angle of 31°22'10", an arc distance of 109.50 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 465.00 feet of which the radius point bears South 09°33'49" East; thence

4) Southwesterly along the arc of said curve, through a central angle of 45°57'22", an arc distance of 372.97 feet; thence 5.) South 33°49'27" West, a distance of 209.45 feet to a point of curvature of a tangent curve, concave Northwesterly, having a radius of 150.00 feet; thence 6) Southwesterly along the arc of said curve, through a central angle of 35°16'48", an arc distance of 92.36 feet; thence 7) South 69°45'39" West, a distance of 96.85 feet to a point of curvature of a tangent curve, concave Westerly, having a radius of 160.00 feet; thence 8) Southerly along the arc of said curve, through a central angle of 141°08'02", an arc distance of 394.12 feet; thence 9) South 71°22'22" East, a distance of 251.25 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 200.00 feet; thence 10) Southeasterly along the arc of said curve, through a central angle of 25°56'06", an arc distance of 90.53 feet; thence 11) South 45°26'13" East, a distance of 100.14 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 70.21 feet; thence 12) Southerly along the arc of said curve, through a central angle of 56°14'14", an arc distance of 68.91 feet to a point of reverse curvature of a curve, concave Easterly, having a radius of 187.63 feet, of which the radius point bears South 79°12'17" East; thence 13) Southerly along the arc of said curve, through a central angle of 42°46'44", an arc distance of 140.09 feet to a point of reverse curvature of a curve, concave Westerly, having a radius of 170.00 feet of which the radius point bears South 58°01'05" West; thence 14) Southerly along the arc of said curve, through a central angle of 40°04'26", an arc distance of 118.90 feet to the most Southeasterly corner of Parcel 1 as shown on that map filed in the Office of the Recorder of the County of Stanislaus on February 16, 2007 in Book 55 of Parcel Maps at Page 14; thence leaving last said canal center line and proceeding along the Easterly line of Parcels 1, 2, 4 and 5 of last said map, the following (4) four courses: 1) North 78°05'40" West, a distance of 1074.96 feet to a 3/4" diameter iron pipe tagged L.S. 6013 marking an angle point in said line; thence 2) South 50°43'44" West, a distance of 785.71 feet to a 3/4" diameter iron pipe tagged L.S. 6013 marking an angle point in said line; thence 3) South 16°45'44" West, a distance of 786.74 feet to a 3/4" diameter iron pipe tagged L.S. 6013 marking an angle point in said line; thence 4) South 06°33'12" East, a distance of 2024.95 feet to the Southeast corner of said Parcel 5, also being a point on the South line of the Remainder as shown on that map filed in the Office of the Recorder of the County of Stanislaus on November 4, 1997 in Book 48 of Parcel Maps at Page 61 and also being a point on the center line of said 100 foot wide Oakdale Irrigation District North Main Canal and being a point of curvature of a non-tangent curve, concave Southeasterly, having a radius of 270.00 feet of which the radius point bears North 86°40'55" East; thence Northerly along last said center line, the following (8) eight courses: 1) along the arc of said curve, through a central angle of 75°05'52", an arc distance of 353.89 feet; thence, 2) North 71°49'07" East, a distance of 712.00 feet; thence, 3) South 87°46'19" East, a distance of 318.11 feet to a point of curvature of a tangent curve, concave Northwesterly, having a radius of 120.00 feet; thence 4) along the arc of said curve, through a central angle of 115°53'42", an arc distance of 242.73 feet; thence 5) North 23°40'01" West, a distance of 371.80 feet to a point of curvature of a tangent curve, concave Southwesterly, having a radius of 200.00 feet; thence 6) along the arc of said curve, through a central angle of 32°20'15", an arc distance of 112.88 feet; thence 7) North 56°00'16" West, a distance of 407.47 feet; thence 8) North 68°05'39" West, a distance of 265.05 feet; thence leaving last said center line and proceeding South 89°38'15" East, a distance of 4320.16 feet to the point of beginning.

CONTAINING 399.48 acres more or less

SUBJECT to all easements and/or rights of way of record.

PACKARD SECTIONS T.1S. R.11E.& T.1S. R12E. M.D.B.& M.

084 008
084 087
107 004

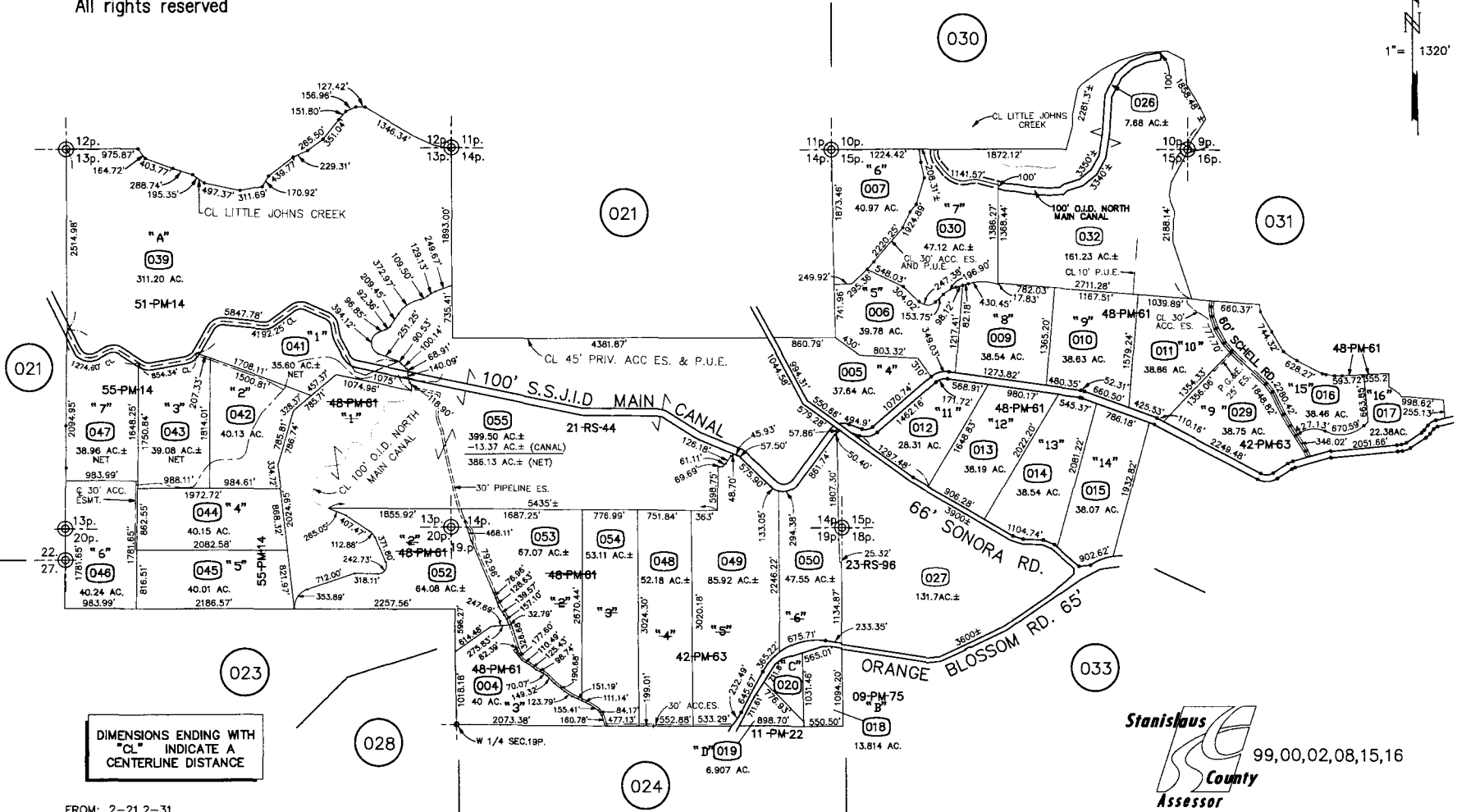
002 - 063

Copyright 2001 Stanislaus County
All rights reserved

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

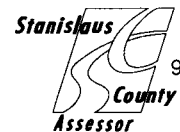
1" = 1320'

FOR ILLUSTRATIVE PURPOSES ONLY



DIMENSIONS ENDING WITH
"CL" INDICATE A
CENTERLINE DISTANCE

FROM: 2-21-2-31
DRAWN: 12-18-98 NC
REVISED: 2-16-00 CS, 12-3-01 MF, 03-07-07 MB, 8-9-07 MF, 6-26-08 DH, 07-17-13 MB, 10-14-14 MB, 07-06-15 MB.



99,00,02,08,15,16

002 - 063

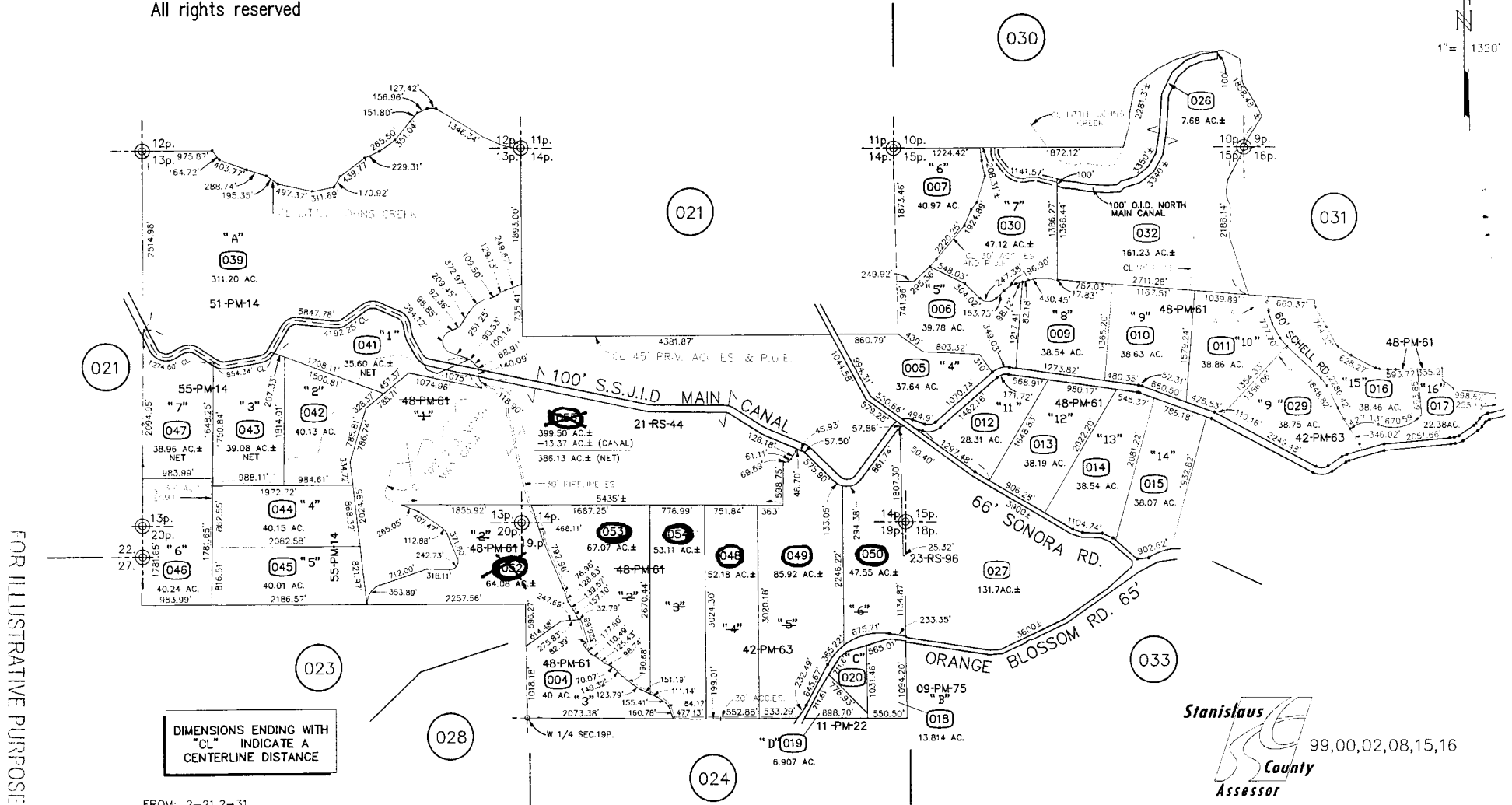
PACKARD SECTIONS T.1S. R.11E.& T.1S. R.12E. M.D.B.& M.

084 008
084 087
107 004

002 - 063

Copyright 2001 Stanislaus County
All rights reserved

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY

DIMENSIONS ENDING WITH
"CL" INDICATE A
CENTERLINE DISTANCE

FROM: 2-21,2-31
DRAWN: 12-18-98 NC
REVISED: 2-16-00 CS, 12-3-01 MF, 03-07-07 MB, 8-9-07 MF, 6-26-08 DH, 07-17-13 MB, 10-14-14 MB, 07-06-15 MB.



99,00,02,08,15,16

002 - 063

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-10**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097663-00
Thursday, DEC 17, 2015 13:32:20
Ttl Pd \$0.00 Rcpt # 0003751836
OLD/R2/1-7

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: DAVID VERDEGAAL
Name
10691 FRANKENHEIMER ROAD
Address
OAKDALE, CA 95361 (209)848-3119
City, State Zip Phone Number

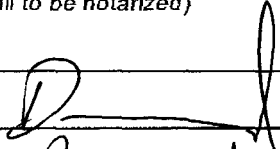
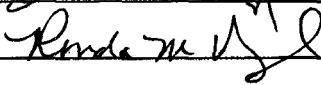
(16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>022-072-021</u>	<u>103-003</u>	<u>55.67</u>	<u>0 Frankenheimer Road, Oakdale, CA 95361</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

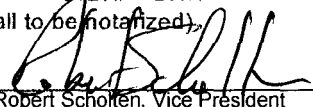
(17) The effective date of this Contract shall be January 1, 2016.

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
David & Ronda Verdegaal			Oakdale Ca
David W. Verdegaal, Trustee of the Verdegaal 2013 Living Trust dated 4/22/13		10/14/2015	Oakdale, CA
Ronda M. Verdegaal, Trustee of the Verdegaal 2013 Living Trust dated 4/22/13		10/14/2015	Oakdale, CA

SECURITY HOLDERS:

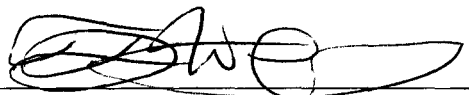
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
American AgCredit, FLCA	 Robert Scholten, Vice President	10/14/2015	Oakdale, CA

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15


Chairman, Board of Supervisors
Terrance Withrow

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.

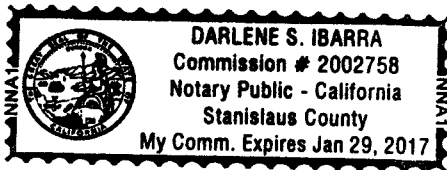
State of California)
County of Stanislaus)

On 10/14/2015 before me, Darlene S. Ibarra, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared David W. Verdegaal, Ronda M. Verdegaal and Robert Scholten
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 *Darlene Ibarra*
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: _____

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 13-51504591-MLG / 51504635
Locate No.: CACTI7750-7750-4515-0051504591
Title No.: 13-51504591-MG

**When Recorded Mail Document
and Tax Statement To:**

The Verdegaal 2013 Living Trust dated April
22, 2013
10691 Frankenheimer Road
Oakdale, CA 95361

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0101035-00

Acct 402-Counter Customers
Friday, DEC 06, 2013 10:10:10
Ttl Pd \$1,127.00 Rcpt # 0003464736
OLD/R2/1-2

APN: 002-072-021

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

GRANT DEED

**The undersigned grantor(s) declare(s)
Documentary transfer tax is \$1,100.00**

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Stanley A. Galas and Bonnie K. Galas, as Co-Trustees of the Galas Family Trust dated June 19, 2002

hereby GRANT(S) to David W. Verdegaal and Ronda M. Verdegaal, Trustees of The Verdegaal 2013 Living Trust dated April 22, 2013

the following described real property in the County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: December 3, 2013

State of California
County of Stanislaus

On 12-3-13 before me,
Kelli Dentone, Notary Public
(here insert name and title of the officer), personally appeared
Stanley A Galas and Bonnie K Galas

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

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

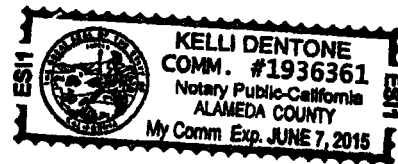
WITNESS my hand and official seal.

Signature _____ (Seal)

Stanley A. Galas and Bonnie K. Galas, as
Co-Trustees of the Galas Family Trust dated June
19, 2002

By: Stanley A Galas Trustee
Stanley A. Galas, Trustee

By: Bonnie K. Galas, Trustee
Bonnie K. Galas, Trustee



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Handwritten initials

Escrow No.: 13-51504591-MLG
Locate No.: CACTI7750-7750-4515-0051504591
Title No.: 13-51504591-MG

EXHIBIT "A"

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

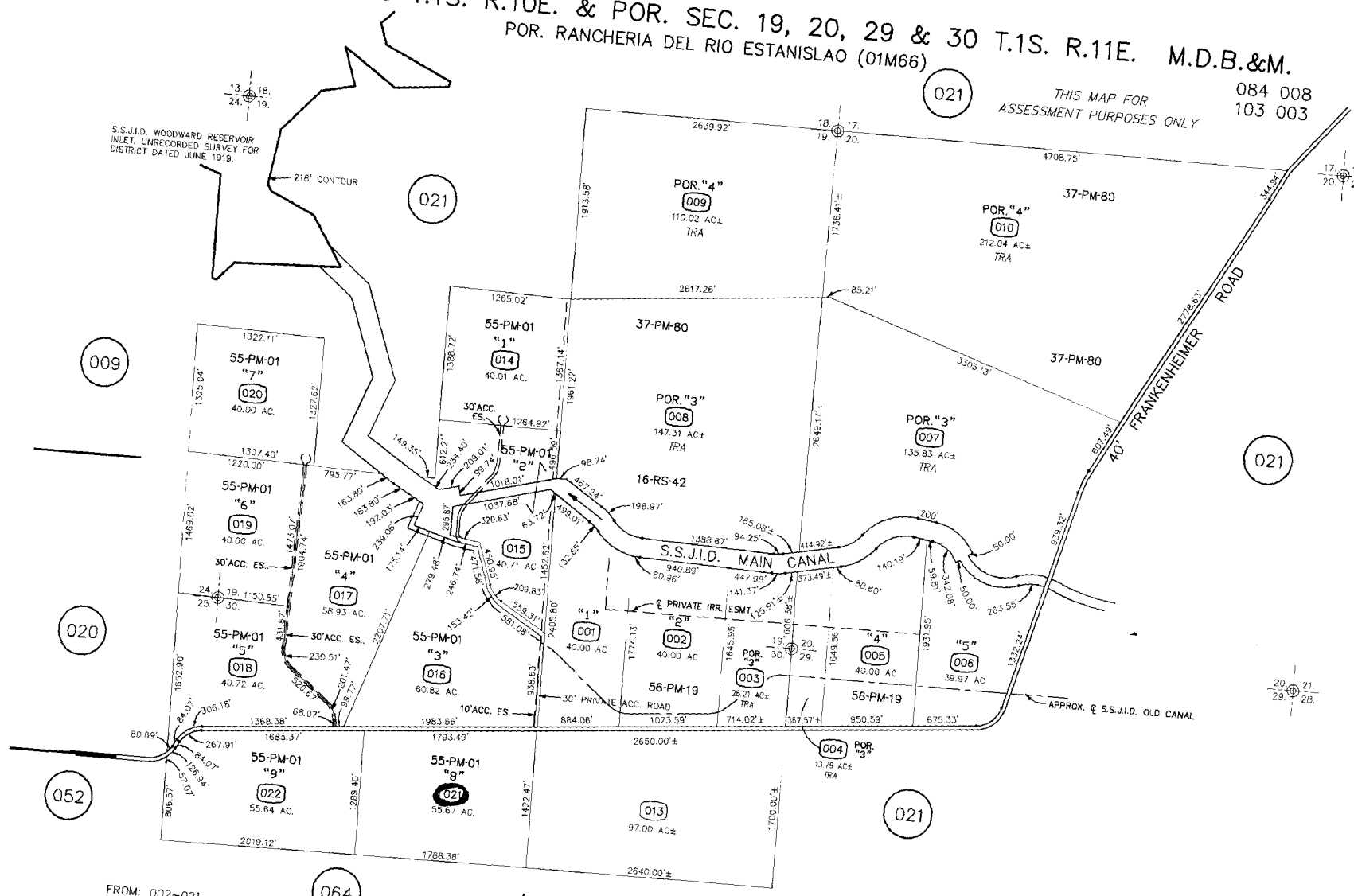
Parcel 8, as shown upon that certain Parcel Map filed for record December 28, 2006 in Book 55 of Parcel Maps at Page 01, Stanislaus County Records.

APN: 002-072-021

POR SEC. 24 & 25 T.1S. R.10E. & POR. SEC. 19, 20, 29 & 30 T.1S. R.11E. M.D.B.&M.
 POR. RANCHERIA DEL RIO ESTANISLAO (01M66)

002 - 072

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY
 084 008
 103 003



FROM: 002-021
 DRAWN: 3-16-09 MF
 REMISED: 12-18-09 MB, 04-25-12 MB

Copyright 2001 Stanislaus County--All rights reserved




09,10,13
 002 - 072

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-11**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097664-00
Thursday, DEC 17, 2015 13:32:26
Ttl Pd \$0.00 Rcpt # 0003751837
OLD/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: BARBARA GARCIA
Name

PO BOX 544
Address

DENAIR, CA 95316 (209) 321-5603
City, State Zip Phone Number

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

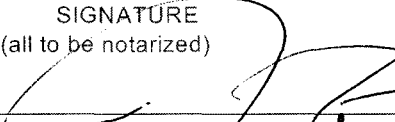
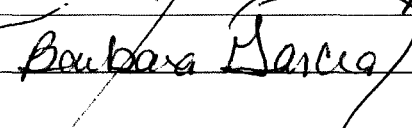
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>024-040-004</u>	<u>056-007</u>	<u>55.8</u>	<u>1301 N. Vincent Road, Turlock, CA</u>
<u>024-040-005</u>	<u>056-007</u>	<u>195.2</u>	<u>1301 N. Vincent Road, Turlock, CA</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

(17) The effective date of this Contract shall be January 1, 2016.

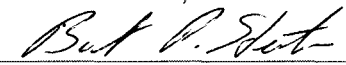
(18) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code – General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

(Handwritten signature)

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Jose Luis Garcia		10/26/15	Merced
Barbara Garcia		10/26/15	Merced

SECURITY HOLDERS:

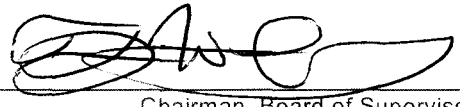
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Bart P. Hertan		10/26/15	Merced

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15



Chairman, Board of Supervisors
Terrance 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.

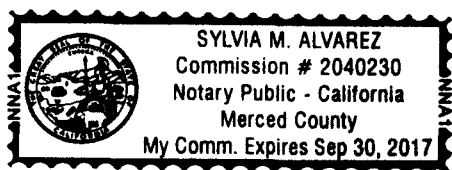
State of California
County of Merced

On October 26, 2015, before me, Sylvia M. Alvarez, a notary public, personally appeared Jose Luis Garcia and Barbara Garcia, 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 Sylvia M. Alvarez



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.

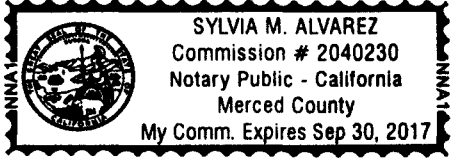
State of California
County of Merced

On October 26, 2015, before me, Sylvia M. Alvarez, a notary public, personally appeared Bart P. Hertan, 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 Sylvia M. Alvarez



ATTACHMENT 1

PARCEL ONE:

MERGED LOTS 22, 23 AND 24 AS SHOWN ON MAP OF SAN BERNARDINO COLONY, FILED OCTOBER 21, 1908 IN VOLUME 4 OF MAPS, PAGE 6, STANISLAUS COUNTY RECORDS, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA.

ALSO BEING DESCRIBED AS ADJUSTED PARCEL 3, IN THAT CERTAIN LOT LINE ADJUSTMENT RECORDED MARCH 26, 2012. RECORDERS SERIAL NO. 2012-0026168, OFFICIAL RECORDS OF STANISLAUS COUNTY.

EXCEPTING AND RESERVING THEREFROM UNTO GRANTOR, AN UNDIVIDED 1/2 (ONE HALF) INTEREST IN ANY AND ALL MINERALS, OIL, GAS AND PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT OF THE GRANTOR, HIS HEIRS OR ASSIGNS, AGENT OR LESSEE TO ENTER UPON SAID LAND TO PROSPECT FOR, EXPLORE, DEVELOP AND REMOVE SAME WITHOUT DAMAGE OR LOSS OF CROPS, FARMING OPERATION OR REAL PROPERTY IMPROVEMENTS.

APN: 024-040-004

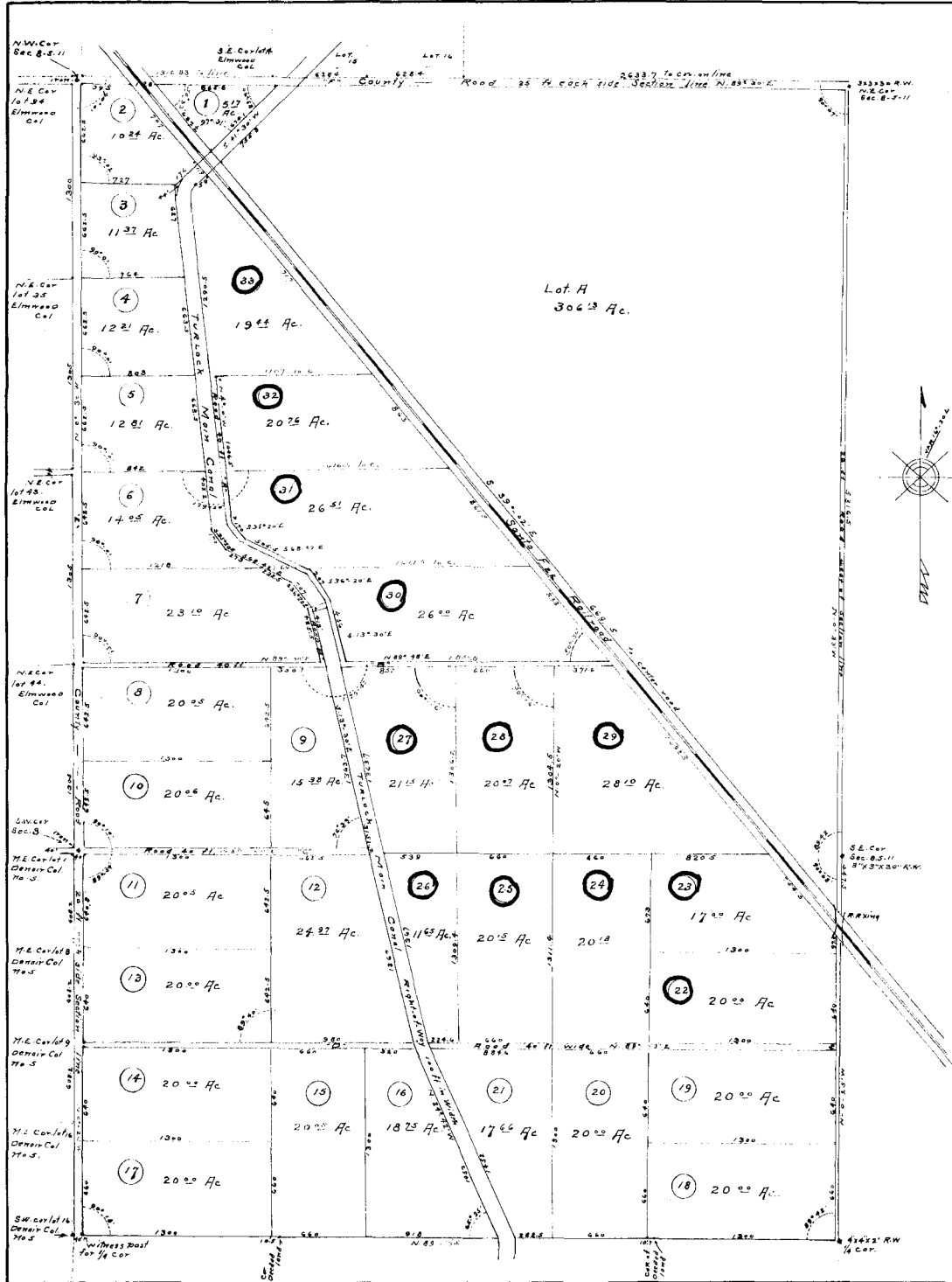
PARCEL TWO:

LOT NO'S. 25, 26, 27, 28, 29, 30, 32 AND 33 IN SAN BERNARDINO COLONY, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, OCTOBER 21, 1908 IN VOLUME 4 OF MAPS, PAGE 6.

EXCEPTING AND RESERVING THEREFROM UNTO GRANTOR, AN UNDIVIDED 1/2 (ONE HALF) INTEREST IN ANY AND ALL MINERALS, OIL, GAS AND PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT OF THE GRANTOR, HIS HEIRS OR ASSIGNS, AGENT OR LESSEE TO ENTER UPON SAID LAND TO PROSPECT FOR, EXPLORE, DEVELOP AND REMOVE SAME WITHOUT DAMAGE OR LOSS OF CROPS, FARMING OPERATION OR REAL PROPERTY IMPROVEMENTS.

APN: 024-040-005

FOR ILLUSTRATIVE PURPOSES ONLY



SAN BERNARDINO COLONY

IN SECTIONS 8 AND 17, T. 5. S. R. 11. E.

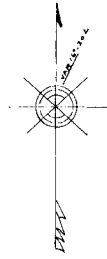
I the undersigned John Denari, do declare and say that I am the owner and proprietor of the lands described and delineated upon this map, that I caused said lands to be subdivided and laid out into lots for the purpose of sale and caused this map to be made of said land that this map correctly shows all the parcels of ground within said subdivision reserved for public purposes also all lots intended for sale by number

State of California }
County of Stanislaus }

On this 21st day of September A.D. 1908 before me Edward F. Luster a Notary Public in and for the County of Stanislaus State of California duly commissioned and sworn personally appeared John Denari known to me to be the person described in the foregoing declaration and whose name is subscribed to and who executed the same and he duly acknowledged to me that he subscribed and executed said statement and declaration

In Witness Whereof I have hereunto set my hand and affixed my seal the day and year last above written

Edward F. Luster
Notary Public in and for the
County of Stanislaus
State of California



I John T. Luster a duly licensed land surveyor of the State of California do hereby declare and say that I made in September 1908 the survey of the subdivisions of land upon this map shown that the said maps correct the survey of said lands as shown by said map was made at the time above mentioned that in making said survey I set permanent and reliable monuments at the several places shown on the map

Dated September 21st 1908

John T. Luster
Licensed Surveyor

State of California } ss
County of Stanislaus }

This is to certify that this map or plot of the San Bernardino Colony in Sections 8 and 17 T. 5. S. R. 11. E. M. D. B. M. duly acknowledged and certified as required by law having been presented to the Board of Supervisors of the County of Stanislaus State of California which board is the governing body having control of the Streets, Roads and Highways in the territory shown on said map or plot, and it is ordered that all Streets, Roads and Avenues be rejected except those herebefore declared to be Public Highways

Attest: [Signature]
[Signature]

Chairman Board of Supervisors
Stanislaus County
California

State of California } ss
County of Stanislaus }

I County Auditor of the County of Stanislaus State of California do hereby certify that there are no liens for unpaid State or County Taxes except those that yet payable against said tract or subdivision of land designated as "San Bernardino Colony" comprising the North 1/4 of Section 17 and all of Section 8 T. 5. S. R. 11. E.

In Witness Whereof I have hereunto set my hand and official seal of office in the County of Stanislaus State of California
This 21st day of Oct. 1908

Deputy Auditor

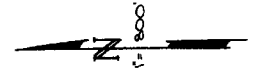
NOTES.
Scale - 400 ft. = 1 inch
Lot Corners are set with 2" x 3" x 30" R.W.
Section Corners described on map
Measurements given to street roads
except lots 7-30-31-32 which measurements
are given to the right-of-way of canal
This includes roads and Avenues

1908
1908
[Handwritten notes and signatures]

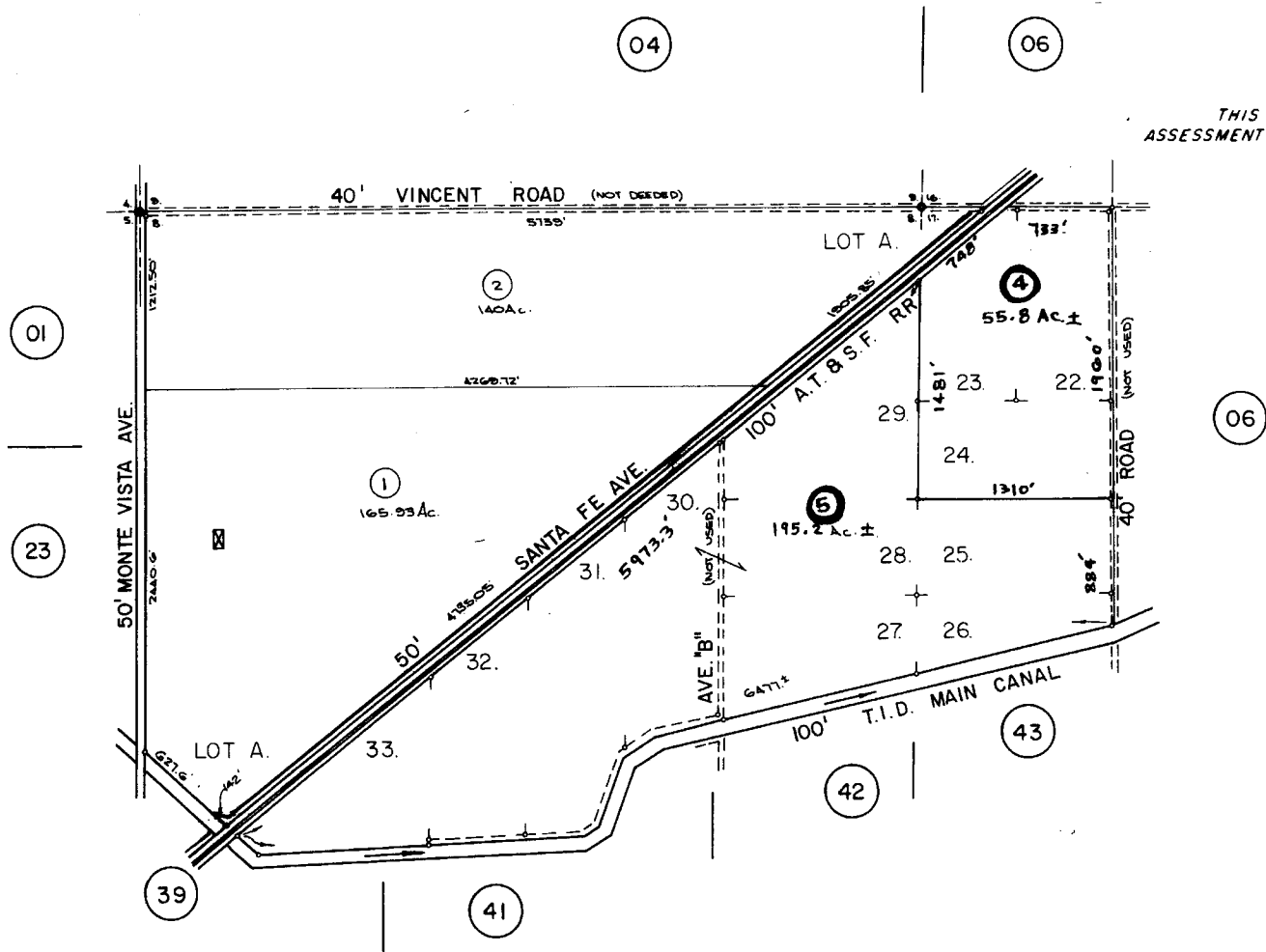
PORTION SECTIONS 8 & 17 T.5S. R.11E. M.D.B.&M.
 SAN BERNARDINO COLONY - LOTS A & 22 - 33

056 007

24-40



THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY

FROM 24-40
 R.M. 4-6
 REDRAWN 4-26-78, 4-10-12 MB.



59, 13

24-40



**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-12**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097665-00

Thursday, DEC 17, 2015 13:32:35
Ttl Pd \$0.00 Rcpt # 0003751838
OLD/R2/1-7

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: CESAR & AMY RUVALCABA
Name

11922 28 MILE ROAD
Address

OAKDALE, CA 95361
City, State Zip Phone Number

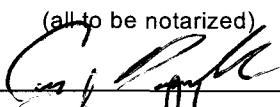
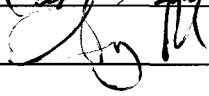
(16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>002-061-010</u>	<u>084-010</u>	<u>26.03</u>	<u>28 Mile Road, Oakdale, CA</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Cesar Ruvalcaba		8-10-15	Oakdale
Amy Ruvalcaba		8-10-15	Oakdale

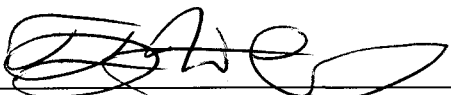
SECURITY HOLDERS:

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

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15 
Chairman, Board of Supervisors
Terrance Withrow

*See attached
08/10/2015*



CERTIFICATE OF 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 08/10/2015, before me, Mayra R. Arellano
NOTARY PUBLIC

personally appeared Cesar Ruvalcaba and
Amy Ruvalcaba

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.

Mayra R. Arellano
Signature of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)



Other _____

MAYRA R. ARELLANO
COMMISSION # 2065824
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
MY COM. EXPIRES APR. 26, 2018

NOTARY

RECORDING REQUESTED BY:

and

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENT TO:

Ruvalcaba Family 2007 Revocable Trust
11922 28 Mile Road
Oakdale, Ca 95361

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0012637-00

Friday, FEB 20, 2015 12:02:22
Ttl Pd \$23.00 Rcpt # 0003626204
OLD/R2/1-3

APN: 002-061-007

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED, PURSUANT TO LOT LINE ADJUSTMENT PLN2014-0058

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$0.00 CITY TAX \$
Monument Preservation Fee is: \$
computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances
remaining at time of sale.

X Unincorporated area: City of _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CESAR RUVALCABA AND AMY RUVALCABA, TRUSTEES OF THE RUVALCABA FAMILY 2007 TRUST,

hereby GRANT(S) to CESAR RUVALCABA AND AMY RUVALCABA, TRUSTEES OF THE RUVALCABA FAMILY 2007 TRUST

the following described real property in an unincorporated area, County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Date: January 23, 2015

THE RUVALCABA FAMILY 2007 TRUST

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.

Cesar Ruvalcaba Trustee

CESAR RUVALCABA, Trustee
Amy Ruvalcaba Trustee

AMY RUVALCABA, Trustee

State of California
County of Stanislaus

On 2-20-2015 before me R Hernandez Rodriguez
Notary Public personally appeared Cesar Ruvalcaba and Amy Ruvalcaba 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 *R Hernandez Rodriguez*

(seal)

MAIL TAX STATEMENT AS DIRECTED ABOVE

File No.: Susy
Grant Deed Refi BP SCE

300

EXHIBIT "A"

LEGAL DESCRIPTION

ADJUSTED PARCEL "A"

All that real property being a portion of Lot 9 as shown on that map of "Almond Colony" filed for record on April 22, 1915 in Book 8 of Maps at Page 30, Stanislaus County Records, situate in the east half of the Section 35, Township 1 South, Range 10 East, Mount Diablo Base and Meridian, Stanislaus County, California, being more particularly described as follows:

Beginning at the southwest corner of said Lot 9; thence along the South line of said Lot 9 North $87^{\circ}06'30''$ East 1264.79 feet; thence leaving said South line North $0^{\circ}13'00''$ West 344.75 feet; thence South $87^{\circ}06'30''$ West 1264.79 feet to a point on the West line of said Lot 9, said line also being the East Right of Way of the 20.00 foot half width of Twenty Eight Mile Road; thence South along the West line of said Lot 9 South $0^{\circ}13'00''$ East 344.75 feet to the point of beginning, all as shown on attached Exhibit "C" and made a part hereof and containing 10.00 acres, more or less.

The Basis of Bearings for the above description is North $00^{\circ}13'00''$ West for the centerline of Twenty Eight Mile Road as shown on that Map of "Almond Colony" filed for record in Volume 8 of subdivision maps at Page 30, Stanislaus County Records.

END DESCRIPTION

ADJUSTED PARCEL "B"

All that real property being a portion of Lot 8 and Lot 9 as shown on that map of "Almond Colony" filed for record on April 22, 1915 in Book 8 of Maps at Page 30, Stanislaus County Records, situate in the east half of the Section 35, Township 1 South, Range 10 East, Mount Diablo Base and Meridian, Stanislaus County, California, being more particularly described as follows:

Commencing at the southwest corner of said Parcel 9; ; thence along the south line of said Lot 9 North 87°06'30" East 1264.79 feet to the Point of Beginning; thence along the south line of said Lot 9 North 87°06'30" East 338.18 feet to the southeast corner of said Lot 9; thence north along the east line of said Lot 9 North 00°13'00" West 1109.05 feet to a point on the North line of said Lot 8; thence west along the north line of said Lot 8 South 87°37'15" West 1080.54 feet to the northeast corner of those lands of Kovach as described in those Grant Deeds filed for record as Doc.# 2008-0062042, Stanislaus County Records; thence along the east line of said lands of Kovach South 00°13'00" East 417.42 to the southeast corner of said lands of Kovach; thence along the south line of said said lands of Kovach South 87°37'15" West 521.77 feet to the southwest corner of said lands of Kovach, said point being on the East Right of Way of the 20.00 foot half width of Twenty Eight Mile Road; thence along the west line of said Lots 8 and 9 South 00°13'00" West 361.23 feet; thence leaving west line of said Lots 8 and 9 North 87°06'30" East 1264.79; thence South 00°13'00" East 344.75 feet to the Point of Beginning all as shown on attached Exhibit "C" and made a part hereof and containing 26.03 acres, more or less.

The Basis of Bearings for the above description is North 00°13'00" West for the of centerline of Twenty Eight Mile Road as shown on that Map of "Almond Colony" filed for record in Volume 8 of subdivision maps at Page 30, Stanislaus County Records.

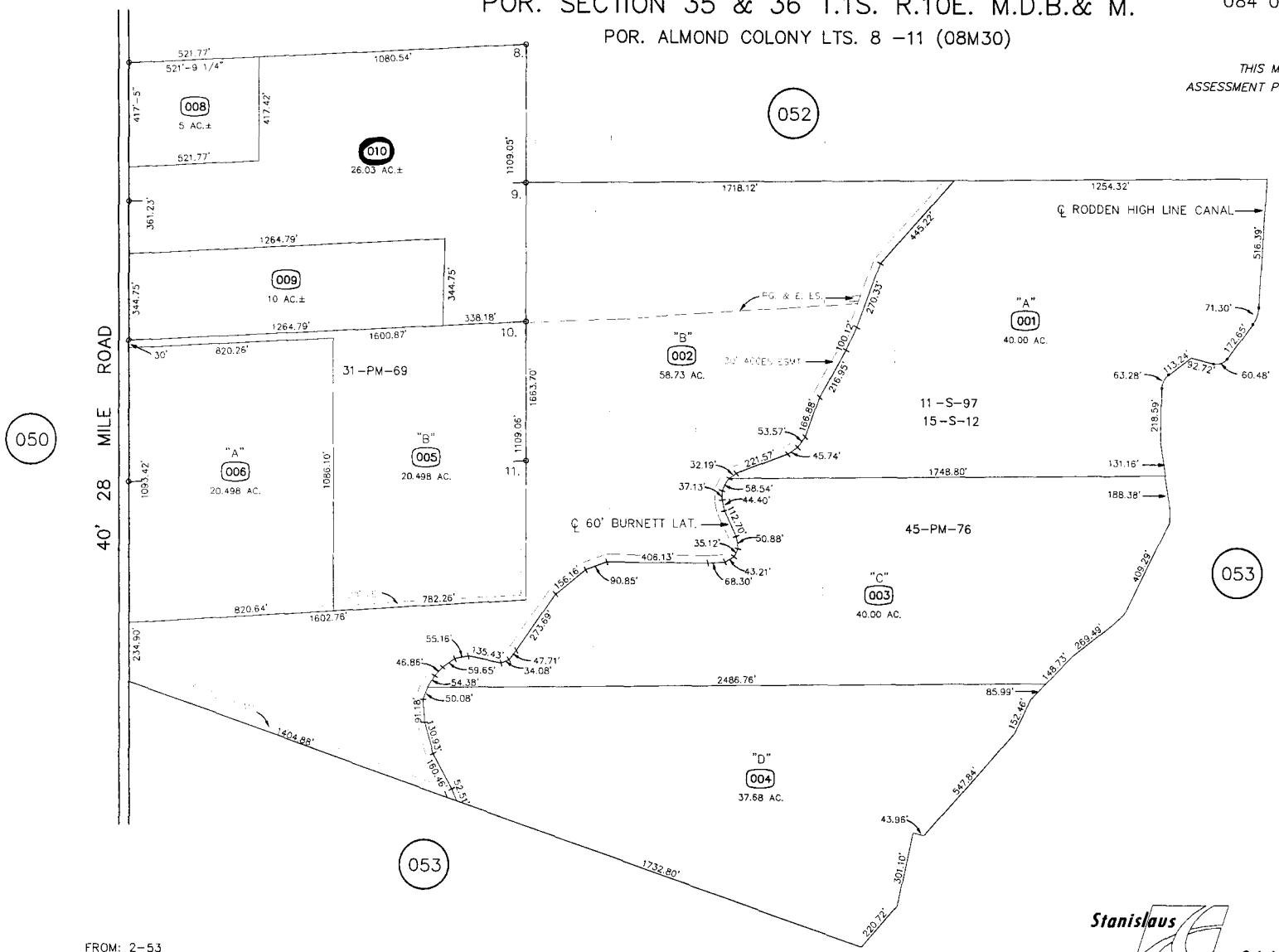
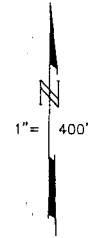
END DESCRIPTION

POR. SECTION 35 & 36 T.1S. R.10E. M.D.B.& M.
 POR. ALMOND COLONY LTS. 8 -11 (08M30)

084 010

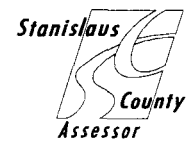
002 - 061

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM: 2-53
 DRAWN: 8-27-93 BY NC
 REVISED: 07-14-10 MB, 4-22-15 MF

Copyright 2001 Stanislaus County-All rights reserved



94,15

002 - 061

FOR ILLUSTRATIVE PURPOSES ONLY

**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-13**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097666-00
Thursday, DEC 17, 2015 13:32:59
Ttl Pd \$0.00 Rcpt # 0003751839
OLD/R2/1-6

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: WILLIAM R. JACKSON
Name
4000 ELLENWOOD ROAD
Address
OAKDALE, CA 95361 (209) 847-0928
City, State Zip Phone Number

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

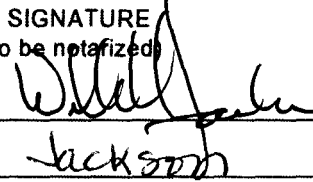
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>015-003-004</u>	<u>105-005</u>	<u>751.3</u>	<u>10860 Milnes Road, Modesto, CA 95357</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

WRS

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
William R. Jackson AKA William Rodden Jackson		10/19/15	Oakdale, Ca.

SECURITY HOLDERS:

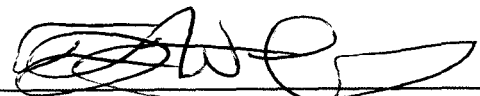
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15



Chairman, Board of Supervisors
Terrance Withrow

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)

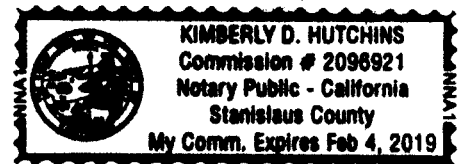
On October 19, 2015 before me, Kimberly D Hutchins, Notary Public
(insert name and title of the officer)

personally appeared William Rodden Jackson,
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 Kimberly D Hutchins (Seal)

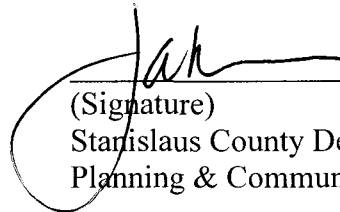


GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY	<u>Kimberly D. Hutchins</u>
COMMISSION NO.	<u>2096921</u>
DATE COMMISSION EXPIRES	<u>February 4, 2019</u>
PLACE OF EXECUTION	<u>Stanislaus County</u>

December 15, 2015
(Date)



(Signature)
Stanislaus County Department of
Planning & Community Development

ATTACHMENT 1

V. A. Rodden Parcel

A parcel of land in the State of California, County of Stanislaus, lying within portions of Section 17 and Section 18, Township 3 South, Range 11 East, Mount Diablo Meridian, being more particularly described as follows:

BEGINNING at a point on the easterly boundary of said Section 17 from which the southeast corner thereof bears S.00°11'06"E., 2146.9 more or less,

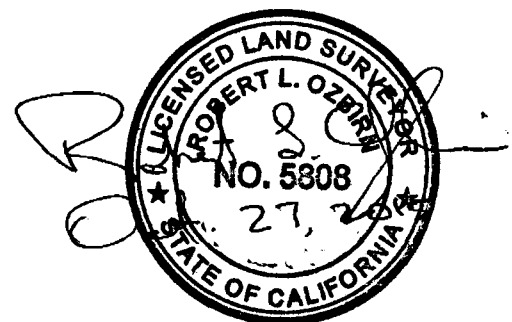
Thence leaving the easterly boundary of said Section 17, N.87°07'00"W., 243.10 feet,
Thence S.36°48'00"W., 367.80 feet,
Thence N.35°03'00"W., 225.00 feet,
Thence N.17°14'00"W., 162.80 feet,
Thence S.89°23'00"W., 97.70 feet,
Thence S.36°20'00"W., 290.90 feet,
Thence S.37°19'00"W., 203.90 feet,
Thence S.75°55'00"W., 120.40 feet,
Thence N.78°53'00"W., 277.60 feet,
Thence N.11°49'00"E., 128.70 feet,
Thence N.61°45'00"E., 259.00 feet,
Thence N.28°40'00"E., 397.80 feet,
Thence N.13°22'00"W., 218.00 feet,
Thence N.38°55'00"W., 351.20 feet,
Thence N.06°50'00"E., 1538.20 feet,
Thence N.56°00'00"W., 365.85 feet,
Thence N.00°55'00"E., 430.00 feet,
Thence N.24°30'00"W., 241.39 feet to the northerly boundary of said Section 17,
Thence S.89°50'30"E., along the northerly boundary of said Section 17, 1452.44 feet to the northeast corner thereof,
Thence S.00°11'06"E., along the easterly boundary of said Section 17, 3144.49 feet to the **POINT OF BEGINNING**,

Together with all of Blocks 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 of CALIFORNIA ALMOND ORCHARDS, according to the official maps thereof, filed in the Office of the Stanislaus County Recorder, on September 12, 1916 in Volume 8 of Maps at Page 43,

Also together with those certain rights of way identified on said CALIFORNIA ALMOND ORCHARDS map as Waterford Avenue, Yosemite Avenue, California Avenue, San Joaquin Avenue, Stanislaus Avenue, Baker Avenue, Settles Avenue, Almond Avenue and portions of County Road along the southerly boundary of said Section 17,

The above described parcel of land contains 751.3 acres more or less,

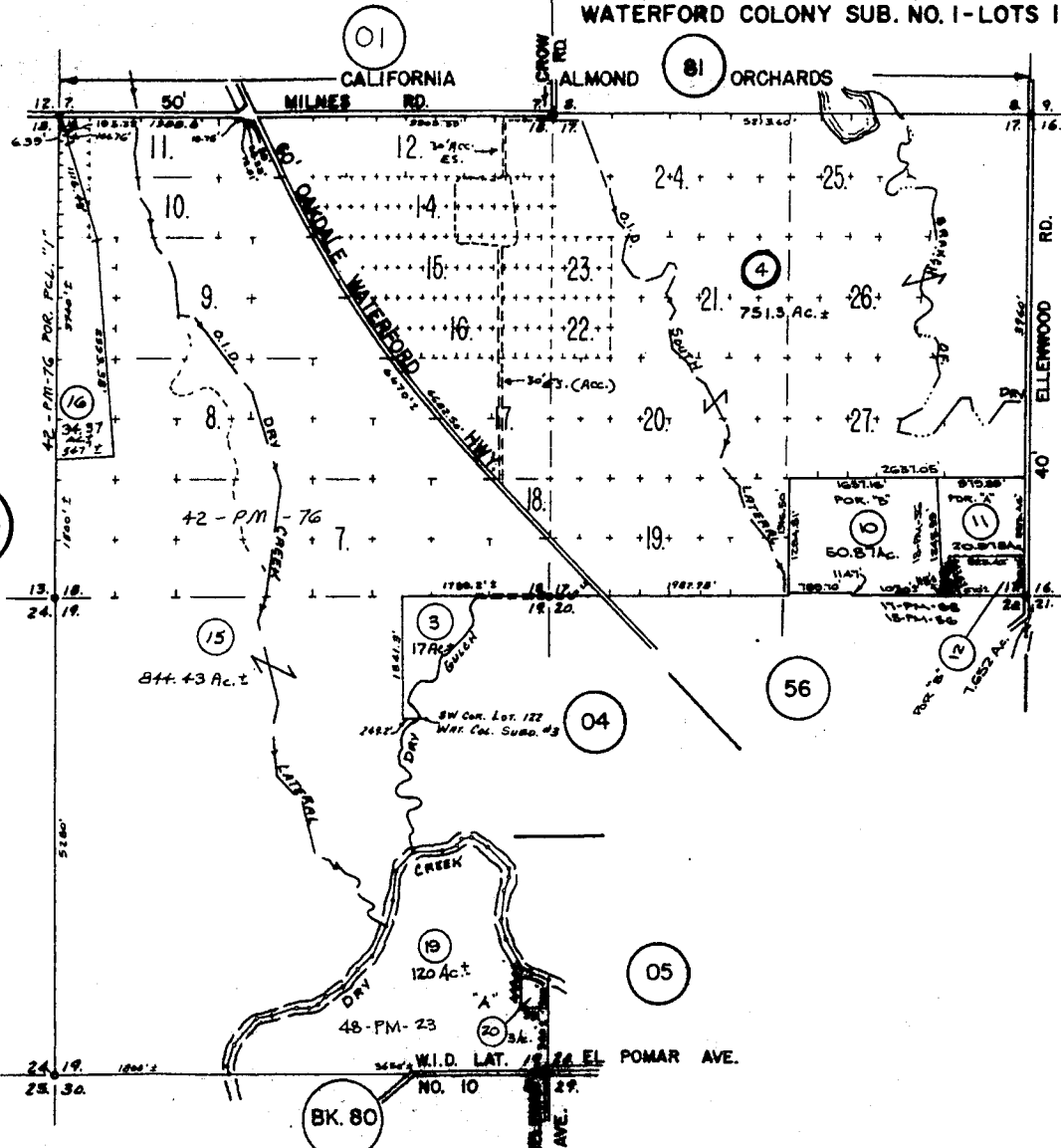
END OF DESCRIPTION



SECTIONS 16-19 T.3S.R.11E. M.D.B. & M.
 CALIFORNIA ALMOND ORCHARDS - BLKS 7-27
 WATERFORD COLONY SUB. NO. 1 - LOTS 1-5

105 001
 105 002 THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

15-03



82

07

12

56

05

BK. 80

BK. 14



67,97,98

FROM 15-3, G-51, 52, 54, 55
~~ASS-300-55, 56, 100-140~~
 REG. MAPS 8-45, 9-3
 5-51-66 UPDATED 2-2-98, 5-25-07 MB, 7-24-09 MB.

FOR ILLUSTRATIVE PURPOSES ONLY

15-03



**CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-14**

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0097667-00
Thursday, DEC 17, 2015 13:33:09
Ttl Pd \$0.00 Rcpt # 0003751840
OLD/R2/1-8

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

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

DESIGNATED AGENT:	<u>ROBERT MORELLI</u> Name
	<u>PO BOX 68</u> Address
	<u>HICKMAN, CA 95323</u> City, State Zip
	<u>(209) 678-2354</u> Phone Number

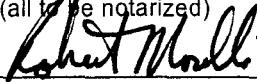
(16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>010-039-022</u>	<u>084-010</u>	<u>62.68</u>	<u>Laughlin Road, Oakdale, CA</u>
<u>010-039-020</u>	<u>084-010</u>	<u>21.47</u>	<u>Sierra Road, Oakdale, CA</u>
<u>010-039-019</u>	<u>084-010</u>	<u>60.43</u>	<u>11116 Sierra Road, Oakdale, CA</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<u>Ollimatic Land & Cattle LP</u>	<u> Robert Morelli Agent</u>	<u>10-29-15</u>	<u>Modesto</u>

SECURITY HOLDERS:

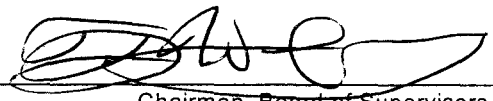
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<u>N/A</u>			

ATTACHMENTS:

(1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15



Chairman, Board of Supervisors
Terrance 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 29, 2015 before me, Denise D. Goodell a Notary Public, personally appeared Robert Morelli, 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.

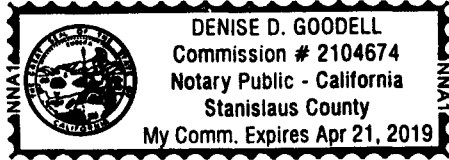
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Denise D. Goodell
(Seal)

Name: Denise D. Goodell, Notary Public
(Typed or Printed)





RECORDING REQUESTED BY:
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENT TO:

Ollimac Land & Cattle Farm, L. P.
PO BOX 68
Hickman CA 95323
ORDER NO. 7606-01180-96817
ESCROW NO. 01180-96871
APN: 010-039-019
010-039-022
010-039-020

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0048201-00

Acct 506-Stewart Title Of Modesto
Friday, JUL 25, 2014 08:00:00
Ttl Pd \$4,477.00 Rcpt # 0003548884
DMP/R3/1-4

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$4,444.00 CITY TAX \$0.00

- X Monument Preservation Fee is: \$10.00
- X computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances
remaining at time of sale.
- X Unincorporated area: City of _____,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jack B. Lerch, as Trustee of the Judy Lerch Irrevocable Family Trust under Instrument dated March 16,2000 and as Trustee of the Lerch Revocable Trust under Instrument dated March 16, 2000

hereby GRANT(S) to

Ollimac Land & Cattle L.P. , a Limited Partnership

the following described real property in an unincorporated area, County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

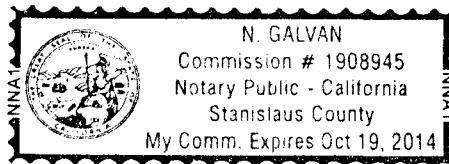
Date: July 23, 2014

State of California
County of Stanislaus

JACK B. LERCH, AS TRUSTEE OF THE JUDY LERCH
IRREVOCABLE FAMILY TRUST UNDER INSTRUMENT
DATED MARCH 16, 2000 AND AS TRUSTEE OF THE
LERCH REVOCABLE TRUST UNDER INSTRUMENT
DATED MARCH 16, 2000

On 7-23-2014 before me N. Galvan
Notary Public personally appeared Jack B. Lerch

who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Signature [Handwritten Signature]

(seal)

MAIL TAX STATEMENT AS DIRECTED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

All that certain piece or parcel of land situate in and being a portion of Section 17, Township 2 South, Range 11 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Parcel A:

All that portion of Lots 20, 21, 22, 23, 30, 31 and 33 of the Oakdale Irrigated acres Sub Tract Two, according to the Official Map thereof, filed in the Office of the Recorder of Stanislaus County, California, in Volume 8 of Maps, page 44, being more particularly described as follows:

Commencing at the Northeast corner of Lot 22 of said Oakdale Irrigated acres; thence South 88° 49' 58" West along the North line of said Lots 22 and 21, a distance of 850.32 feet to the true point of beginning of this description; thence continue along said Northerly line South 88° 49' 58" West, a distance of 1189.72 feet; thence South 26° 12' East, a distance of 704.34 feet; thence South 61° 30' 06" West, a distance of 449.52 feet; thence South 42° 15' 30" West, a distance of 32.97 feet; thence South 28° 20' 09" East, a distance of 916.97 feet; thence South 31° 12' 46" East, a distance of 262.17 feet; thence South 28° 33' 08" East, a distance of 435.06 feet to the centerline of the Oakdale Irrigation District's South main canal; thence North 52° 26' East along said centerline a distance of 14.46 feet; thence continue along said centerline, North 37° 34' East, a Distance of 126.45 feet to the East line of said Lot 33; thence North 1° 18' West along said East line, a distance of 77.29 feet to the Northerly line of said South main canal; thence in a general Easterly direction and along said Northerly line the following 9 courses and distances:

North 42° 36' East 70.12 Feet
North 61° 45' East 88.56 Feet
North 68° 32' East 300.74 Feet
North 73° 10' East 68.09 Feet
North 85° 46' East 74.05 Feet
North 82° 57' East 119.69 Feet
North 86° 28' East 69.43 Feet
North 63° 29' East 65.43 Feet
North 55° 19' East 34.25 Feet

Thence North 21° 59' 12" West, a distance of 158.49 feet; thence North 11° 45' 58" East, a distance of 101.15 feet; thence North 25° 28' 37" East, a distance of 122.74 feet; thence North 45° 39' 52" East, a distance of 124.25 feet; thence North 10° 47' 18" West, a distance of 924.14 feet; thence South 88° 14' 48" West, a distance of 298.94 feet; thence North 2° 17' West, a distance of 513.27 feet to the point of beginning.

EXCEPTING THEREFROM the interest in the herein described land which was conveyed to the Oakdale Irrigation District by Deed recorded March 4, 1912, in Book 87, at page 336, of Deeds.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, mineral, asphaltum, and other hydrocarbon substances of any kind in or under said land as excepted in the Deed from Russell J. Niedel, et al, to Howard B. Wilkinson, et ux, recorded May 4, 1976 in Official Records, as Instrument No. 52867.

APN: 010-039-019

PARCEL NO. 2:

All that certain piece or parcel of land situate in and being a portion of Sections 17, 18, and 20, Township 2 South, Range 11 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Parcel A:

File No.: 01180-96871
Grant Deed Sale BP SCE

South 41° 12' 30" East 143.90 feet
North 89° 50' 30" East 236.12 feet
South 82° 54' 30" East 100.83 feet
North 83° 17' 30" East 300.00 feet
North 69° 09' East 200.00 feet
North 75° 43' East 200.00 feet

Thence North 1° 18' West along the East line of Parcels A and B of said Parcel Map a distance of 895.00 feet to a point on the Southerly line of Parcel A according to the Official Map thereof recorded in Volume 23 of Parcel Maps at page 52, Stanislaus County Records; thence North 84° 24' 30" East along said Southerly line, a distance of 296.90 feet; thence North 19° 38' 25" East along the Easterly line of said Parcel A, a distance of 283.29 feet to the North line of said Lot 20; thence North 88° 49' 58" East along said North line, a distance of 212.68 feet to the point of beginning.

EXCEPTING THEREFROM the interest in the herein described land which was conveyed to the Oakdale Irrigation District by Deed Recorded March 4, 1912, in Volume 87 of Deeds at page 336, Stanislaus County Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, mineral, asphaltum, and other hydrocarbon substances of any kind in or under said land as excepted in the Deed from Russell J. Niedel, et al, to Howard B. Wilkinson, et ux, Recorded May 14, 1976, as Instrument No. 52867.

ALSO EXCEPTING THEREFROM Parcel I as shown upon that certain Parcel Map filed August 8, 1979, in Volume 29 of Parcel Maps, page 69, Stanislaus County Records, being a portion of Oakdale Irrigated acres Sub-Tract #2, and portions of Section 17, 18, 19 and 20, Township 2 South, Range 11 East.

EXCEPTING THEREFROM Parcel "A" as shown on that certain Parcel Map filed for Record on May 21, 1982 in Volume 32 of Parcel Maps, page 143, Stanislaus County Records.

APN: 010-039-022

PARCEL NO. 3:

Commencing at the Northeast corner of Lot 22 of said Oakdale Irrigated acres; thence South 88° 49' 58" West along the North line of said Lot 22, a distance of 80.00 feet to the true point of beginning of this description; thence South 1° 19' 00" East and parallel to the East line of Lots 22, 31 and 32, a distance of 1975.60 feet to the point of the Northerly line of the Oakdale Irrigation District's South main canal; thence in a general Westerly direction and along said Northerly line the following seven (7) courses and distances:

North 50° 39' West 53.26 feet
North 57° 14' 00" West 74.73 feet
North 60° 44' 00" West 73.41 feet
North 65° 55' 00" West 87.96 feet
North 85° 35' 00" West 80.01 feet
South 68° 09' 00" West 74.03 feet
South 55° 19' 00" West 35.79 feet;

Thence leaving said Northerly line and going North 21° 59' 12" West a distance of 158.49 feet; thence North 11° 45' 58" East, a distance of 101.15 feet; thence North 25° 28' 37" East, a distance of 122.74 feet; thence North 45° 39' 52" East, a distance of 124.25 feet; thence North 10° 47' 18" West, a distance of 924.14 feet; thence South 88° 14' 48" West, a distance of 298.94 feet; thence North 2° 17' 00" West, a distance 513.27 feet to the North line of Lot 21; thence North 88° 49' 58" East along the North line of Lots 21 and 22 a distance of 770.32 feet to the true point of beginning and the ends of this description.

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, mineral, asphaltum, and other hydrocarbon substances of any kind in or under said land as excepted in the Deed from Russell J. Niedel, et al, to Howard B. Wilkinson, et ux, Recorded May 14, 1976 in Official Records, as Instrument No. 52867.

APN: 010-039-020

All that portion of the Northwest 1/4 of Section 20, Township 2 South, Range 11 East, Mount Diablo Base and Meridian lying North of the center line of the Oakdale Irrigation District's South main canal, as said canal is located and established of record.

Parcel B:

All that portion of Lots 20, 21, 23, 24, 29, 30, 33 and 34 of the Oakdale Irrigated acres Sub Tract No. two according to the Official Map thereof recorded in Volume 8 of Maps, at page 44, Stanislaus County Records, being more particularly described as follows:

Commencing at the Northeast corner of Lot 22 of said Oakdale Irrigated acres, thence South 88° 49' 58" West along the North line of said Lot 22 and 21, a distance of 2040.04 Feet to the true point of this description; thence South 26° 12' East, a distance of 704.34 feet; thence South 61° 30' 60" West a distance of 449.52 feet; thence South 42° 15' 30" West a distance of 32.97 feet; thence South 28° 20' 09" East, a distance of 916.97 feet; thence South 31° 12' 46" East a Distance of 262.17 feet; thence South 28° 33' 15" East, a distance of 435.05 feet to the centerline of the Oakdale Irrigation District's South main canal; thence Southwesterly along said centerline the following four (4) courses and distances:

South 52°26' West 165.81 feet
South 47° 51' West 73.82 feet
South 33° 58' West 75.89 feet
South 25° 08' West 150.94 feet;

To the North line of Section 20, Township 2 South, Range 11 East, Mount Diablo

Meridian; thence South 88° 56' West along said Section line, a distance of 537.23 feet to the centerline of said South main canal; thence in a general westerly direction and along said centerline the following eight (8) courses and distances:

North 12° 20' West 108.42 feet
North 40° 18' West 85.03 feet
North 54° 42' West 79.02 feet
North 69° 42' West 84.33 feet
South 84° 11' West 82.89 feet
South 71° 58' West 265.08 feet
South 57° 01' West 94.11 feet
South 45° 23' West 166.84 feet

To the South line of said Lot 34; thence South 89° 03' West along said South line, a distance of 57.97 feet to the Northwesterly line of said South main canal, thence North 25° 30' East along said Northwesterly line, a distance of 3.51 feet; thence North 25° 23' 30" West, a distance of 219.17 feet; thence North 70° 58' 05" West, a distance of 709.43 feet to the Westerly line of said Lot 34; thence in a general Northerly direction and along the Westerly line of Lots 34, 29 and 24 the following eleven (11) courses and distances:

North 27° 35' East 116.88 feet
North 10° 35' East 49.53 feet
North 11° 49' West 56.52 feet
North 28° 20' West 101.78 feet
North 22° 26' West 60.50 feet
North 7° 29' West 188.38 feet
North 11° 14' West 228.96 feet
North 31° 05' West 68.35 feet
North 40° 08' West 49.14 feet
South 39° 31' West 30.48 feet

To the West line of said Lot 29 and the centerline of a road known as Laughlin Road; thence North 01° 20" West along said centerline, a distance of 281.24 feet to the Southwest corner of Parcel B as per the Official Map thereof recorded in Volume 19 of Parcel Maps at page 40, Stanislaus County Records; thence in a general Easterly direction and along the Southerly line of said Parcel B the following seven (7) courses and distances:

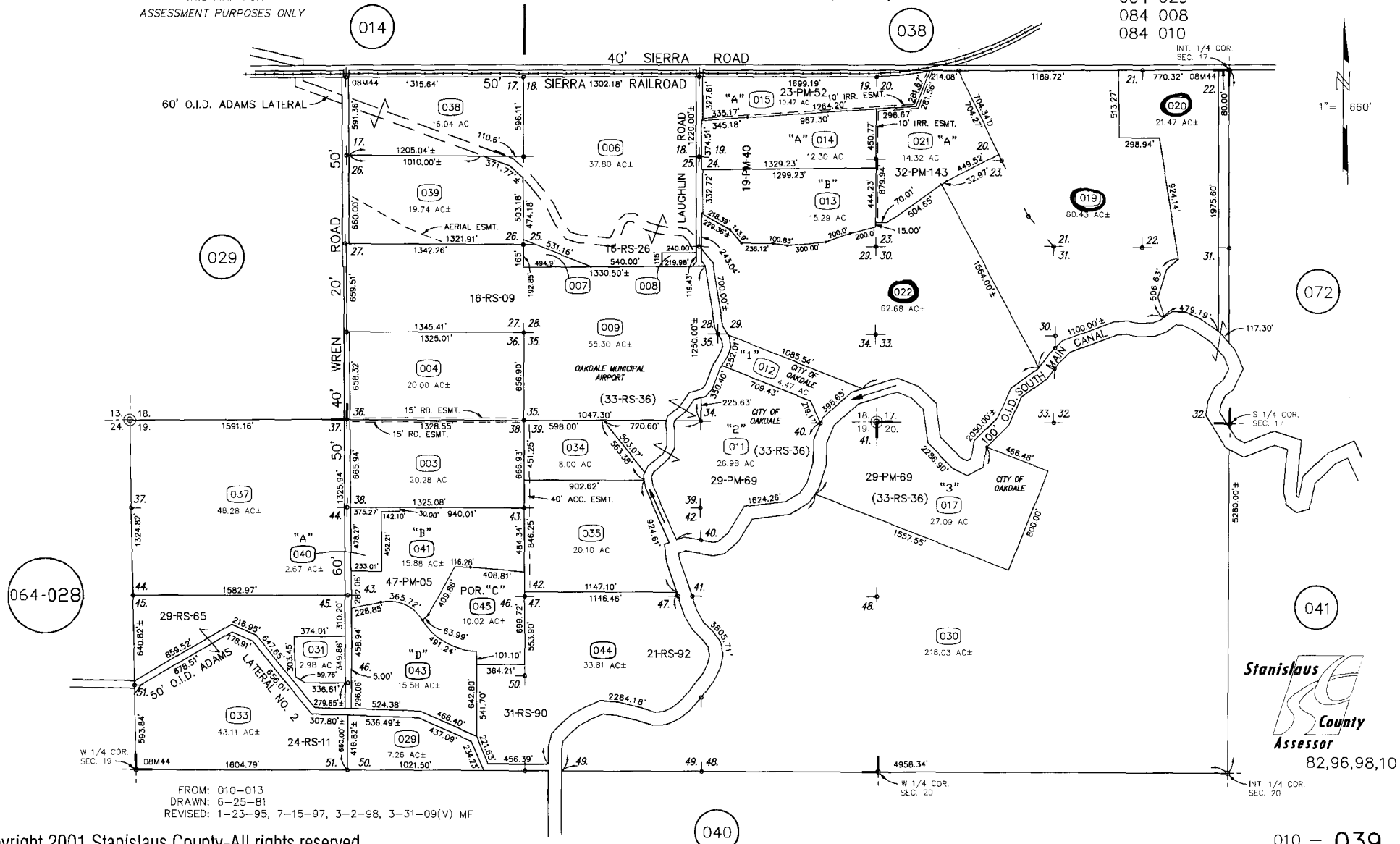
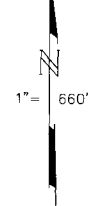
South 61° 08' East 253.10 feet

POR. SECTIONS 17 - 20 T.2S. R.11E. M.D.B. & M.
 OAKDALE IRRIGATED ACRES, SUB-TRACT NO. 2 (08M44)

004 001
 004 028
 004 029
 084 008
 084 010

010 - 039

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY

FROM: 010-013
 DRAWN: 6-25-81
 REVISED: 1-23-95, 7-15-97, 3-2-98, 3-31-09(V) MF

Stanislaus
 County
 Assessor
 82,96,98,10

Copyright 2001 Stanislaus County-All rights reserved

010 - 039

CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-15

RECORDED AT REQUEST OF
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0098396-00

Acct 121-Planning.

Monday, DEC 21, 2015 14:35:27

Ttl Pd \$0.00 Rcpt # 0003752938

OJC/R2/1-12

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: ROBERT BROWN, JR
Name
800 W. MOSSDALE ROAD /PO BOX 1429
Address
LATHROP, CA 95330 (209) 234-1500
City, State Zip Phone Number

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

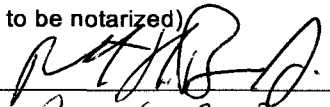
ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>048-010-005</u>	<u>086-000</u>	<u>26</u>	<u>1460 Fig Ave, Patterson, CA 95363</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(17) The effective date of this Contract shall be January 1, 2016.

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

Handwritten signature/initials

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Robert H. Brown, Jr.		12-21-15	Lathrop, CA
Becki B. Brown	Becki B. Brown	12-21-15	Lathrop, CA

SECURITY HOLDERS:

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

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

SIGNATURE FOLLOWING PAGE

Dated

Chairman, Board of Supervisors

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

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

SECURITY HOLDERS:

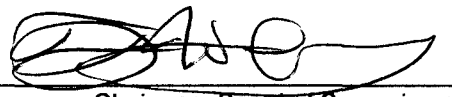
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/16/15



Chairman, Board of Supervisors
Terrance Withrow

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 San Joaquin }

On 12/21/15 before me, Jana M. Bolter
(Here insert name and title of the officer)

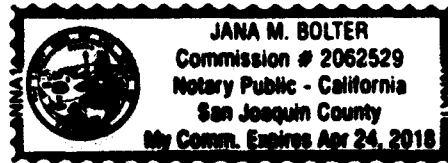
personally appeared Robert H. Brown Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) 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.

Jana M. Bolter
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s) Brown Family
Trust

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 San Joaquin }

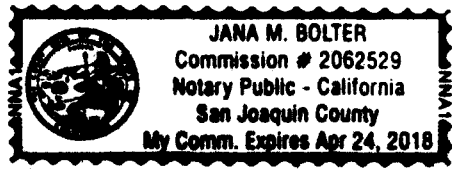
On 12/21/15 before me, Jana M. Bolter
(Here insert name and title of the officer)

personally appeared Becki B. Brown

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.



Jana M. Bolter
Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s) Brown Family

Attorney-in-Fact Orchards

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.


- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY Jana M. Bolter
COMMISSION NO. 2062529
DATE COMMISSION EXPIRES April 24, 2018
PLACE OF EXECUTION County of San Joaquin

December 21, 2015
(Date)


(Signature)
Stanislaus County Department of
Planning & Community Development



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2015-0061082-00

Acct 501-Chicago Title

Monday, AUG 03, 2015 08:00:00

Ttl Pd \$800.00

Rcpt # 0003698261

OLD/R3/1-3

RECORDING REQUESTED BY:

Chicago Title Company

Escrow Order No.: FSST-5111501627

When Recorded Mail Document To:

Brown Family Orchards, L.P.
 P O Box 1429
 Lathrop, CA 95330

Property Address: 1460 Fig Avenue,
 Patterson, CA 95363
 APN/Parcel ID(s): 048-010-005-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$770.00 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an Unincorporated area of **Stanislaus County**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Simon Tanios, a married man as his sole and separate property

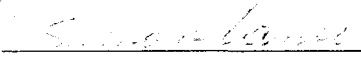
hereby GRANT(S) to Brown Family Orchards, L.P., a California limited partnership

the following described real property in the Unincorporated Area of the County of Stanislaus, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 13, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



 Simon Tanios

MAIL TAX STATEMENTS AS DIRECTED ABOVE

358

GRANT DEED
(continued)

APN/Parcel ID(s): 048-010-005-000

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 July 30, 2015 before me, M. Collins, Notary Public,
(here insert name and title of the officer)

personally appeared Simon Jarvis
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.

M. Collins
Signature

(Seal)

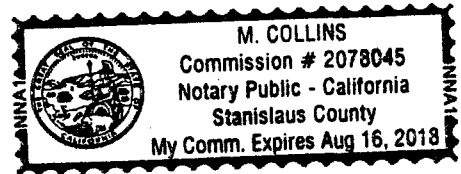


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 048-010-005-000

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

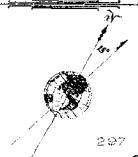
LOT 365 OF THE MAP OF PATTERSON COLONY SUB-TRACT NO. 2, IN THE UNINCORPORATED AREA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON JANUARY 9, 1911 IN VOL. 5 OF MAPS, AT PAGE 23.

MAP OF PATTERSON COLONY SUBTRACT N^o TWO

CONSISTING OF PORTIONS EACH OF SECTIONS 31-32-9-33-755-R BE, M.D.B.&M. AND OF SECTIONS 3-4-85-765-R BE, M.D.B.&M.
AND A PORTION OF THE DEL PUERTO GRANT SHOWING SAID LANDS SUB-DIVIDED INTO 349 LOTS.
SURVEYED IN NOVEMBER AND DECEMBER 1910, BY H. L. WARD, LICENSED SURVEYOR.

Made in 6 Sheets. Sheet N^o 2

Scale: 600 Feet to 1 In. Variation 18° 0' E

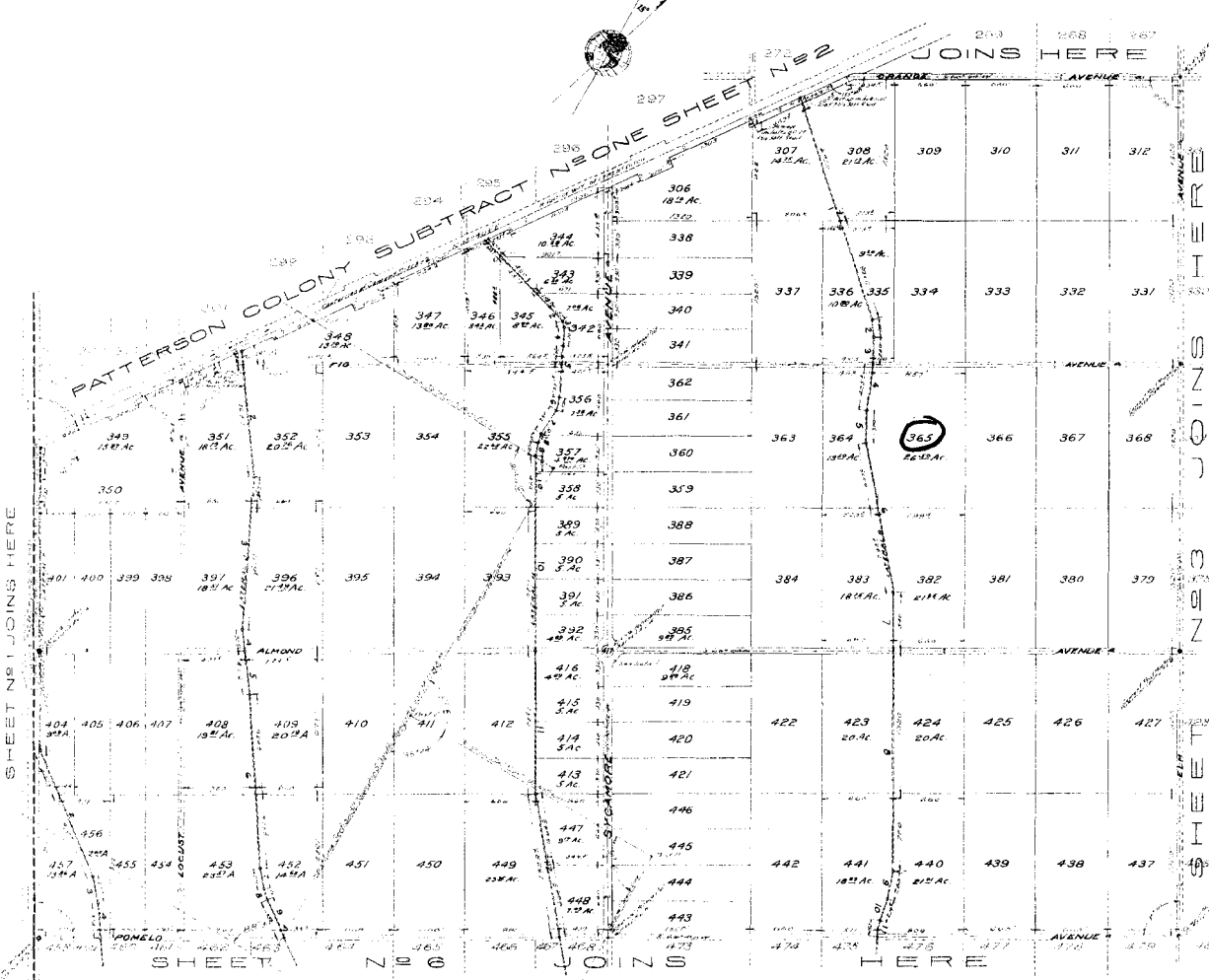


MEASUREMENTS OF LATERAL 'K'		
BEARING	DISTANCE	REMARKS
S 30° 00' 00" E	27.87	1/2 SECTION 31-32-9-33-755-R BE
S 47° 30' 00" E	1.24	
S 47° 30' 00" E	1.00	
S 34° 49' 00" E	1.24	1/2 SECTION 31-32-9-33-755-R BE

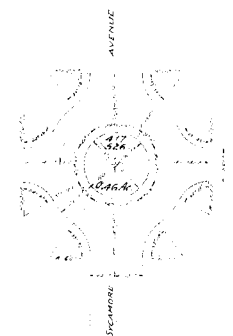
MEASUREMENTS OF LATERAL 'L'		
BEARING	DISTANCE	REMARKS
S 15° 00' 00" E	1.20	1/2 SECTION 31-32-9-33-755-R BE
S 20° 00' 00" E	1.20	
S 25° 00' 00" E	1.20	
S 30° 00' 00" E	1.20	
S 35° 00' 00" E	1.20	
S 40° 00' 00" E	1.20	
S 45° 00' 00" E	1.20	
S 50° 00' 00" E	1.20	
S 55° 00' 00" E	1.20	
S 60° 00' 00" E	1.20	
S 65° 00' 00" E	1.20	
S 70° 00' 00" E	1.20	
S 75° 00' 00" E	1.20	
S 80° 00' 00" E	1.20	
S 85° 00' 00" E	1.20	
S 90° 00' 00" E	1.20	

MEASUREMENTS OF LATERAL 'M'		
BEARING	DISTANCE	REMARKS
S 10° 00' 00" E	1.00	
S 20° 00' 00" E	1.00	
S 30° 00' 00" E	1.00	
S 40° 00' 00" E	1.00	
S 50° 00' 00" E	1.00	
S 60° 00' 00" E	1.00	
S 70° 00' 00" E	1.00	
S 80° 00' 00" E	1.00	
S 90° 00' 00" E	1.00	
S 100° 00' 00" E	1.00	
S 110° 00' 00" E	1.00	
S 120° 00' 00" E	1.00	
S 130° 00' 00" E	1.00	
S 140° 00' 00" E	1.00	
S 150° 00' 00" E	1.00	
S 160° 00' 00" E	1.00	
S 170° 00' 00" E	1.00	
S 180° 00' 00" E	1.00	
S 190° 00' 00" E	1.00	
S 200° 00' 00" E	1.00	
S 210° 00' 00" E	1.00	
S 220° 00' 00" E	1.00	
S 230° 00' 00" E	1.00	
S 240° 00' 00" E	1.00	
S 250° 00' 00" E	1.00	
S 260° 00' 00" E	1.00	
S 270° 00' 00" E	1.00	
S 280° 00' 00" E	1.00	
S 290° 00' 00" E	1.00	
S 300° 00' 00" E	1.00	
S 310° 00' 00" E	1.00	
S 320° 00' 00" E	1.00	
S 330° 00' 00" E	1.00	
S 340° 00' 00" E	1.00	
S 350° 00' 00" E	1.00	
S 360° 00' 00" E	1.00	

MEASUREMENTS OF LATERAL 'O'		
BEARING	DISTANCE	REMARKS
S 10° 00' 00" E	1.50	1/2 SECTION 31-32-9-33-755-R BE
S 20° 00' 00" E	1.50	
S 30° 00' 00" E	1.50	
S 40° 00' 00" E	1.50	
S 50° 00' 00" E	1.50	
S 60° 00' 00" E	1.50	
S 70° 00' 00" E	1.50	
S 80° 00' 00" E	1.50	
S 90° 00' 00" E	1.50	
S 100° 00' 00" E	1.50	
S 110° 00' 00" E	1.50	
S 120° 00' 00" E	1.50	
S 130° 00' 00" E	1.50	
S 140° 00' 00" E	1.50	
S 150° 00' 00" E	1.50	
S 160° 00' 00" E	1.50	
S 170° 00' 00" E	1.50	
S 180° 00' 00" E	1.50	
S 190° 00' 00" E	1.50	
S 200° 00' 00" E	1.50	
S 210° 00' 00" E	1.50	
S 220° 00' 00" E	1.50	
S 230° 00' 00" E	1.50	
S 240° 00' 00" E	1.50	
S 250° 00' 00" E	1.50	
S 260° 00' 00" E	1.50	
S 270° 00' 00" E	1.50	
S 280° 00' 00" E	1.50	
S 290° 00' 00" E	1.50	
S 300° 00' 00" E	1.50	
S 310° 00' 00" E	1.50	
S 320° 00' 00" E	1.50	
S 330° 00' 00" E	1.50	
S 340° 00' 00" E	1.50	
S 350° 00' 00" E	1.50	
S 360° 00' 00" E	1.50	



PREPARED BY THE ENGINEER
W. L. Ward
 Surveyed and Plotted by
W. L. Ward
 Surveyor
 Date: _____ 1910



Detail of Intersection of Sycamore Ave with Almond Avenue and with Spruce Ave showing dimensions and acreage of lots 417-526 Scale 1"=100'

FOR ILLUSTRATIVE PURPOSES ONLY



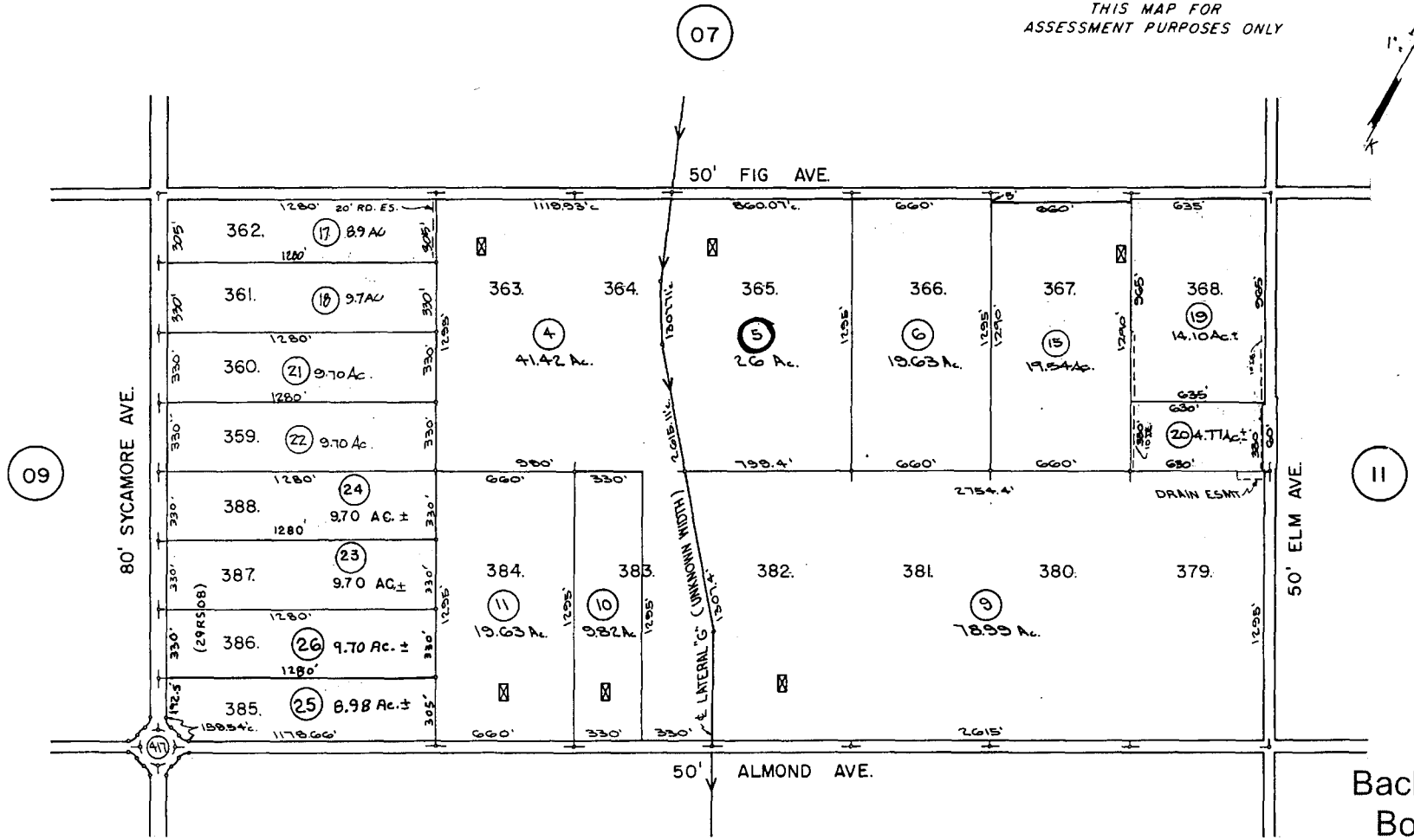
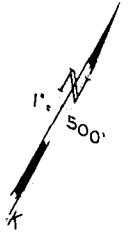
PORTION SECTION 28 T.5 S. R.8 E. M.D.B. & M.

086 000

48-10

POR. PATTERSON COL., SUB-TR NO. 2
LTS 359 THRU 368 & 379 THRU 388

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM D-38, 48-10
RM 5-23
~~ABE-388-244~~
6-16-76
UPDATED 11-21-85, 2-28-95, 2-11-00 MB, 2-17-06 MB.

* ACREAGE COMPUTED TO CENTER OF
LATERAL AND SIDES OF ROADS.



61,77,00,06

48-10

Back To
Book
Index

FOR ILLUSTRATIVE PURPOSES ONLY



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2015-0097668-00
 Thursday, DEC 17, 2015 13:33:15
 Ttl Pd \$0.00 Rcpt # 0003751841
 OLD/R2/1-7

**CALIFORNIA LAND CONSERVATION
 CONTRACT NO. 2016-16**

RECORDED AT REQUEST OF
 STANISLAUS COUNTY BOARD OF
 SUPERVISORS

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

THIS CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into December 8, 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 of 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: ISABELLE L. THOMAS
 Name

10406 W. BRADBURY ROAD
 Address

TURLOCK, CA 95380-9318 (209) 632-3270
 City, State Zip Phone Number

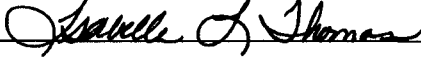
(16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	CODE AREA	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>058-011-016</u>	<u>079-001</u>	<u>19.46</u>	<u>1007 South Mitchell Road, Turlock, CA</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

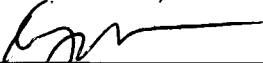
(17) The effective date of this Contract shall be January 1, 2016.

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
ISABELLE L. THOMAS		10/20/2015	Turlock

SECURITY HOLDERS:

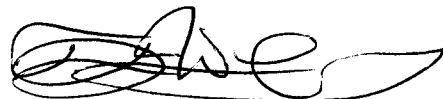
OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Yosemite Land Bank, FLCA		10-19-2015	Turlock
By: Ken Johnson Sr. Vice President			

ATTACHMENTS:

- (1) Legal description of Parcel covered under contract

COUNTY: Stanislaus County

Dated 12/10/15



Chairman, Board of Supervisors
Terrance Withrow

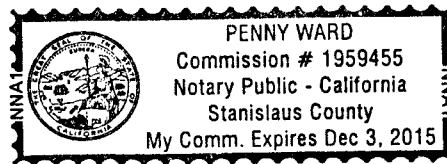
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus

On October 19, 2015 before me, Penny Ward, a notary public, personally appeared Ken Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Signature Penny Ward



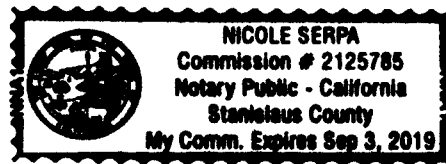
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus

On October 20, 2015 before me, Nicole Serpa, a notary public, personally appeared Isabelle L. Thomas, 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 Nicole Serpa

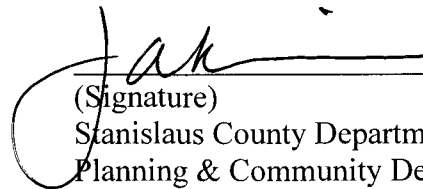


GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY	<u>Nicole Serpa</u>
COMMISSION NO.	<u>2125785</u>
DATE COMMISSION EXPIRES	<u>September 3, 2019</u>
PLACE OF EXECUTION	<u>Stanislaus County</u>

December 15, 2015
(Date)


(Signature)
Stanislaus County Department of
Planning & Community Development



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0055896-00

Acct 403-Mail Documents
Friday, JUN 28, 2013 13:25:31
Ttl Pd \$423.00 Rcpt # 0003398602
OLD/R3/1-2

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Isabelle L. Thomas
10406 W. Bradbury Road
Turlock, CA 95380

Space Above This Line for Recorder's Use Only

A.P.N.: 058-011-016-000

File No.: 5005-4396966 (LF)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$396.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$10.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Aegis Realty Group LP, a California Limited Partnership**

hereby GRANTS to **Isabelle L. Thomas, an unmarried woman**

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

PARCEL 1:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE INTEREST IN A STRIP OF LAND 20 FEET WIDE ALONG THE EAST SIDE WHICH WAS EXCEPTED AND RESERVED FOR PUBLIC HIGHWAY PURPOSES IN THE DEED FROM E. HATCH, ET UX, RECORDED JULY 2, 1909 IN VOL. 129 OF DEEDS, PAGE 264, STANISLAUS COUNTY RECORDS AND RE-RECORDED FEBRUARY 9, 1913 VOL. 174 OF DEEDS, PAGE 636 STANISLAUS COUNTY RECORDS.

Handwritten initials: AB

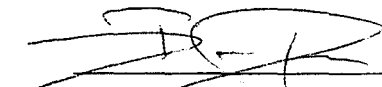
Date: **06/18/2013**

A.P.N.: 058-011-016

File No.: 5005-4396966 (LF)

Dated: **06/18/2013**

Aegis Realty Group LP, a California Limited Partnership
By: Aegis Realty Group Holdings LLC, a California Limited Liability Company,
General Partner


By: Brian Dole, Managing Member

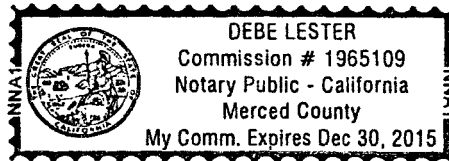
STATE OF California)SS
COUNTY OF Stanislaus)

On 6-25-13, before me, Debe Lester, Notary Public, personally appeared Brian Dole

_____, 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


My Commission Expires: _____

This area for official notarial seal

Notary Name: _____

Notary Phone: _____

Notary Registration Number: _____

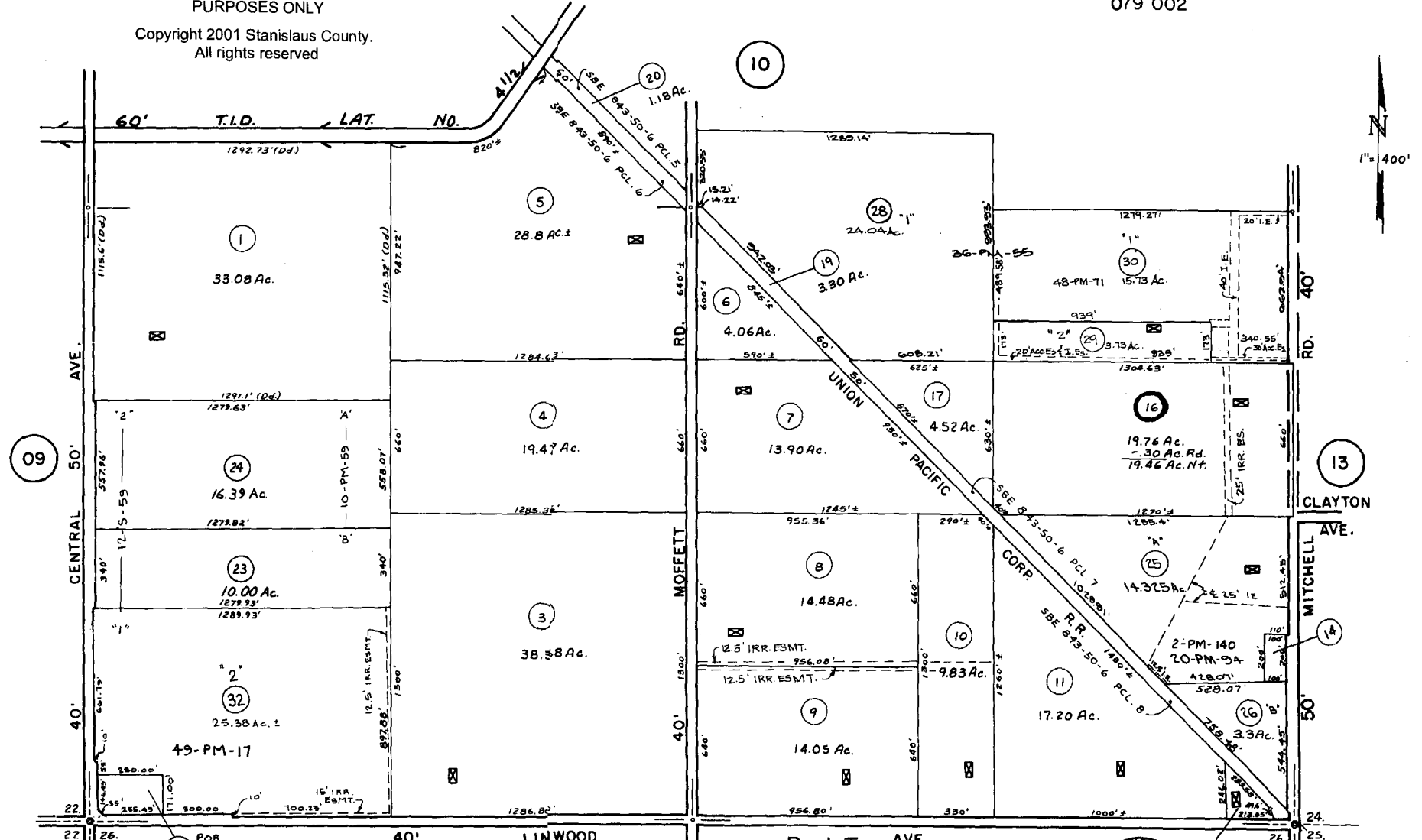
County of Principal Place of Business: _____

S 1/2 SECTION 23 T.5S.R.9E.M.D.B.&M.

079 000
079 001
079 002

58 - 11

THIS MAP FOR ASSESSMENT
PURPOSES ONLY
Copyright 2001 Stanislaus County.
All rights reserved



68,98,02

58 - 11

FOR ILLUSTRATIVE PURPOSES ONLY