

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

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

AGENDA DATE: June 7, 2016

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

BOARD ACTION AS FOLLOWS:

No. 2016-286

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended


2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development
Urgent Routine

BOARD AGENDA #: *D-1

AGENDA DATE: June 7, 2016

AF

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

STAFF RECOMMENDATIONS:

1. Pursuant to California Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County implementation of AB1265.
 - b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located east of Wamble Road, Between North Fogarty Road and State Route 108/120, east of the City of Oakdale.
3. Approve new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.
4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.

DISCUSSION:

This request involves five separate lot line adjustment applications to be processed simultaneously for approval of the desired final parcel configurations needed to correct property lines for existing access roads and fences. In total, there will be only 11 parcels involved in the five separate applications as some parcels are utilized multiple times. The parcels involved in the lot line adjustments are located east of Wamble Road, between North Fogarty Road and State Route 108/120, east of the City of Oakdale, in the unincorporated area of Stanislaus County. An area map of the 1,224 acre project site as presently sized, including the area covered by each of the lot line adjustment applications, is provided in Attachment 1. An overview of the lot line adjustment applications, include property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use of the parcels is provided in Attachment 2. Attachments 3-7 provide before and after maps of each of the five proposed lot line adjustments.

The Williamson Act requires Board action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. Staff has reviewed all five lot line adjustment applications for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the applications meet the requirements for approval.

In total, 10 of the 11 parcels involved are enrolled in four separate contracts. However, if this lot line is approved, all 11 parcels will be enrolled in new contracts. This will encumber an additional 48.01 acres into the Williamson Act and bring the total number of acres covered under the Williamson Act to 1,224 acres.

Pursuant to California Government Code Section 51257, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts, provided that the Board finds all of the following:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County's implementation of AB1265.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

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

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

Staff believes that all the findings can be made as the proposed lot line adjustments will not increase the number of developable parcels, will not reduce the number of acres covered under contract, and will not compromise the continued agricultural use of the parcels.

New Williamson Act Contracts would typically come before the Board once a year, in December. Williamson Act Contracts for 2016 came before the Board on December 15, 2015; however, because this action is related to a lot line adjustment, it is prudent to act on this action independently of other Williamson Act Contracts. Therefore, it is the intention of this action that all new contracts supersede all existing contracts, upon recording. As in the case with all Williamson Act Contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUE:

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's policies specifically state that the County shall continue to administer lot

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line adjustments involving agricultural land, provided the land is properly designed for agricultural purposes without materially decreasing the agricultural use of the site.

FISCAL IMPACT:

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

BOARD OF SUPERVISORS' PRIORITY:

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

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

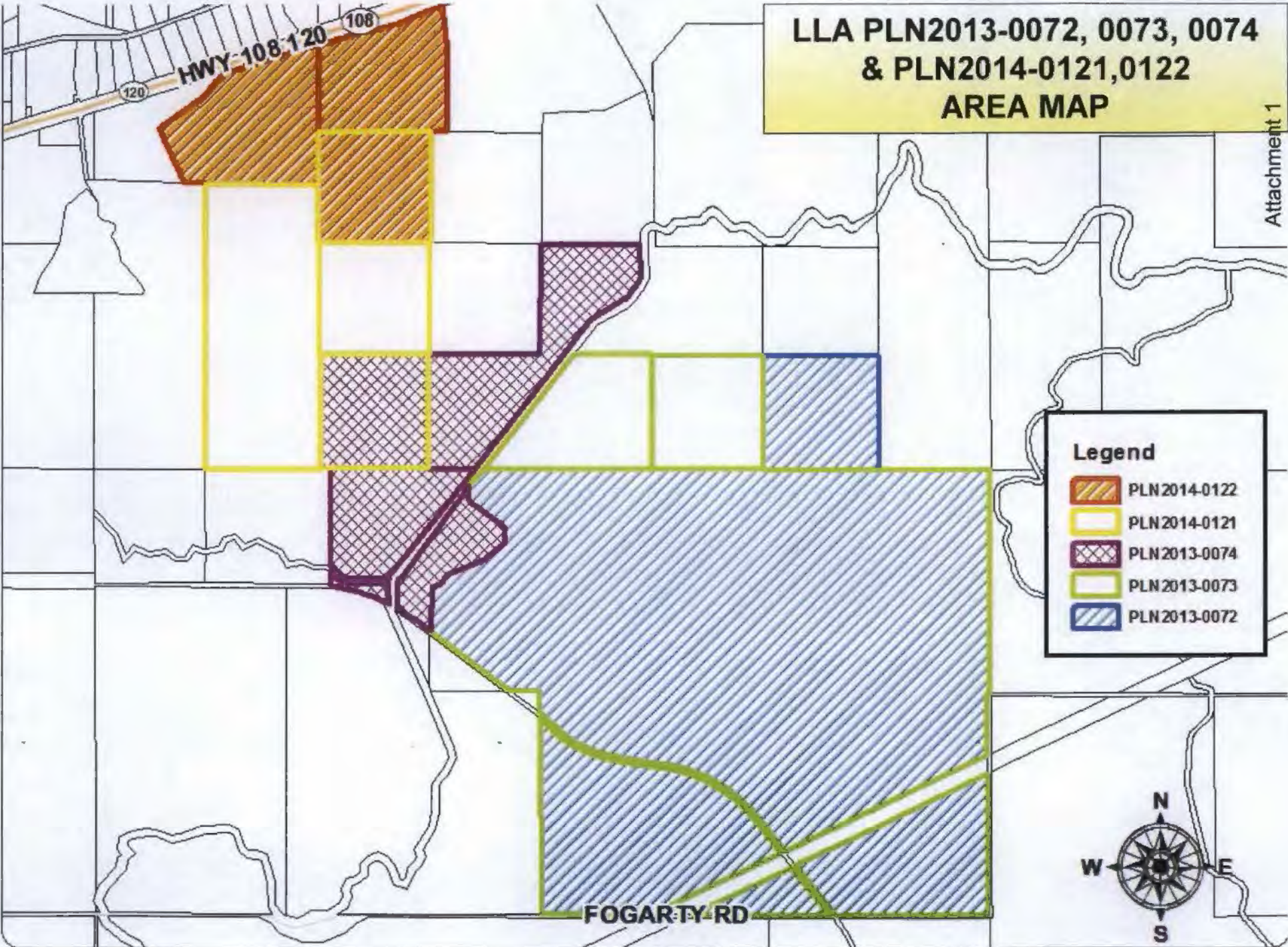
Angela Freitas, Planning & Community Development Director Telephone: (209) 525-6330

ATTACHMENT(S):

1. Project Site Map
2. Williamson Act & Lot Line Adjustment Request Overview
3. PLN2013 – 0072 Map of Parcels Before and After
4. PLN2013 – 0073 Map of Parcels Before and After
5. PLN2014 – 0121 Map of Parcels Before and After
6. PLN2013 – 0074 Map of Parcels Before and After
7. PLN2014 – 0122 Map of Parcels Before and After

**LLA PLN2013-0072, 0073, 0074
& PLN2014-0121,0122
AREA MAP**

Attachment 1

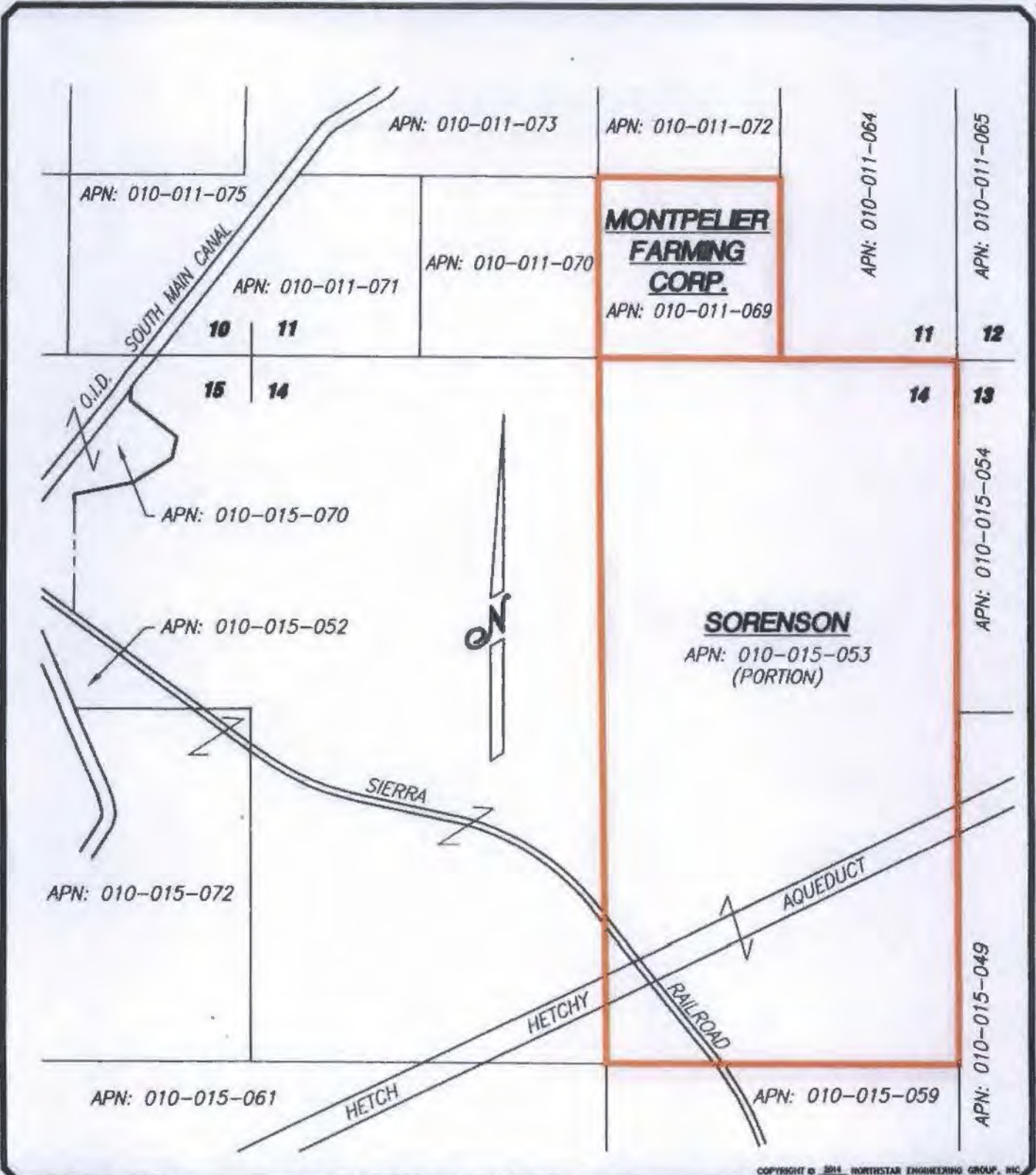


Williamson Act & Lot Line Adjustment (LLA) Overview

LLA Parcel No.	Assessors Parcel No. (APN)		Parcel Owners/Applicants	Williamson Contract				Parcel Size (Acres)		Existing Use/Development
	No.	Portion Y/N		Contract No.	Portion Y/N	Acreage		Existing*	Proposed	
						Existing	Proposed			
LLA Application No. PLN 2013-0072 - Sorenson/Montpelier										
1	010-015-053	Y	Sorenson, et.al	1972-0497	Y	668.7	669.27	300.6	301.17	Almond Orchard
2	010-011-069	N	Montpelier Farming Corp.	1977-2759	Y	822.3	821.73	42.61	42.04	Almond Orchard
Total Acreage:						1,491	1,491	343.2	343.2	
LLA Application No. PLN 2013-0073 - Sorenson/Montpelier										
1	010-015-053	Y	Sorenson, et.al	1972-0497	N	669.27	670.48	302.8	304.01	Almond Orchard
2	010-015-053	Y	Sorenson, et.al	1972-0497	N	670.48	670.45	65.3	65.27	Almond Orchard
3	010-011-070	N	Montpelier Farming Corp.	1977-2759	Y	821.73	821.12	41.39	40.78	Almond Orchard
4	010-011-071	N	Montpelier Farming Corp.	1977-2759	Y	821.12	820.55	45.16	44.59	Almond Orchard
Total Acreage:						2,983	2,983	454.7	454.7	
LLA Application No. PLN 2014-0121 - Montpelier Farming Corp/Burchell Nursery										
1	010-011-076	N	Montpelier Farming Corp.	1977-2579	Y	820.55	821.39	40	40.84	Almond Orchard
2	010-011-077	N	Montpelier Farming Corp.	1977-2579	Y	821.39	822.16	40	40.77	Almond Orchard
3	010-011-079	N	Montpelier Farming Corp.	1977-2579	Y	822.16	822.34	40	40.18	Almond Orchard
4	010-011-068	N	Burchell Nursery, Inc.	1976-2367	Y	799.23	797.44	102.88	101.09	Orchard, Row Crops
Total Acreage:						3,263	3,263	222.9	222.9	
LLA Application No. PLN 2013-0074 - Montpelier/Sundance										
1	010-011-075	N	Montpelier Farming Corp.	1977-2579	Y	822.31	821.94	58.82	58.45	Almond Orchard
2	010-011-076 ¹	N	Montpelier Farming Corp.	1977-2579	Y	821.94	821.1	40.84	40	Almond Orchard
3	010-015-070	N	Sundance Development Inc.	N/A	N/A	N/A	49.22	48.01	49.22	Almond Orchard
Total Acreage:						1,644	1,692	147.7	147.7	
LLA Application No. PLN 2014-0122 - Montpelier Farming Corp/Fresno Farming										
1	010-011-079 ¹	N	Montpelier Farming Corp.	1977-2579	Y	821.1	821.17	40.18	40.25	Almond Orchard
2	010-011-081	N	Montpelier Farming Corp.	1977-2579	Y	821.17	821.13	43.66	43.62	Almond Orchard
3	010-011-038	N	Fresno Farming Company	1996-4325	Y	52.64	52.61	52.64	52.61	Poultry Ranch/Residence
Total Acreage:						1,695	1,695	136.5	136.5	

* Total acreage for all Lot Line Adjustment Applications as represented in Agenda Report includes acreage of Parcels as presently sized.

¹APN's 010-011-076 & 010-011-079 as represented in LLA PLN2013-0074 & PLN2014-0122 were not included in the calculation for total acreage as represented in the Agenda Report due to being utilized twice



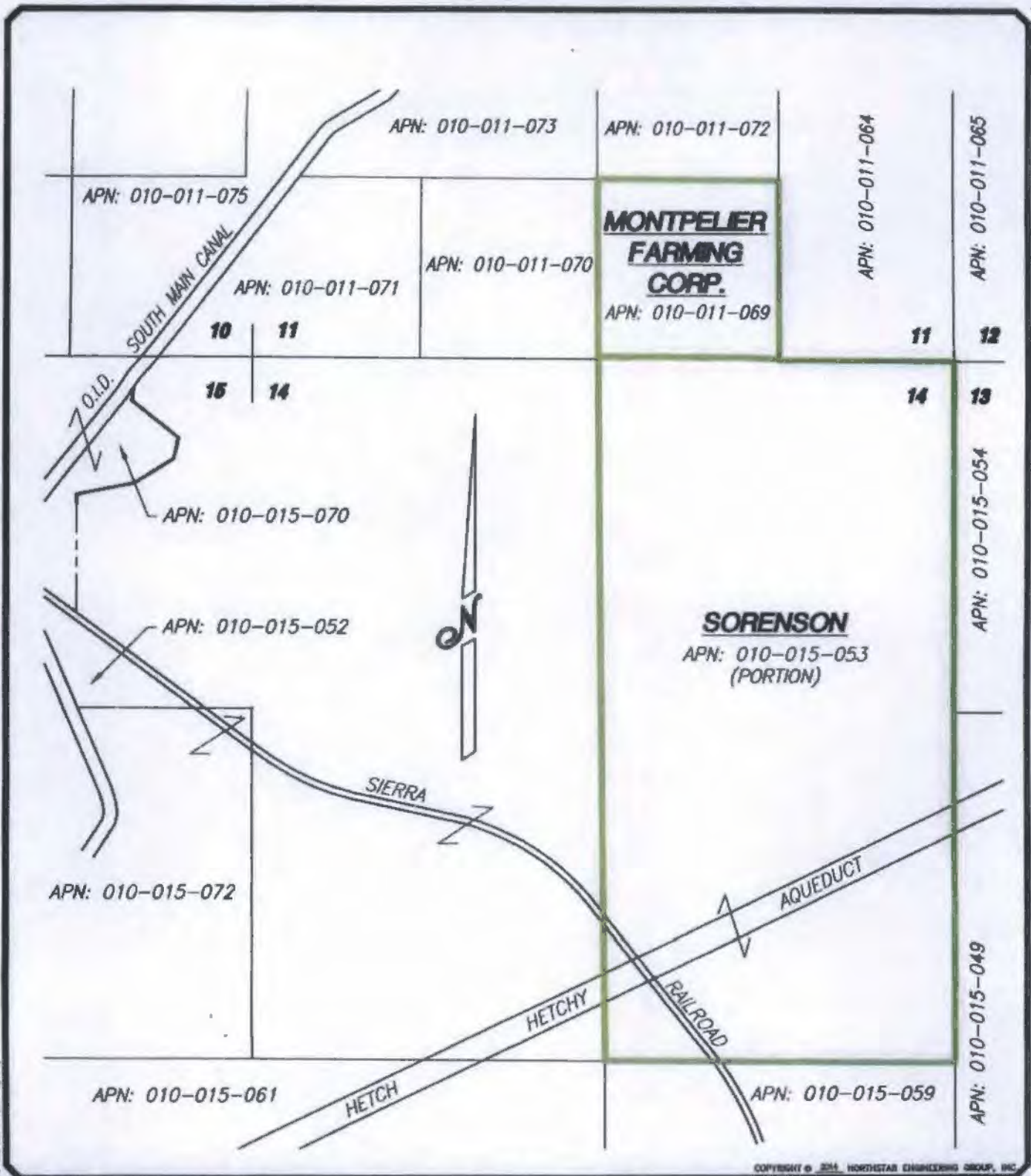
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**BEFORE LOT
LINE ADJUSTMENT**
**SORENSEN-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY CALIFORNIA

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STANISLAUS COUNTY

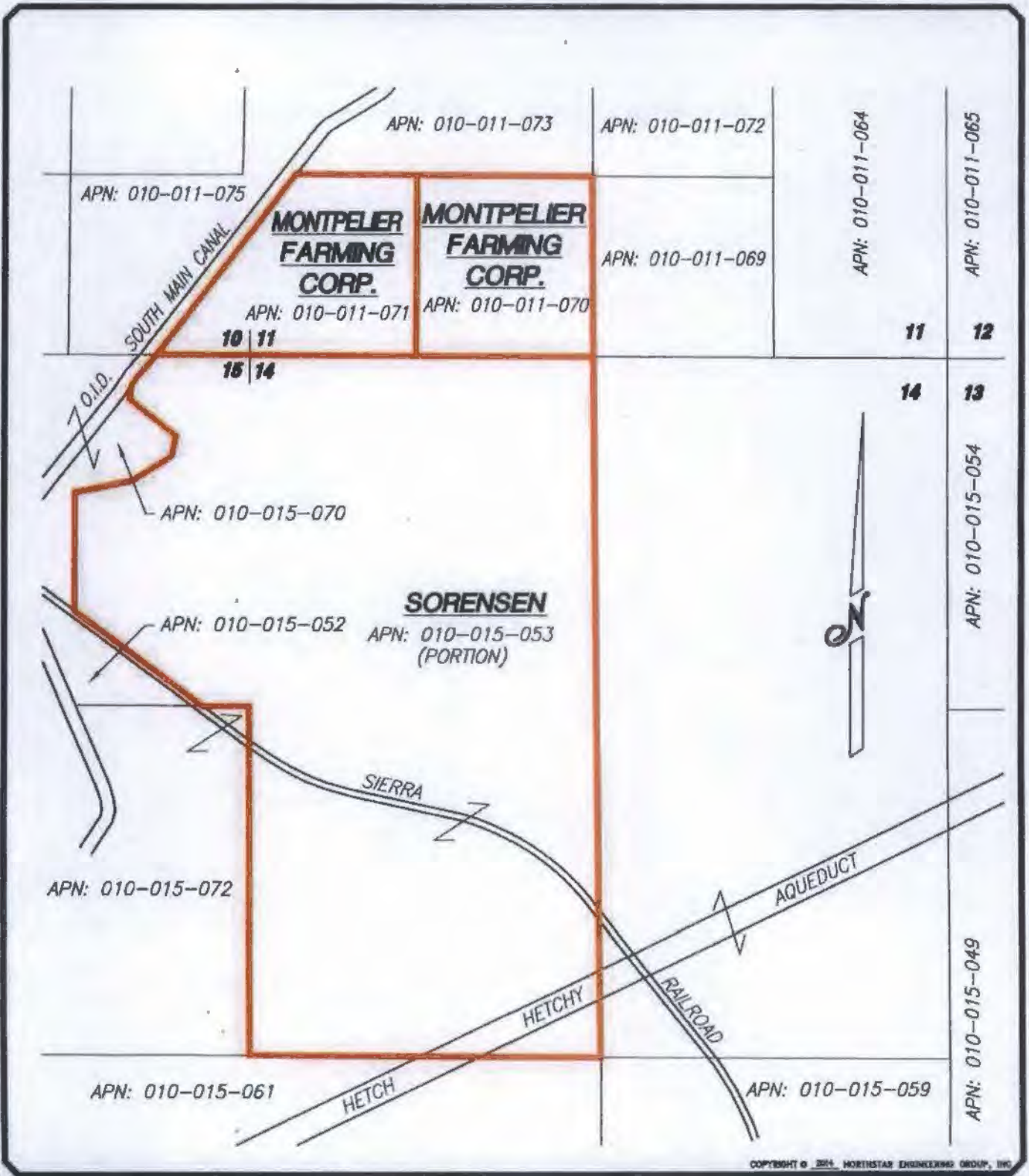
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SORENSEN-MONTPELIER
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STANISLAUS COUNTY CALIFORNIA

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APN: 010-011-081

**MONTPELIER
FARMING
CORP.**

APN: 010-011-079

APN: 010-011-080

**BURCHELL
NURSERY**
APN: 010-011-068

**MONTPELIER
FARMING
CORP.**
APN: 010-011-077

APN: 010-011-078

**MONTPELIER
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APN: 010-011-075

APN: 010-015-068

APN: 010-015-070



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**BURCHELL-MONTPELIER
FARMING CORP.**

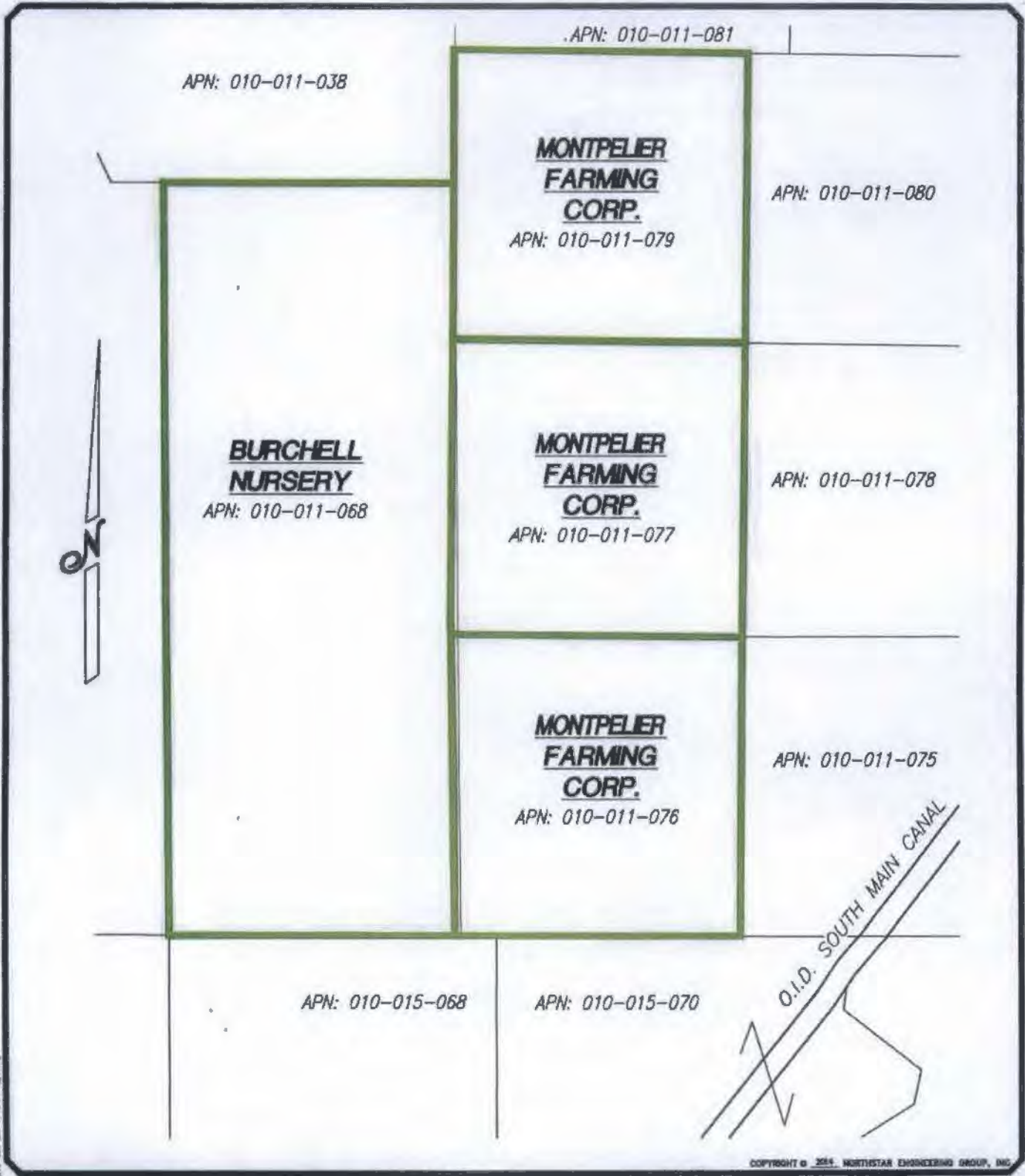
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FARMING CORP.**

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FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

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Attachment 6

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CORP.**

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**MONTPELIER
FARMING
CORP.**

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APN: 010-011-071

O.I.D. SOUTH MAIN CANAL

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SUNDANCE

APN: 010-015-070

APN: 010-015-053

APN: 010-015-068

SIERRA

APN: 010-015-072

RAILROAD

APN: 010-015-052

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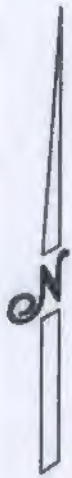
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STATE HIGHWAY 108/120

**FRESNO
FARMING
LLC**

APN: 010-011-038

**MONTPELIER
FARMING
CORP.**

APN: 010-011-081

APN: 010-011-081

**MONTPELIER
FARMING
CORP.**

APN: 010-011-079

APN: 010-011-080

APN: 010-011-068

APN: 010-011-077

APN: 010-011-078

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**BEFORE LOT
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**FRESNO FARMING-MONTPELIER
FARMING CORP.**

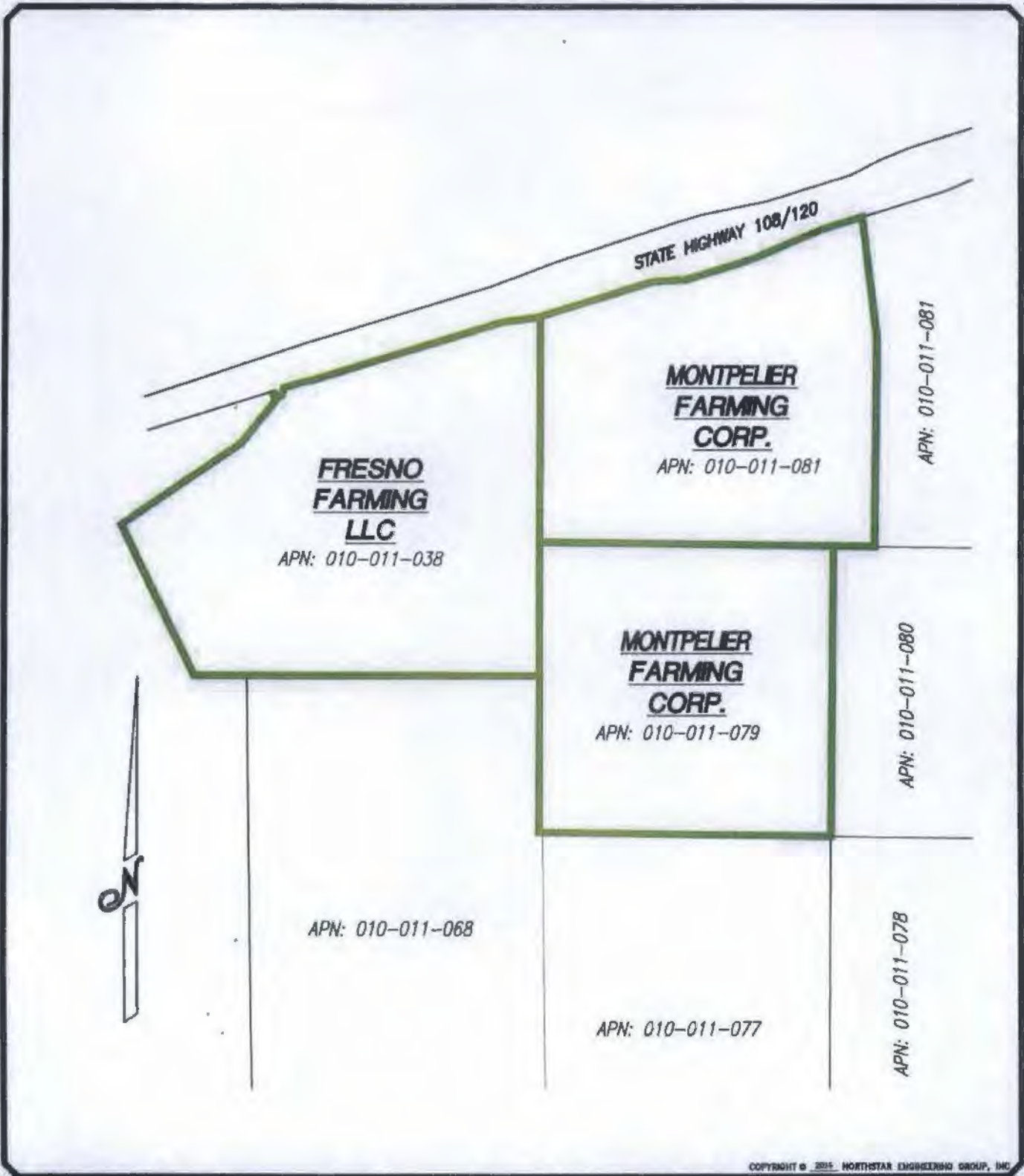
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THIS :

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051401-00

Acct 121-Planning.

Monday, JUL 11, 2016 15:45:02

Ttl Pd \$0.00

Rcpt # 0003836600

OGP/R2/1-15

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-21**

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into June 7, 2016, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

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

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

DESIGNATED AGENT: BURCHERLL NURSERY
12000 HIGHWAY 108 & 120
OAKLAND, CA 95361

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

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
010-011-068	101.09	0 HWY 120 Oakdale, CA 95361

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2016-286, relating to Lot Line Adjustment No. PLN2014-0121 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1976-2367 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

15GA

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

Page 2

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
* W ^m I. Burchell	<i>[Signature]</i>	5-8-15	Oakdale
* Thomas K. Burchell	<i>[Signature]</i>	5-8-15	Oakdale
* Chair of the Board Burchell Nursery, Inc.	<i>[Signature]</i>		
* President Burchell Nursery, Inc.	<i>[Signature]</i>		

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

Dated 7-8-2014

[Signature]
Chairman, Board of Supervisors
Angela Freitas for DICK MONTEITH

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

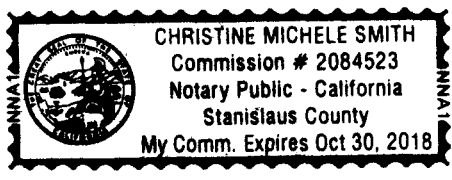
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On July 8, 2016 before me, Christine Michele Smith, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Angela Freitas
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 Christine Michele Smith
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: Wms Act 010-011-068 ^{APN} Document Date: 6-7-2016
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

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)

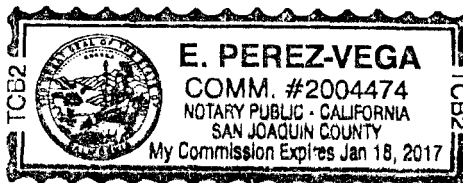
On MAY 8, 2015 before me, E. PEREZ-VEGA, NOTARY PUBLIC Notary Public,
Date (here insert name and title of the officer)

personally appeared WILLIAM I. BURCHELL AND THOMAS W. BURCHELL
AND JAMES G. CREELIUS JR.

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

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

WITNESS my hand and official seal.



Signature: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

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

Document Date: _____ Other: _____

Exhibit "A"

Lot Line Adjustment 2014-0121

Unadjusted Parcels Legal Description

Parcel 1: (Montpelier Farming Corporation) (56-PM-97)

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 9, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 3: (Montpelier Farming Corporation) (56-PM-97)

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 4: (Burchell Nursery)

The East half of the West half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian.

Also excepting all that portion of said Section 10 lying north of the south line of Parcel 4 of Volume 910, Page 532 of Official Records recorded on October 31, 1947, Stanislaus County Records.



Exhibit "B"
(Page 1 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel
Legal Description

Adjusted Parcel 1:

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

BEGINNING at the southwest corner of said Parcel 8, said corner being also the South quarter corner of said Section 10 and being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet;
thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet;
thence North 01°09'07" West, a distance of 623.28 feet to a point on the westerly extension of the North line of said Parcel 8;
thence along said westerly extension South 89°26'43" East, a distance of 32.33 feet to the northwest corner of said Parcel 8;
thence along the West line of said Parcel 8 South 00°25'42" East, a distance of 1367.81 feet to the point of beginning.

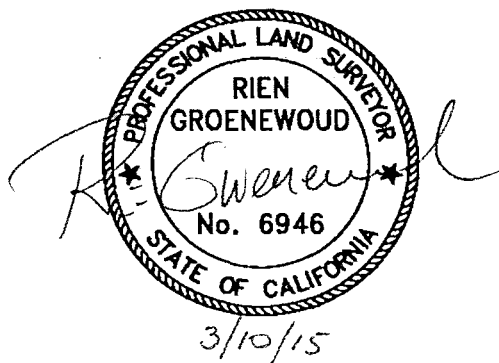


Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel Legal Description

Adjusted Parcel 2:

Parcel 9, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 1367.81 feet to the southwest corner of said Parcel 9 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 9, North 89°26'43" West, a distance of 32.33 feet;
thence North 01°09'07" West, a distance of 84.91 feet;
thence North 00°22'21" East, a distance of 1257.80 feet to a point on the Westerly extension of the North line of said Parcel 9;
thence along last said westerly extension South 89°11'05" East, a distance of 15.82 feet to the northwest corner of said Parcel 9;
thence along the West line of said Parcel 9, being also along said North-South centerline, South 00°25'42" East, a distance of 1342.80 feet to the point of beginning.

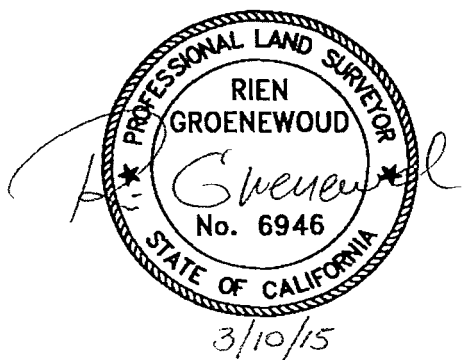


Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel

Legal Description

Adjusted Parcel 3:

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North 89°11'05" West, a distance of 15.82 feet;
thence North 00°22'21" East, a distance of 434.28 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along last said North line South 89°53'24" East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11;
thence along said North-South centerline South 00°25'42" East, a distance of 707.75 feet to the point of beginning.



3/10/15

Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel

Legal Description

Adjusted Parcel 4:

The East half of the West half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian.

EXCEPTING THEREFROM all that portion of said Section 10 lying north of the south line of Parcel 4 of Volume 910, Page 532 of Official Records recorded on October 31, 1947, Stanislaus County Records.

ALSO EXCEPTING THEREFROM:

BEGINNING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet;
thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet
thence North 01°09'07" West, a distance of 708.20 feet;
thence North 00°22'21" East, a distance of 1692.08 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along said North line South 89°53'24" East, a distance of 7.50 feet to a point on the East line of said West half;
thence along said East line South 00°25'42" East, a distance of 3418.35 feet to the point of beginning.



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

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

AGENDA DATE: June 7, 2016

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

BOARD ACTION AS FOLLOWS:

No. 2016-286

On motion of Supervisor Chiesa , Seconded by Supervisor Withrow
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

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

ELIZABETH A. KING

Clerk of the Board of Supervisors of the
County of Stanislaus, State of California

ATTEST:

Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

By Kelly Rodriguez
File No.

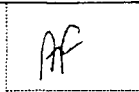


**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development
Urgent Routine

BOARD AGENDA #: *D-1

AGENDA DATE: June 7, 2016



CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

STAFF RECOMMENDATIONS:

1. Pursuant to California Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County implementation of AB1265.
 - b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located east of Wamble Road, Between North Fogarty Road and State Route 108/120, east of the City of Oakdale.
3. Approve new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.
4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.

DISCUSSION:

This request involves five separate lot line adjustment applications to be processed simultaneously for approval of the desired final parcel configurations needed to correct property lines for existing access roads and fences. In total, there will be only 11 parcels involved in the five separate applications as some parcels are utilized multiple times. The parcels involved in the lot line adjustments are located east of Wamble Road, between North Fogarty Road and State Route 108/120, east of the City of Oakdale, in the unincorporated area of Stanislaus County. An area map of the 1,224 acre project site as presently sized, including the area covered by each of the lot line adjustment applications, is provided in Attachment 1. An overview of the lot line adjustment applications, include property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use of the parcels is provided in Attachment 2. Attachments 3-7 provide before and after maps of each of the five proposed lot line adjustments.

The Williamson Act requires Board action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. Staff has reviewed all five lot line adjustment applications for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the applications meet the requirements for approval.

In total, 10 of the 11 parcels involved are enrolled in four separate contracts. However, if this lot line is approved, all 11 parcels will be enrolled in new contracts. This will encumber an additional 48.01 acres into the Williamson Act and bring the total number of acres covered under the Williamson Act to 1,224 acres.

Pursuant to California Government Code Section 51257, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts, provided that the Board finds all of the following:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County's implementation of AB1265.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

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

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

Staff believes that all the findings can be made as the proposed lot line adjustments will not increase the number of developable parcels, will not reduce the number of acres covered under contract, and will not compromise the continued agricultural use of the parcels.

New Williamson Act Contracts would typically come before the Board once a year, in December. Williamson Act Contracts for 2016 came before the Board on December 15, 2015; however, because this action is related to a lot line adjustment, it is prudent to act on this action independently of other Williamson Act Contracts. Therefore, it is the intention of this action that all new contracts supersede all existing contracts, upon recording. As in the case with all Williamson Act Contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUE:

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's policies specifically state that the County shall continue to administer lot

APN: 010-011-038

APN: 010-011-081

**MONTPELIER
FARMING
CORP.**

APN: 010-011-079

APN: 010-011-080

**BURCHELL
NURSERY**

APN: 010-011-068

**MONTPELIER
FARMING
CORP.**

APN: 010-011-077

APN: 010-011-078

**MONTPELIER
FARMING
CORP.**

APN: 010-011-076

APN: 010-011-075

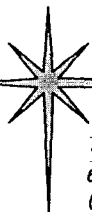
APN: 010-015-068

APN: 010-015-070

O.I.D. SOUTH MAIN CANAL



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NorthStar
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**BEFORE LOT
LINE ADJUSTMENT**

**BURCHELL-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB: J10-898
DATE: 02/24/2015
SCALE: 1"=600'
DRAWN: RG
DESIGN: RG
CHK'D: RG

SHEET
01
OF **02**

DWC NAME: K:\J10-898_Golden West Nuts\Info\EXHIBITS\J10-898_LLA-AFTER-PH-#3.dwg

FOR ILLUSTRATIVE PURPOSES ONLY

APN: 010-011-038

APN: 010-011-081

**MONTPELIER
FARMING
CORP.**

APN: 010-011-079

APN: 010-011-080

**BURCHELL
NURSERY**

APN: 010-011-068

**MONTPELIER
FARMING
CORP.**

APN: 010-011-077

APN: 010-011-078

**MONTPELIER
FARMING
CORP.**

APN: 010-011-076

APN: 010-011-075

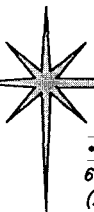
APN: 010-015-068

APN: 010-015-070

O.I.D. SOUTH MAIN CANAL



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Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
LINE ADJUSTMENT**

**BURCHELL-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB: J10-898
DATE: 02/24/2015
SCALE: 1"=600'
DRAWN: RG
DESIGN: RG
CHK'D: RG

SHEET
02
OF 02

DWG NAME: K:\J10-898_Golden West_Nut\Draw\EXHIBITS\J10-898_LLA-AFTER-PL.dwg

FOR ILLUSTRATIVE PURPOSES ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051400-00

Acct 121-Planning.
Monday, JUL 11, 2016 15:44:50
Ttl Pd \$53.00 Rcpt # 0003836599
OGP/R2/1-13

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on February 23, 2015, approved the lot line adjustment herein described submitted under the name of Montpelier Farming Corp./Burchell Nursery, Inc. Lot Line Adjustment No. PLN2014-0121 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B" and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

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

6/29/16
Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

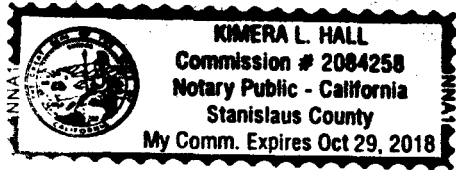
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On 6/29/16 before me, Kimera L. Hall, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jeremy Ballard
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

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:

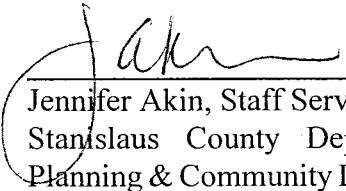
NAME OF NOTARY KIMERA L. HALL

COMMISSION NO. 2084258

DATE COMMISSION EXPIRES OCTOBER 29, 2018

PLACE OF EXECUTION STANISLAUS COUNTY

(Date) June 30, 2016



Jennifer Akin, Staff Services Tech
Stanislaus County Department of
Planning & Community Development

LOT LINE NO. PLN2014-0121 - MONTPELIER FARMING CORP/BURCHELL NURSERY, INC.

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>W. J. Burchell</u>	<u>WILLIAM J. BURCHELL</u> Chair of the Board Burchell Nursery, Inc.	<u>5-8-15</u>	<u>Oakdale</u>
<u>[Signature]</u>	<u>THOMAS W. BURCHELL</u> President Burchell Nursery Inc.	<u>5-8-15</u>	<u>Oakdale</u>
<u>[Signature]</u>	<u>JAMES G. CREELIUS</u> CEO, Montpelier Farming Corp.	<u>5-8-15</u>	<u>Oakdale</u>
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Ken Johnson</u> SH Vice President Yosemite Farm Credit	<u>[Signature]</u>	<u>8/25/11</u>	<u>TURLOCK</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

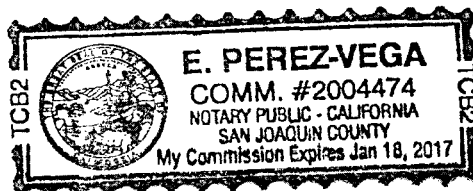
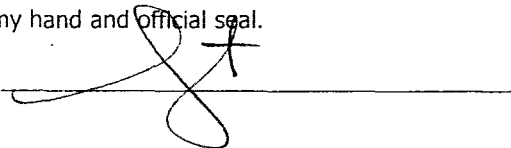
STATE OF California)SS
COUNTY OF STANISLAUS)

On MAY 8, 2015 before me, E. PEREZ-VEGA, NOTARY PUBLIC Notary Public, personally appeared WILLIAM I. BURCHELL AND THOMAS W. BURCHELL AND JAMES C. CRECELIS 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



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
 CORPORATE OFFICER(S) TITLE(S)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: CERTIFICATE OF LOT LINE ADJUSTMENT.

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

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 25, 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

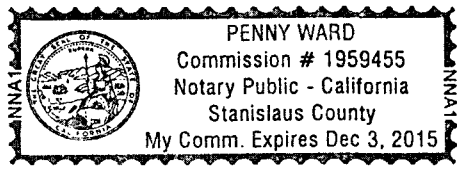


Exhibit "A"

Lot Line Adjustment 2014-0121

Unadjusted Parcels Legal Description

Parcel 1: (Montpelier Farming Corporation) (56-PM-97)

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 9, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 3: (Montpelier Farming Corporation) (56-PM-97)

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 4: (Burchell Nursery)

The East half of the West half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian.

Also excepting all that portion of said Section 10 lying north of the south line of Parcel 4 of Volume 910, Page 532 of Official Records recorded on October 31, 1947, Stanislaus County Records.



Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel

Legal Description

Adjusted Parcel 1:

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

BEGINNING at the southwest corner of said Parcel 8, said corner being also the South quarter corner of said Section 10 and being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet;
thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet;
thence North 01°09'07" West, a distance of 623.28 feet to a point on the westerly extension of the North line of said Parcel 8;
thence along said westerly extension South 89°26'43" East, a distance of 32.33 feet to the northwest corner of said Parcel 8;
thence along the West line of said Parcel 8 South 00°25'42" East, a distance of 1367.81 feet to the point of beginning.

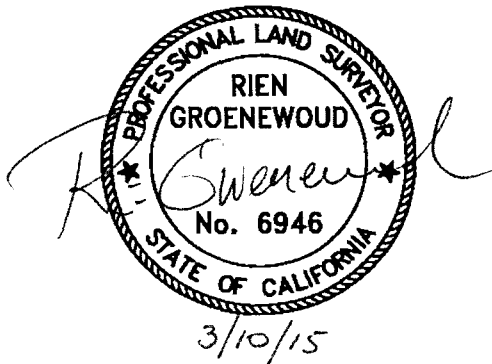


Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel

Legal Description

Adjusted Parcel 2:

Parcel 9, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 1367.81 feet to the southwest corner of said Parcel 9 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 9, North 89°26'43" West, a distance of 32.33 feet;
thence North 01°09'07" West, a distance of 84.91 feet;
thence North 00°22'21" East, a distance of 1257.80 feet to a point on the Westerly extension of the North line of said Parcel 9;
thence along last said westerly extension South 89°11'05" East, a distance of 15.82 feet to the northwest corner of said Parcel 9;
thence along the West line of said Parcel 9, being also along said North-South centerline, South 00°25'42" East, a distance of 1342.80 feet to the point of beginning.

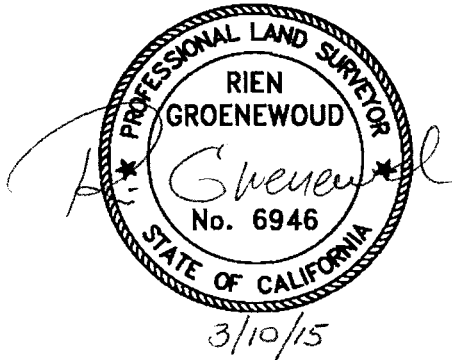


Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel

Legal Description

Adjusted Parcel 3:

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North $00^{\circ}25'42''$ West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North $89^{\circ}11'05''$ West, a distance of 15.82 feet;
thence North $00^{\circ}22'21''$ East, a distance of 434.28 feet;
thence North $00^{\circ}02'34''$ East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along last said North line South $89^{\circ}53'24''$ East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11;
thence along said North-South centerline South $00^{\circ}25'42''$ East, a distance of 707.75 feet to the point of beginning.

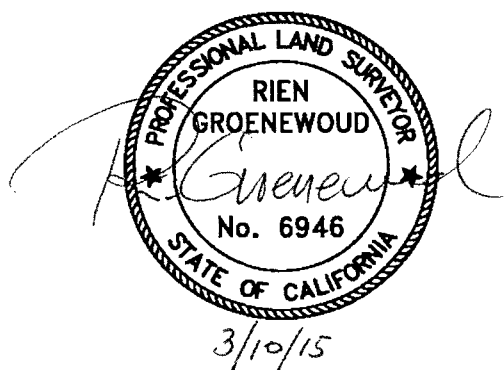


Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel Legal Description

Adjusted Parcel 4:

The East half of the West half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian.

EXCEPTING THEREFROM all that portion of said Section 10 lying north of the south line of Parcel 4 of Volume 910, Page 532 of Official Records recorded on October 31, 1947, Stanislaus County Records.

ALSO EXCEPTING THEREFROM:

BEGINNING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet;
thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet
thence North 01°09'07" West, a distance of 708.20 feet;
thence North 00°22'21" East, a distance of 1692.08 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along said North line South 89°53'24" East, a distance of 7.50 feet to a point on the East line of said West half;
thence along said East line South 00°25'42" East, a distance of 3418.35 feet to the point of beginning.



APN: 010-011-038

APN: 010-011-081

**MONTPELIER
FARMING
CORP.**

APN: 010-011-079

APN: 010-011-080

**BURCHELL
NURSERY**

APN: 010-011-068

**MONTPELIER
FARMING
CORP.**

APN: 010-011-077

APN: 010-011-078

**MONTPELIER
FARMING
CORP.**

APN: 010-011-076

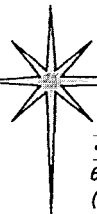
APN: 010-011-075

APN: 010-015-068

APN: 010-015-070

O.I.D. SOUTH MAIN CANAL

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NorthStar
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**BEFORE LOT
LINE ADJUSTMENT**

**BURCHELL-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB: J10-898
DATE: 02/24/2015
SCALE: 1"=600'
DRAWN: RG
DESIGN: RG
CHK'D: RG

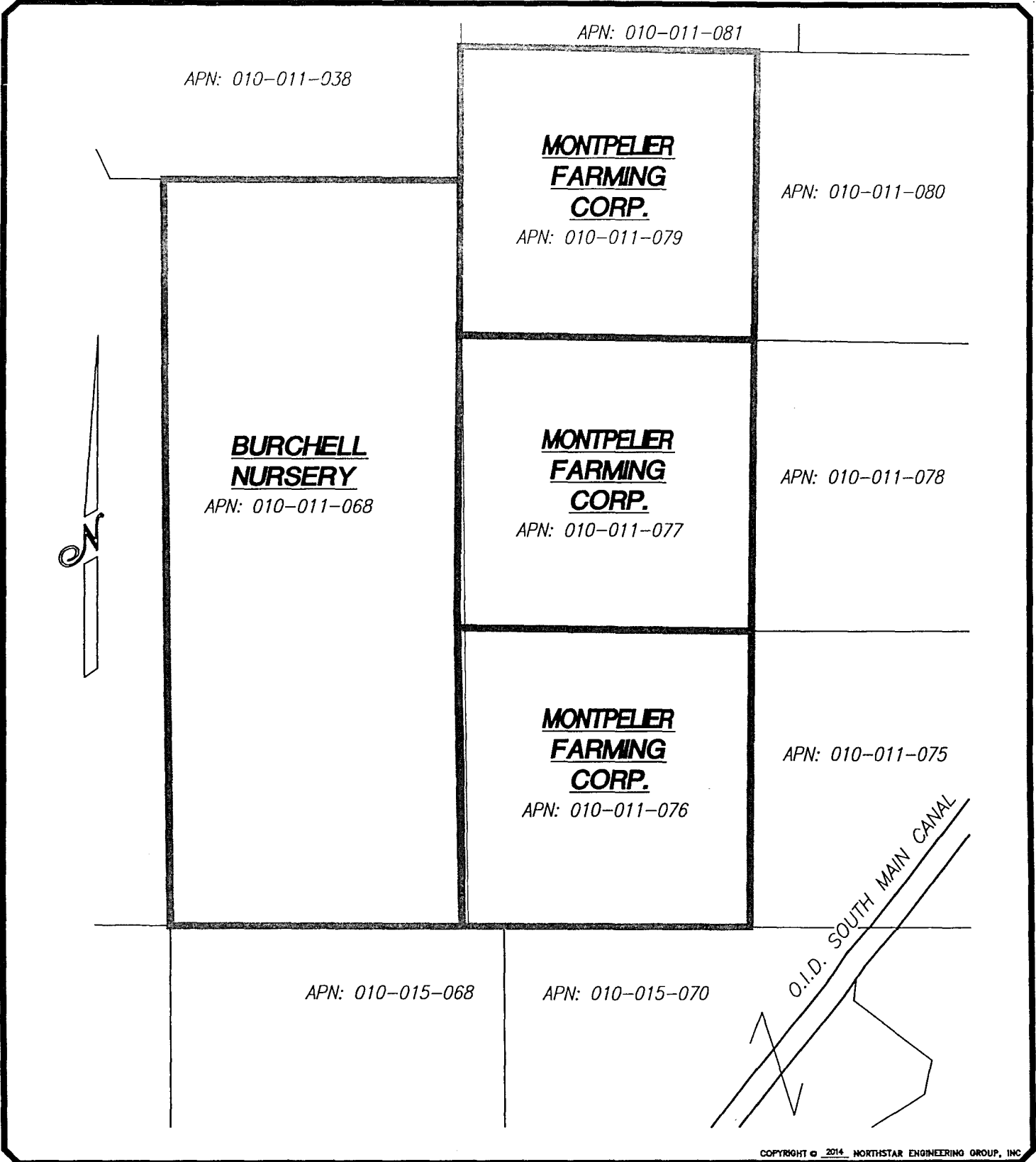
SHEET

01
02

EXHIBIT C

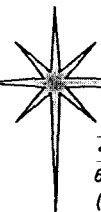
DWG NAME: K:\JD-898_Colton West_Nuts\Draws\EXHIBITS\10-898_LLA-AFTER-PK.dwg

FOR ILLUSTRATIVE PURPOSES ONLY



COPYRIGHT © 2014, NORTHSTAR ENGINEERING GROUP, INC

DWC NAME: K:\J10-898 Golden West Nurseries\GIS\EXHIBITS\J10-898 LA-AFTER-PLOT.dwg



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
 LINE ADJUSTMENT**

**BURCHELL-MONTEPELIER
 FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1"=600'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG

SHEET
02
 OF **02**

EXHIBIT C

FOR ILLUSTRATIVE PURPOSES ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-20**

THIS SPACE FOR RECORDED ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051397-00

Acct 121-Planning.

Monday, JUL 11, 2016 15:44:28

Ttl Pd \$0.00 Rcpt # 0003836596

OGP/R2/1-31

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into June 7, 2016, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

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

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

DESIGNATED AGENT: DEBBY SORENSON
5845 VIRMAR AVE
OAKLAND, CA 94618

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

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
010-015-053 (Portion)	301.17	Fogarty N. of Road, Oakdale, CA 95361
010-015-053 (Portion)	304.01	Fogarty N. of Road, Oakdale, CA 95361
010-015-053 (Portion)	65.27	Fogarty N. of Road, Oakdale, CA 95361

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2016-286, relating to Lot Line Adjustment No. PLN2013-0072, 0073 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1972-0497 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

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

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Deborah A. Sorenson AKA Deborah Aileen Sorenson Trustee, Sorenson Trust	Deborah A. Sorenson	4/20/15	Berkeley

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

7.8.2011
Dated

[Signature]
Chairman, Board of Supervisors
Angela Freitas for DICK MONTEITH

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 8, 2016 before me, Christine Michele Smith, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Angela Freitas
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 Christine Michele Smith
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: WMS Act ^{APN} 010715-053 Document Date: 6-7-2016
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

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.

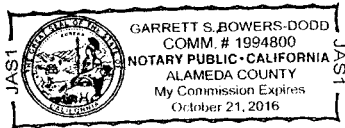
State of California
County of Alameda

On April 20th, 2015 before me, Garrett S. Bowers-Dodd Notary Public,
personally appeared Deborah Aileen Sorenson

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.



Garrett S. Bowers-Dodd

Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Notice of Rescission and Simultaneous Re-Entry Document Date: _____
Into CA Land Conservation

Number of Pages: _____ Signer(s) Other Than Named Above: _____

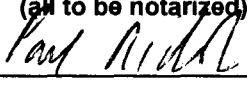
Capacity(ies) Claimed by Signer(s)

- | | |
|--|--|
| Signer's Name: _____ | Signer's Name: _____ |
| <input type="checkbox"/> Corporate Officer - Title(s): _____ | <input type="checkbox"/> Corporate Officer - Title(s): _____ |
| <input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Signer Is Representing: _____ | <input type="checkbox"/> Signer Is Representing: _____ |

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

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
PAUL NICHOLS		4/20/15	NYC
<hr/>			
Agent, Sorenson Trust			
<hr/>			
State of New York			
<hr/>			
County of New York			
<hr/>			
Before me this 20th day of April, 2015, I, the Notary Public, personally knew and who signed the foregoing document, swore or affirmed to the contents thereof.			
<hr/>			
YURIKO USHIJIMA Notary Public, State of New York No. 01US6181566 Qualified in New York County Commission Expires FEBRUARY 2016			

SECURITY HOLDERS:

NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<hr/>			
<hr/>			
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EXHIBITS:

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

COUNTY: Stanislaus County

Dated

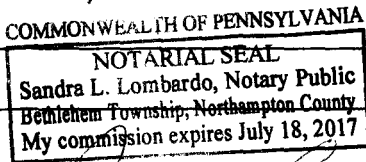
Chairman, Board of Supervisors
Angela Freitas for

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
VICTORIA L. CALANTONI	<i>Victoria Calantoni</i>	4-14-15	Easton PA
<i>Agent, Sorenson Trust</i>			



Sandra L. Lombardo

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Angela Freitas for

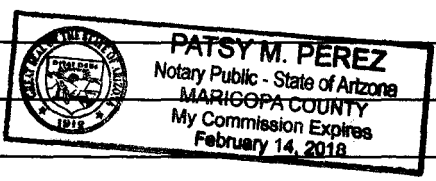
NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT
Page 2

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
ERIC E. NICHOLS	<i>Eric E Nichols</i>	5/2/2015	Chandler, AZ
<i>Agent, Sorenson Trust</i>			

Patsy M. Perez
Notary



SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Angela Freitas for

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

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
JACKSON E. NICHOLS, JR. Agent, Sorenson Trust	<i>Jackson E. Nichols, Jr.</i>	4-15-15	FREMONT, CA
JACKSON E. NICHOLS, JR.	<i>Jackson E. Nichols, Jr.</i>	1-8-16	FREMONT, CA

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Angela Freitas for

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 Alameda)

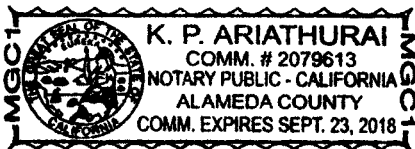
On Jan 8, 2016 before me, K.P. ARIATHURAI, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared Jackson E Nichols Jr.
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten 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: Rescission & Reentry Form Document Date: Jan 8, 2016
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: _____

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

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<i>*Deborah A. Sorenson</i> <i>Trustee, Sorenson Trust</i> <i>*AKA Deborah Aileen Sorenson</i>	<i>Deborah A. Sorenson</i>	<i>4/20/15</i>	<i>Berkeley</i>

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Angela Freitas for DICK MONTEITH

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.

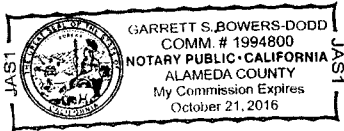
State of California
County of Alameda

On April 20th, 2015 before me, Garrett S. Bowers-Dodd Notary Public,
personally appeared Deborah Aileen Sorenson

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.



Garrett S. Bowers-Dodd
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Notice of Rescission and Simultaneous Re-Entry Into CA Land Conservation Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer - Title(s): _____	<input type="checkbox"/> Corporate Officer - Title(s): _____
<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Signer Is Representing: _____	<input type="checkbox"/> Signer Is Representing: _____

OWNERS:

NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

See attached signature sheets

JACKSON E. NICHOLS, JR. Agent, Sorenson Trust	<i>Jackson E. Nichols, Jr.</i>	4.15.15	FREMONT CA
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

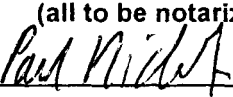
State of California, County of Alameda
 On 4/15/15, Justin Chaikin, Notary Public, personally appeared Jackson E. Nichols, Jr.,
 who proved to me to be the person whose name is subscribed to the foregoing instrument and that he executed the same for the purposes and in the capacity stated on the instrument.
 I certify under penalty of perjury that I am a Notary Public in and for the State of California, that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal.
 Signature: *Justin Chaikin*



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

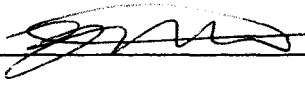
- (18) The effective date of this Contract shall be date of recording.
- (19) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code - General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
PAUL NICHOLS		4/20/15	NYC
Agent, Sorenson Trust			

State of New York
County of New York

Before me this 20 day of April, 2015, came Paul Nichols, the person described in and who signed the foregoing document, swore or affirmed to the contents thereof.



YUKIKO USHIJIMA
Notary Public, State of New York
No. 01US6181566
Qualified in New York County
Commission Expires February 2016

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

_____	_____
Dated	Chairman, Board of Supervisors
	Angela Freitas for

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

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
VICTORIA L. CALANTONI	<i>Victoria Calantoni</i>	4/14/15	Easton PA
<i>Agent, Sorenson Trust</i>			
COMMONWEALTH OF PENNSYLVANIA			
NOTARIAL SEAL			
Sandra L. Lombardo, Notary Public Bethlehem Township, Northampton County My Commission expires July 18, 2017			
<i>Sandra L. Lombardo</i>			

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

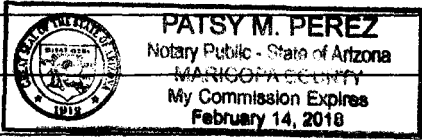
Dated

Chairman, Board of Supervisors
Angela Freitas for

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
ERIC E. NICHOLS	<i>Eric E Nichols</i>	5/2/2015	Chandler, AZ
<i>Agent, Sorenson Trust</i>			
<i>[Signature]</i>			

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Angela Freitas for

Exhibit "A"

Lot Line Adjustment 2013-0073

Unadjusted Parcels Legal Description

Parcel 1: (Sorenson) (patent 3308)

The northwest quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Sorenson) (portion patent 6149)

The East half of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

1) All of the southeast quarter of the northeast quarter of said Section 15, lying South and West of the line of the Sierra Railway Company of California as granted to Thomas S. Bullock by Deed from A.S. Emery dated April 24, 1897 and recorded April 27, 1897 in Volume 60 of Deeds, Page 62.

2) All that portion of the northeast quarter of the northeast quarter of Section 15, above described which lies North and Westerly of the right of way of the canal of the Oakdale Irrigation District, as granted to Christina Lancaster and Mamie Lancaster Coffee by Deed from A. S. Emery dated January 27, 1912 and recorded April 25, 1912 in Volume 167 of Deeds, Page 361.

3) A strip of land 50 feet wide and 1182 feet long lying equally on each side of the center line of the Railroad of the Sierra Railway Company of California; where the same is located through the Northeast quarter of said Section 15 above described; commencing at a point on the center line of the said railroad where the said center line intersects the west boundary of said land, 632 feet North of the Southwest corner of the southeast quarter of the northeast quarter of Section 15; thence in a southeasterly direction 1182 feet to the South boundary of the said land, 375 feet West of the East quarter corner of Section 15.

Parcel 3: (Montpelier Farming Corporation) (56-PM-97)

Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 4: (Montpelier Farming Corporation) (56-PM-97)

Parcel 3, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Sections 10 and 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.



EXHIBIT A

3/10/15

Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2013-0073

**Resultant Parcel
Legal Description**

Adjusted Parcel 1:

The northwest quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH that portion of the southwest quarter of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the West line of said Section 11 North 00°33'27" West, a distance of 21.14 feet; thence leaving said West line and proceeding South 89°41'41" East, a distance of 2590.37 feet to the East line of Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records; thence along said East line South 00°22'21" East, a distance of 19.58 feet to the southeast corner of said Parcel 2, being also a point on the South line of said Section 11; thence along said South line North 89°43'46" West, a distance of 2590.28 feet to the point of beginning.



Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2013-0073

**Resultant Parcel
Legal Description**

Adjusted Parcel 2:

The East half of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Excepting therefrom:

1) All of the southeast quarter of the northeast quarter of said Section 15, lying South and West of the line of the Sierra Railway Company of California as granted to Thomas S. Bullock by Deed from A.S. Emery dated April 24, 1897 and recorded April 27, 1897 in Volume 60 of Deeds, Page 62.

2) All that portion of the northeast quarter of the northeast quarter of Section 15, above described which lies North and Westerly of the right of way of the canal of the Oakdale Irrigation District, as granted to Christina Lancaster and Mamie Lancaster Coffee by Deed from A. S. Emery dated January 27, 1912 and recorded April 25, 1912 in Volume 167 of Deeds, Page 361.

3) A strip of land 50 feet wide and 1182 feet long lying equally on each side of the center line of the Railroad of the Sierra Railway Company of California; where the same is located through the Northeast quarter of said Section 15 above described; commencing at a point on the center line of the said railroad where the said center line intersects the west boundary of said land, 632 feet North of the Southwest corner of the southeast quarter of the northeast quarter of Section 15; thence in a southeasterly direction 1182 feet to the South boundary of the said land 375 feet West of the East quarter corner of Section 15.

TOGETHER WITH:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 368.69 feet; thence leaving said South line and proceeding North 54°02'50" East, a distance of 40.56 feet; thence South 89°24'16" East, a distance of 335.67 feet to a point on the East line of said Section 10; thence along said East line South 00°33'27" East, a distance of 21.14 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the North line of said Section 15 North 89°52'22" West, a distance of 368.69 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said North line and proceeding South 54°02'50" West, a distance of 65.82 feet; thence North 86°29'47" West, a distance of 228.86 feet; thence North 67°07'19" West, a distance of 65.38 feet to the point of intersection of the East line of the 100 foot wide Oakdale Irrigation District South Main Canal with said North line of Section 15; thence along said North line, South 89°52'22" East, a distance of 341.94 feet to the point of beginning.



Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 3:

Parcel 3, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Sections 10 and 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the North line of said Section 15 North 89°52'22" West, a distance of 368.69 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said North line and proceeding South 54°02'50" West, a distance of 65.82 feet; thence North 86°29'47" West, a distance of 228.86 feet; thence North 67°07'19" West, a distance of 65.38 feet to the point of intersection of the East line of the 100 foot wide Oakdale Irrigation District South Main Canal with said North line of Section 15; thence along said North line, South 89°52'22" East, a distance of 341.94 feet to the point of beginning.

EXCEPTING THEREFROM:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 368.69 feet; thence leaving said South line and proceeding North 54°02'50" East, a distance of 40.56 feet; thence South 89°24'16" East, a distance of 335.67 feet to a point on the common line between said Sections 10 and 11; thence South 89°41'41" East, a distance of 1258.20 feet to a point on the East line of said Parcel 3; thence along said East line South 00°16'14" West, a distance of 20.38 feet to the southeast corner of said Parcel 3, being also a point on the South line of said Section 11; thence along said South line North 89°43'46" West, a distance of 1257.89 feet to the point of beginning.

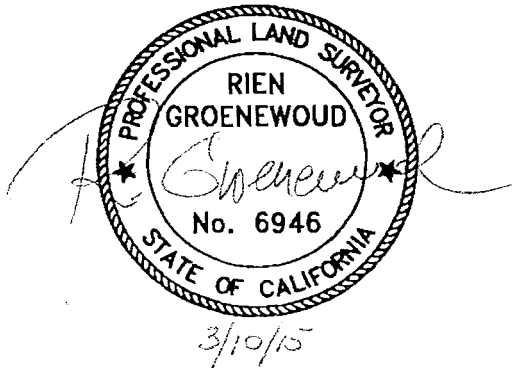


Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

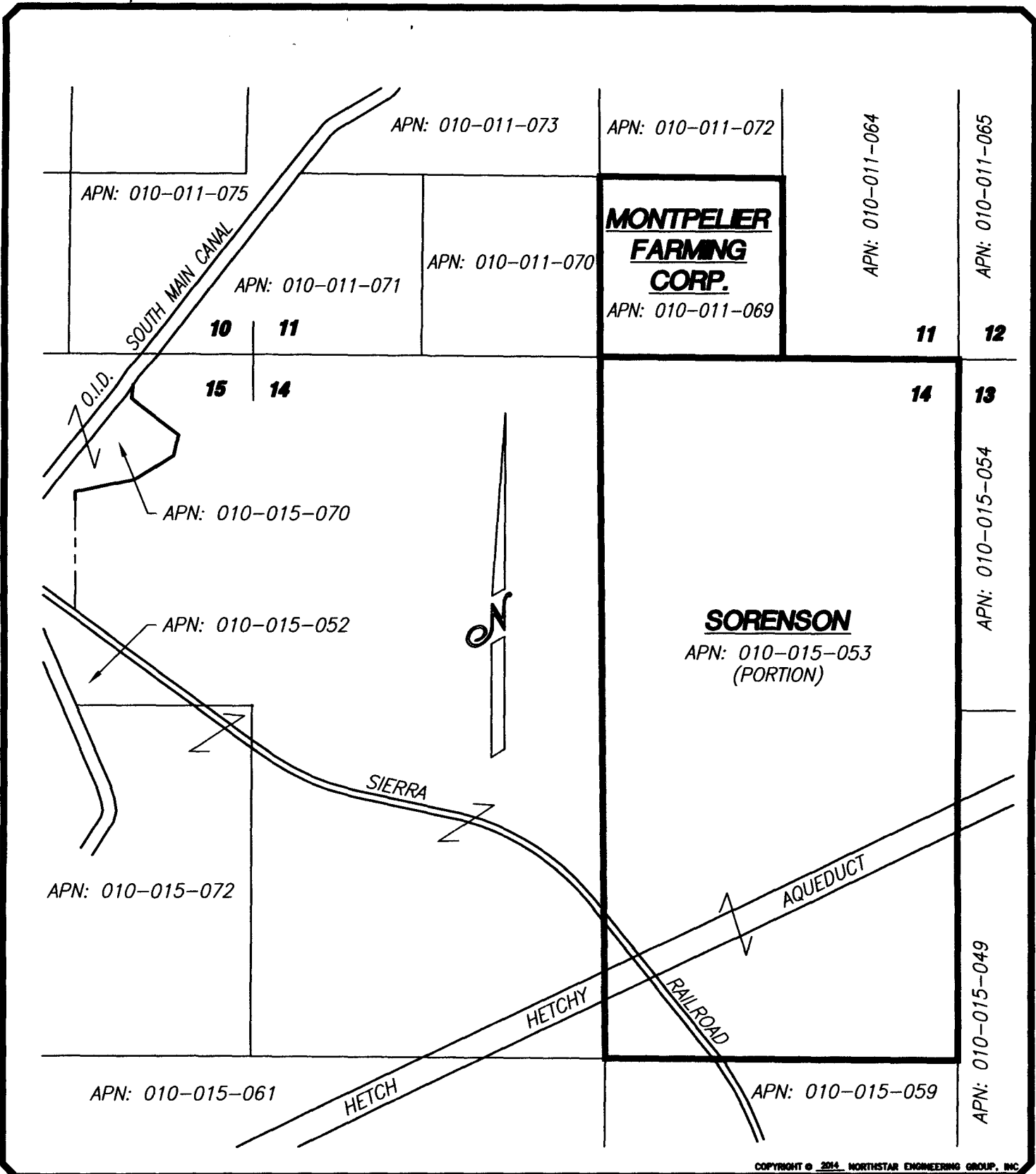
Adjusted Parcel 4:

Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

Commencing at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 1257.89 feet to the southwest corner of said Parcel 2 and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Parcel 2 North 00°16'14" East, a distance of 20.38 feet; thence South 89°41'41" East, a distance of 1332.17 feet to a point on the East line of said Parcel 2; thence along said East line South 00°22'21" East, a distance of 19.58 feet to a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1332.39 feet to the point of beginning.





DWG NAME: K:\10-BBB Golden West Nuis\eng\EXHIBITS\10-BBB LLA-AFTER-Plan.dwg

NorthStar
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •

620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

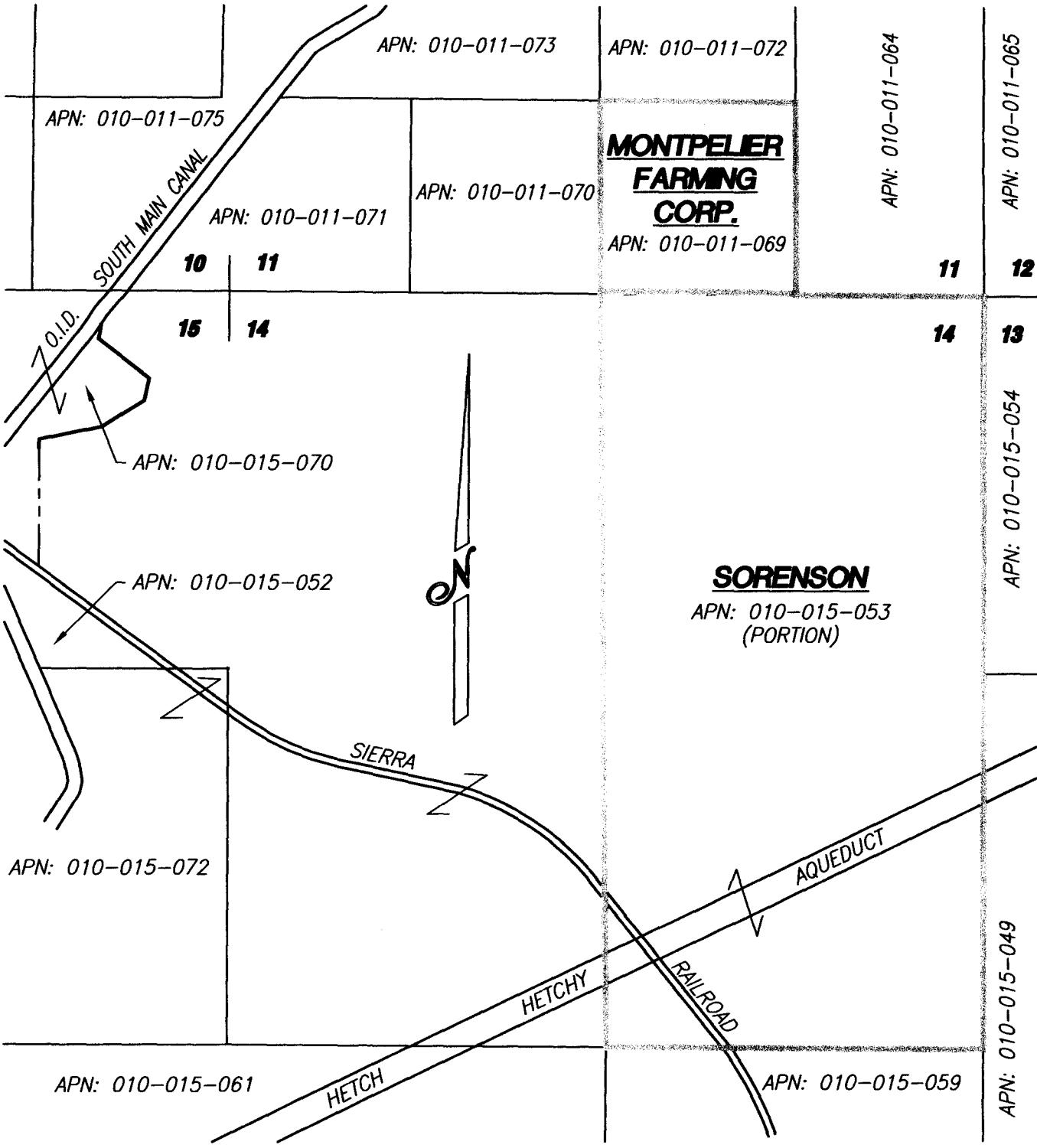
**BEFORE LOT
LINE ADJUSTMENT**

**SORENSEN-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1"=1000'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG
SHEET:	01 OF 02

FOR ILLUSTRATIVE PURPOSES ONLY



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DWG NAME: K:\J10-898 Golden West Nuts\New\EXHIBITS\J10-898 LA-AFTER-PA.dwg

NorthStar
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
LINE ADJUSTMENT**

**SORENSON-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1" = 1000'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG
SHEET	02 OF 02

FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit "A"

Lot Line Adjustment 2013-0072

Unadjusted Parcels Legal Description

Parcel 1: (Sorenson) (patent 4006)

The northeast quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 1, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

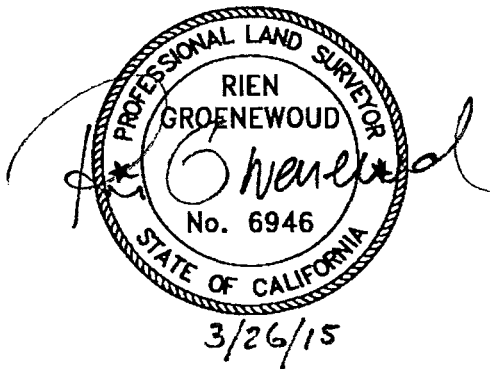


Exhibit "B"
(Page 1 of 2)

Lot Line Adjustment 2013-0072

Resultant Parcel
Legal Description

Adjusted Parcel 1:

The northeast quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH that portion of the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 2590.28 feet to the southwest corner of Parcel 1, as shown in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Parcel 1 North 00°22'21" West, a distance of 19.58 feet; thence leaving said West line and proceeding South 89°41'59" East, a distance of 1086.21 feet; thence South 87°35'48" East, a distance of 280.46 feet to a point on the East line of said Parcel 1; thence along said East line South 00°22'21" East, a distance of 8.58 feet to the southeast corner of said Parcel 1, being also a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1366.36 feet to the point of beginning.



Exhibit "B"

(Page 2 of 2)

Lot Line Adjustment 2013-0072

Resultant Parcel

Legal Description

Adjusted Parcel 2:

Lot 1, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 2590.28 feet to the southwest corner of Lot 1, as shown in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Lot 1 North 00°22'21" West, a distance of 19.58 feet; thence leaving said West line and proceeding South 89°41'59" East, a distance of 1086.21 feet; thence South 87°35'48" East, a distance of 280.46 feet to a point on the East line of said Lot 1; thence along said East line South 00°22'21" East, a distance of 8.58 feet to the southeast corner of said Lot 1, being also a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1366.36 feet to the point of beginning.



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

DEPT: Planning and Community Development BOARD AGENDA #: *D-1
AGENDA DATE: June 7, 2016

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

BOARD ACTION AS FOLLOWS: **No.** 2016-286

On motion of Supervisor Chiesa , Seconded by Supervisor Withrow
and approved by the following vote,
Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

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

MOTION:

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



ATTEST: Elizabeth A. King By Kelly Rodriguez
ELIZABETH A. KING, Clerk of the Board of Supervisors File No. _____

JUN 24 2016

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development
Urgent Routine

BOARD AGENDA #: *D-1

AGENDA DATE: June 7, 2016

PF

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

STAFF RECOMMENDATIONS:

1. Pursuant to California Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County implementation of AB1265.
 - b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located east of Wamble Road, Between North Fogarty Road and State Route 108/120, east of the City of Oakdale.
3. Approve new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.
4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.

DISCUSSION:

This request involves five separate lot line adjustment applications to be processed simultaneously for approval of the desired final parcel configurations needed to correct property lines for existing access roads and fences. In total, there will be only 11 parcels involved in the five separate applications as some parcels are utilized multiple times. The parcels involved in the lot line adjustments are located east of Wamble Road, between North Fogarty Road and State Route 108/120, east of the City of Oakdale, in the unincorporated area of Stanislaus County. An area map of the 1,224 acre project site as presently sized, including the area covered by each of the lot line adjustment applications, is provided in Attachment 1. An overview of the lot line adjustment applications, include property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use of the parcels is provided in Attachment 2. Attachments 3-7 provide before and after maps of each of the five proposed lot line adjustments.

The Williamson Act requires Board action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. Staff has reviewed all five lot line adjustment applications for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the applications meet the requirements for approval.

In total, 10 of the 11 parcels involved are enrolled in four separate contracts. However, if this lot line is approved, all 11 parcels will be enrolled in new contracts. This will encumber an additional 48.01 acres into the Williamson Act and bring the total number of acres covered under the Williamson Act to 1,224 acres.

Pursuant to California Government Code Section 51257, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts, provided that the Board finds all of the following:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County's implementation of AB1265.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

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

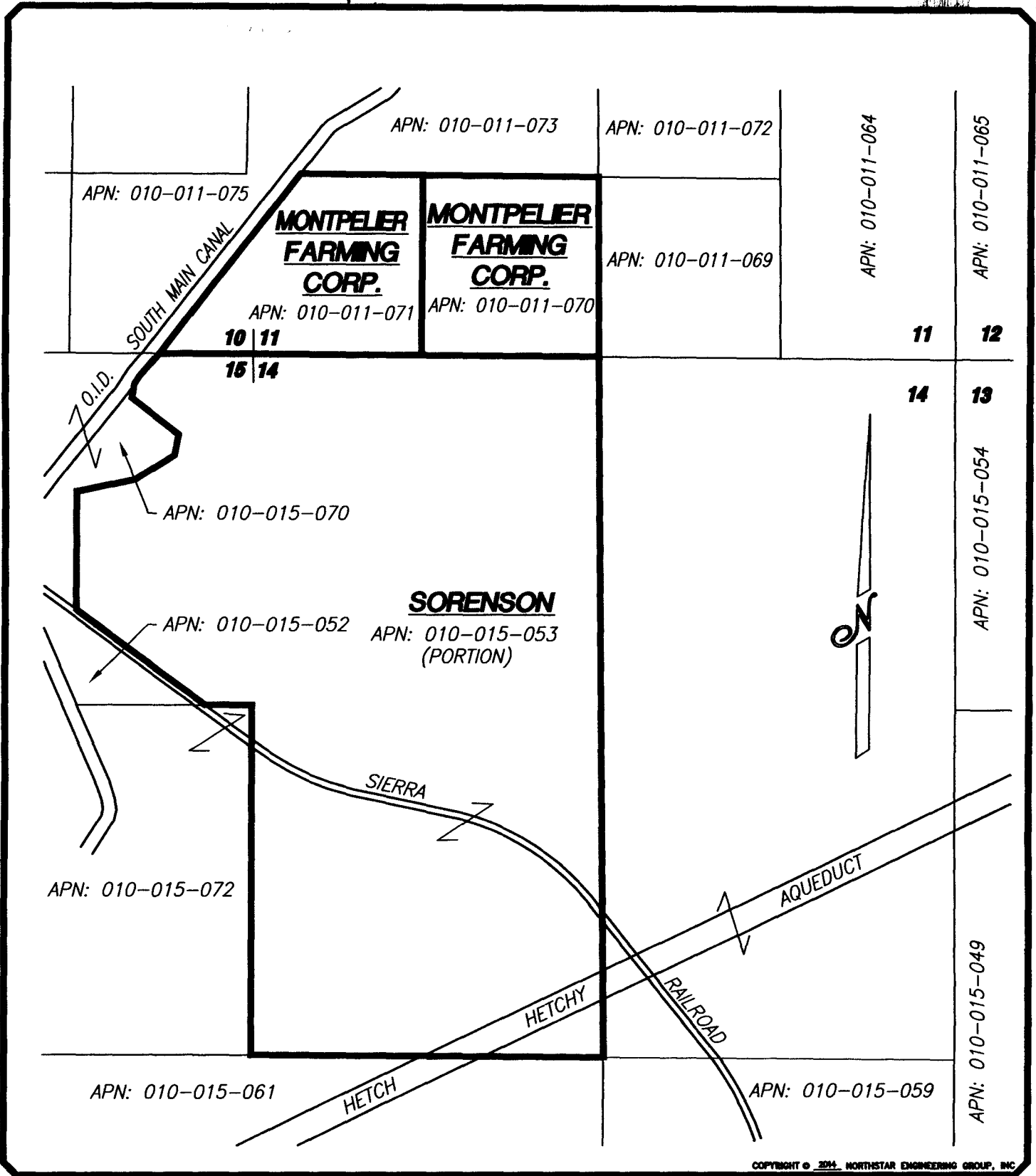
5. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
7. The lot line adjustment does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

Staff believes that all the findings can be made as the proposed lot line adjustments will not increase the number of developable parcels, will not reduce the number of acres covered under contract, and will not compromise the continued agricultural use of the parcels.

New Williamson Act Contracts would typically come before the Board once a year, in December. Williamson Act Contracts for 2016 came before the Board on December 15, 2015; however, because this action is related to a lot line adjustment, it is prudent to act on this action independently of other Williamson Act Contracts. Therefore, it is the intention of this action that all new contracts supersede all existing contracts, upon recording. As in the case with all Williamson Act Contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUE:

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's policies specifically state that the County shall continue to administer lot



DWG NAME: K:\J10-898 Golden West NutstVar\Exhibits\J10-898 LLA-AFTER-PM.dwg

FOR ILLUSTRATIVE PURPOSES ONLY



NorthStar
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**BEFORE LOT
LINE ADJUSTMENT**

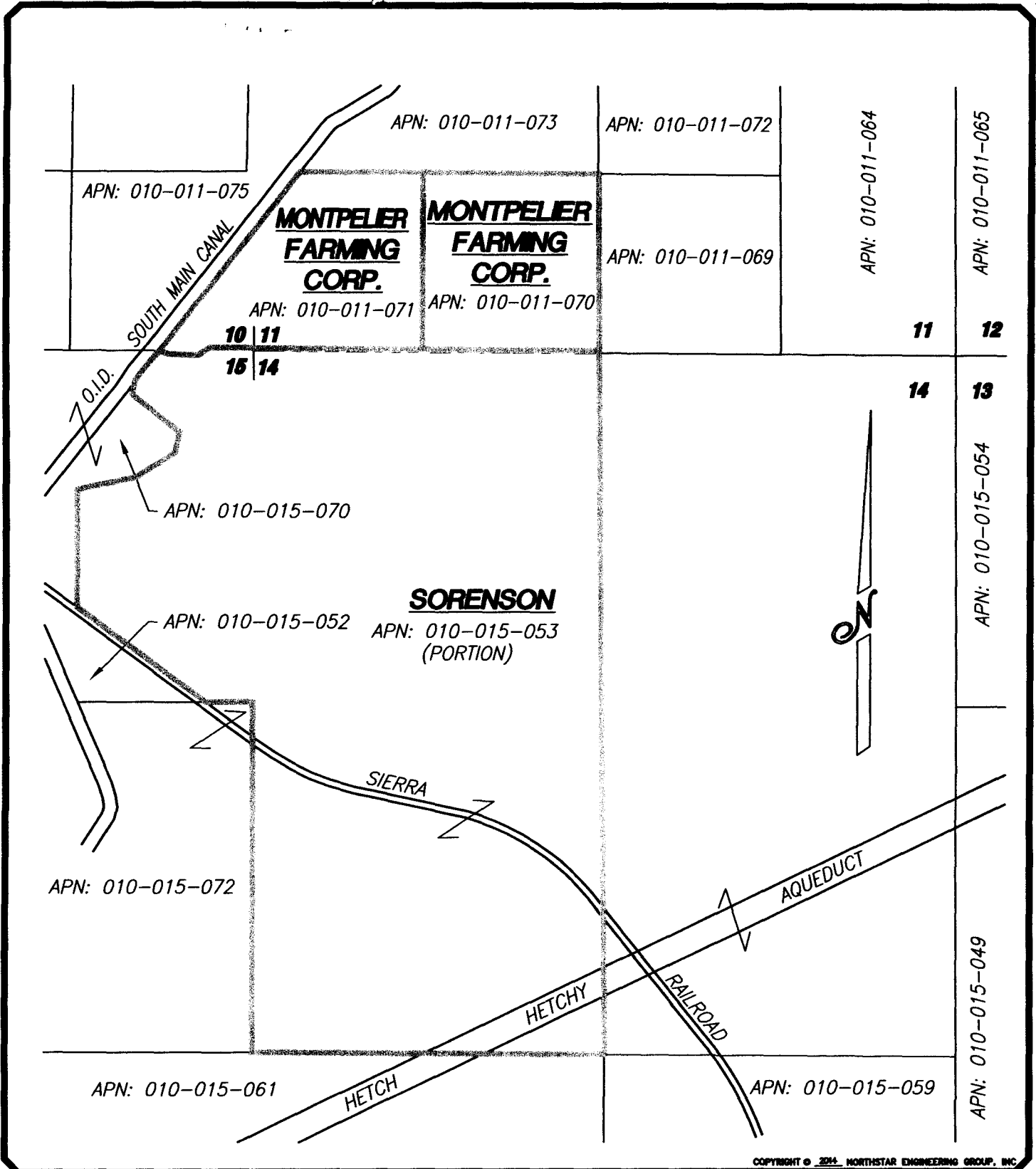
**SORENSON-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1" = 1000'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG

SHEET
01
OF 02



DWG NAME: K:\J10-898 Golden West\NorthStar\ExhibITS\J10-898 LLA-AFTER-PM.dwg

NorthStar
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
LINE ADJUSTMENT**

**SORENSON-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1" = 1000'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG
SHEET	02 OF 02

FOR ILLUSTRATIVE PURPOSES ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051398-00

Acct 121-Planning.
Monday, JUL 11, 2016 15:44:35
Ttl Pd \$62.00 Rcpt # 0003836597
OGP/R2/1-16

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on October 29, 2013, approved the lot line adjustment herein described submitted under the name of Sorenson/Montpelier Lot Line Adjustment No. PLN2013-0072 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B" and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

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

6/29/16
Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

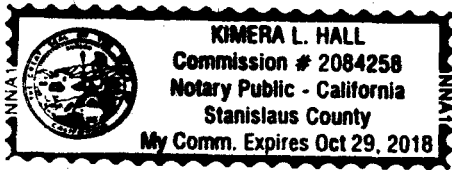
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On 6/29/2016 before me, Kimera L. Hall, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jeremy Ballard
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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:

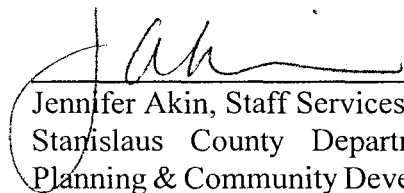
NAME OF NOTARY KIMERA L. HALL

COMMISSION NO. 2084258

DATE COMMISSION EXPIRES OCTOBER 29, 2018

PLACE OF EXECUTION STANISLAUS COUNTY

(Date) June 30, 2016


Jennifer Akin, Staff Services Tech
Stanislaus County Department of
Planning & Community Development

LOT LINE NO. PLN2013-0072

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>See attached signature sheets</u>			
* <u>Deborah A Sorenson</u>	<u>Deborah A. Sorenson</u>	<u>4/20/15</u>	<u>Berkeley</u>
<u>JAMES G. CRECELIOUS</u> <u>CEO, Montpelier Farming Corp.</u>	<u>[Signature]</u>	<u>5-18-15</u>	<u>OAKLAND, CA</u>
* <u>Trustee,</u>			
<u>AKA Deborah Aileen Sorenson</u>			

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Ken Johnson</u> <u>SR Vice President</u> <u>Wasenute Farm Credit</u>	<u>[Signature]</u>	<u>9/25/15</u>	<u>TURLOCK</u>

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.

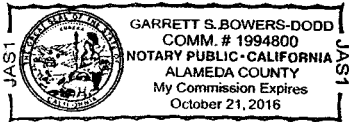
State of California
County of Alameda

On April 20th, 2015 before me, Garrett S. Bowers-Dodd Notary Public,
personally appeared Deborah Aileen Sorenson,

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.



Garrett S. Bowers-Dodd
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Certificate of Lot Line Adjustment Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer - Title(s): _____	<input type="checkbox"/> Corporate Officer - Title(s): _____
<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Signer Is Representing: _____	<input type="checkbox"/> Signer Is Representing: _____

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 MAY 5, 2015 before me, E. PEREZ VEGA, NOTARY PUBLIC Notary Public,

Date

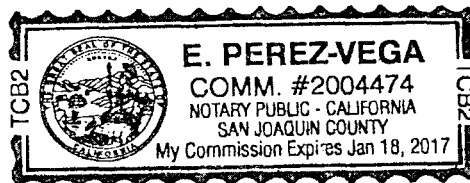
(here insert name and title of the officer)

personally appeared JAMES G. CREELIUS

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: CEMT LOT LINE ADJUSTMENT Number of Pages: _____

Document Date: _____ Other: _____

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.

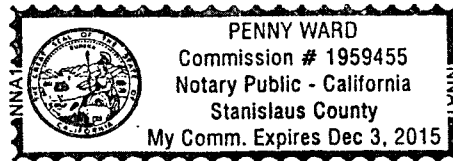
State of California
County of Stanislaus }

On August 25, 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.

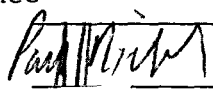
WITNESS my hand and official seal.

Signature Penny Ward



LOT LINE NO. PLN2013-0072

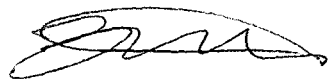
OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
See attached signature sheet <u>* PAUL NICHOLS</u>		<u>4/20/15</u>	<u>NYC</u>
<u>* Agent</u>			

SECURITY HOLDERS:

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

**State of New York
County of New York**
Before me this 20 day of April
2015, I came Paul Nichols
the person described in and who signed the foregoing document,
swore or affirmed to the contents thereof.



YUKIKO USHIJIMA
Notary Public, State of New York
No. 01US6181566
Qualified in New York County
Commission Expires Feb 04 2016

LOT LINE NO. PLN2013-0072

OWNERS:

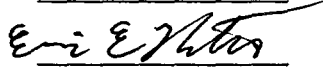
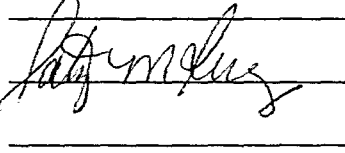
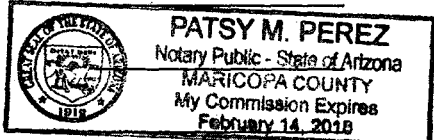
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>See attached signature sheets</u>			
<u>VICTORIA L. CALANTONI</u> <i>Agent</i>	<u><i>Victoria L. Calantoni</i></u>	<u>4/14/15</u>	<u>Easton PA</u>
COMMONWEALTH OF PENNSYLVANIA			
NOTARIAL SEAL			
Sandra L. Lombardo, Notary Public			
Bethlehem Township, Northampton County			
My commission expires July 18, 2017			
<u><i>Sandra Lombardo</i></u>			

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u><i>Victoria Calantoni</i></u>	<u><i>Sandra Lombardo</i></u>	<u>4/14/15</u>	<u>Easton PA</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

LOT LINE NO. PLN2013-0072

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
See attached signature sheets <u>ERIC E. NICHOLS</u> <u>Agent</u>		<u>5/2/2015</u>	<u>Chandler, AZ</u>
			

SECURITY HOLDERS:

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

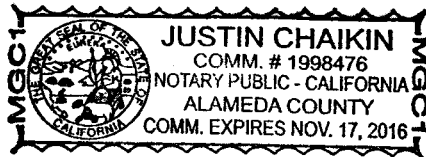
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)
On 4/15/15 before me, Justin Chaikin, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jackson E. Nichols, Jr.
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten 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: Lot Line Adjustment Document Date: 4/15/15
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: _____

Exhibit "A"

Lot Line Adjustment 2013-0072

Unadjusted Parcels Legal Description

Parcel 1: (Sorenson) (patent 4006)

The northeast quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 1, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

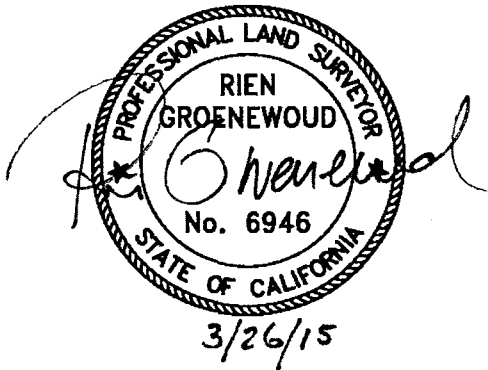


Exhibit "B"

(Page 1 of 2)

Lot Line Adjustment 2013-0072

Resultant Parcel

Legal Description

Adjusted Parcel 1:

The northeast quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH that portion of the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence along the South line of said Section 11 South $89^{\circ}43'46''$ East, a distance of 2590.28 feet to the southwest corner of Parcel 1, as shown in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Parcel 1 North $00^{\circ}22'21''$ West, a distance of 19.58 feet; thence leaving said West line and proceeding South $89^{\circ}41'59''$ East, a distance of 1086.21 feet; thence South $87^{\circ}35'48''$ East, a distance of 280.46 feet to a point on the East line of said Parcel 1; thence along said East line South $00^{\circ}22'21''$ East, a distance of 8.58 feet to the southeast corner of said Parcel 1, being also a point on said South line of Section 11; thence along said South line North $89^{\circ}43'46''$ West, a distance of 1366.36 feet to the point of beginning.



Exhibit "B"

(Page 2 of 2)

Lot Line Adjustment 2013-0072

Resultant Parcel

Legal Description

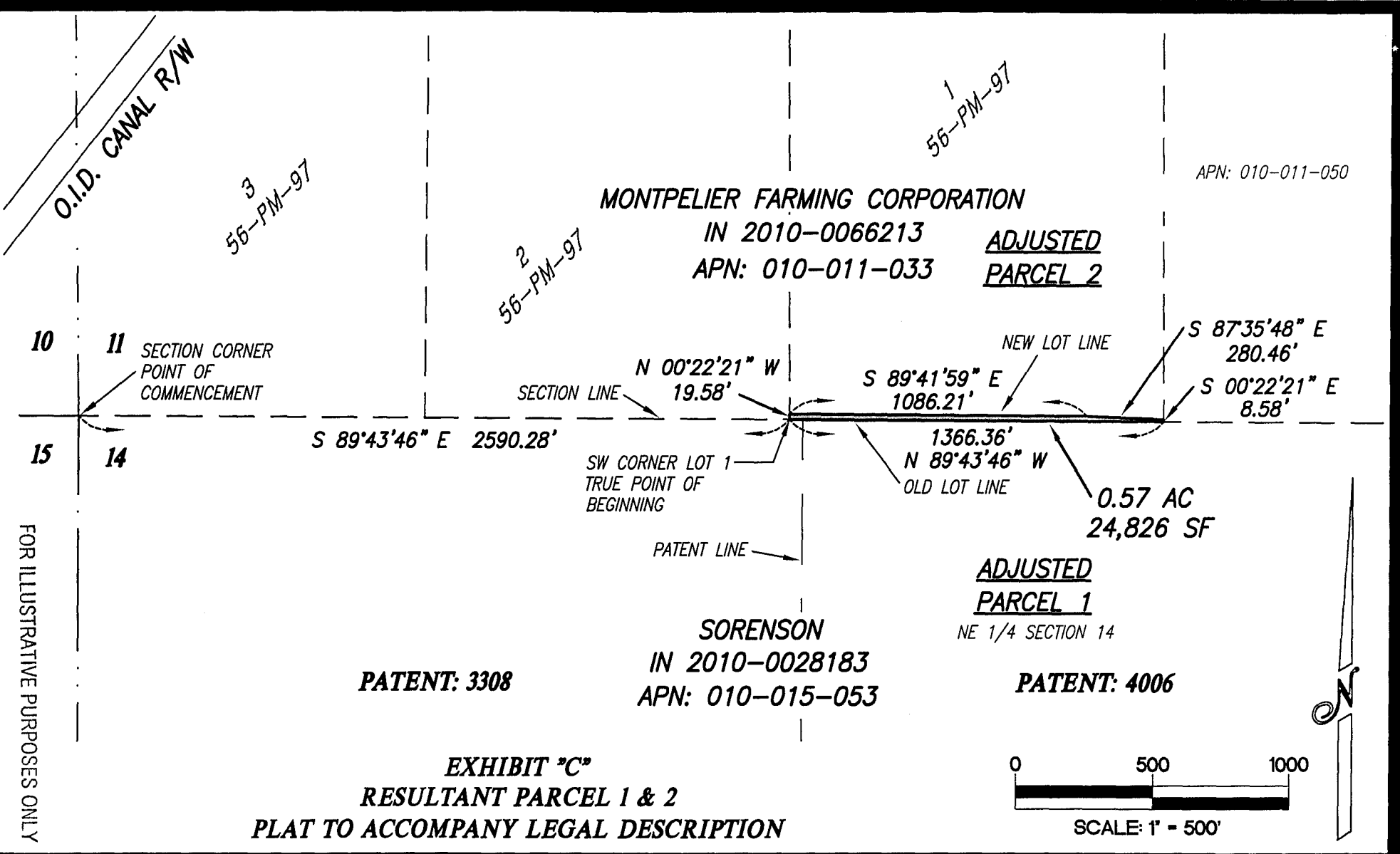
Adjusted Parcel 2:

Lot 1, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 2590.28 feet to the southwest corner of Lot 1, as shown in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Lot 1 North 00°22'21" West, a distance of 19.58 feet; thence leaving said West line and proceeding South 89°41'59" East, a distance of 1086.21 feet; thence South 87°35'48" East, a distance of 280.46 feet to a point on the East line of said Lot 1; thence along said East line South 00°22'21" East, a distance of 8.58 feet to the southeast corner of said Lot 1, being also a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1366.36 feet to the point of beginning.





FOR ILLUSTRATIVE PURPOSES ONLY

EXHIBIT C

North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: <i>Ri Groenewoud</i>	
JOB NO: J10-898	DATE: 8/19/2014
SCALE: 1"=500'	FILE: PLAT-SOR-4006
DR BY: RG	CK BY: RG





Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051396-00

Acct 121-Planning.
Monday, JUL 11, 2016 15:44:16
Ttl Pd \$74.00 Rcpt # 0003836595
OGP/R2/1-20

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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


Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on February 10, 2015, approved the lot line adjustment herein described submitted under the name of Sorenson/Montpelier Lot Line Adjustment No. PLN2013-0073 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B", and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

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

6/29/16
Date

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)

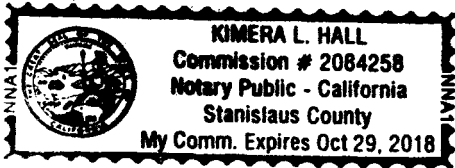
On 6/29/2016 before me, Kimera L. Hall, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jeremy Ballard
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

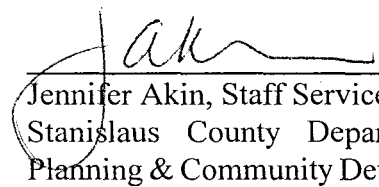
Signer Is Representing: _____

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 KIMERA L. HALL
COMMISSION NO. 2084258
DATE COMMISSION EXPIRES OCTOBER 29, 2018
PLACE OF EXECUTION STANISLAUS COUNTY

(Date) June 30, 2016


Jennifer Akin, Staff Services Tech
Stanislaus County Department of
Planning & Community Development

LOT LINE NO. PLN2013-0073

OWNERS:

NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

See attached signature sheets

Deborah A. Sorenson

Deborah A. Sorenson 4/20/15

Berkeley

Trustee, Sorenson Trust

* AKA Deborah Aileen Sorenson

SECURITY HOLDERS:

NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

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.

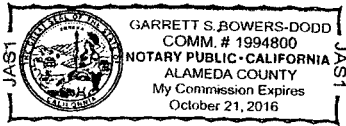
State of California
County of Alameda

On April 20th, 2015 before me, Garrett S. Bowers-Dodd Notary Public,
personally appeared Deborah Aileen Sorenson

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 of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Certificate of Lot Line Adjustment 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: _____

LOT LINE NO. PLN2013-0073

OWNERS:

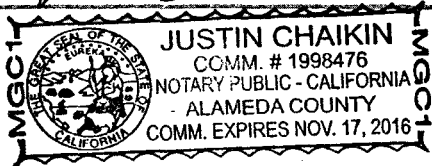
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>JACKSON E. NICHOLS JR</u> <u>Agent, Sorenson Trust</u>	<u><i>Jackson E. Nichols Jr.</i></u>	<u>4-15-15</u>	<u>FREMONT CA</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

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

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 Alameda
 On 4/15/15 at _____, California, I, Justin Chaikin, Notary Public, personally
 appeared Jackson E. Nichols Jr.
 who proved to me on the execution of this instrument 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), 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.



LOT LINE NO. PLN2013-0073

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
See attached signature sheets			
<u>PAUL NICHOLS</u>	<u>Paul Nichols</u>	<u>4/20/15</u>	<u>NYC</u>
<u>Agent, Sorenson Trust</u>			

SECURITY HOLDERS:

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

State of New York
County of New York
Before me this 20 day of April
2015 came Paul Nichols
The person described in and who signed the foregoing document,
swore or affirmed to the contents thereof.



YUKIKO USHIJIMA
Notary Public, State of New York
No. 01US6181566
Qualified in New York County
Commission Expires Feb 01 2016

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.

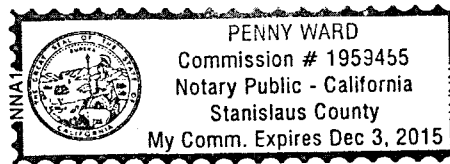
State of California)
County of Stanislaus)

On October 26, 2015 before me, Penny Ward, a notary public, personally appeared James G. Crecelius, 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 26, 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

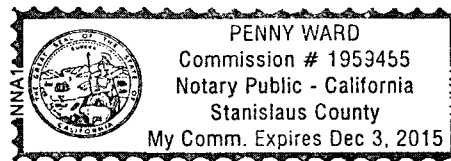


Exhibit "A"

Lot Line Adjustment 2013-0073

Unadjusted Parcels Legal Description

Parcel 1: (Sorenson) (patent 3308)

The northwest quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Sorenson) (portion patent 6149)

The East half of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

1) All of the southeast quarter of the northeast quarter of said Section 15, lying South and West of the line of the Sierra Railway Company of California as granted to Thomas S. Bullock by Deed from A.S. Emery dated April 24, 1897 and recorded April 27, 1897 in Volume 60 of Deeds, Page 62.

2) All that portion of the northeast quarter of the northeast quarter of Section 15, above described which lies North and Westerly of the right of way of the canal of the Oakdale Irrigation District, as granted to Christina Lancaster and Mamie Lancaster Coffee by Deed from A. S. Emery dated January 27, 1912 and recorded April 25, 1912 in Volume 167 of Deeds, Page 361.

3) A strip of land 50 feet wide and 1182 feet long lying equally on each side of the center line of the Railroad of the Sierra Railway Company of California; where the same is located through the Northeast quarter of said Section 15 above described; commencing at a point on the center line of the said railroad where the said center line intersects the west boundary of said land, 632 feet North of the Southwest corner of the southeast quarter of the northeast quarter of Section 15; thence in a southeasterly direction 1182 feet to the South boundary of the said land, 375 feet West of the East quarter corner of Section 15.

Parcel 3: (Montpelier Farming Corporation) (56-PM-97)

Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 4: (Montpelier Farming Corporation) (56-PM-97)

Parcel 3, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Sections 10 and 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

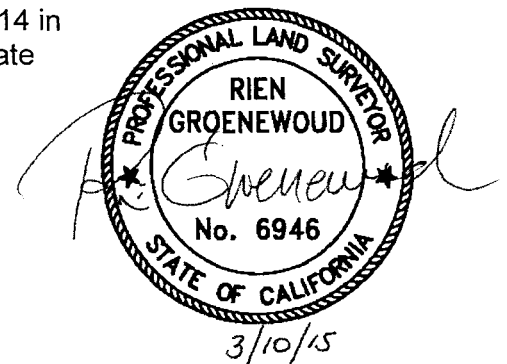


Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 1:

The northwest quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH that portion of the southwest quarter of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the West line of said Section 11 North 00°33'27" West, a distance of 21.14 feet; thence leaving said West line and proceeding South 89°41'41" East, a distance of 2590.37 feet to the East line of Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records; thence along said East line South 00°22'21" East, a distance of 19.58 feet to the southeast corner of said Parcel 2, being also a point on the South line of said Section 11; thence along said South line North 89°43'46" West, a distance of 2590.28 feet to the point of beginning.

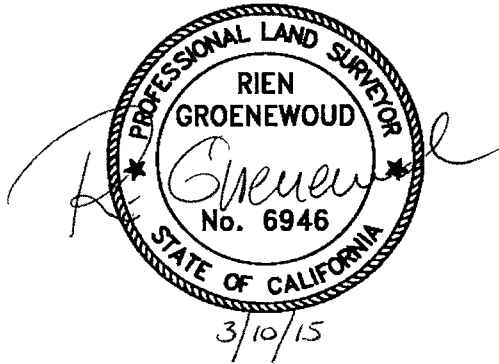


Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 2:

The East half of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Excepting therefrom:

1) All of the southeast quarter of the northeast quarter of said Section 15, lying South and West of the line of the Sierra Railway Company of California as granted to Thomas S. Bullock by Deed from A.S. Emery dated April 24, 1897 and recorded April 27, 1897 in Volume 60 of Deeds, Page 62.

2) All that portion of the northeast quarter of the northeast quarter of Section 15, above described which lies North and Westerly of the right of way of the canal of the Oakdale Irrigation District, as granted to Christina Lancaster and Mamie Lancaster Coffee by Deed from A. S. Emery dated January 27, 1912 and recorded April 25, 1912 in Volume 167 of Deeds, Page 361.

3) A strip of land 50 feet wide and 1182 feet long lying equally on each side of the center line of the Railroad of the Sierra Railway Company of California; where the same is located through the Northeast quarter of said Section 15 above described; commencing at a point on the center line of the said railroad where the said center line intersects the west boundary of said land, 632 feet North of the Southwest corner of the southeast quarter of the northeast quarter of Section 15; thence in a southeasterly direction 1182 feet to the South boundary of the said land 375 feet West of the East quarter corner of Section 15.

TOGETHER WITH:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 368.69 feet; thence leaving said South line and proceeding North 54°02'50" East, a distance of 40.56 feet; thence South 89°24'16" East, a distance of 335.67 feet to a point on the East line of said Section 10; thence along said East line South 00°33'27" East, a distance of 21.14 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the North line of said Section 15 North 89°52'22" West, a distance of 368.69 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said North line and proceeding South 54°02'50" West, a distance of 65.82 feet; thence North 86°29'47" West, a distance of 228.86 feet; thence North 67°07'19" West, a distance of 65.38 feet to the point of intersection of the East line of the 100 foot wide Oakdale Irrigation District South Main Canal with said North line of Section 15; thence along said North line, South 89°52'22" East, a distance of 341.94 feet to the point of beginning.

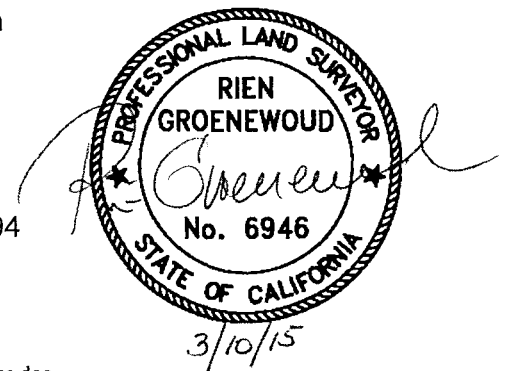


Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 3:

Parcel 3, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Sections 10 and 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the North line of said Section 15 North 89°52'22" West, a distance of 368.69 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said North line and proceeding South 54°02'50" West, a distance of 65.82 feet; thence North 86°29'47" West, a distance of 228.86 feet; thence North 67°07'19" West, a distance of 65.38 feet to the point of intersection of the East line of the 100 foot wide Oakdale Irrigation District South Main Canal with said North line of Section 15; thence along said North line, South 89°52'22" East, a distance of 341.94 feet to the point of beginning.

EXCEPTING THEREFROM:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 368.69 feet; thence leaving said South line and proceeding North 54°02'50" East, a distance of 40.56 feet; thence South 89°24'16" East, a distance of 335.67 feet to a point on the common line between said Sections 10 and 11; thence South 89°41'41" East, a distance of 1258.20 feet to a point on the East line of said Parcel 3; thence along said East line South 00°16'14" West, a distance of 20.38 feet to the southeast corner of said Parcel 3, being also a point on the South line of said Section 11; thence along said South line North 89°43'46" West, a distance of 1257.89 feet to the point of beginning.

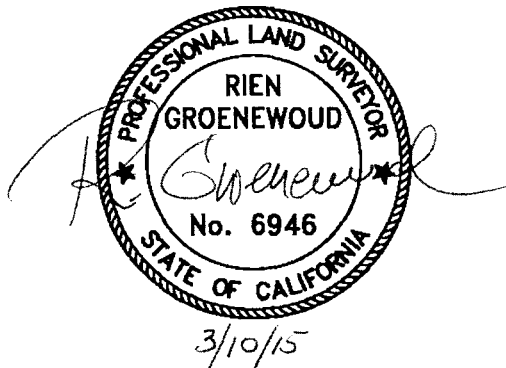


Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 4:

Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

Commencing at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 1257.89 feet to the southwest corner of said Parcel 2 and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Parcel 2 North 00°16'14" East, a distance of 20.38 feet; thence South 89°41'41" East, a distance of 1332.17 feet to a point on the East line of said Parcel 2; thence along said East line South 00°22'21" East, a distance of 19.58 feet to a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1332.39 feet to the point of beginning.



FOR ILLUSTRATIVE PURPOSES ONLY

EXHIBIT C

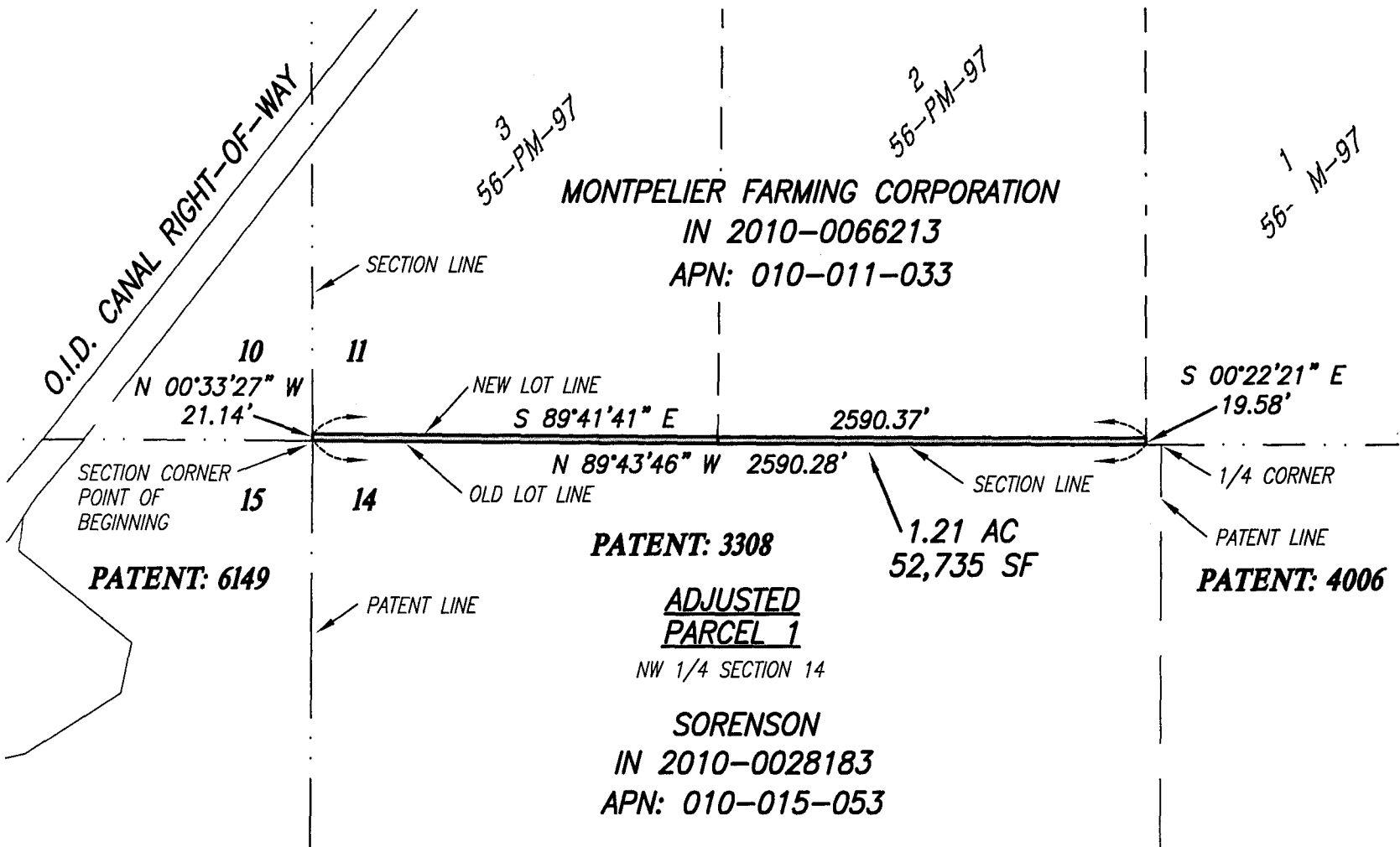
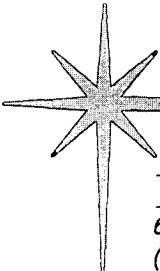
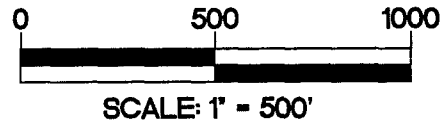


EXHIBIT "C"
RESULTANT PARCEL 1
PLAT TO ACCOMPANY LEGAL DESCRIPTION



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *Ri Groenewold*

JOB NO: J10-898
 SCALE: 1"=500'
 DR BY: RG

DATE: 8/19/2014
 FILE: PLAT-SOREN 3308
 CK BY: RG



MONTPELIER FARMING CORPORATION
 IN 2010-0066213
 APN: 010-011-033

7
 56-PM-97

0.21 AC
 9,109 SF

SOUTH MAIN CANAL

SECTION LINE

3
 56-PM-97

0.18 AC
 7,951 SF

OLD LOT LINE

NEW LOT LINE
 N 54°02'50" E
 40.56'

S 89°52'22" E
 341.94'

S 89°24'16" E
 335.67'

S 00°33'27" E
 21.14'

N 67°07'19" W
 65.38'

NEW LOT LINE

N 86°29'47" W
 228.86'

368.69'
 N 89°52'22" W
 S 54°02'50" W
 65.82'

SECTION CORNER
 POINT OF BEGINNING

SECTION LINE
 OLD LOT LINE

PATENT LINE

100' O.I.D.

ADJUSTED
PARCEL 2
 E 1/2 NE 1/4
 SECTION 15

PATENT: 6149

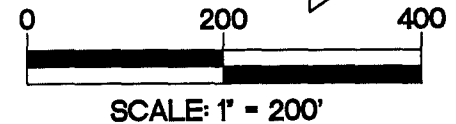
SORENSEN
 IN 2010-0028183
 APN: 010-015-053

PATENT: 3308

EXHIBIT C

FOR ILLUSTRATIVE PURPOSES ONLY

EXHIBIT "C"
 RESULTANT PARCEL 2
 PLAT TO ACCOMPANY LEGAL DESCRIPTION



North Star
 Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *R. Greenwood*

JOB NO: J10-898 LLA2

DATE: 8/19/2014

SCALE: 1"=200'

FILE: PLATLLA2-RESLT-6149

DR BY: RG

CK BY: RG



FOR ILLUSTRATIVE PURPOSES ONLY
EXHIBIT C

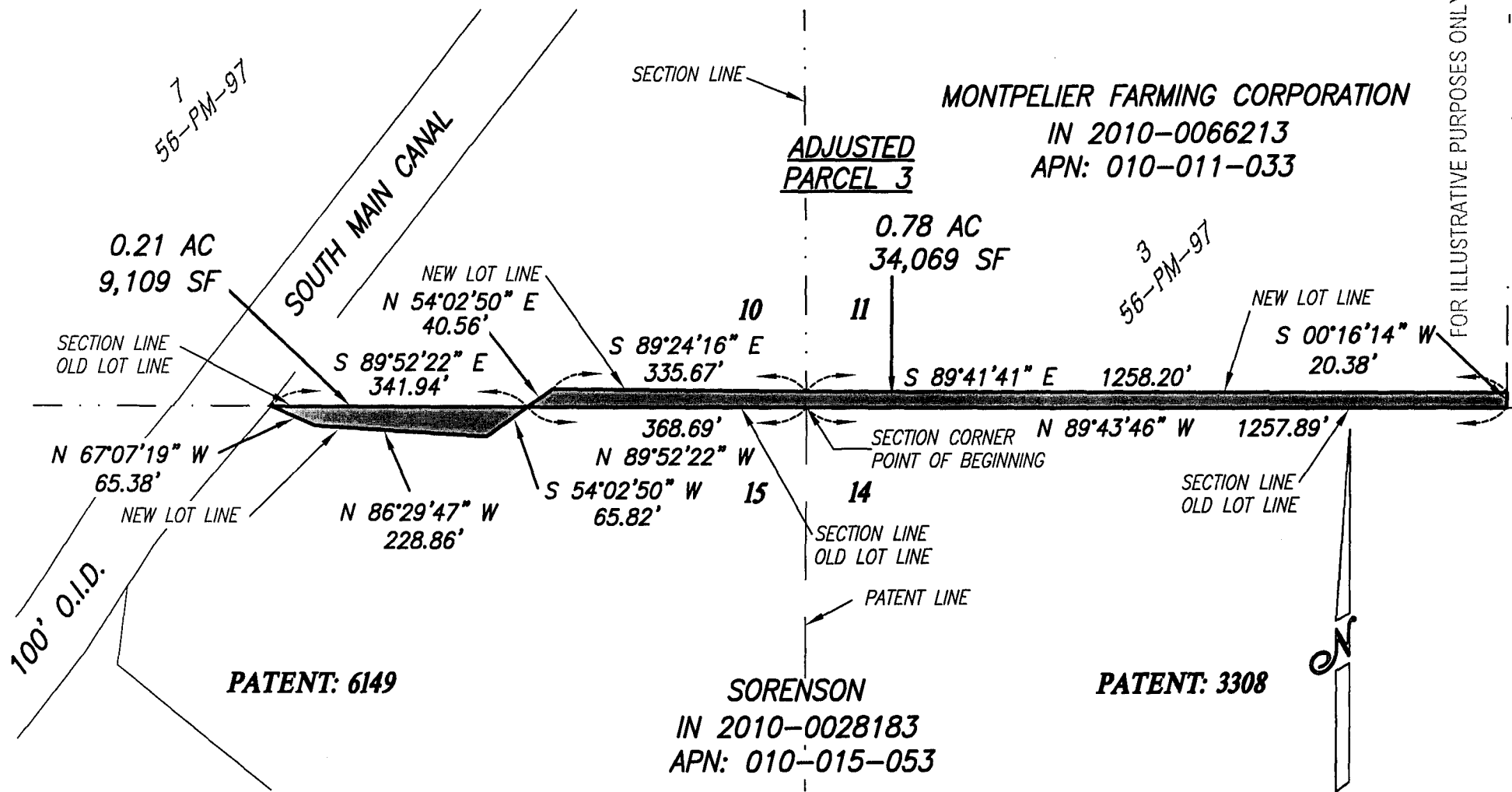
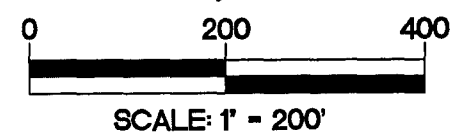


EXHIBIT "C"
RESULTANT PARCEL 3
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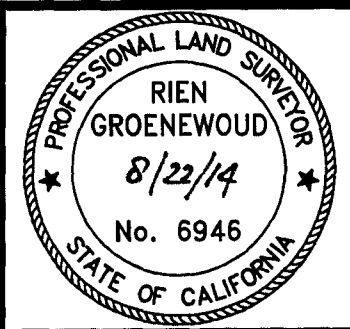


North Star
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *Ri Groenewoud*

JOB NO: J10-898 LLA2
SCALE: 1"=200'
DR BY: RG

DATE: 8/19/2014
FILE: PLATLLA2-LOT3-MONT
CK BY: RG



FOR ILLUSTRATIVE PURPOSES ONLY

EXHIBIT C

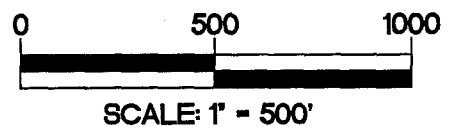
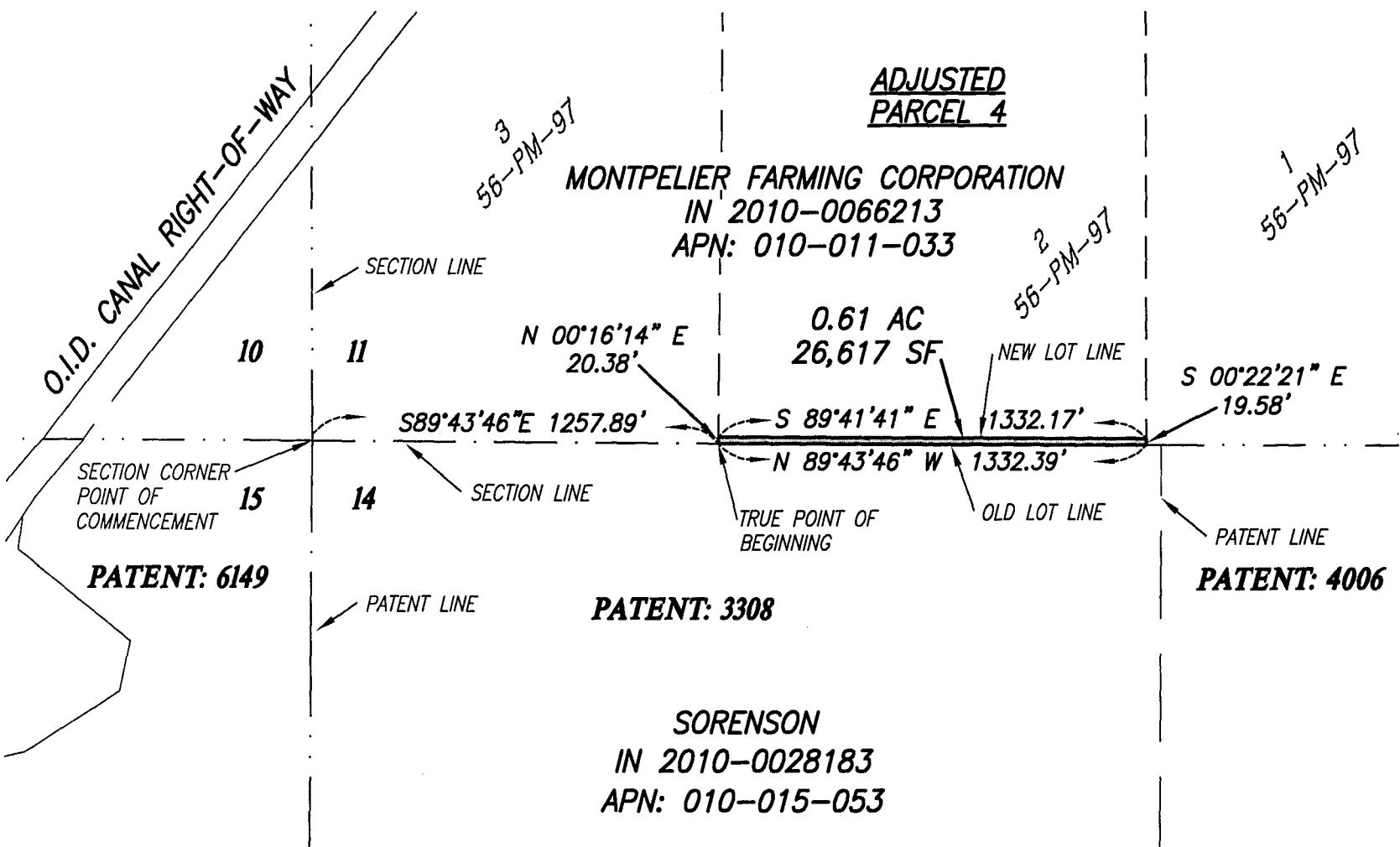


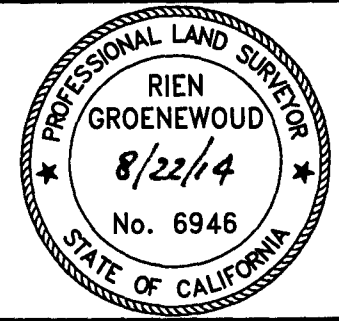
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RESULTANT PARCEL 4
PLAT TO ACCOMPANY LEGAL DESCRIPTION

North Star
Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *R. Groenewoud*

JOB NO: J10-898
 SCALE: 1"=500'
 DR BY: RG

DATE: 8/19/2014
 FILE: LLA2-LOT2_MONT
 CK BY: RG




RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-23**

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051389-00
Acct 121-Planning.
Monday, JUL 11, 2016 13:56:11
Ttl Pd \$0.00 Rcpt # 0003836556
OGP/R2/1-16

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into June 7, 2016, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

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

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

DESIGNATED AGENT: RANDALL C. BOYCE
MANAGER, FOSTER FARMS, LLC
1000 DAVIS STREET , LIVINGSTON, CA 95334

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

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
010-011-038	52.61	13242 HWY 108, OAKDALE, CA95361

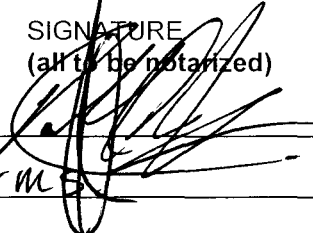
Pursuant to Stanislaus County Board of Supervisors Resolution No. 2016-286, relating to Lot Line Adjustment No. PLN2014-0122 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1996-4325 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

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

Page 2

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Randall C. Boyce		4/28/2015	LIVINGSTON CA
Manager, Foster Farms			

SECURITY HOLDERS:

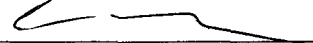
NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

EXHIBITS:

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

COUNTY: Stanislaus County

7.8.2014
Dated


Chairman, Board of Supervisors
Angela Freitas for **DICK MONTEITH**

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 8, 2016 before me, Christine Michele Smith, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Angela Freitas
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 Christine Michele Smith
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: WMS Act-010-011-038 Document Date: 6-7-2016
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 Merced)

On 4/28/15 before me, Sharon A. Farmer, Notary
Date Here Insert Name and Title of the Officer

personally appeared Randall C. Boyce
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 Sharon A. Farmer
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: Conservation Contract Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 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: _____

Exhibit "A"

(Page 1 of 2)

Lot Line Adjustment 2014-0122

Unadjusted Parcels Legal Description

Parcel 1: (Fresno Farming LLC) (2004-0123099)

All that portion of the Northwest quarter of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, described as follows:

BEGINNING at the quarter corner common to Sections 3 and 10 above township and range; thence South $00^{\circ}13'$ East along the quarter Section line, 1876.63 feet to the North line of the land described in Deed to E. K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence North $89^{\circ}55'$ West along said Pedler North line 1562.00 feet, thence North $26^{\circ}00'$ West 762.16 feet; thence North $55^{\circ}50'30''$ East 656.96 feet; thence North $39^{\circ}12'$ East 248.38 feet; thence North $21^{\circ}07'$ West 792.57 feet to a point on the South line of Oakdale-Sonora State Highway, thence along the South line of said State Highway, North $69^{\circ}56'30''$ East 1467.50 feet; thence continuing along said State Highway and along a curve to the left having a radius of 1030 feet, central angle of $5^{\circ}40'$ a distance of 101.87 feet; thence South $0^{\circ}10'30''$ East along the quarter section line of Section 3, a distance of 654.98 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said property which lies Northerly of the Southerly line of the land conveyed to the State of California by Deed recorded September 24, 1956, in Volume 1386 of Official Records, Page 225, Stanislaus County Records.

Parcel 2: (Montpelier Farming Corp) (LLA 2014-0121)

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the North-South centerline of said Section 10 North $00^{\circ}25'42''$ West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description; thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North $89^{\circ}11'05''$ West, a distance of 15.82 feet; thence North $00^{\circ}22'21''$ East, a distance of 434.28 feet; thence North $00^{\circ}02'34''$ East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence along last said North line South $89^{\circ}53'24''$ East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11; thence along said North-South centerline South $00^{\circ}25'42''$ East, a distance of 707.75 feet to the point of beginning.

EXHIBIT A

Exhibit "A"

(Page 2 of 2)

Lot Line Adjustment 2014-0122

Unadjusted Parcels
Legal Description

Parcel 3: (Montpelier Farming Corp) (56-PM-97)

Parcel 13, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.



Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel

Legal Description

Adjusted Parcel 1:

All that portion of the Northwest quarter of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, described as follows:

BEGINNING at the quarter corner common to Sections 3 and 10 above township and range; thence South 00°13' East along the quarter Section line, 1876.63 feet to the North line of the land described in Deed to E. K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence North 89°55' West along said Pedler North line 1562.00 feet, thence North 26°00' West 762.16 feet; thence North 55°50'30" East 656.96 feet; thence North 39°12' East 248.38 feet; thence North 21°07' West 792.57 feet to a point on the South line of Oakdale-Sonora State Highway, thence along the South line of said State Highway, North 69°56'30" East 1467.50 feet; thence continuing along said State Highway and along a curve to the left having a radius of 1030 feet, central angle of 5°40' a distance of 101.87 feet; thence South 0°10'30" East along the quarter section line of Section 3, a distance of 654.98 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said property which lies Northerly of the Southerly line of the land conveyed to the State of California by Deed recorded September 24, 1956, in Volume 1386 of Official Records, Page 225, Stanislaus County Records.

ALSO EXCEPTING THEREFROM:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 3418.35 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said North-South centerline and proceeding along said North line North 89°53'24" West, a distance of 7.50 feet; thence leaving said North line and proceeding North 00°02'15" East, a distance of 921.77 feet to a point on said North-South centerline, last said point hereby designated as Point "A"; thence along said North-South centerline South 00°25'42" East, a distance of 921.81 feet to the point of beginning.

TOGETHER WITH:

BEGINNING at abovementioned Point "A"; thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 708.15 feet to a point on the South line of the land described in Deed to State of California, recorded April 25, 1956 in Volume 1360 of Official Records, at Page 257, as Instrument No. 11519, Stanislaus County Records; thence along said South line North 72°53'06" East, a distance of 6.03 feet;

EXHIBIT B

Exhibit "B"
(Page 2 of 4)

Lot Line Adjustment 2014-0122

thence leaving said South line and proceeding South 00°02'15" West, a distance of 709.90 feet to the point of beginning.



Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel

Legal Description

Adjusted Parcel 2:

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North 89°11'05" West, a distance of 15.82 feet;
thence North 00°22'21" East, a distance of 434.28 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on to the north line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along last said North line South 89°53'24" East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11;
thence along said North-South centerline South 00°25'42" East, a distance of 707.75 feet to the point of beginning.

ALSO TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 3418.35 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along said North line North 89°53'24" West, a distance of 7.50 feet;
thence leaving said North line and proceeding North 00°02'15" East, a distance of 609.35 feet to a point on the westerly extension of the North line of said Parcel 11;
thence along said westerly extension South 89°14'35" East, a distance of 2.54 feet to the northwest corner of said Parcel 11, being also a point on said North-South centerline;
thence along said North-South centerline South 00°25'42" East, a distance of 609.35 feet to the point of beginning.



3/10/15

Exhibit "B"
(Page 4 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel
Legal Description

Adjusted Parcel 3:

Parcel 13, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 4027.70 feet to the southwest corner of said Parcel 13 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 13 North 89°14'35" West, a distance of 2.54 feet;
thence North 00°02'15" East, a distance of 312.42 feet to a point on said North-South centerline, last said point being hereby designated as Point "A";
thence along said North-South centerline South 00°25'42" East, a distance of 312.46 feet to the point of beginning.

EXCEPTING THEREFROM:

BEGINNING at abovementioned Point "A";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 708.15 feet to a point on the South line of the land described in Deed to State of California, recorded April 25, 1956 in Volume 1360 of Official Records, at Page 257, as Instrument No. 11519, Stanislaus County Records;
thence along said South line North 72°53'06" East, a distance of 6.03 feet;
thence leaving said South line and proceeding South 00°02'15" West, a distance of 709.90 feet to the point of beginning.



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

DEPT: Planning and Community Development BOARD AGENDA #: *D-1
AGENDA DATE: June 7, 2016

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

BOARD ACTION AS FOLLOWS: No. 2016-286

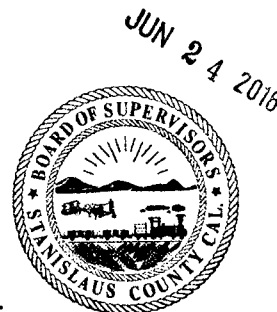
On motion of Supervisor Chiesa, Seconded by Supervisor Withrow
and approved by the following vote,
Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

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

MOTION:

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

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors
By Kelly Rodriguez
File No.



**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

Urgent Routine

AF

AGENDA DATE: June 7, 2016

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

STAFF RECOMMENDATIONS:

1. Pursuant to California Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County implementation of AB1265.
 - b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located east of Wamble Road, Between North Fogarty Road and State Route 108/120, east of the City of Oakdale.
3. Approve new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.
4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.

DISCUSSION:

This request involves five separate lot line adjustment applications to be processed simultaneously for approval of the desired final parcel configurations needed to correct property lines for existing access roads and fences. In total, there will be only 11 parcels involved in the five separate applications as some parcels are utilized multiple times. The parcels involved in the lot line adjustments are located east of Wamble Road, between North Fogarty Road and State Route 108/120, east of the City of Oakdale, in the unincorporated area of Stanislaus County. An area map of the 1,224 acre project site as presently sized, including the area covered by each of the lot line adjustment applications, is provided in Attachment 1. An overview of the lot line adjustment applications, include property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use of the parcels is provided in Attachment 2. Attachments 3-7 provide before and after maps of each of the five proposed lot line adjustments.

The Williamson Act requires Board action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. Staff has reviewed all five lot line adjustment applications for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the applications meet the requirements for approval.

In total, 10 of the 11 parcels involved are enrolled in four separate contracts. However, if this lot line is approved, all 11 parcels will be enrolled in new contracts. This will encumber an additional 48.01 acres into the Williamson Act and bring the total number of acres covered under the Williamson Act to 1,224 acres.

Pursuant to California Government Code Section 51257, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts, provided that the Board finds all of the following:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County's implementation of AB1265.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

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

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

Staff believes that all the findings can be made as the proposed lot line adjustments will not increase the number of developable parcels, will not reduce the number of acres covered under contract, and will not compromise the continued agricultural use of the parcels.

New Williamson Act Contracts would typically come before the Board once a year, in December. Williamson Act Contracts for 2016 came before the Board on December 15, 2015; however, because this action is related to a lot line adjustment, it is prudent to act on this action independently of other Williamson Act Contracts. Therefore, it is the intention of this action that all new contracts supersede all existing contracts, upon recording. As in the case with all Williamson Act Contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUE:

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's policies specifically state that the County shall continue to administer lot



STATE HIGHWAY 108/120

**FRESNO
FARMING
LLC**

APN: 010-011-038

**MONTPELIER
FARMING
CORP.**

APN: 010-011-081

APN: 010-011-081

**MONTPELIER
FARMING
CORP.**

APN: 010-011-079

APN: 010-011-080

APN: 010-011-068

APN: 010-011-077

APN: 010-011-078

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DWG NAME: K:\JC-898 Golden West\GIS\EXHIBITS\10-898 LLA-AFTER-PA_#5.dwg



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**BEFORE LOT
LINE ADJUSTMENT**

**FRESNO FARMING-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB: J10-898
DATE: 02/24/2015
SCALE: 1" = 600'
DRAWN: RG
DESIGN: RG
CHK'D: RG

SHEET
01
OF **02**

FOR ILLUSTRATIVE PURPOSES ONLY

STATE HIGHWAY 108/120

**FRESNO
FARMING
LLC**

APN: 010-011-038

**MONTPELIER
FARMING
CORP.**

APN: 010-011-081

APN: 010-011-081

**MONTPELIER
FARMING
CORP.**

APN: 010-011-079

APN: 010-011-080

APN: 010-011-068

APN: 010-011-077

APN: 010-011-078



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DWG NAME: K:\110-898 Golden West Nurs\Gwg\EXHIBITS\110-898 LLA-AFER-PM_15.dwg



North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
LINE ADJUSTMENT**

**FRESNO FARMING-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1" = 600'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG

SHEET
02
OF 02

FOR ILLUSTRATIVE PURPOSES ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051388-00

Acct 121-Planning.
Monday, JUL 11, 2016 13:55:20
Ttl Pd \$56.00 Rcpt # 0003836555
OGP/R2/1-14

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on February 23, 2015, approved the lot line adjustment herein described submitted under the name of Montpelier Farming Corp/Fresno Farming LLC. Lot Line Adjustment No. PLN2014-0122 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B" and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

By:


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

Date

6/29/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

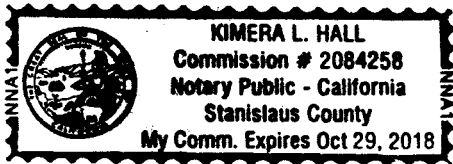
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On 6/29/16 before me, Kimera L. Hall, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jeremy Ballard
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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:

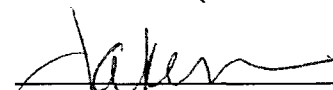
NAME OF NOTARY KIMERA L. HALL

COMMISSION NO. 2084258

DATE COMMISSION EXPIRES OCTOBER 29, 2018

PLACE OF EXECUTION STANISLAUS COUNTY

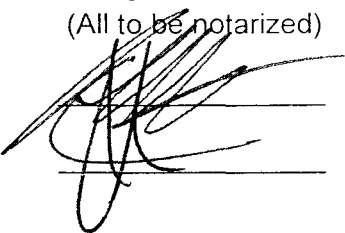
(Date) June 30, 2016




Jennifer Akin, Staff Services Tech
Stanislaus County Department of
Planning & Community Development

LOT LINE NO. PLN2014-0122

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Randall C. Boyce</u>		<u>4/28/2015</u>	<u>Livingston CA</u>
<u>JAMES G. CREGLIUS</u>		<u>5-8-15</u>	<u>Oakdale CA</u>

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Ken Johnson</u> <u>SR Vice President</u> <u>LISSONITE FARM Credit</u>		<u>8/25/15</u>	<u>TURLOCK</u>

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 Merced)
On 4/28/15 before me, Sharon A. Farmer, Notary,
Date Here Insert Name and Title of the Officer
personally appeared Randall C Boyce
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 Sharon A. Farmer
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: Lot Line Adjustment 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

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 5-8-15 before me, E. PEREZ-VEGA, NOTARY PUBLIC Notary Public,

Date

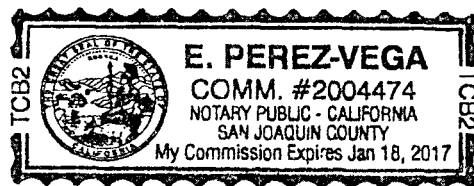
(here insert name and title of the officer)

personally appeared JAMES G. CREELIUS

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: LOT LINE ADJUSTMENT Number of Pages: _____

Document Date: _____ Other: _____

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 25, 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

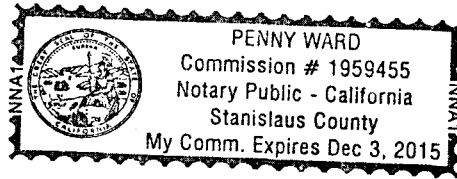


Exhibit "A"

(Page 1 of 2)

Lot Line Adjustment 2014-0122

Unadjusted Parcels Legal Description

Parcel 1: (Fresno Farming LLC) (2004-0123099)

All that portion of the Northwest quarter of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, described as follows:

BEGINNING at the quarter corner common to Sections 3 and 10 above township and range; thence South 00°13' East along the quarter Section line, 1876.63 feet to the North line of the land described in Deed to E. K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence North 89°55' West along said Pedler North line 1562.00 feet, thence North 26°00' West 762.16 feet; thence North 55°50'30" East 656.96 feet; thence North 39°12' East 248.38 feet; thence North 21°07' West 792.57 feet to a point on the South line of Oakdale-Sonora State Highway, thence along the South line of said State Highway, North 69°56'30" East 1467.50 feet; thence continuing along said State Highway and along a curve to the left having a radius of 1030 feet, central angle of 5°40' a distance of 101.87 feet; thence South 0°10'30" East along the quarter section line of Section 3, a distance of 654.98 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said property which lies Northerly of the Southerly line of the land conveyed to the State of California by Deed recorded September 24, 1956, in Volume 1386 of Official Records, Page 225, Stanislaus County Records.

Parcel 2: (Montpelier Farming Corp) (LLA 2014-0121)

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description; thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North 89°11'05" West, a distance of 15.82 feet; thence North 00°22'21" East, a distance of 434.28 feet; thence North 00°02'34" East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence along last said North line South 89°53'24" East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11; thence along said North-South centerline South 00°25'42" East, a distance of 707.75 feet to the point of beginning.

Exhibit "A"

(Page 2 of 2)

Lot Line Adjustment 2014-0122

Unadjusted Parcels

Legal Description

Parcel 3: (Montpelier Farming Corp) (56-PM-97)

Parcel 13, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.



Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel

Legal Description

Adjusted Parcel 1:

All that portion of the Northwest quarter of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, described as follows:

BEGINNING at the quarter corner common to Sections 3 and 10 above township and range; thence South $00^{\circ}13'$ East along the quarter Section line, 1876.63 feet to the North line of the land described in Deed to E. K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence North $89^{\circ}55'$ West along said Pedler North line 1562.00 feet, thence North $26^{\circ}00'$ West 762.16 feet; thence North $55^{\circ}50'30''$ East 656.96 feet; thence North $39^{\circ}12'$ East 248.38 feet; thence North $21^{\circ}07'$ West 792.57 feet to a point on the South line of Oakdale-Sonora State Highway, thence along the South line of said State Highway, North $69^{\circ}56'30''$ East 1467.50 feet; thence continuing along said State Highway and along a curve to the left having a radius of 1030 feet, central angle of $5^{\circ}40'$ a distance of 101.87 feet; thence South $0^{\circ}10'30''$ East along the quarter section line of Section 3, a distance of 654.98 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said property which lies Northerly of the Southerly line of the land conveyed to the State of California by Deed recorded September 24, 1956, in Volume 1386 of Official Records, Page 225, Stanislaus County Records.

ALSO EXCEPTING THEREFROM:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the North-South centerline of said Section 10 North $00^{\circ}25'42''$ West, a distance of 3418.35 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said North-South centerline and proceeding along said North line North $89^{\circ}53'24''$ West, a distance of 7.50 feet; thence leaving said North line and proceeding North $00^{\circ}02'15''$ East, a distance of 921.77 feet to a point on said North-South centerline, last said point hereby designated as Point "A"; thence along said North-South centerline South $00^{\circ}25'42''$ East, a distance of 921.81 feet to the point of beginning.

TOGETHER WITH:

BEGINNING at abovementioned Point "A"; thence along the North-South centerline of said Section 10 North $00^{\circ}25'42''$ West, a distance of 708.15 feet to a point on the South line of the land described in Deed to State of California, recorded April 25, 1956 in Volume 1360 of Official Records, at Page 257, as Instrument No. 11519, Stanislaus County Records; thence along said South line North $72^{\circ}53'06''$ East, a distance of 6.03 feet;

Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2014-0122

thence leaving said South line and proceeding South 00°02'15" West, a distance of 709.90 feet to the point of beginning.



Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel Legal Description

Adjusted Parcel 2:

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North 89°11'05" West, a distance of 15.82 feet;
thence North 00°22'21" East, a distance of 434.28 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on to the north line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along last said North line South 89°53'24" East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11;
thence along said North-South centerline South 00°25'42" East, a distance of 707.75 feet to the point of beginning.

ALSO TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 3418.35 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along said North line North 89°53'24" West, a distance of 7.50 feet;
thence leaving said North line and proceeding North 00°02'15" East, a distance of 609.35 feet to a point on the westerly extension of the North line of said Parcel 11;
thence along said westerly extension South 89°14'35" East, a distance of 2.54 feet to the northwest corner of said Parcel 11, being also a point on said North-South centerline;
thence along said North-South centerline South 00°25'42" East, a distance of 609.35 feet to the point of beginning.

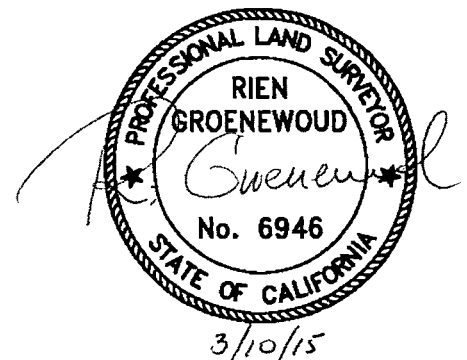


Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel

Legal Description

Adjusted Parcel 3:

Parcel 13, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 4027.70 feet to the southwest corner of said Parcel 13 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 13 North 89°14'35" West, a distance of 2.54 feet;
thence North 00°02'15" East, a distance of 312.42 feet to a point on said North-South centerline, last said point being hereby designated as Point "A";
thence along said North-South centerline South 00°25'42" East, a distance of 312.46 feet to the point of beginning.

EXCEPTING THEREFROM:

BEGINNING at abovementioned Point "A";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 708.15 feet to a point on the South line of the land described in Deed to State of California, recorded April 25, 1956 in Volume 1360 of Official Records, at Page 257, as Instrument No. 11519, Stanislaus County Records;
thence along said South line North 72°53'06" East, a distance of 6.03 feet;
thence leaving said South line and proceeding South 00°02'15" West, a distance of 709.90 feet to the point of beginning.



1360-OR-257
STATE HIGHWAY
Nos. 108 / 120

N72°53'06"E
 6.03'

MONTPELIER FARMING
CORPORATION
 IN 2010-0066213
 APN: 010-011-033

708.15'
 N00°25'42"W
 500°02'15"W
 709.90'

NEW LOT LINE

ADJUSTED
PARCEL 3

1/4 SECTION LINE
 OLD LOT LINE

MONTPELIER TO
FRESNO FARMING

2,044 SF
 0.05 AC

13
 56-PM-97

FRESNO FARMING
TO MONTPELIER

397 SF
 0.01 AC

POINT "A"
 N00°02'15"E
 312.42'

S00°25'42"E
 312.46'

NEW LOT LINE

1/4 SECTION LINE
 OLD LOT LINE

TRUE POINT OF
 BEGINNING

FRESNO
FARMING LLC
 IN 2004-0123099
 APN: 010-011-038

N89°14'35"W
 2.54'

N00°25'42"W
 4027.70'

11
 56-PM-97

S.1/4 CORNER SEC. 10 -
 2" IRON PIPE, TAGGED
 "GENASCI LS 8660"
 POINT OF COMMENCEMENT

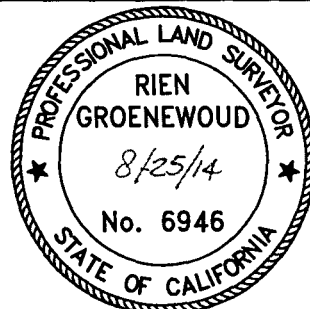


SCALE: 1" = 300'

* INDICATES: LINE WORK
 SHOWN EXAGGERATED
 FOR CLARITY

EXHIBIT "C"
RESULTANT PARCEL 3
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB NO: J10-898
 SCALE: AS SHOWN
 DR BY: RG
 CK BY: RG
 FILE: LLA-5-3-LOT 13
 DATE: 8/21/2014



SIGNATURE: *Rien Groenewoud*

North Star
Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax


FOR ILLUSTRATIVE PURPOSES ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2016-19**

THIS


Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051399-00
Acct 121-Planning.
Monday, JUL 11, 2016 15:44:42
Ttl Pd \$0.00 Rcpt # 0003836598
OGP/R2/1-47

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into June 7, 2016, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

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

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

DESIGNATED AGENT: MONTPELIER FARMING CORP
2208 BELSERA DRIVE
OAKDALE, CA 95361

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

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
010-011-069	42.04	0 HWY 120, Oakdale, CA 95361
010-011-070	40.78	0 HWY 120, Oakdale, CA 95361
010-011-071	44.59	0 HWY 120, Oakdale, CA 95361
010-011-075	58.45	0 HWY 120, Oakdale, CA 95361
010-011-076	40	0 HWY 120, Oakdale, CA 95361
010-011-077	40.77	0 HWY 120, Oakdale, CA 95361
010-011-079	40.25	0 HWY 120, Oakdale, CA 95361
010-011-081	43.62	0 HWY 120, Oakdale, CA 95361

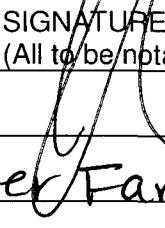
Pursuant to Stanislaus County Board of Supervisors Resolution No. 2016-286, relating to Lot Line Adjustment No. PLN2013-0072, 0073, 0074 & PLN2014-012, 0122 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1977-2759 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

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

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

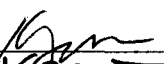
IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
James G Cleaveland CEO, Montpelier Farming Corp		10-26-15	Turlock
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

OWNERS:

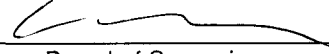
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Yosemite Land Bank By: Ken Johnson SR. Vice President		10-26-15	Turlock
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

EXHIBITS:

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

COUNTY: Stanislaus County

7.8.2014
Dated _____


Chairman, Board of Supervisors
Angela Freitas for DICK MONTEITH

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 8, 2016 before me, Christine Michele Smith, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Angela Freitas
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 Christine Michele Smith
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: WMS Act APN 0141120 Document Date: 6-7-16
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: _____

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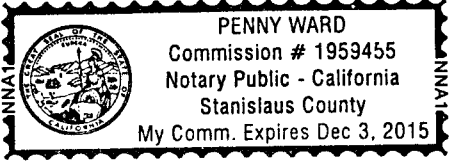
State of California)
County of Stanislaus)

On October 26, 2015 before me, Penny Ward, a notary public, personally appeared James G. Creelius, 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 26, 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

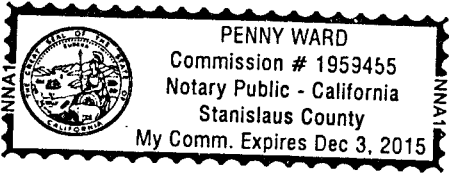


Exhibit "A"

Lot Line Adjustment 2013-0072

Unadjusted Parcels Legal Description

Parcel 1: (Sorenson) (patent 4006)

The northeast quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 1, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

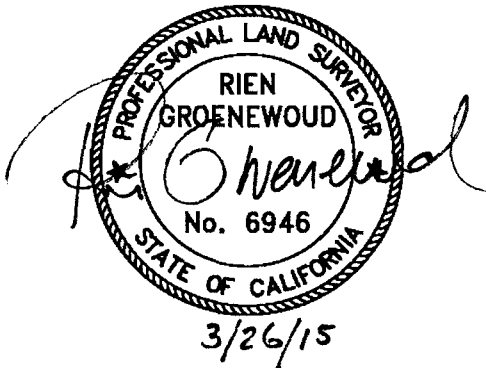


EXHIBIT A

Exhibit "B"

(Page 1 of 2)

Lot Line Adjustment 2013-0072

Resultant Parcel

Legal Description

Adjusted Parcel 1:

The northeast quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH that portion of the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 2590.28 feet to the southwest corner of Parcel 1, as shown in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Parcel 1 North 00°22'21" West, a distance of 19.58 feet; thence leaving said West line and proceeding South 89°41'59" East, a distance of 1086.21 feet; thence South 87°35'48" East, a distance of 280.46 feet to a point on the East line of said Parcel 1; thence along said East line South 00°22'21" East, a distance of 8.58 feet to the southeast corner of said Parcel 1, being also a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1366.36 feet to the point of beginning.



Exhibit "B"

(Page 2 of 2)

Lot Line Adjustment 2013-0072

**Resultant Parcel
Legal Description**

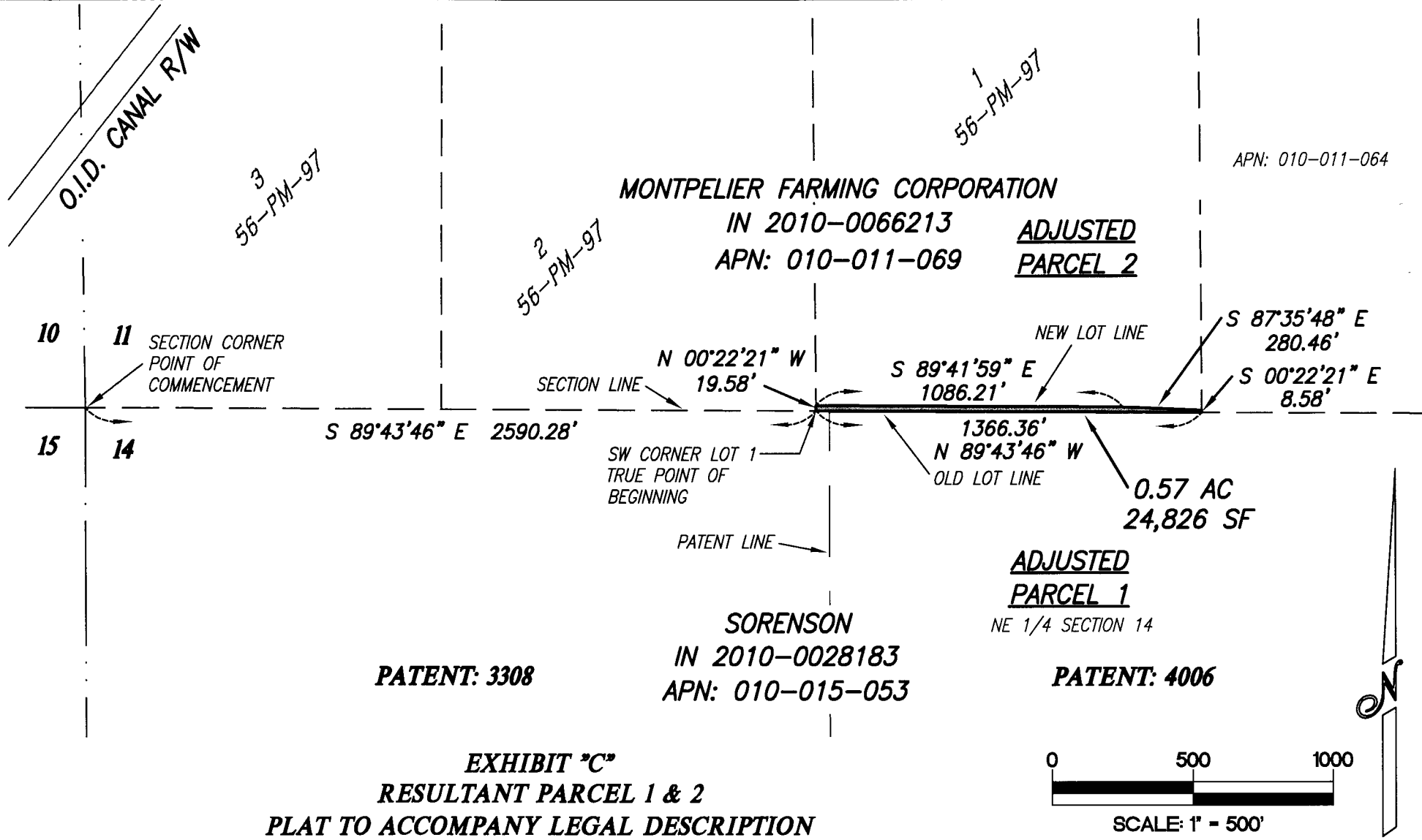
Adjusted Parcel 2:

Lot 1, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 2590.28 feet to the southwest corner of Lot 1, as shown in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Lot 1 North 00°22'21" West, a distance of 19.58 feet; thence leaving said West line and proceeding South 89°41'59" East, a distance of 1086.21 feet; thence South 87°35'48" East, a distance of 280.46 feet to a point on the East line of said Lot 1; thence along said East line South 00°22'21" East, a distance of 8.58 feet to the southeast corner of said Lot 1, being also a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1366.36 feet to the point of beginning.





North Star
Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *Ri Greenwood*

JOB NO: J10-898
 SCALE: 1"=500'
 DR BY: RG

DATE: 8/19/2014
 FILE: PLAT-SOR-4006
 CK BY: RG



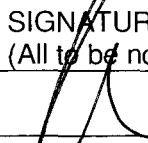
FOR ILLUSTRATIVE PURPOSES ONLY

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

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

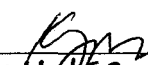
IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
James G. Cecelini CEO, Montpelier Farming Corp.		10-26-15	Turlock
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Yosemite Land Bank	 BY: Ken Johnson, SR. Vice President	10-26-15	Turlock
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

EXHIBITS:

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

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Angela Freitas for DICK MONTEITH

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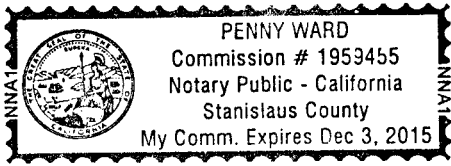
State of California)
County of Stanislaus)

On October 26, 2015 before me, Penny Ward, a notary public, personally appeared James G. Crecelius, 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



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State of California)
County of Stanislaus)

On October 26, 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.

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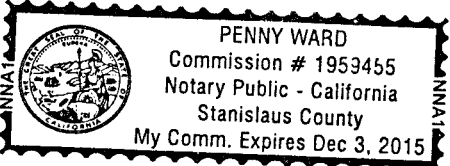


Exhibit "A"

Lot Line Adjustment 2013-0073

Unadjusted Parcels Legal Description

Parcel 1: (Sorenson) (patent 3308)

The northwest quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Sorenson) (portion patent 6149)

The East half of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

1) All of the southeast quarter of the northeast quarter of said Section 15, lying South and West of the line of the Sierra Railway Company of California as granted to Thomas S. Bullock by Deed from A.S. Emery dated April 24, 1897 and recorded April 27, 1897 in Volume 60 of Deeds, Page 62.

2) All that portion of the northeast quarter of the northeast quarter of Section 15, above described which lies North and Westerly of the right of way of the canal of the Oakdale Irrigation District, as granted to Christina Lancaster and Mamie Lancaster Coffee by Deed from A. S. Emery dated January 27, 1912 and recorded April 25, 1912 in Volume 167 of Deeds, Page 361.

3) A strip of land 50 feet wide and 1182 feet long lying equally on each side of the center line of the Railroad of the Sierra Railway Company of California; where the same is located through the Northeast quarter of said Section 15 above described; commencing at a point on the center line of the said railroad where the said center line intersects the west boundary of said land, 632 feet North of the Southwest corner of the southeast quarter of the northeast quarter of Section 15; thence in a southeasterly direction 1182 feet to the South boundary of the said land, 375 feet West of the East quarter corner of Section 15.

Parcel 3: (Montpelier Farming Corporation) (56-PM-97)

Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 4: (Montpelier Farming Corporation) (56-PM-97)

Parcel 3, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Sections 10 and 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.



EXHIBIT A

Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 1:

The northwest quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH that portion of the southwest quarter of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the West line of said Section 11 North 00°33'27" West, a distance of 21.14 feet; thence leaving said West line and proceeding South 89°41'41" East, a distance of 2590.37 feet to the East line of Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records; thence along said East line South 00°22'21" East, a distance of 19.58 feet to the southeast corner of said Parcel 2, being also a point on the South line of said Section 11; thence along said South line North 89°43'46" West, a distance of 2590.28 feet to the point of beginning.



Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 2:

The East half of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Excepting therefrom:

1) All of the southeast quarter of the northeast quarter of said Section 15, lying South and West of the line of the Sierra Railway Company of California as granted to Thomas S. Bullock by Deed from A. S. Emery dated April 24, 1897 and recorded April 27, 1897 in Volume 60 of Deeds, Page 62.

2) All that portion of the northeast quarter of the northeast quarter of Section 15, above described which lies North and Westerly of the right of way of the canal of the Oakdale Irrigation District, as granted to Christina Lancaster and Mamie Lancaster Coffee by Deed from A. S. Emery dated January 27, 1912 and recorded April 25, 1912 in Volume 167 of Deeds, Page 361.

3) A strip of land 50 feet wide and 1182 feet long lying equally on each side of the center line of the Railroad of the Sierra Railway Company of California; where the same is located through the Northeast quarter of said Section 15 above described; commencing at a point on the center line of the said railroad where the said center line intersects the west boundary of said land, 632 feet North of the Southwest corner of the southeast quarter of the northeast quarter of Section 15; thence in a southeasterly direction 1182 feet to the South boundary of the said land 375 feet West of the East quarter corner of Section 15.

TOGETHER WITH:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 368.69 feet; thence leaving said South line and proceeding North 54°02'50" East, a distance of 40.56 feet; thence South 89°24'16" East, a distance of 335.67 feet to a point on the East line of said Section 10; thence along said East line South 00°33'27" East, a distance of 21.14 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the North line of said Section 15 North 89°52'22" West, a distance of 368.69 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said North line and proceeding South 54°02'50" West, a distance of 65.82 feet; thence North 86°29'47" West, a distance of 228.86 feet; thence North 67°07'19" West, a distance of 65.38 feet to the point of intersection of the East line of the 100 foot wide Oakdale Irrigation District South Main Canal with said North line of Section 15; thence along said North line, South 89°52'22" East, a distance of 341.94 feet to the point of beginning.



Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 3:

Parcel 3, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Sections 10 and 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the North line of said Section 15 North 89°52'22" West, a distance of 368.69 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said North line and proceeding South 54°02'50" West, a distance of 65.82 feet; thence North 86°29'47" West, a distance of 228.86 feet; thence North 67°07'19" West, a distance of 65.38 feet to the point of intersection of the East line of the 100 foot wide Oakdale Irrigation District South Main Canal with said North line of Section 15; thence along said North line, South 89°52'22" East, a distance of 341.94 feet to the point of beginning.

EXCEPTING THEREFROM:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 368.69 feet; thence leaving said South line and proceeding North 54°02'50" East, a distance of 40.56 feet; thence South 89°24'16" East, a distance of 335.67 feet to a point on the common line between said Sections 10 and 11; thence South 89°41'41" East, a distance of 1258.20 feet to a point on the East line of said Parcel 3; thence along said East line South 00°16'14" West, a distance of 20.38 feet to the southeast corner of said Parcel 3, being also a point on the South line of said Section 11; thence along said South line North 89°43'46" West, a distance of 1257.89 feet to the point of beginning.

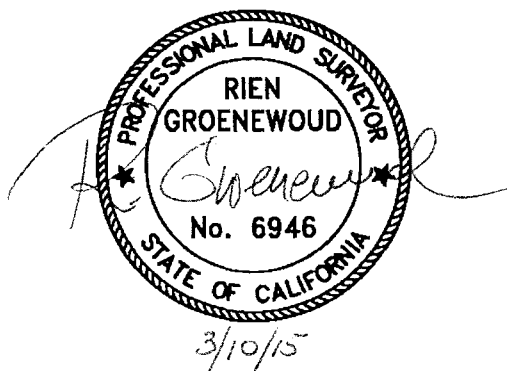


Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

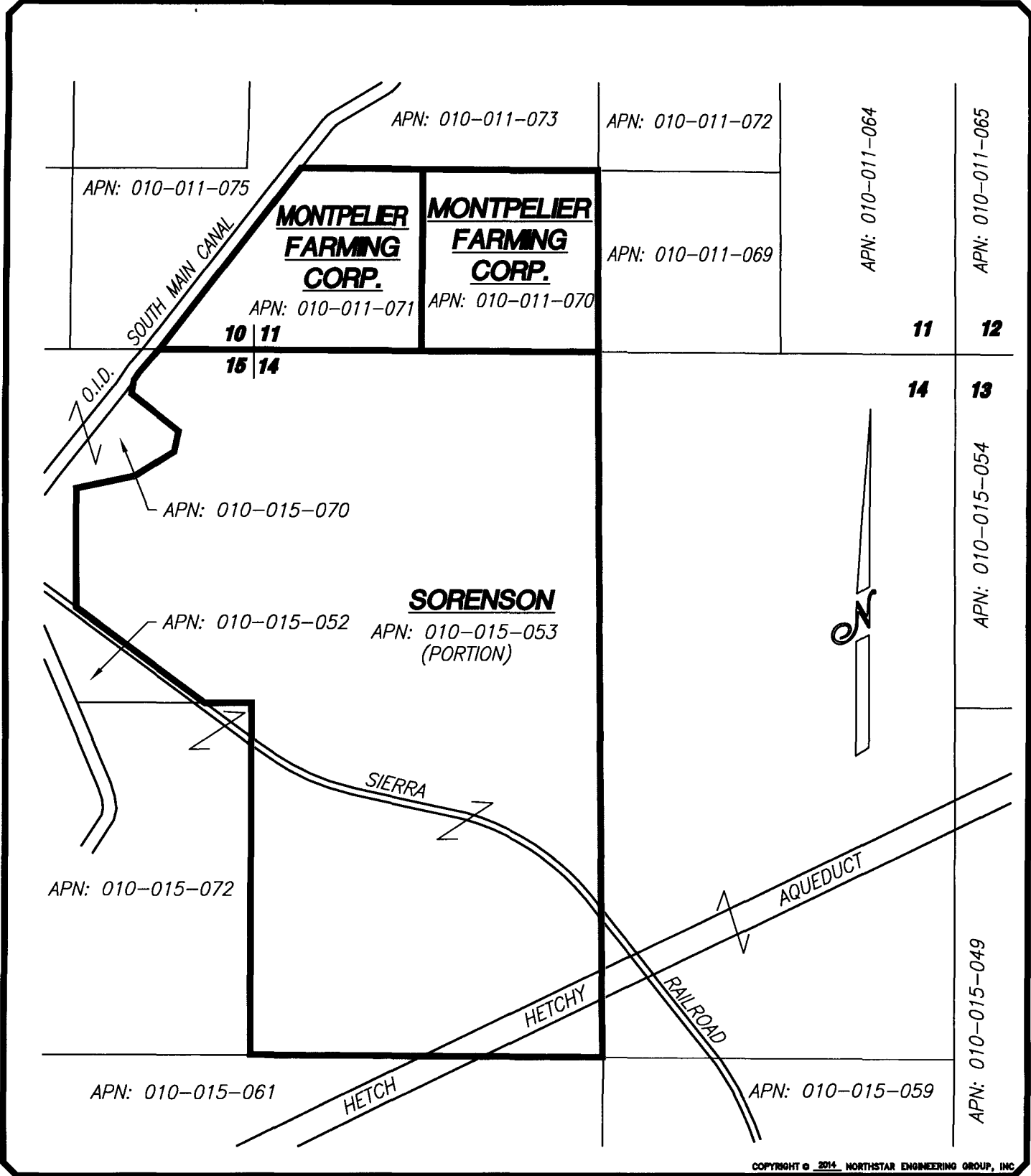
Adjusted Parcel 4:

Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

Commencing at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 1257.89 feet to the southwest corner of said Parcel 2 and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Parcel 2 North 00°16'14" East, a distance of 20.38 feet; thence South 89°41'41" East, a distance of 1332.17 feet to a point on the East line of said Parcel 2; thence along said East line South 00°22'21" East, a distance of 19.58 feet to a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1332.39 feet to the point of beginning.





DWG NAME: K:\10-888 Golden West\10-888\10-888 LLA-AFTER-PM_02.dwg

NorthStar
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

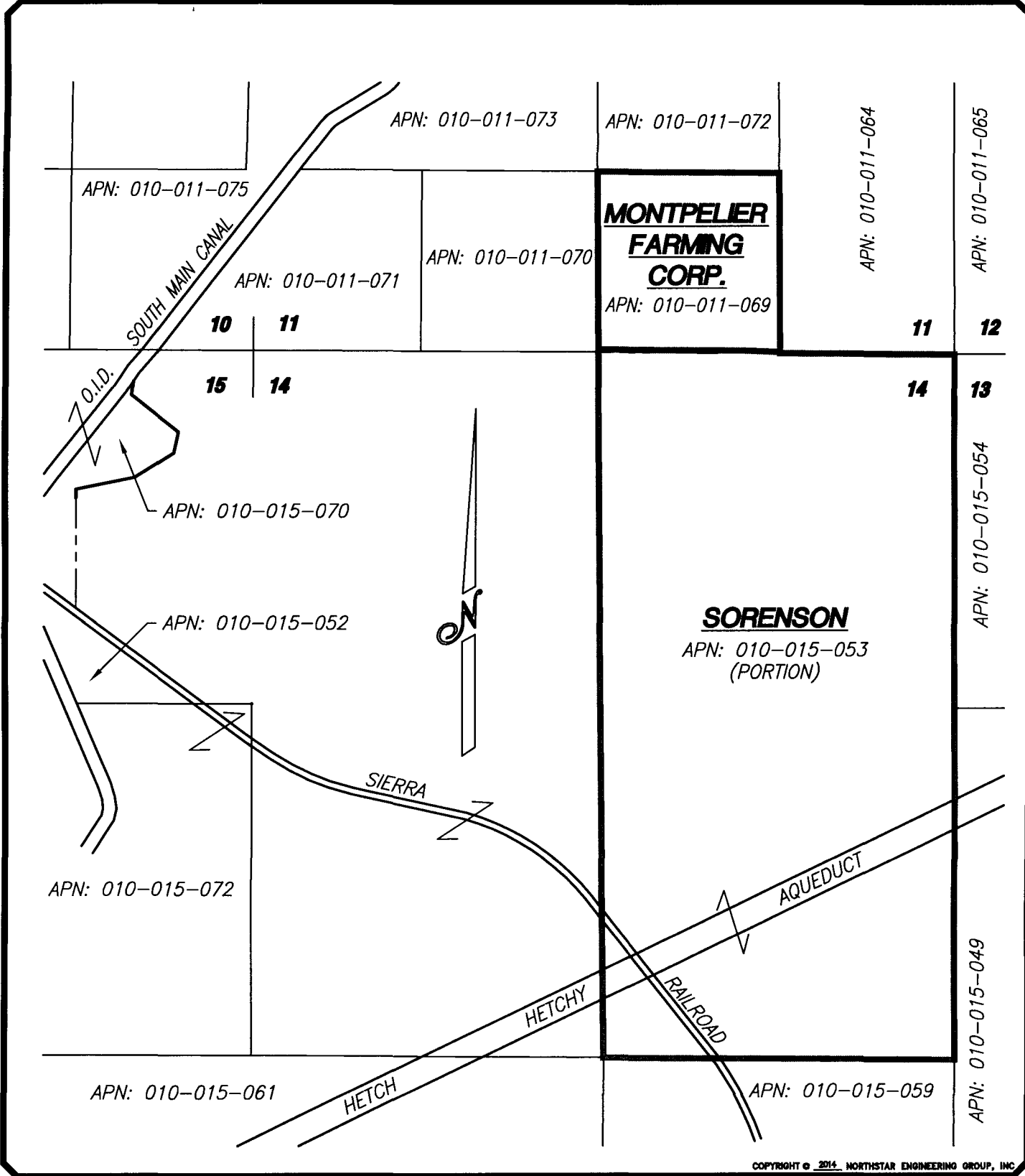
**BEFORE LOT
LINE ADJUSTMENT**

**SORENSON-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1"=1000'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG
SHEET	01 OF 02

FOR ILLUSTRATIVE PURPOSES ONLY



DWG NAME: K:\10-898 Golden West\10-898\EXHIBITS\10-898 LLA-AFTER-PL.dwg

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• CIVIL ENGINEERING • SURVEYING • PLANNING •
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(209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
LINE ADJUSTMENT**

**SORENSEN-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY CALIFORNIA

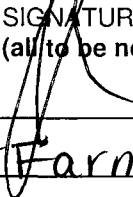
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DATE:	02/24/2015
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SHEET	02 OF 02

FOR ILLUSTRATIVE PURPOSES ONLY

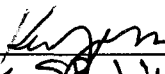
NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT
Page 2

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
James G Cecolius CEO, Montpelier Farming Corp		10-26-15	Turlock

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Angela Freitas for DICK MONTEITH

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.

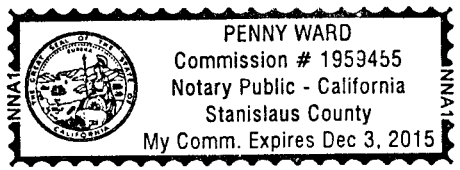
State of California)
County of Stanislaus)

On October 26, 2015 before me, Penny Ward, a notary public, personally appeared James G. Crecelius, 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 26, 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

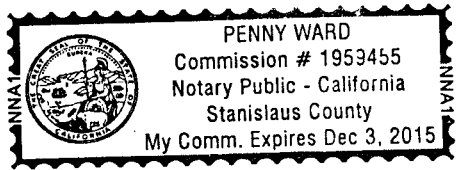


Exhibit "A"

Lot Line Adjustment 2014-0121

Unadjusted Parcels Legal Description

Parcel 1: (Montpelier Farming Corporation) (56-PM-97)

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 9, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 3: (Montpelier Farming Corporation) (56-PM-97)

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 4: (Burchell Nursery)

The East half of the West half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian.

Also excepting all that portion of said Section 10 lying north of the south line of Parcel 4 of Volume 910, Page 532 of Official Records recorded on October 31, 1947, Stanislaus County Records.



Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel

Legal Description

Adjusted Parcel 2:

Parcel 9, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 1367.81 feet to the southwest corner of said Parcel 9 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 9, North 89°26'43" West, a distance of 32.33 feet;
thence North 01°09'07" West, a distance of 84.91 feet;
thence North 00°22'21" East, a distance of 1257.80 feet to a point on the Westerly extension of the North line of said Parcel 9;
thence along last said westerly extension South 89°11'05" East, a distance of 15.82 feet to the northwest corner of said Parcel 9;
thence along the West line of said Parcel 9, being also along said North-South centerline, South 00°25'42" East, a distance of 1342.80 feet to the point of beginning.

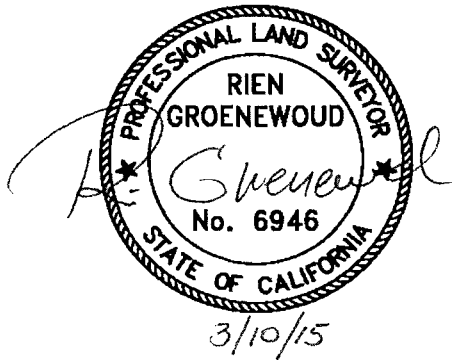


Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2014-0121

**Resultant Parcel
Legal Description**

Adjusted Parcel 4:

The East half of the West half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian.

EXCEPTING THEREFROM all that portion of said Section 10 lying north of the south line of Parcel 4 of Volume 910, Page 532 of Official Records recorded on October 31, 1947, Stanislaus County Records.

ALSO EXCEPTING THEREFROM:

BEGINNING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet;
thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet
thence North 01°09'07" West, a distance of 708.20 feet;
thence North 00°22'21" East, a distance of 1692.08 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along said North line South 89°53'24" East, a distance of 7.50 feet to a point on the East line of said West half;
thence along said East line South 00°25'42" East, a distance of 3418.35 feet to the point of beginning.



DWG NAME: K:\J10-898 Golden West Nuis\Draw\EXHIBITS\J10-898_LL-4-FEB-14.dwg



APN: 010-011-038

APN: 010-011-081

MONTPELIER
FARMING
CORP.

APN: 010-011-079

APN: 010-011-080

BURCHELL
NURSERY

APN: 010-011-068

MONTPELIER
FARMING
CORP.

APN: 010-011-077

APN: 010-011-078

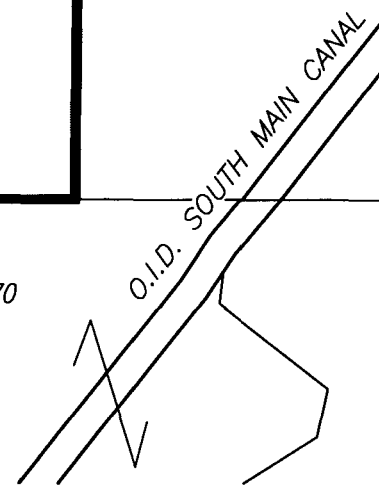
MONTPELIER
FARMING
CORP.

APN: 010-011-076

APN: 010-011-075

APN: 010-015-068

APN: 010-015-070



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(209) 524-3525 Phone (209) 524-3526 Fax

**BEFORE LOT
LINE ADJUSTMENT**

**BURCHELL-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB: J10-898
DATE: 02/24/2015
SCALE: 1"=600'
DRAWN: RG
DESIGN: RG
CHK'D: RG

SHEET
01
OF **02**

FOR ILLUSTRATIVE PURPOSES ONLY

APN: 010-011-038

APN: 010-011-081

MONTPELIER
FARMING
CORP.

APN: 010-011-079

APN: 010-011-080

BURCHELL
NURSERY

APN: 010-011-068

MONTPELIER
FARMING
CORP.

APN: 010-011-077

APN: 010-011-078

MONTPELIER
FARMING
CORP.

APN: 010-011-076

APN: 010-011-075


APN: 010-015-068

APN: 010-015-070

O.I.D. SOUTH MAIN CANAL

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AFTER LOT
LINE ADJUSTMENT
BURCHELL-MONTPELIER
FARMING CORP.
STANISLAUS COUNTY CALIFORNIA

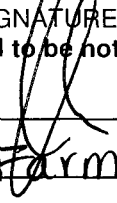
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	OF 02

FOR ILLUSTRATIVE PURPOSES ONLY

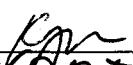
NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT
Page 2

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
James G. Cleverly		10-26-15	Turlock
CEO, Montpelier Farming Corp			

SECURITY HOLDERS:

NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Yosemite Land Bank	 BY: Ken Johnson SR. Vice President	10-26-15	TURLOCK

EXHIBITS:

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

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Angela Freitas for DICK MONTEITH

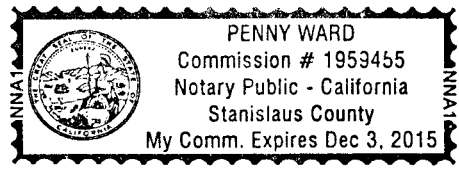
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On October 26, 2015 before me, Penny Ward, a notary public, personally appeared James G. Crecelius, 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 26, 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

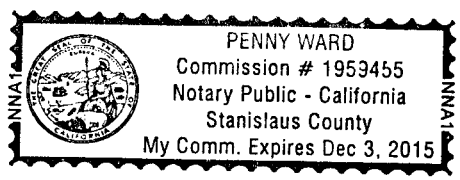


Exhibit "A"

Lot Line Adjustment 2013-0074

Unadjusted Parcels Legal Description

Parcel 1: (Sundance) (LLA-98-08)

The West half of the northeast quarter and all that portion of the northeast quarter of the northeast quarter of said Section 15 lying North and Westerly of the right-of-way of the canal of the Oakdale Irrigation District, as conveyed by deed recorded February 28, 1912 in volume 87 of deeds, at page 307.

EXCEPTING THEREFROM:

The Westerly 161.59 feet of the Northeast quarter of said Section 15 (said Easterly line of Westerly 161.59 feet being measured at right angles to and parallel with the North/South quarter section line of said Section 15).

ALSO EXCEPTING THEREFROM:

The following described property conveyed to Edmund A. Rosasco by deed recorded June 11, 1941 in Volume 736 of Official Records, at page 242:

BEING all that portion of the southeast quarter of the northwest quarter and southwest quarter of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, which lies south of the Sierra Railroad, as said railroad existed June 11, 1941.

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

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 7, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 3: (Montpelier Farming Corporation) (LLA 2014-0121)

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

BEGINNING at the southwest corner of said Parcel 8, said corner being also the South quarter corner of said Section 10 and being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet; thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet; thence North 01°09'07" West, a distance of 623.28 feet to a point on the westerly extension of the North line of said Parcel 8; thence along said westerly extension South 89°26'43" East, a distance of 32.33 feet to the northwest corner of said Parcel 8;

EXHIBIT A

thence along the West line of said Parcel 8 South 00°25'42" East, a distance of 1367.81 feet to the point of beginning.



Exhibit "B"

(Page 1 of 3)

Lot Line Adjustment 2013-0074

Resultant Parcel Legal Description

Adjusted Parcel 1:

The West half of the northeast quarter and all that portion of the northeast quarter of the northeast quarter of said Section 15 lying North and Westerly of the right-of-way of the canal of the Oakdale Irrigation District, as conveyed by deed recorded February 28, 1912 in volume 87 of deeds, at page 307.

TOGETHER WITH:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 837.04 feet to the West line of the 100-foot wide Oakdale Irrigation District South Main Canal and the **TRUE POINT OF BEGINNING** of this description; thence continuing along said South line North 89°52'22" West, a distance of 1649.30 feet; thence leaving said South line and proceeding North 00°26'36" East, a distance of 35.59 feet; thence South 89°37'39" East, a distance of 1105.82 feet; thence South 89°33'24" East, a distance of 564.75 feet to said West line of the 100-foot wide South Main Canal; thence along said West line South 37°50'07" West, a distance of 35.06 feet to the point of beginning.

EXCEPTING THEREFROM:

The Westerly 161.59 feet of the Northeast quarter of said Section 15 (said Easterly line of Westerly 161.59 feet being measured at right angles to and parallel with the North/South quarter section line of said Section 15).

ALSO EXCEPTING THEREFROM:

The following described property conveyed to Edmund A. Rosasco by deed recorded June 11, 1941 in Volume 736 of Official Records, at page 242:

BEING all that portion of the southeast quarter of the northwest quarter and southwest quarter of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, which lies south of the Sierra Railroad, as said railroad existed June 11, 1941.



EXHIBIT B

Exhibit "B"

(Page 2 of 3)

Lot Line Adjustment 2013-0074

**Resultant Parcel
Legal Description**

Adjusted Parcel 2:

Parcel 7, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 837.04 feet to the West line of the 100-foot wide Oakdale Irrigation District South Main Canal and the **TRUE POINT OF BEGINNING** of this description; thence continuing along said South line North 89°52'22" West, a distance of 543.50 feet to a point on the West line of said Parcel 7; thence leaving said South line and proceeding along said West line North 00°30'42" East, a distance of 30.86 feet; thence South 89°33'24" East, a distance of 564.75 feet to said West line of the 100-foot wide South Main Canal; thence along said West line South 37°50'07" West, a distance of 35.06 feet to the point of beginning.



Exhibit "B"

(Page 3 of 3)

Lot Line Adjustment 2013-0074

Resultant Parcel Legal Description

Adjusted Parcel 3:

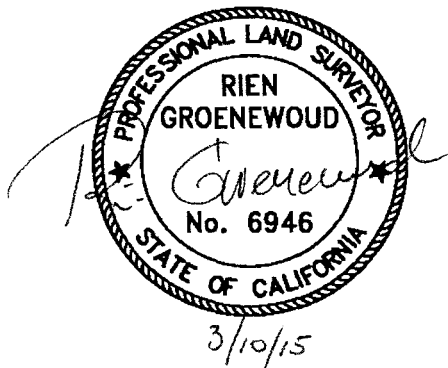
Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

BEGINNING at the southwest corner of said Parcel 8, said corner being also the South quarter corner of said Section 10 and being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet;
thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet;
thence North 01°09'07" West, a distance of 623.28 feet to a point on the westerly extension of the North line of said Parcel 8;
thence along said westerly extension South 89°26'43" East, a distance of 32.33 feet to the northwest corner of said Parcel 8;
thence along the West line of said Parcel 8 South 00°25'42" East, a distance of 1367.81 feet to the point of beginning.

EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range;
thence along the South line of said Section 10 North 89°52'22" West, a distance of 1380.54 feet to the southeast corner of said Parcel 8 and the **TRUE POINT OF BEGINNING** of this description;
thence continuing along said South line North 89°52'22" West, a distance of 1105.80 feet;
thence leaving said South line and proceeding North 00°26'36" East, a distance of 35.59 feet;
thence South 89°37'39" East, a distance of 1105.82 feet to a point on the East line of said Parcel 8;
thence along said East line South 00°30'42" West, a distance of 30.86 feet to the point of beginning.





APN: 010-011-077

APN: 010-011-078

**MONTPELIER
FARMING
CORP.**

APN: 010-011-076

**MONTPELIER
FARMING
CORP.**

APN: 010-011-075

APN: 010-011-071

O.I.D. SOUTH MAIN CANAL

10 11
15 14

SUNDANCE

APN: 010-015-070

APN: 010-015-053

APN: 010-015-068

SIERRA

RAILROAD

APN: 010-015-072

APN: 010-015-052

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DWG NAME: K:\100-888 Golden West\100-888\100-888 LLA-AFTER-PAL.dwg



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620 12th Street Modesto, CA 95354
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**BEFORE LOT
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**SUNDANCE-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB: J10-898
DATE: 02/24/2015
SCALE: 1"=600'
DRAWN: RG
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SHEET
01
OF **02**

FOR ILLUSTRATIVE PURPOSES ONLY



APN: 010-011-077

APN: 010-011-078

MONTPELIER
FARMING
CORP.
APN: 010-011-076

MONTPELIER
FARMING
CORP.
APN: 010-011-075

APN: 010-011-071

O.I.D. SOUTH MAIN CANAL

10 | 11
15 | 14

SUNDANCE
APN: 010-015-070

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SIERRA

APN: 010-015-072

RAILROAD

APN: 010-015-052

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DWG NAME: K:\10-898 Golden West North Star\Drawings\EXHIBITS\10-898 LLA-AFTER-PLA.dwg



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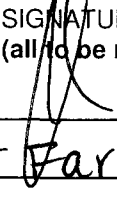
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OF **02**

FOR ILLUSTRATIVE PURPOSES ONLY

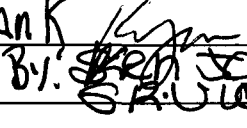
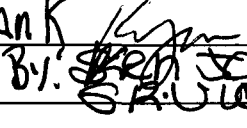
NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT
Page 2

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

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

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
James G. Celestus CEO, Montpelier Farming Corp		10-26-15	Turlock

SECURITY HOLDERS:

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

EXHIBITS:

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

COUNTY: Stanislaus County

Dated

Chairman, Board of Supervisors
Angela Freitas for DICK MONTEITH

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.

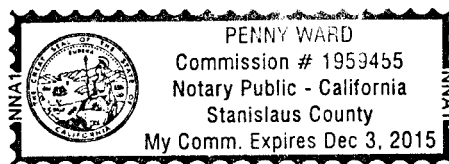
State of California)
County of Stanislaus)

On October 26, 2015 before me, Penny Ward, a notary public, personally appeared James G. Crecelius, 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 26, 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

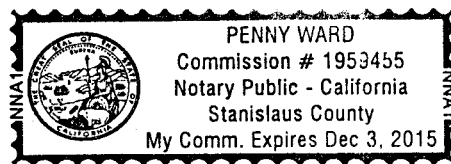


Exhibit "A"

(Page 1 of 2)

Lot Line Adjustment 2014-0122

Unadjusted Parcels Legal Description

Parcel 1: (Fresno Farming LLC) (2004-0123099)

All that portion of the Northwest quarter of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, described as follows:

BEGINNING at the quarter corner common to Sections 3 and 10 above township and range; thence South 00°13' East along the quarter Section line, 1876.63 feet to the North line of the land described in Deed to E. K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence North 89°55' West along said Pedler North line 1562.00 feet, thence North 26°00' West 762.16 feet; thence North 55°50'30" East 656.96 feet; thence North 39°12' East 248.38 feet; thence North 21°07' West 792.57 feet to a point on the South line of Oakdale-Sonora State Highway, thence along the South line of said State Highway, North 69°56'30" East 1467.50 feet; thence continuing along said State Highway and along a curve to the left having a radius of 1030 feet, central angle of 5°40' a distance of 101.87 feet; thence South 0°10'30" East along the quarter section line of Section 3, a distance of 654.98 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said property which lies Northerly of the Southerly line of the land conveyed to the State of California by Deed recorded September 24, 1956, in Volume 1386 of Official Records, Page 225, Stanislaus County Records.

Parcel 2: (Montpelier Farming Corp) (LLA 2014-0121)

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description; thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North 89°11'05" West, a distance of 15.82 feet; thence North 00°22'21" East, a distance of 434.28 feet; thence North 00°02'34" East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence along last said North line South 89°53'24" East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11; thence along said North-South centerline South 00°25'42" East, a distance of 707.75 feet to the point of beginning.

EXHIBIT A

Exhibit "A"

(Page 2 of 2)

Lot Line Adjustment 2014-0122

Unadjusted Parcels

Legal Description

Parcel 3: (Montpelier Farming Corp) (56-PM-97)

Parcel 13, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.



Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel

Legal Description

Adjusted Parcel 1:

All that portion of the Northwest quarter of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, described as follows:

BEGINNING at the quarter corner common to Sections 3 and 10 above township and range; thence South 00°13' East along the quarter Section line, 1876.63 feet to the North line of the land described in Deed to E. K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence North 89°55' West along said Pedler North line 1562.00 feet, thence North 26°00' West 762.16 feet; thence North 55°50'30" East 656.96 feet; thence North 39°12' East 248.38 feet; thence North 21°07' West 792.57 feet to a point on the South line of Oakdale-Sonora State Highway, thence along the South line of said State Highway, North 69°56'30" East 1467.50 feet; thence continuing along said State Highway and along a curve to the left having a radius of 1030 feet, central angle of 5°40' a distance of 101.87 feet; thence South 0°10'30" East along the quarter section line of Section 3, a distance of 654.98 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said property which lies Northerly of the Southerly line of the land conveyed to the State of California by Deed recorded September 24, 1956, in Volume 1386 of Official Records, Page 225, Stanislaus County Records.

ALSO EXCEPTING THEREFROM:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 3418.35 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said North-South centerline and proceeding along said North line North 89°53'24" West, a distance of 7.50 feet; thence leaving said North line and proceeding North 00°02'15" East, a distance of 921.77 feet to a point on said North-South centerline, last said point hereby designated as Point "A"; thence along said North-South centerline South 00°25'42" East, a distance of 921.81 feet to the point of beginning.

TOGETHER WITH:

BEGINNING at abovementioned Point "A"; thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 708.15 feet to a point on the South line of the land described in Deed to State of California, recorded April 25, 1956 in Volume 1360 of Official Records, at Page 257, as Instrument No. 11519, Stanislaus County Records; thence along said South line North 72°53'06" East, a distance of 6.03 feet;

EXHIBIT B

Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2014-0122

thence leaving said South line and proceeding South 00°02'15" West, a distance of 709.90 feet to the point of beginning.

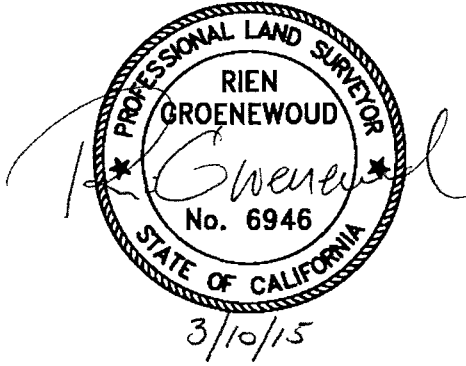


Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel

Legal Description

Adjusted Parcel 2:

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North 89°11'05" West, a distance of 15.82 feet;
thence North 00°22'21" East, a distance of 434.28 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on to the north line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along last said North line South 89°53'24" East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11;
thence along said North-South centerline South 00°25'42" East, a distance of 707.75 feet to the point of beginning.

ALSO TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 3418.35 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along said North line North 89°53'24" West, a distance of 7.50 feet;
thence leaving said North line and proceeding North 00°02'15" East, a distance of 609.35 feet to a point on the westerly extension of the North line of said Parcel 11;
thence along said westerly extension South 89°14'35" East, a distance of 2.54 feet to the northwest corner of said Parcel 11, being also a point on said North-South centerline;
thence along said North-South centerline South 00°25'42" East, a distance of 609.35 feet to the point of beginning.



3/10/15

Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2014-0122

**Resultant Parcel
Legal Description**

Adjusted Parcel 3:

Parcel 13, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

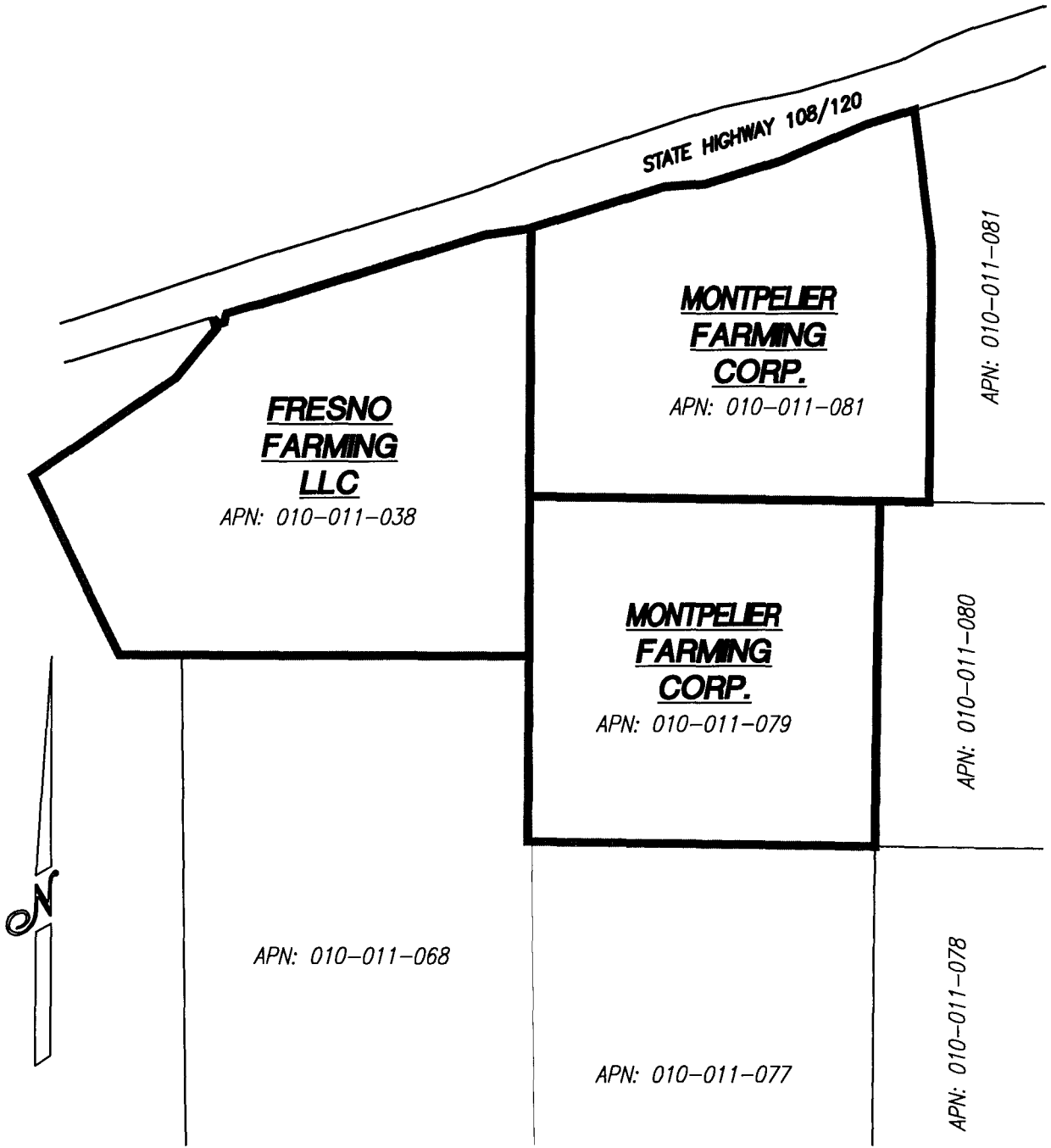
TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 4027.70 feet to the southwest corner of said Parcel 13 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 13 North 89°14'35" West, a distance of 2.54 feet;
thence North 00°02'15" East, a distance of 312.42 feet to a point on said North-South centerline, last said point being hereby designated as Point "A";
thence along said North-South centerline South 00°25'42" East, a distance of 312.46 feet to the point of beginning.

EXCEPTING THEREFROM:

BEGINNING at abovementioned Point "A";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 708.15 feet to a point on the South line of the land described in Deed to State of California, recorded April 25, 1956 in Volume 1360 of Official Records, at Page 257, as Instrument No. 11519, Stanislaus County Records;
thence along said South line North 72°53'06" East, a distance of 6.03 feet;
thence leaving said South line and proceeding South 00°02'15" West, a distance of 709.90 feet to the point of beginning.





STATE HIGHWAY 108/120

**FRESNO
FARMING
LLC**

APN: 010-011-038

**MONTPELIER
FARMING
CORP.**

APN: 010-011-081

APN: 010-011-081

**MONTPELIER
FARMING
CORP.**

APN: 010-011-079

APN: 010-011-080

APN: 010-011-068

APN: 010-011-077

APN: 010-011-078



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DWG NAME: K:\J10-898_Golden West\NorthStar\EXHIBITS\J10-898_LLA-AFTER-PA.dwg

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
LINE ADJUSTMENT**
**FRESNO FARMING-MONTPELIER
FARMING CORP.**
STANISLAUS COUNTY CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1"=600'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG
SHEET	02 OF 02

FOR ILLUSTRATIVE PURPOSES ONLY



STATE HIGHWAY 108/120

**FRESNO
FARMING
LLC**

APN: 010-011-038

**MONTPELIER
FARMING
CORP.**

APN: 010-011-081

APN: 010-011-081

**MONTPELIER
FARMING
CORP.**

APN: 010-011-079

APN: 010-011-080

APN: 010-011-068

APN: 010-011-077

APN: 010-011-078

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North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**BEFORE LOT
LINE ADJUSTMENT**

**FRESNO FARMING-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY

CALIFORNIA

JOB: J10-898
DATE: 02/24/2015
SCALE: 1" = 600'
DRAWN: RG
DESIGN: RG
CHK'D: RG

SHEET
01
OF **02**

DWG NAME: K:\J10-898 Golden West Nut's\dwg\EXHIBITS\J10-898-LLA-METER-PW.dwg

FOR ILLUSTRATIVE PURPOSES ONLY

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

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

AGENDA DATE: June 7, 2016

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

BOARD ACTION AS FOLLOWS:

No. 2016-286

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

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

MOTION:

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

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

By Kelley Paduano
File No.



**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

Urgent Routine

AF

AGENDA DATE: June 7, 2016

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

STAFF RECOMMENDATIONS:

1. Pursuant to California Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County implementation of AB1265.
 - b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located east of Wamble Road, Between North Fogarty Road and State Route 108/120, east of the City of Oakdale.
3. Approve new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.
4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.

DISCUSSION:

This request involves five separate lot line adjustment applications to be processed simultaneously for approval of the desired final parcel configurations needed to correct property lines for existing access roads and fences. In total, there will be only 11 parcels involved in the five separate applications as some parcels are utilized multiple times. The parcels involved in the lot line adjustments are located east of Wamble Road, between North Fogarty Road and State Route 108/120, east of the City of Oakdale, in the unincorporated area of Stanislaus County. An area map of the 1,224 acre project site as presently sized, including the area covered by each of the lot line adjustment applications, is provided in Attachment 1. An overview of the lot line adjustment applications, include property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use of the parcels is provided in Attachment 2. Attachments 3-7 provide before and after maps of each of the five proposed lot line adjustments.

The Williamson Act requires Board action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. Staff has reviewed all five lot line adjustment applications for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the applications meet the requirements for approval.

In total, 10 of the 11 parcels involved are enrolled in four separate contracts. However, if this lot line is approved, all 11 parcels will be enrolled in new contracts. This will encumber an additional 48.01 acres into the Williamson Act and bring the total number of acres covered under the Williamson Act to 1,224 acres.

Pursuant to California Government Code Section 51257, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts, provided that the Board finds all of the following:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County's implementation of AB1265.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

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

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

Staff believes that all the findings can be made as the proposed lot line adjustments will not increase the number of developable parcels, will not reduce the number of acres covered under contract, and will not compromise the continued agricultural use of the parcels.

New Williamson Act Contracts would typically come before the Board once a year, in December. Williamson Act Contracts for 2016 came before the Board on December 15, 2015; however, because this action is related to a lot line adjustment, it is prudent to act on this action independently of other Williamson Act Contracts. Therefore, it is the intention of this action that all new contracts supersede all existing contracts, upon recording. As in the case with all Williamson Act Contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUE:

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's policies specifically state that the County shall continue to administer lot



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051398-00

Acct 121-Planning.
Monday, JUL 11, 2016 15:44:35
Ttl Pd \$62.00 Rcpt # 0003836597
OGP/R2/1-16

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

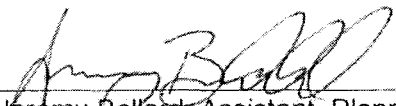
Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on October 29, 2013, approved the lot line adjustment herein described submitted under the name of Sorenson/Montpelier Lot Line Adjustment No. PLN2013-0072 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B" and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

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

6/29/16
Date

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 6/29/2016 before me, Kimera L. Hall, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jeremy Ballard
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

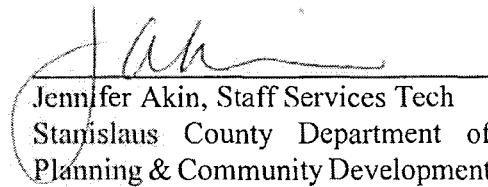
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 KIMERA L. HALL
COMMISSION NO. 2084258
DATE COMMISSION EXPIRES OCTOBER 29, 2018
PLACE OF EXECUTION STANISLAUS COUNTY

(Date) June 30, 2016


Jennifer Akin, Staff Services Tech
Stanislaus County Department of
Planning & Community Development

LOT LINE NO. PLN2013-0072

OWNERS:

NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

See attached signature sheets

* Deborah A Sorenson Deborah A. Sorenson 4/20/15 Berkeley

JAMES G. CRECELIDS
CEO, Montpelier Farming Corp. [Signature] 5-13-15 OAKLAND, CA

* Trustee,
AKA Deborah Aileen Sorenson

SECURITY HOLDERS:

NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

Ken Johnson
SR Vice President
Upland Farm Credit [Signature] 8/25/15 TURLOCK

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

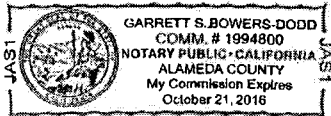
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On April 20th, 2015 before me, Garrett S. Bowers-Dodd Notary Public,
personally appeared Deborah Aileen Sorenson

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.

Garrett S. Bowers-Dodd
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Certificate of Lot Line Adjustment Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer - Title(s): _____	<input checked="" type="checkbox"/> Corporate Officer - Title(s): _____
<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Signer Is Representing: _____	<input type="checkbox"/> Signer Is Representing: _____

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 MAY 8, 2015 before me, E. PEREZ-VEGA, NOTARY PUBLIC Notary Public,

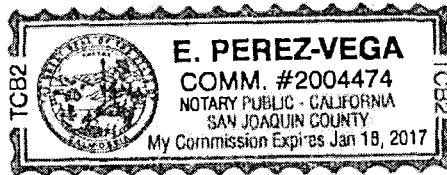
Date (here insert name and title of the officer)

personally appeared JAMES G. CORRELIUS

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: CEAT LOT LINE ADJUSTMENT Number of Pages: _____

Document Date: _____ Other: _____

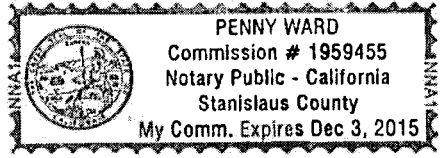
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus }

On August 25, 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.

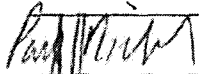
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature Penny Ward



LOT LINE NO. PLN2013-0072

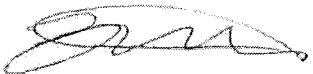
OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
See attached signature sheet * PAUL NICHOLS		4/20/15	NYC
* Agent			

SECURITY HOLDERS:

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

State of New York
County of New York
Before me this 20 day of April
2015, came Paul Nichols
the person described in and who signed the foregoing document,
swore or affirmed to the contents thereof.



YUKIKO USHIJIMA
Notary Public, State of New York
No. 01US6181566
Qualified in New York County
Commission Expires February 2016

LOT LINE NO. PLN2013-0072

OWNERS:


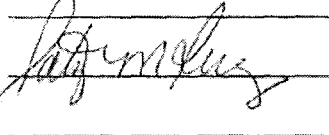
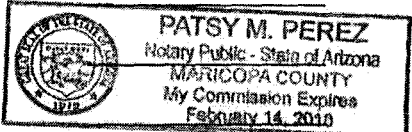
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>VICTORIA L. CALANTONI</u> <i>Agent</i>	<u><i>Victoria Calantoni</i></u>	<u>4/14/15</u>	<u>Easton PA</u>
See attached signature sheets			
COMMONWEALTH OF PENNSYLVANIA			
NOTARIAL SEAL			
Sandra L. Lombardo, Notary Public			
Bethlehem Township, Northampton County			
My commission expires July 18, 2017			
<u><i>Sandra Lombardo</i></u>			

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u><i>Victoria Calantoni</i></u>	<u><i>Sandra Lombardo</i></u>	<u>4/14/15</u>	<u>Easton PA</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

LOT LINE NO. PLN2013-0072

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>ERIC E. NICHOLS</u> <u>Agent</u>		<u>5/2/2015</u>	<u>Chandler, AZ</u>
			

SECURITY HOLDERS:

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

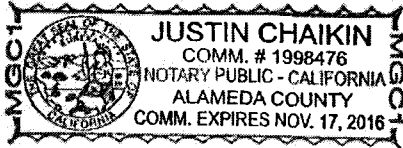
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)
On 4/15/15 before me, Justin Chaikin, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jackson E. Nichols, Jr.
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten 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: Lot Line Adjustment Document Date: 4/15/15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

Exhibit "A"

Lot Line Adjustment 2013-0072

Unadjusted Parcels Legal Description

Parcel 1: (Sorenson) (patent 4006)

The northeast quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 1, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.



Exhibit "B"

(Page 1 of 2)

Lot Line Adjustment 2013-0072

Resultant Parcel Legal Description

Adjusted Parcel 1:

The northeast quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH that portion of the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 2590.28 feet to the southwest corner of Parcel 1, as shown in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Parcel 1 North 00°22'21" West, a distance of 19.58 feet; thence leaving said West line and proceeding South 89°41'59" East, a distance of 1086.21 feet; thence South 87°35'48" East, a distance of 280.46 feet to a point on the East line of said Parcel 1; thence along said East line South 00°22'21" East, a distance of 8.58 feet to the southeast corner of said Parcel 1, being also a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1366.36 feet to the point of beginning.



Exhibit "B"

(Page 2 of 2)

Lot Line Adjustment 2013-0072

Resultant Parcel Legal Description

Adjusted Parcel 2:

Lot 1, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 2590.28 feet to the southwest corner of Lot 1, as shown in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Lot 1 North 00°22'21" West, a distance of 19.58 feet; thence leaving said West line and proceeding South 89°41'59" East, a distance of 1086.21 feet; thence South 87°35'48" East, a distance of 280.46 feet to a point on the East line of said Lot 1; thence along said East line South 00°22'21" East, a distance of 8.58 feet to the southeast corner of said Lot 1, being also a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1366.36 feet to the point of beginning.



EXHIBIT C

FOR ILLUSTRATIVE PURPOSES ONLY

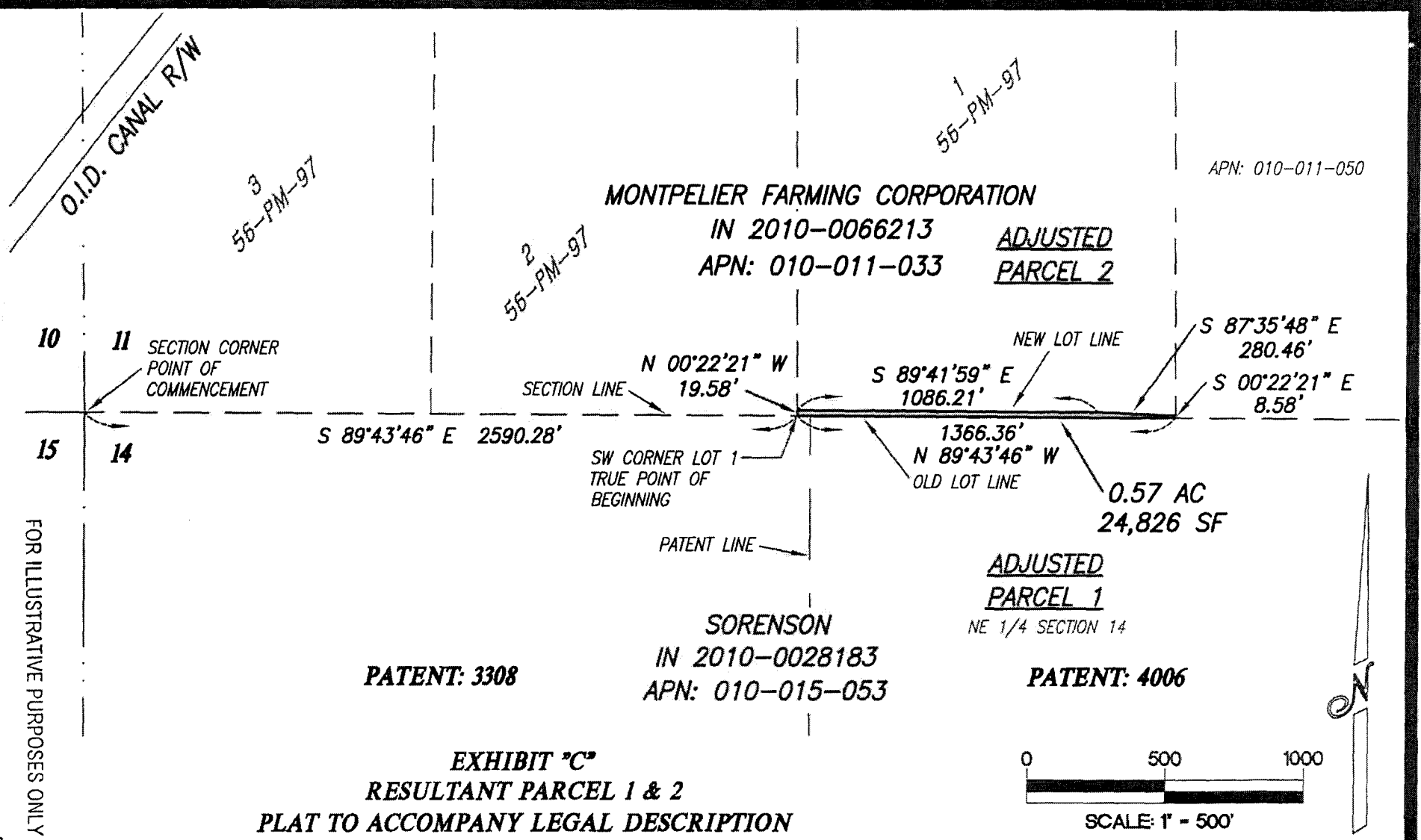
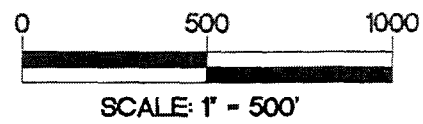
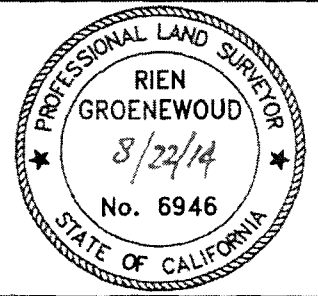


EXHIBIT "C"
RESULTANT PARCEL 1 & 2
PLAT TO ACCOMPANY LEGAL DESCRIPTION



North Star
Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: <i>Ri Groenewoud</i>	
JOB NO: J10-898	DATE: 8/19/2014
SCALE: 1"=500'	FILE: PLAT-SOR-4006
DR BY: RG	CK BY: RG





Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051595-00

Acct 121-Planning.
Tuesday, JUL 12, 2016 10:16:33
Ttl Pd \$59.00 Rcpt # 0003836853
OGP/R2/1-15

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

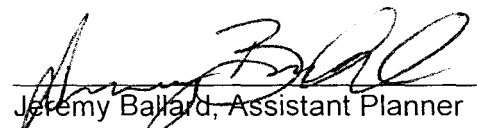
Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on February 23, 2015, approved the lot line adjustment herein described submitted under the name of Montpelier Farming Corp./Sundance Development. Lot Line Adjustment No. PLN2013-0074 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B" and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

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

6/29/16
Date

1500

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

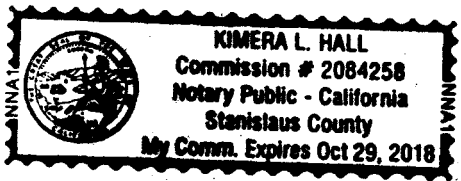
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On 6/29/2016 before me, Kimera L. Hall, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jeremy Ballard
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

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:

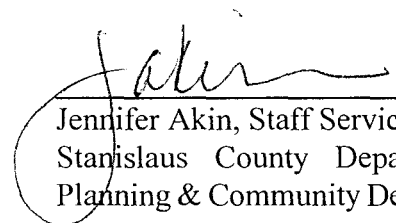
NAME OF NOTARY KIMERA L. HALL

COMMISSION NO. 2084258

DATE COMMISSION EXPIRES OCTOBER 29, 2018

PLACE OF EXECUTION STANISLAUS COUNTY

(Date) June 30, 2016


Jennifer Akin, Staff Services Tech
Stanislaus County Department of
Planning & Community Development

LOT LINE NO. PLN2013-0074

See attached

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Gregory I. Ellis</u> <u>President Sundance Development, INC.</u>	<u><i>Gregory I. Ellis</i></u>	<u>4-13-15</u>	<u>Modesto, Ca.</u>
<u>JAMES G. CRECELIOUS</u> <u>CEO, Montpelier Farming Corp</u>	<u><i>[Signature]</i></u>	<u>4-15-15</u>	<u>Oakdale</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Ken Johnson</u> <u>SR Vice President</u> <u>Yosemite Farm Credit</u>	<u><i>[Signature]</i></u>	<u>8/25/15</u>	<u>TURLOCK</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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 5.7.15 before me, E. PEREZ-VEGA, NOTARY PUBLIC Notary Public,

Date

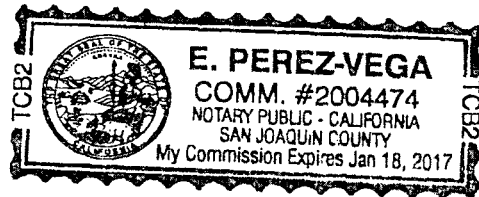
(here insert name and title of the officer)

personally appeared JAMES G. CRECELUS

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: LOT LINE ADJUSTMENT Number of Pages: _____

Document Date: _____ Other: _____

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.

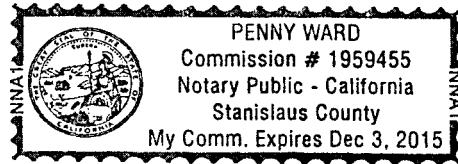
State of California
County of Stanislaus

On August 25, 2015 before me, Penny LARD, 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 Lard



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

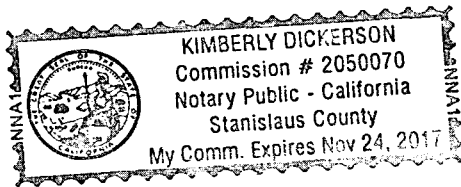
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On April 14th, 2015 before me, Kimbely Dickerson, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Gregory L. Ellis
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 Kimbely Dickerson
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: Certificate of Lot Line Adjustment Document Date: 04/14/15
Number of Pages: 02 Signer(s) Other Than Named Above: N/A

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: _____

Exhibit "A"

Lot Line Adjustment 2013-0074

Unadjusted Parcels Legal Description

Parcel 1: (Sundance) (LLA-98-08)

The West half of the northeast quarter and all that portion of the northeast quarter of the northeast quarter of said Section 15 lying North and Westerly of the right-of-way of the canal of the Oakdale Irrigation District, as conveyed by deed recorded February 28, 1912 in volume 87 of deeds, at page 307.

EXCEPTING THEREFROM:

The Westerly 161.59 feet of the Northeast quarter of said Section 15 (said Easterly line of Westerly 161.59 feet being measured at right angles to and parallel with the North/South quarter section line of said Section 15).

ALSO EXCEPTING THEREFROM:

The following described property conveyed to Edmund A. Rosasco by deed recorded June 11, 1941 in Volume 736 of Official Records, at page 242:

BEING all that portion of the southeast quarter of the northwest quarter and southwest quarter of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, which lies south of the Sierra Railroad, as said railroad existed June 11, 1941.

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

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 7, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 3: (Montpelier Farming Corporation) (LLA 2014-0121)

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

BEGINNING at the southwest corner of said Parcel 8, said corner being also the South quarter corner of said Section 10 and being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet; thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet; thence North 01°09'07" West, a distance of 623.28 feet to a point on the westerly extension of the North line of said Parcel 8; thence along said westerly extension South 89°26'43" East, a distance of 32.33 feet to the northwest corner of said Parcel 8;

thence along the West line of said Parcel 8 South 00°25'42" East, a distance of 1367.81 feet to the point of beginning.

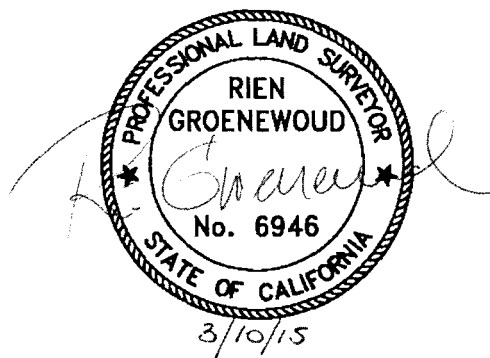


Exhibit "B"

(Page 1 of 3)

Lot Line Adjustment 2013-0074

Resultant Parcel Legal Description

Adjusted Parcel 1:

The West half of the northeast quarter and all that portion of the northeast quarter of the northeast quarter of said Section 15 lying North and Westerly of the right-of-way of the canal of the Oakdale Irrigation District, as conveyed by deed recorded February 28, 1912 in volume 87 of deeds, at page 307.

TOGETHER WITH:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 837.04 feet to the West line of the 100-foot wide Oakdale Irrigation District South Main Canal and the **TRUE POINT OF BEGINNING** of this description;
thence continuing along said South line North 89°52'22" West, a distance of 1649.30 feet;
thence leaving said South line and proceeding North 00°26'36" East, a distance of 35.59 feet;
thence South 89°37'39" East, a distance of 1105.82 feet;
thence South 89°33'24" East, a distance of 564.75 feet to said West line of the 100-foot wide South Main Canal;
thence along said West line South 37°50'07" West, a distance of 35.06 feet to the point of beginning.

EXCEPTING THEREFROM:

The Westerly 161.59 feet of the Northeast quarter of said Section 15 (said Easterly line of Westerly 161.59 feet being measured at right angles to and parallel with the North/South quarter section line of said Section 15).

ALSO EXCEPTING THEREFROM:

The following described property conveyed to Edmund A. Rosasco by deed recorded June 11, 1941 in Volume 736 of Official Records, at page 242:

BEING all that portion of the southeast quarter of the northwest quarter and southwest quarter of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, which lies south of the Sierra Railroad, as said railroad existed June 11, 1941.



Exhibit "B"

(Page 2 of 3)

Lot Line Adjustment 2013-0074

Resultant Parcel

Legal Description

Adjusted Parcel 2:

Parcel 7, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 837.04 feet to the West line of the 100-foot wide Oakdale Irrigation District South Main Canal and the **TRUE POINT OF BEGINNING** of this description; thence continuing along said South line North 89°52'22" West, a distance of 543.50 feet to a point on the West line of said Parcel 7; thence leaving said South line and proceeding along said West line North 00°30'42" East, a distance of 30.86 feet; thence South 89°33'24" East, a distance of 564.75 feet to said West line of the 100-foot wide South Main Canal; thence along said West line South 37°50'07" West, a distance of 35.06 feet to the point of beginning.



Exhibit "B"

(Page 3 of 3)

Lot Line Adjustment 2013-0074

Resultant Parcel Legal Description

Adjusted Parcel 3:

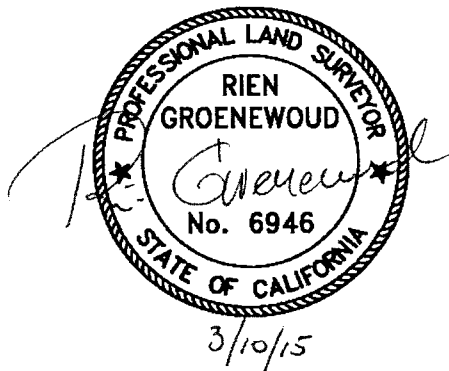
Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

BEGINNING at the southwest corner of said Parcel 8, said corner being also the South quarter corner of said Section 10 and being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet;
thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet;
thence North 01°09'07" West, a distance of 623.28 feet to a point on the westerly extension of the North line of said Parcel 8;
thence along said westerly extension South 89°26'43" East, a distance of 32.33 feet to the northwest corner of said Parcel 8;
thence along the West line of said Parcel 8 South 00°25'42" East, a distance of 1367.81 feet to the point of beginning.

EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range;
thence along the South line of said Section 10 North 89°52'22" West, a distance of 1380.54 feet to the southeast corner of said Parcel 8 and the **TRUE POINT OF BEGINNING** of this description;
thence continuing along said South line North 89°52'22" West, a distance of 1105.80 feet;
thence leaving said South line and proceeding North 00°26'36" East, a distance of 35.59 feet;
thence South 89°37'39" East, a distance of 1105.82 feet to a point on the East line of said Parcel 8;
thence along said East line South 00°30'42" West, a distance of 30.86 feet to the point of beginning.



8
56-PM-97

MONTPELIER FARMING CORPORATION
IN 2010-0066213
APN: 010-011-033

7
56-PM-97

3
56-PM-97

1/4 SECTION LINE

SOUTH MAIN CANAL

SECTION LINE

1.22 AC
52,989 SF

N 00°26'36" E
35.59'

NEW LOT LINE

564.75'

S 37°50'07" W
35.06'

10 11

S 89°37'39" E
1105.82'

S 89°33'24" E

N 89°52'22" W 837.04'

N 89°52'22" W

1649.30'

SECTION LINE
OLD LOT LINE

ADJUSTED
PARCEL 1

TRUE
POINT OF
BEGINNING

SECTION CORNER
POINT OF
COMMENCEMENT

15 14

PATENT LINE

SUNDANCE DEVELOPMENT CO.
2010-0098176
APN: 010-015-070

100'
O.I.D.

PATENT: 6149

FOR ILLUSTRATIVE PURPOSES ONLY

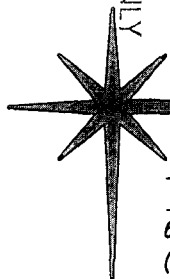
EXHIBIT "C"

RESULTANT PARCEL 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION

0 300 600

SCALE: 1" = 300'



North Star

Engineering Group, Inc.

CIVIL ENGINEERING • SURVEYING • PLANNING
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE:

R. Groenewoud

JOB NO: J10-898

DATE: 8/20/2014

SCALE: 1"=300'

FILE: PLATLLA3-RES_SNDNCE

DR BY: RG

CK BY: RG

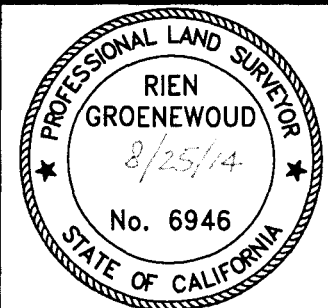


EXHIBIT C

8
56-PM-97

MONTPELIER FARMING CORPORATION
IN 2010-0066213
APN: 010-011-033

7
56-PM-97

3
56-PM-97

ADJUSTED
PARCEL 2

0.37 AC
16,251 SF

SOUTH MAIN CANAL

SECTION LINE

1/4 SECTION LINE

N 00°30'42" E
30.86'

NEW LOT LINE

564.75'
S 89°33'24" E

S 37°50'07" W
35.06'

10 11

N 89°52'22" W 837.04'

N 89°52'22" W
543.50'

SECTION LINE
OLD LOT LINE

TRUE
POINT OF
BEGINNING

SECTION CORNER
POINT OF
COMMENCEMENT

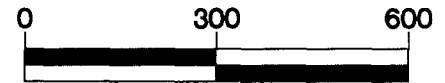
15 14

PATENT LINE

SUNDANCE DEVELOPMENT CO.
2010-0098176
APN: 010-015-070

100'
O.I.D.

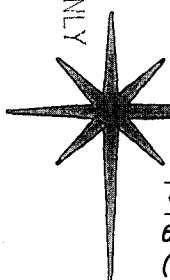
PATENT: 6149



SCALE: 1" = 300'

EXHIBIT "C"
RESULTANT PARCEL 2
PLAT TO ACCOMPANY LEGAL DESCRIPTION

FOR ILLUSTRATIVE PURPOSES ONLY



North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *R. Greenwood*

JOB NO: J10-898
SCALE: 1"=300'
DR BY: RG

DATE: 8/20/2014
FILE: PLATLLA3-RES_LOT 7
CK BY: RG



EXHIBIT C

8
56-PM-97

MONTPELIER FARMING CORPORATION
IN 2010-0066213
APN: 010-011-033

7
56-PM-97

3
56-PM-97

**ADJUSTED
PARCEL 3**

0.84 AC
36,738 SF

N 00°26'36" E
35.59'

NEW LOT LINE
S 89°37'39" E

1105.82'

S 00°30'42" W
30.86'

N 89°52'22" W

1105.80'

N 89°52'22" W

SECTION LINE
OLD LOT LINE

TRUE
POINT OF
BEGINNING

SECTION LINE

10 11

1380.54'

SECTION CORNER
POINT OF
COMMENCEMENT

15 14

PATENT LINE

SUNDANCE DEVELOPMENT CO.
2010-0098176
APN: 010-015-070

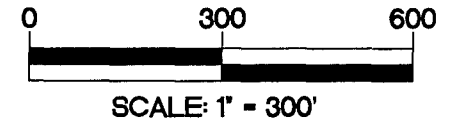
100'
O.I.D.

PATENT: 6149

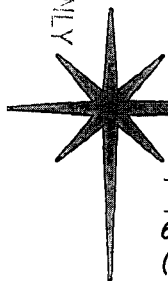
EXHIBIT "C"

RESULTANT PARCEL 3

PLAT TO ACCOMPANY LEGAL DESCRIPTION



FOR ILLUSTRATIVE PURPOSES ONLY



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE:

JOB NO: J10-898

DATE: 8/20/2014

SCALE: 1"=300'

FILE: PLATLLA3-RES_LOT 8

DR BY: RG

CK BY: RG

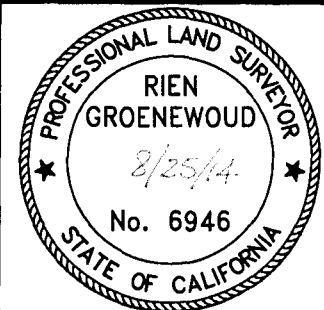


EXHIBIT C



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051396-00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Acct 121-Planning.
Monday, JUL 11, 2016 15:44:16
Ttl Pd \$74.00 Rcpt # 0003836595
OGP/R2/1-20

Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on February 10, 2015, approved the lot line adjustment herein described submitted under the name of Sorenson/Montpelier Lot Line Adjustment No. PLN2013-0073 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B", and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

By:


Jeremy Ballard, Associate Planner
Stanislaus County Department of Planning
and Community Development

Date

6/29/16

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)

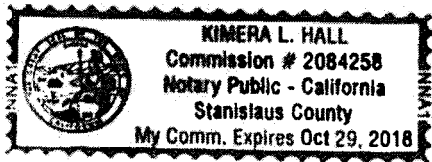
On 6/29/2016 before me, Kimera L. Hall, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Jeremy Ballard
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____


Signer Is Representing: _____

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 KIMERA L. HALL
COMMISSION NO. 2084258
DATE COMMISSION EXPIRES OCTOBER 29, 2018
PLACE OF EXECUTION STANISLAUS COUNTY

(Date) June 30, 2016



Jennifer Akin, Staff Services Tech
Stanislaus County Department of
Planning & Community Development

LOT LINE NO. PLN2013-0073

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
See attached signature sheets			
Deborah A. Sorenson	Deborah A. Sorenson	4/22/15	Berkeley
Trustee, Sorenson Trust			
*AKA Deborah Aileen Sorenson			

SECURITY HOLDERS:

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

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.

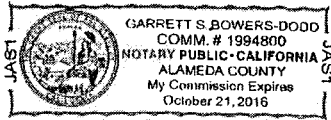
State of California
County of Alameda

On April 20th, 2015 before me, Garrett S. Bowers-Dodd Notary Public,
personally appeared Deborah Aileen Sorenson

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 of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Certificate of Lot Line Adjustment 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: _____

LOT LINE NO. PLN2013-0073

OWNERS:

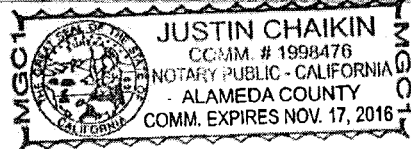
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
JACKSON E. NICHOLS JR Agent, Sorenson Trust	<i>Jackson E. Nichols Jr.</i>	4-15-15	FREMONT CA
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

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

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
Notary Public
4/15/15
Justin Chaikin
Jackson E. Nichols Jr.
I, Justin Chaikin, a Notary Public, personally appeared Jackson E. Nichols Jr., who presented to me his identification, which I believe to be true and correct, and who subscribed to the instrument and acknowledged to me that he executed the same as his free and voluntary act, and that by his signature on the instrument he intended to authenticate the same. I am not a party to the instrument.
I certify under PENALTY OF PERJURY under the laws of California that the foregoing paragraph is true and correct.
WITNESS my hand and seal this 15th day of April, 2015.



LOT LINE NO. PLN2013-0073

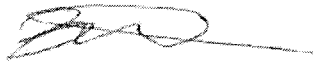
OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
See attached signature sheets			
<u>PAUL NICHOLS</u>	<u>Paul Nichols</u>	<u>4/20/15</u>	<u>NYC</u>
<u>Agent, Sorenson Trust</u>			

SECURITY HOLDERS:

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

State of New York
County of New York
Before me this 20 day of April
2015 came Paul Nichols
The person described in and who signed the foregoing document,
swore or affirmed to the contents thereof.


YUKIKO USHIJIMA
Notary Public, State of New York
No. 01US6181566
Qualified in New York County
Commission Expires Feb 2016

LOT LINE NO. PLN2013-0073

OWNERS:

NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

See attached signature sheets

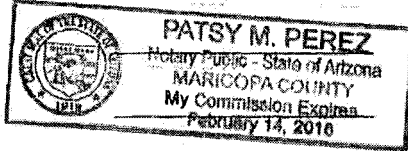
ERIC E. NICHOLS
Agent, Sorenson Trust

Eric E. Nichols

5/2/2015

Chandler, AZ

Patsy M. Perez



SECURITY HOLDERS:

NAME
(Print or type)

SIGNATURE
(All to be notarized)

DATE

SIGNED AT
(City)

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.

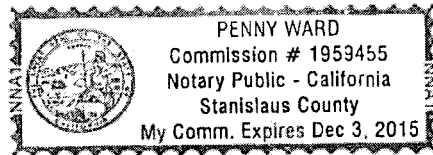
State of California)
County of Stanislaus)

On October 26, 2015 before me, Penny Ward, a notary public, personally appeared James G. Crecelius, 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 26, 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

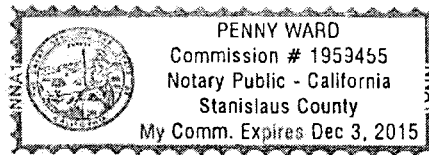


Exhibit "A"

Lot Line Adjustment 2013-0073

Unadjusted Parcels Legal Description

Parcel 1: (Sorenson) (patent 3308)

The northwest quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Sorenson) (portion patent 6149)

The East half of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

EXCEPTING THEREFROM:

1) All of the southeast quarter of the northeast quarter of said Section 15, lying South and West of the line of the Sierra Railway Company of California as granted to Thomas S. Bullock by Deed from A.S. Emery dated April 24, 1897 and recorded April 27, 1897 in Volume 60 of Deeds, Page 62.

2) All that portion of the northeast quarter of the northeast quarter of Section 15, above described which lies North and Westerly of the right of way of the canal of the Oakdale Irrigation District, as granted to Christina Lancaster and Mamie Lancaster Coffee by Deed from A. S. Emery dated January 27, 1912 and recorded April 25, 1912 in Volume 167 of Deeds, Page 361.

3) A strip of land 50 feet wide and 1182 feet long lying equally on each side of the center line of the Railroad of the Sierra Railway Company of California; where the same is located through the Northeast quarter of said Section 15 above described; commencing at a point on the center line of the said railroad where the said center line intersects the west boundary of said land, 632 feet North of the Southwest corner of the southeast quarter of the northeast quarter of Section 15; thence in a southeasterly direction 1182 feet to the South boundary of the said land, 375 feet West of the East quarter corner of Section 15.

Parcel 3: (Montpelier Farming Corporation) (56-PM-97)

Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 4: (Montpelier Farming Corporation) (56-PM-97)

Parcel 3, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Sections 10 and 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

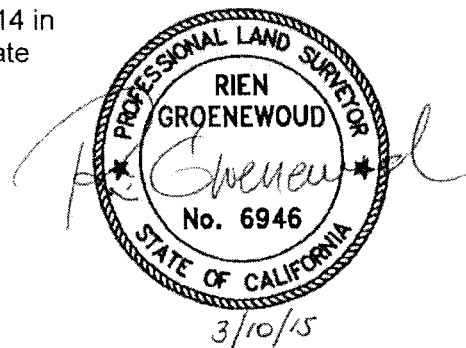


Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 1:

The northwest quarter of Section 14, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH that portion of the southwest quarter of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the West line of said Section 11 North 00°33'27" West, a distance of 21.14 feet; thence leaving said West line and proceeding South 89°41'41" East, a distance of 2590.37 feet to the East line of Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records; thence along said East line South 00°22'21" East, a distance of 19.58 feet to the southeast corner of said Parcel 2, being also a point on the South line of said Section 11; thence along said South line North 89°43'46" West, a distance of 2590.28 feet to the point of beginning.



Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2013-0073

**Resultant Parcel
Legal Description**

Adjusted Parcel 2:

The East half of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Excepting therefrom:

1) All of the southeast quarter of the northeast quarter of said Section 15, lying South and West of the line of the Sierra Railway Company of California as granted to Thomas S. Bullock by Deed from A.S. Emery dated April 24, 1897 and recorded April 27, 1897 in Volume 60 of Deeds, Page 62.

2) All that portion of the northeast quarter of the northeast quarter of Section 15, above described which lies North and Westerly of the right of way of the canal of the Oakdale Irrigation District, as granted to Christina Lancaster and Mamie Lancaster Coffee by Deed from A. S. Emery dated January 27, 1912 and recorded April 25, 1912 in Volume 167 of Deeds, Page 361.

3) A strip of land 50 feet wide and 1182 feet long lying equally on each side of the center line of the Railroad of the Sierra Railway Company of California; where the same is located through the Northeast quarter of said Section 15 above described; commencing at a point on the center line of the said railroad where the said center line intersects the west boundary of said land, 632 feet North of the Southwest corner of the southeast quarter of the northeast quarter of Section 15; thence in a southeasterly direction 1182 feet to the South boundary of the said land 375 feet West of the East quarter corner of Section 15.

TOGETHER WITH:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 368.69 feet; thence leaving said South line and proceeding North 54°02'50" East, a distance of 40.56 feet; thence South 89°24'16" East, a distance of 335.67 feet to a point on the East line of said Section 10; thence along said East line South 00°33'27" East, a distance of 21.14 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the North line of said Section 15 North 89°52'22" West, a distance of 368.69 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said North line and proceeding South 54°02'50" West, a distance of 65.82 feet; thence North 86°29'47" West, a distance of 228.86 feet; thence North 67°07'19" West, a distance of 65.38 feet to the point of intersection of the East line of the 100 foot wide Oakdale Irrigation District South Main Canal with said North line of Section 15; thence along said North line, South 89°52'22" East, a distance of 341.94 feet to the point of beginning.

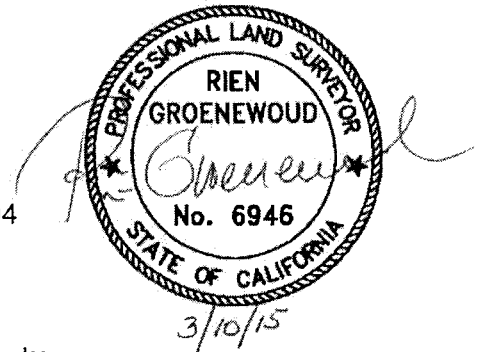


Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 3:

Parcel 3, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Sections 10 and 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the North line of said Section 15 North 89°52'22" West, a distance of 368.69 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said North line and proceeding South 54°02'50" West, a distance of 65.82 feet; thence North 86°29'47" West, a distance of 228.86 feet; thence North 67°07'19" West, a distance of 65.38 feet to the point of intersection of the East line of the 100 foot wide Oakdale Irrigation District South Main Canal with said North line of Section 15; thence along said North line, South 89°52'22" East, a distance of 341.94 feet to the point of beginning.

EXCEPTING THEREFROM:

BEGINNING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 368.69 feet; thence leaving said South line and proceeding North 54°02'50" East, a distance of 40.56 feet; thence South 89°24'16" East, a distance of 335.67 feet to a point on the common line between said Sections 10 and 11; thence South 89°41'41" East, a distance of 1258.20 feet to a point on the East line of said Parcel 3; thence along said East line South 00°16'14" West, a distance of 20.38 feet to the southeast corner of said Parcel 3, being also a point on the South line of said Section 11; thence along said South line North 89°43'46" West, a distance of 1257.89 feet to the point of beginning.

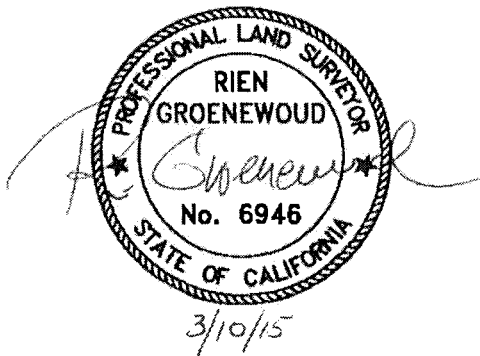


Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2013-0073

Resultant Parcel

Legal Description

Adjusted Parcel 4:

Parcel 2, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 11, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

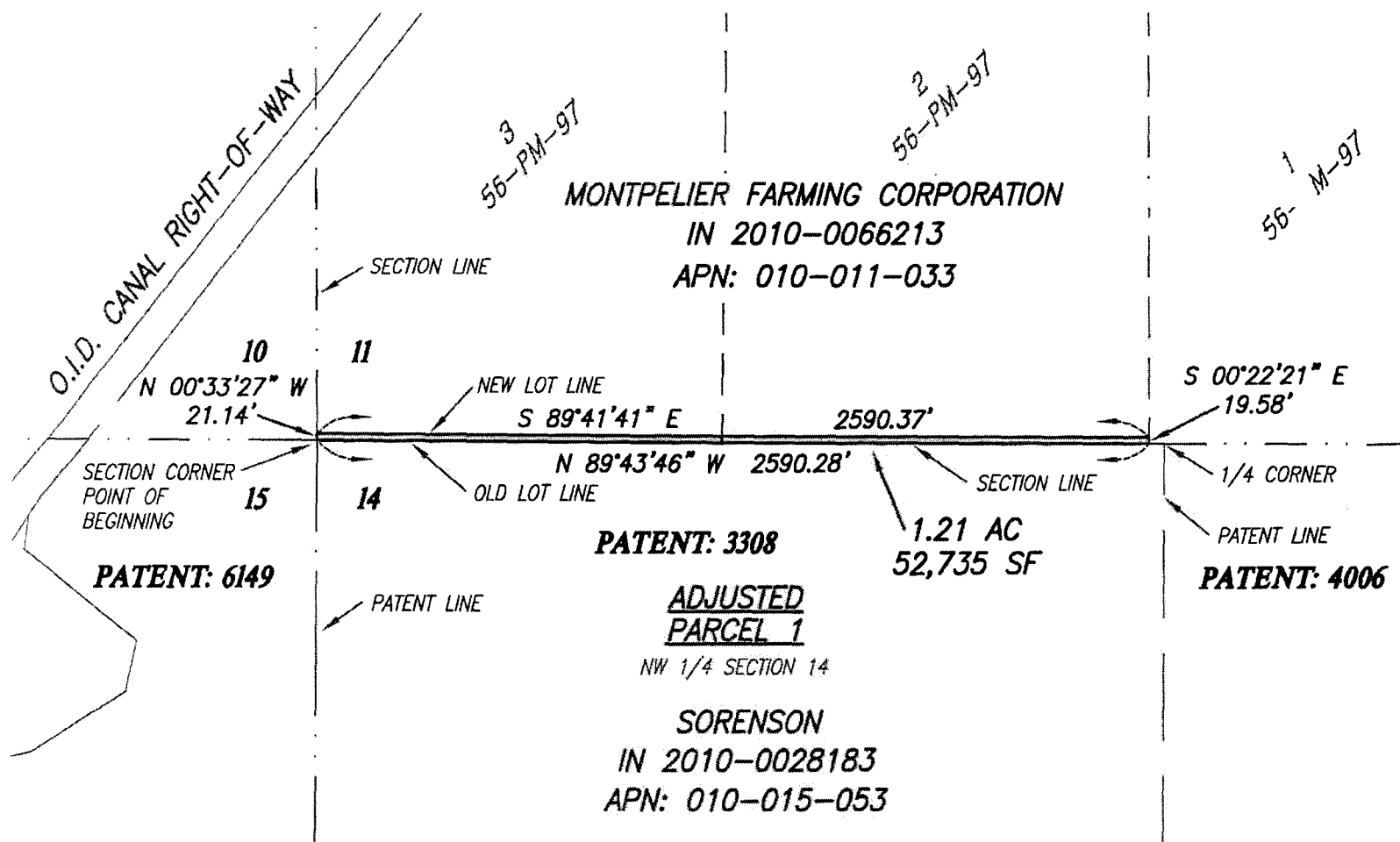
EXCEPTING THEREFROM:

Commencing at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 11 South 89°43'46" East, a distance of 1257.89 feet to the southwest corner of said Parcel 2 and the **TRUE POINT OF BEGINNING** of this description; thence leaving said South line and proceeding along the West line of said Parcel 2 North 00°16'14" East, a distance of 20.38 feet; thence South 89°41'41" East, a distance of 1332.17 feet to a point on the East line of said Parcel 2; thence along said East line South 00°22'21" East, a distance of 19.58 feet to a point on said South line of Section 11; thence along said South line North 89°43'46" West, a distance of 1332.39 feet to the point of beginning.



FOR ILLUSTRATIVE PURPOSES ONLY

EXHIBIT C



MONTPELIER FARMING CORPORATION
 IN 2010-0066213
 APN: 010-011-033

PATENT: 3308

**ADJUSTED
 PARCEL 1**

NW 1/4 SECTION 14

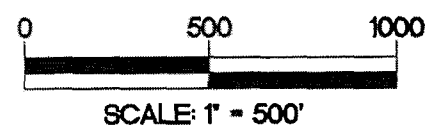
SORENSEN
 IN 2010-0028183
 APN: 010-015-053

PATENT: 6149

S 00°22'21" E
 19.58'

PATENT: 4006

EXHIBIT "C"
RESULTANT PARCEL 1
PLAT TO ACCOMPANY LEGAL DESCRIPTION



North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *R. Groenewold*

JOB NO: J10-898
 SCALE: 1"=500'
 DR BY: RG

DATE: 8/19/2014
 FILE: PLAT-SOREN 3308
 CK BY: RG

PROFESSIONAL LAND SURVEYOR
 RIEN GROENEWOLD
 No. 6946
 STATE OF CALIFORNIA
 8/2/14

MONTPELIER FARMING CORPORATION
 IN 2010-0066213
 APN: 010-011-033

7
 56-PM-97

0.21 AC
 9,109 SF

SOUTH MAIN CANAL

NEW LOT LINE
 N 54°02'50" E
 40.56'

S 89°52'22" E
 341.94'

S 89°24'16" E
 335.67'

3
 56-PM-97
 0.18 AC
 7,951 SF

S 00°33'27" E
 21.14'

OLD LOT LINE

N 67°07'19" W
 65.38'

NEW LOT LINE

N 86°29'47" W
 228.86'

368.69'
 N 89°52'22" W
 65.82'

SECTION CORNER
 POINT OF BEGINNING

SECTION LINE
 OLD LOT LINE

PATENT LINE

100' O.I.D.

ADJUSTED
PARCEL 2
 E 1/2 NE 1/4
 SECTION 15

PATENT: 6149

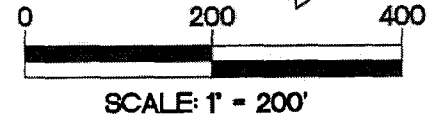
SORENSEN
 IN 2010-0028183
 APN: 010-015-053

PATENT: 3308

EXHIBIT C

FOR ILLUSTRATIVE PURPOSES ONLY

EXHIBIT "C"
 RESULTANT PARCEL 2
 PLAT TO ACCOMPANY LEGAL DESCRIPTION



North Star
 Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *R. Groenewold*

JOB NO: J10-898 LLA2

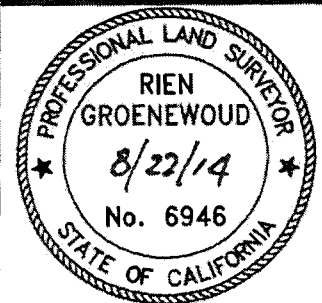
DATE: 8/19/2014

SCALE: 1"=200'

FILE: PLATLLA2-RESLT-6149

DR BY: RG

CK BY: RG



FOR ILLUSTRATIVE PURPOSES ONLY
EXHIBIT C

MONTPELIER FARMING CORPORATION
IN 2010-0066213
APN: 010-011-033

**ADJUSTED
PARCEL 3**

0.78 AC
34,069 SF

0.21 AC
9,109 SF

SOUTH MAIN CANAL

SECTION LINE
OLD LOT LINE

55-PM-97

7
55-PM-97

NEW LOT LINE
N 54°02'50" E
40.56'

SECTION LINE

10

11

NEW LOT LINE
S 00°16'14" W
20.38'

S 89°52'22" E
341.94'

S 89°24'16" E
335.67'

S 89°41'41" E 1258.20'

N 67°07'19" W
65.38'

NEW LOT LINE

N 86°29'47" W
228.86'

S 54°02'50" W
65.82'

368.69'
N 89°52'22" W

SECTION CORNER
POINT OF BEGINNING
N 89°43'46" W 1257.89'

SECTION LINE
OLD LOT LINE

SECTION LINE
OLD LOT LINE

PATENT LINE

100' O.I.D.

PATENT: 6149

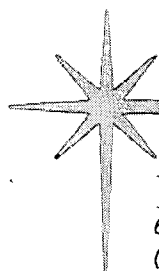
SORENSEN
IN 2010-0028183
APN: 010-015-053

PATENT: 3308



SCALE: 1" = 200'

EXHIBIT "C"
RESULTANT PARCEL 3
PLAT TO ACCOMPANY LEGAL DESCRIPTION



North Star

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *Ri Greenwood*

JOB NO: J10-898 LLA2

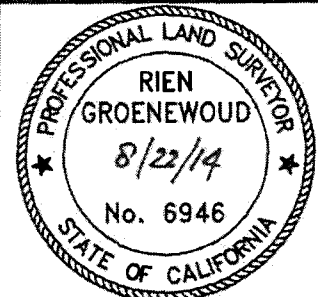
DATE: 8/19/2014

SCALE: 1"=200'

FILE: PLATLLA2-LOT3-MONT

DR BY: RG

CK BY: RG



FOR ILLUSTRATIVE PURPOSES ONLY

EXHIBIT C

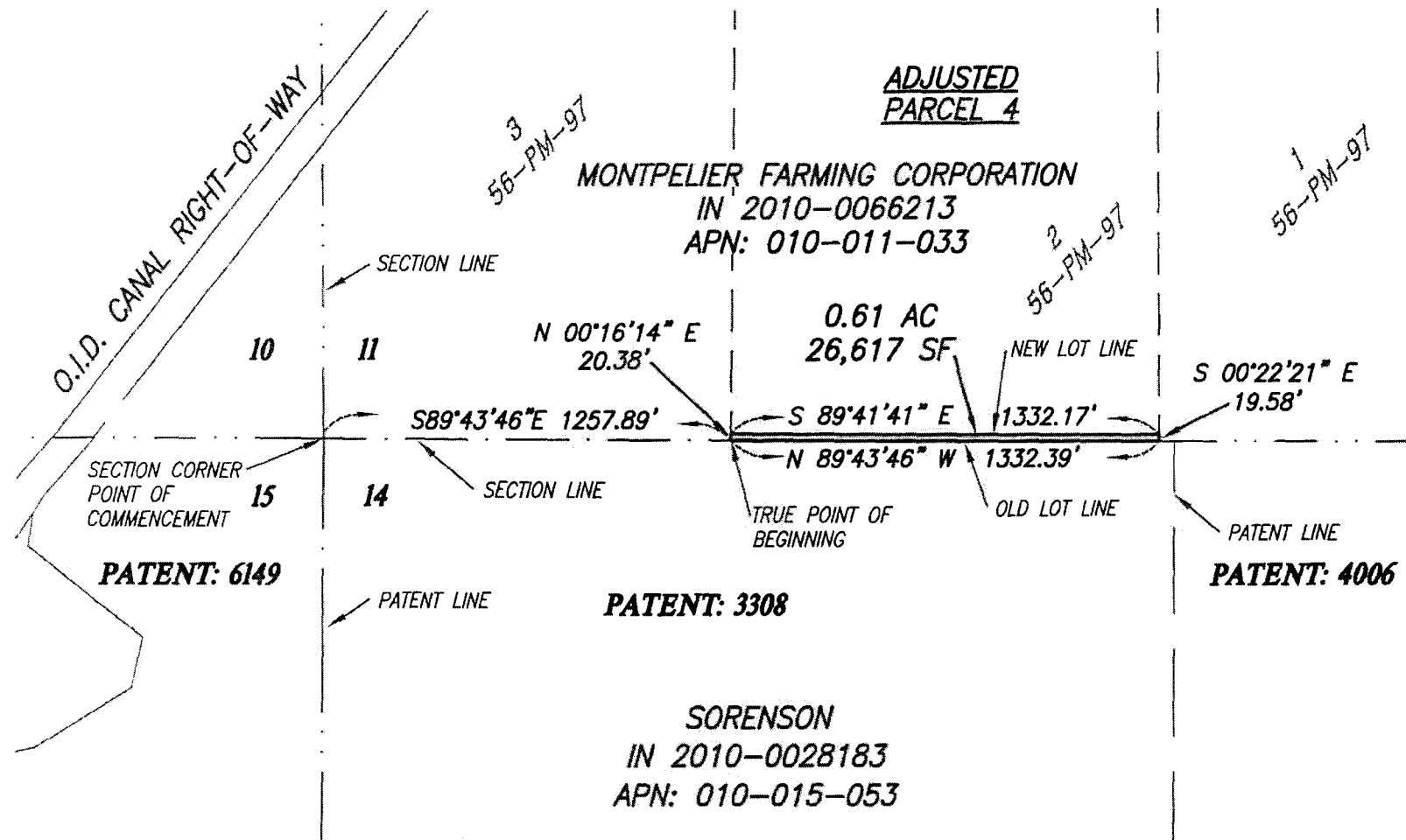
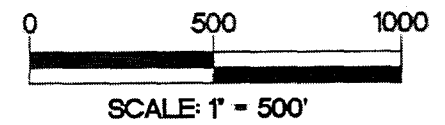


EXHIBIT "C"
RESULTANT PARCEL 4
PLAT TO ACCOMPANY LEGAL DESCRIPTION



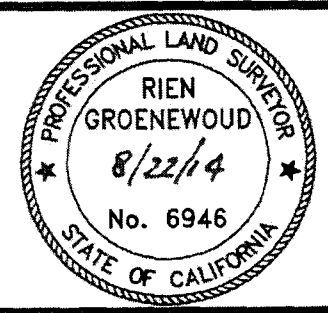
North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

SIGNATURE: *R. Greenwood*

JOB NO: J10-898
SCALE: 1"=500'
DR BY: RG

DATE: 8/19/2014
FILE: LLA2-LOT2_MONT
CK BY: RG





Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051400-00

Acct 121-Planning.
Monday, JUL 11, 2016 15:44:50
Ttl Pd \$53.00 Rcpt # 0003836599
OGP/R2/1-13

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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


Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on February 23, 2015, approved the lot line adjustment herein described submitted under the name of Montpelier Farming Corp./Burchell Nursery, Inc. Lot Line Adjustment No. PLN2014-0121 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B" and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

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

Date 6/29/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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)SS
COUNTY OF STANISLAUS)

On MAY 8, 2015 before me, E. PEREZ-VEGA, NOTARY PUBLIC Notary Public, personally appeared

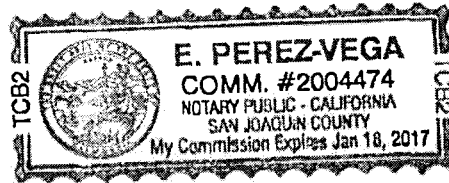
WILLIAM I. BURCHELL AND THOMAS W. BURCHELL AND JAMES C. CRECELLOS
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and 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]



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: CERTIFICATE OF LOT LINE ADJUSTMENT.

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

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 25, 2015 before me, Penny WARD, a notary public, personally appeared - Ben 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

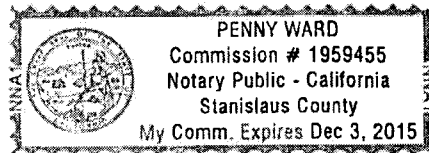


Exhibit "A"

Lot Line Adjustment 2014-0121

Unadjusted Parcels Legal Description

Parcel 1: (Montpelier Farming Corporation) (56-PM-97)

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 9, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 3: (Montpelier Farming Corporation) (56-PM-97)

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 4: (Burchell Nursery)

The East half of the West half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian.

Also excepting all that portion of said Section 10 lying north of the south line of Parcel 4 of Volume 910, Page 532 of Official Records recorded on October 31, 1947, Stanislaus County Records.

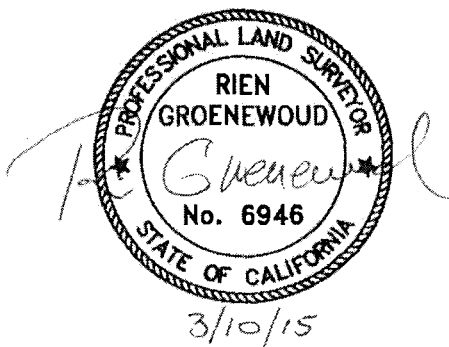


Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel Legal Description

Adjusted Parcel 1:

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

BEGINNING at the southwest corner of said Parcel 8, said corner being also the South quarter corner of said Section 10 and being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet; thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet; thence North 01°09'07" West, a distance of 623.28 feet to a point on the westerly extension of the North line of said Parcel 8; thence along said westerly extension South 89°26'43" East, a distance of 32.33 feet to the northwest corner of said Parcel 8; thence along the West line of said Parcel 8 South 00°25'42" East, a distance of 1367.81 feet to the point of beginning.

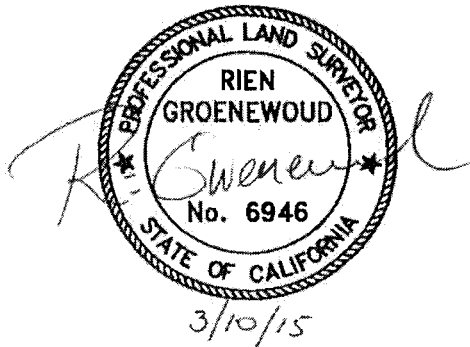


Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel Legal Description

Adjusted Parcel 2:

Parcel 9, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 1367.81 feet to the southwest corner of said Parcel 9 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 9, North 89°26'43" West, a distance of 32.33 feet;
thence North 01°09'07" West, a distance of 84.91 feet;
thence North 00°22'21" East, a distance of 1257.80 feet to a point on the Westerly extension of the North line of said Parcel 9;
thence along last said westerly extension South 89°11'05" East, a distance of 15.82 feet to the northwest corner of said Parcel 9;
thence along the West line of said Parcel 9, being also along said North-South centerline, South 00°25'42" East, a distance of 1342.80 feet to the point of beginning.

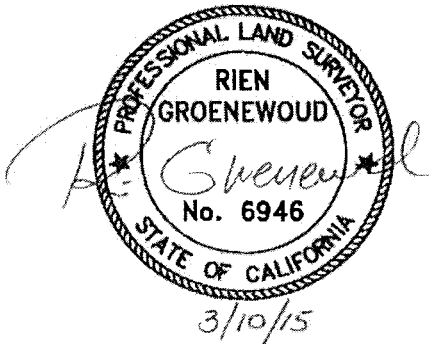


Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel

Legal Description

Adjusted Parcel 3:

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North 89°11'05" West, a distance of 15.82 feet;
thence North 00°22'21" East, a distance of 434.28 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along last said North line South 89°53'24" East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11;
thence along said North-South centerline South 00°25'42" East, a distance of 707.75 feet to the point of beginning.

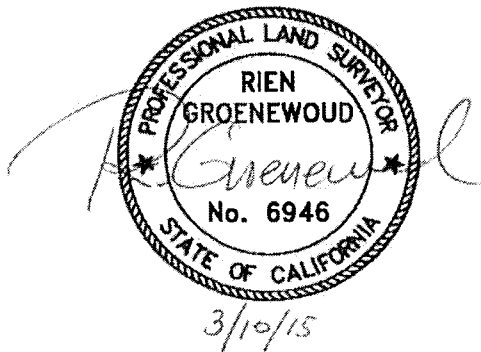


Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2014-0121

Resultant Parcel

Legal Description

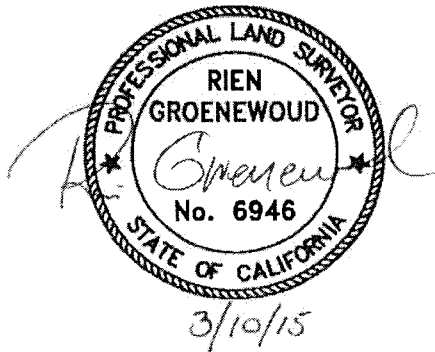
Adjusted Parcel 4:

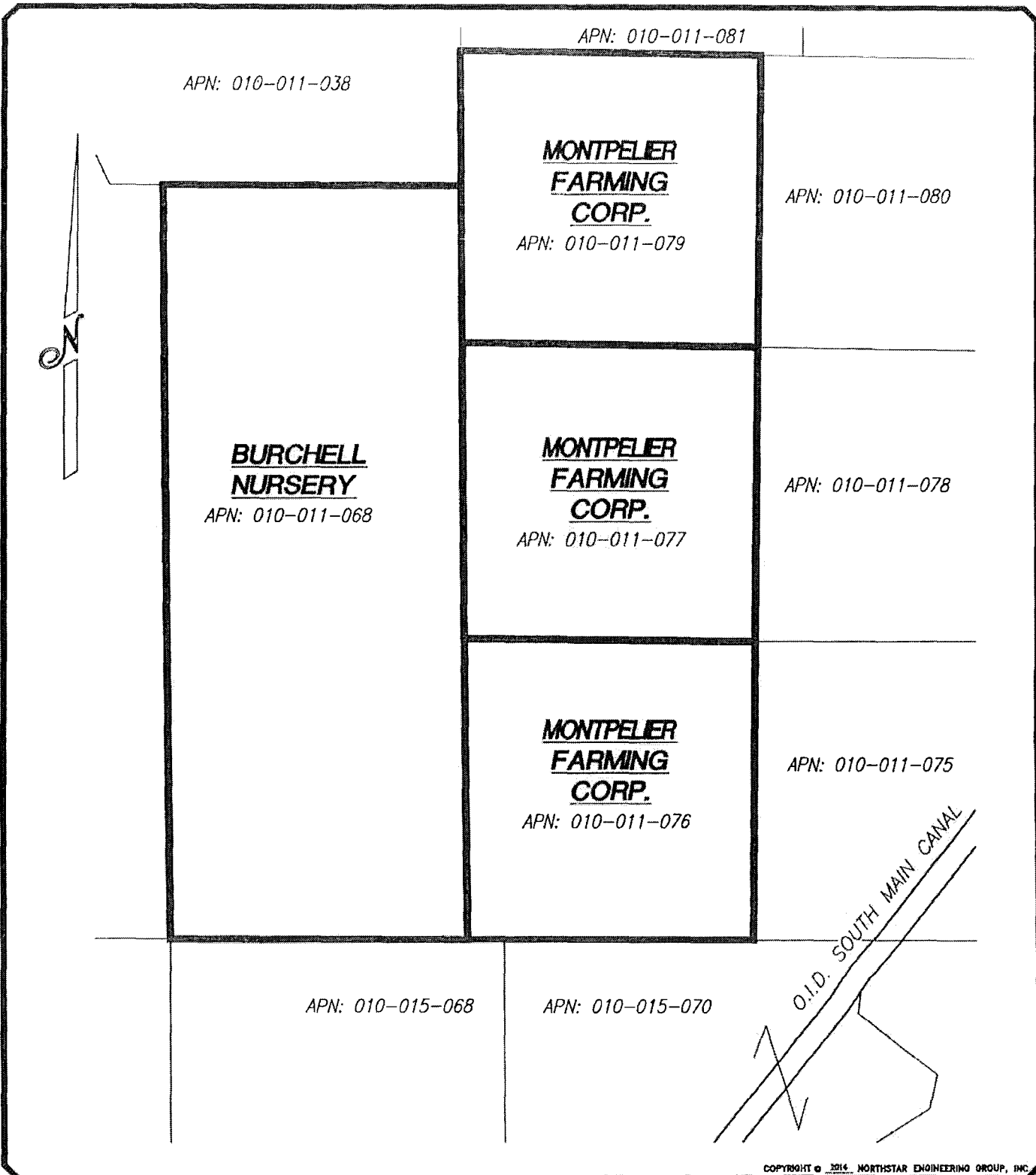
The East half of the West half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian.

EXCEPTING THEREFROM all that portion of said Section 10 lying north of the south line of Parcel 4 of Volume 910, Page 532 of Official Records recorded on October 31, 1947, Stanislaus County Records.

ALSO EXCEPTING THEREFROM:

BEGINNING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet;
thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet
thence North 01°09'07" West, a distance of 708.20 feet;
thence North 00°22'21" East, a distance of 1692.08 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along said North line South 89°53'24" East, a distance of 7.50 feet to a point on the East line of said West half;
thence along said East line South 00°25'42" East, a distance of 3418.35 feet to the point of beginning.





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DWG MADE BY: JAMES W. CHAMBERS, WEST BURNINGHAM, ALABAMA 35894, JAMES W. CHAMBERS, WEST BURNINGHAM, ALABAMA 35894

FOR ILLUSTRATIVE PURPOSES ONLY



North Star
Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

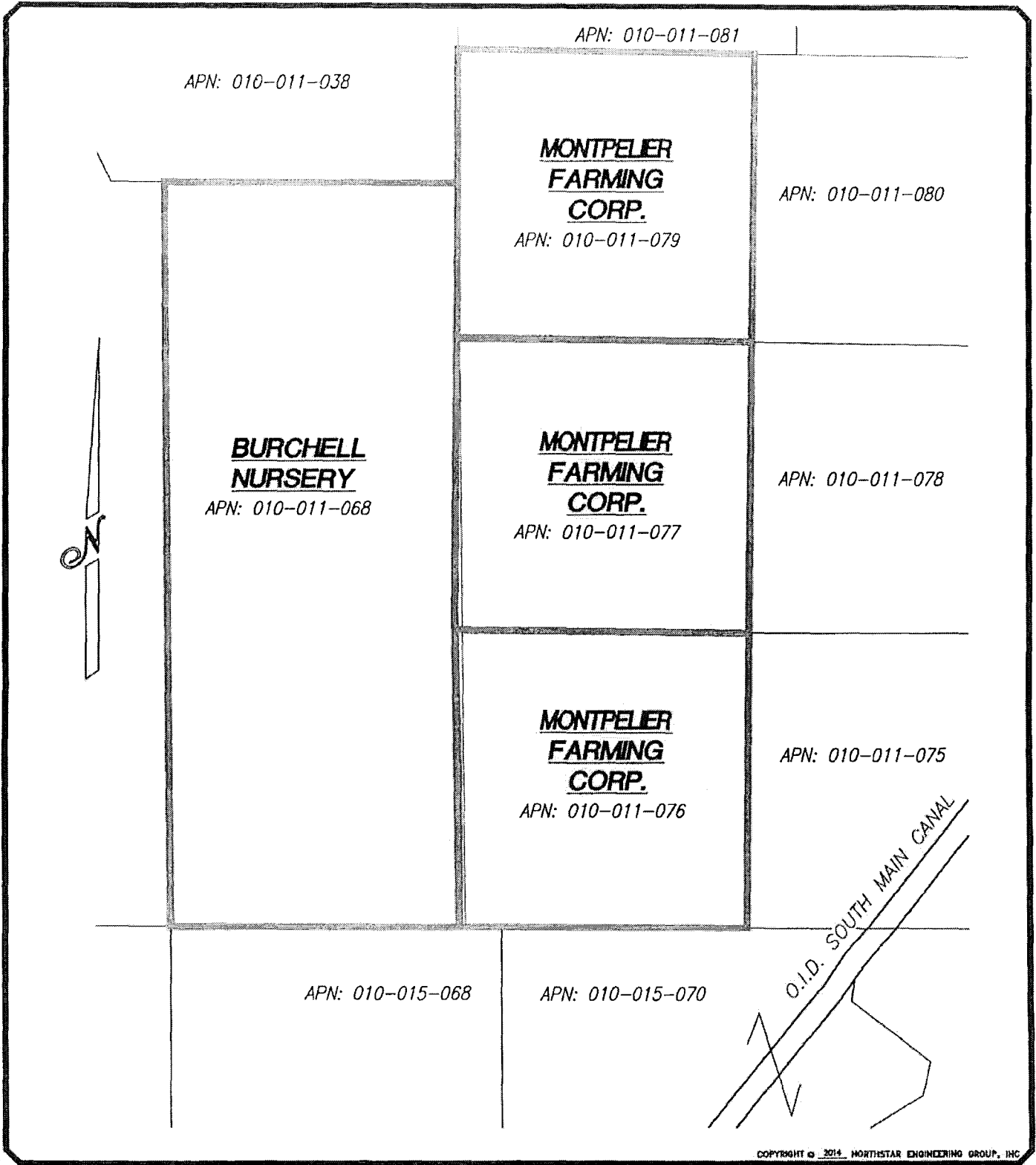
**BEFORE LOT
 LINE ADJUSTMENT**

**BURCHELL-MONTPELIER
 FARMING CORP.**

STANISLAUS COUNTY CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1" = 600'
DRAWN:	RG
DESIGN:	RG
CHECK:	RG
SHEET	01 02

EXHIBIT C



COPYRIGHT © 2014, NORTHSTAR ENGINEERING GROUP, INC.

DWG NAME: C:\Users\jcohen\Desktop\Projects\010-011-038-011-081-076-077-078-079-080-081-081-AFTER ADJ.DWG

NorthStar
 Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
 LINE ADJUSTMENT**
**BURCHELL-MONTPELIER
 FARMING CORP.**
STANISLAUS COUNTY CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1" = 600'
DRAWN:	RG
DESIGN:	RG
CHECK'D:	RG

SHEET
02
 of 02
EXHIBIT C

FOR ILLUSTRATIVE PURPOSES ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2016-0051388-00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Acct 121-Planning.
Monday, JUL 11, 2016 13:55:20
Ttl Pd \$56.00 Rcpt # 0003836555
OGP/R2/1-14

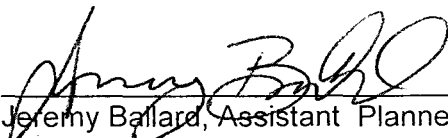
Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on February 23, 2015, approved the lot line adjustment herein described submitted under the name of Montpelier Farming Corp/Fresno Farming LLC. Lot Line Adjustment No. PLN2014-0122 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B" and Exhibit "C", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

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

ANGELA FREITAS, DIRECTOR

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

6/29/16
Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

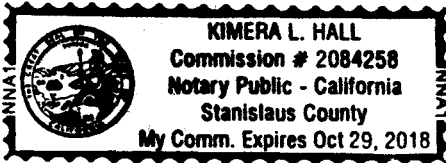
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On 10/29/16 before me, Kimera L. Hall, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jeremy Ballard
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

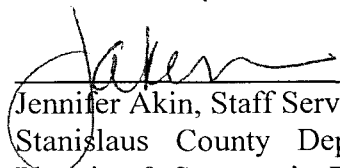
Signer Is Representing: _____

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 KIMERA L. HALL
COMMISSION NO. 2084258
DATE COMMISSION EXPIRES OCTOBER 29, 2018
PLACE OF EXECUTION STANISLAUS COUNTY

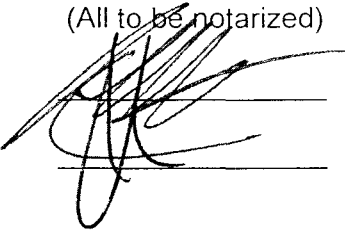

(Date) June 30, 2016



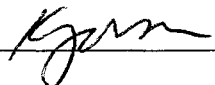
Jennifer Akin, Staff Services Tech
Stanislaus County Department of
Planning & Community Development

LOT LINE NO. PLN2014-0122

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Randall C. Boyce</u>		<u>4/28/2015</u>	<u>Livingston CA</u>
<u>JAMES G. CREGLIUS</u>		<u>5-8-15</u>	<u>Oakdale CA</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Ken Johnson</u> <u>SR Vice President</u> <u>Central Valley Farm Credit</u>		<u>8/25/15</u>	<u>TURLOCK</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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 Merced)

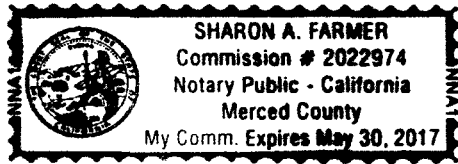
On 4/28/15 before me, Sharon A. Farmer, Notary,
Date Here Insert Name and Title of the Officer

personally appeared Randall C Boyce
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 Sharon A. Farmer
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: Lot Line Adjustment 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

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 5-8-15 before me, E. PEREZ-VEGA, NOTARY PUBLIC Notary Public,

Date

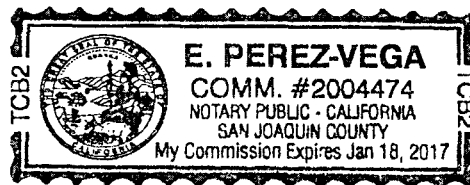
(here insert name and title of the officer)

personally appeared JAMES G. CREELIUS

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: jt (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: LOT LINE ADJUSTMENT Number of Pages: _____

Document Date: _____ Other: _____

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 25, 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

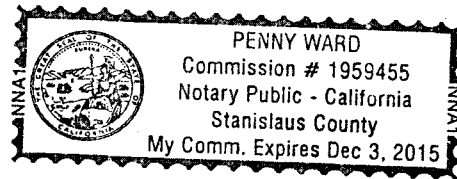


Exhibit "A"

(Page 1 of 2)

Lot Line Adjustment 2014-0122

Unadjusted Parcels

Legal Description

Parcel 1: (Fresno Farming LLC) (2004-0123099)

All that portion of the Northwest quarter of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, described as follows:

BEGINNING at the quarter corner common to Sections 3 and 10 above township and range; thence South 00°13' East along the quarter Section line, 1876.63 feet to the North line of the land described in Deed to E. K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence North 89°55' West along said Pedler North line 1562.00 feet, thence North 26°00' West 762.16 feet; thence North 55°50'30" East 656.96 feet; thence North 39°12' East 248.38 feet; thence North 21°07' West 792.57 feet to a point on the South line of Oakdale-Sonora State Highway, thence along the South line of said State Highway, North 69°56'30" East 1467.50 feet; thence continuing along said State Highway and along a curve to the left having a radius of 1030 feet, central angle of 5°40' a distance of 101.87 feet; thence South 0°10'30" East along the quarter section line of Section 3, a distance of 654.98 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said property which lies Northerly of the Southerly line of the land conveyed to the State of California by Deed recorded September 24, 1956, in Volume 1386 of Official Records, Page 225, Stanislaus County Records.

Parcel 2: (Montpelier Farming Corp) (LLA 2014-0121)

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description; thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North 89°11'05" West, a distance of 15.82 feet; thence North 00°22'21" East, a distance of 434.28 feet; thence North 00°02'34" East, a distance of 273.25 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence along last said North line South 89°53'24" East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11; thence along said North-South centerline South 00°25'42" East, a distance of 707.75 feet to the point of beginning.

Exhibit "A"

(Page 2 of 2)

Lot Line Adjustment 2014-0122

Unadjusted Parcels

Legal Description

Parcel 3: (Montpelier Farming Corp) (56-PM-97)

Parcel 13, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.



Exhibit "B"

(Page 1 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel

Legal Description

Adjusted Parcel 1:

All that portion of the Northwest quarter of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, described as follows:

BEGINNING at the quarter corner common to Sections 3 and 10 above township and range; thence South 00°13' East along the quarter Section line, 1876.63 feet to the North line of the land described in Deed to E. K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records; thence North 89°55' West along said Pedler North line 1562.00 feet, thence North 26°00' West 762.16 feet; thence North 55°50'30" East 656.96 feet; thence North 39°12' East 248.38 feet; thence North 21°07' West 792.57 feet to a point on the South line of Oakdale-Sonora State Highway, thence along the South line of said State Highway, North 69°56'30" East 1467.50 feet; thence continuing along said State Highway and along a curve to the left having a radius of 1030 feet, central angle of 5°40' a distance of 101.87 feet; thence South 0°10'30" East along the quarter section line of Section 3, a distance of 654.98 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said property which lies Northerly of the Southerly line of the land conveyed to the State of California by Deed recorded September 24, 1956, in Volume 1386 of Official Records, Page 225, Stanislaus County Records.

ALSO EXCEPTING THEREFROM:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 3418.35 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description; thence leaving said North-South centerline and proceeding along said North line North 89°53'24" West, a distance of 7.50 feet; thence leaving said North line and proceeding North 00°02'15" East, a distance of 921.77 feet to a point on said North-South centerline, last said point hereby designated as Point "A"; thence along said North-South centerline South 00°25'42" East, a distance of 921.81 feet to the point of beginning.

TOGETHER WITH:

BEGINNING at abovementioned Point "A"; thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 708.15 feet to a point on the South line of the land described in Deed to State of California, recorded April 25, 1956 in Volume 1360 of Official Records, at Page 257, as Instrument No. 11519, Stanislaus County Records; thence along said South line North 72°53'06" East, a distance of 6.03 feet;

Exhibit "B"

(Page 2 of 4)

Lot Line Adjustment 2014-0122

thence leaving said South line and proceeding South 00°02'15" West, a distance of 709.90 feet to the point of beginning.



Exhibit "B"

(Page 3 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel

Legal Description

Adjusted Parcel 2:

Parcel 11, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 2710.61 feet to the southwest corner of said Parcel 11 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 11, North 89°11'05" West, a distance of 15.82 feet;
thence North 00°22'21" East, a distance of 434.28 feet;
thence North 00°02'34" East, a distance of 273.25 feet to a point on to the north line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records;
thence along last said North line South 89°53'24" East, a distance of 7.50 feet to a point on said North-South centerline, being also a point on the West line of said Parcel 11;
thence along said North-South centerline South 00°25'42" East, a distance of 707.75 feet to the point of beginning.

ALSO TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 3418.35 feet to a point on the North line of the land described in Deed to E.K. Pedler, recorded March 7, 1933 in Volume 488 of Official Records, Page 330, Instrument No. 1906, Stanislaus County Records and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along said North line North 89°53'24" West, a distance of 7.50 feet;
thence leaving said North line and proceeding North 00°02'15" East, a distance of 609.35 feet to a point on the westerly extension of the North line of said Parcel 11;
thence along said westerly extension South 89°14'35" East, a distance of 2.54 feet to the northwest corner of said Parcel 11, being also a point on said North-South centerline;
thence along said North-South centerline South 00°25'42" East, a distance of 609.35 feet to the point of beginning.

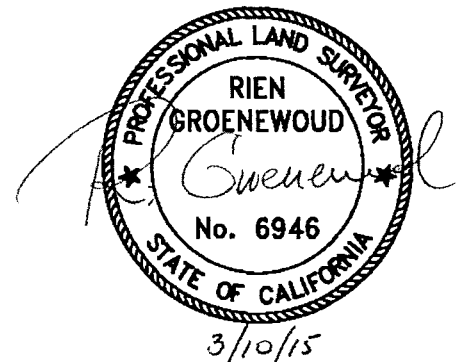


Exhibit "B"

(Page 4 of 4)

Lot Line Adjustment 2014-0122

Resultant Parcel

Legal Description

Adjusted Parcel 3:

Parcel 13, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the East half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

COMMENCING at the South quarter corner of said Section 10, said corner being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 4027.70 feet to the southwest corner of said Parcel 13 and the **TRUE POINT OF BEGINNING** of this description;
thence leaving said North-South centerline and proceeding along the westerly extension of the South line of said Parcel 13 North 89°14'35" West, a distance of 2.54 feet;
thence North 00°02'15" East, a distance of 312.42 feet to a point on said North-South centerline, last said point being hereby designated as Point "A";
thence along said North-South centerline South 00°25'42" East, a distance of 312.46 feet to the point of beginning.

EXCEPTING THEREFROM:

BEGINNING at abovementioned Point "A";
thence along the North-South centerline of said Section 10 North 00°25'42" West, a distance of 708.15 feet to a point on the South line of the land described in Deed to State of California, recorded April 25, 1956 in Volume 1360 of Official Records, at Page 257, as Instrument No. 11519, Stanislaus County Records;
thence along said South line North 72°53'06" East, a distance of 6.03 feet;
thence leaving said South line and proceeding South 00°02'15" West, a distance of 709.90 feet to the point of beginning.

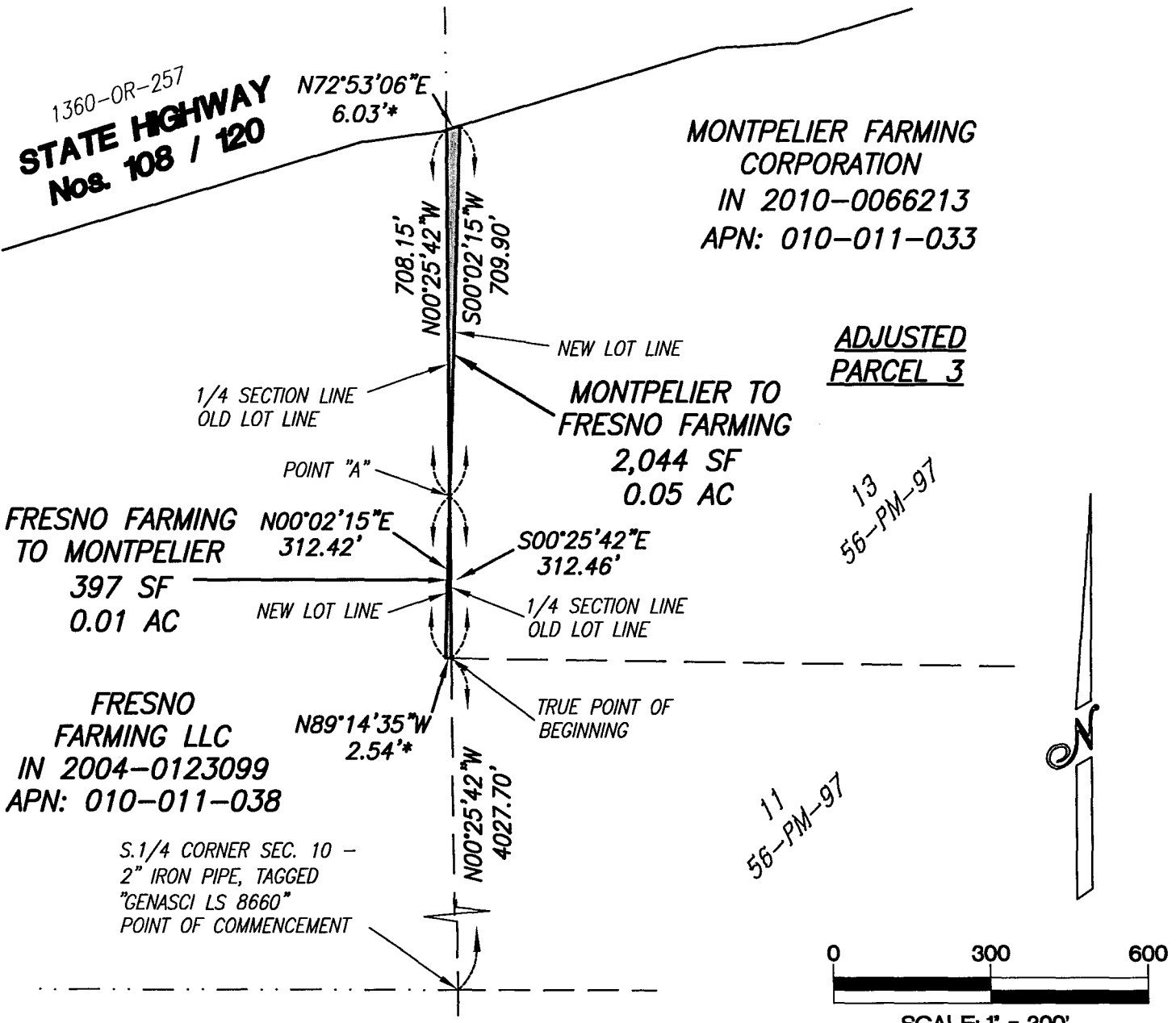


1360-OR-257
STATE HIGHWAY
Nos. 108 / 120

N72°53'06"E
 6.03'*

MONTPELIER FARMING CORPORATION
 IN 2010-0066213
 APN: 010-011-033

ADJUSTED
PARCEL 3

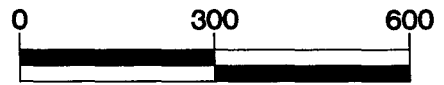


FRESNO FARMING TO MONTPELIER
 397 SF
 0.01 AC

MONTPELIER TO FRESNO FARMING
 2,044 SF
 0.05 AC

FRESNO FARMING LLC
 IN 2004-0123099
 APN: 010-011-038

S.1/4 CORNER SEC. 10 -
 2" IRON PIPE, TAGGED
 "GENASCI LS 8660"
 POINT OF COMMENCEMENT



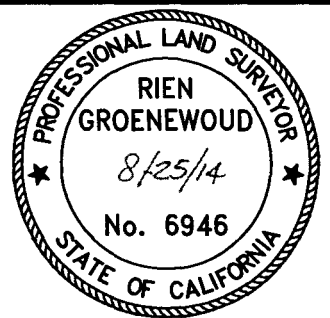
SCALE: 1" = 300'

EXHIBIT "C"
RESULTANT PARCEL 3
PLAT TO ACCOMPANY LEGAL DESCRIPTION

* INDICATES: LINE WORK SHOWN EXAGGERATED FOR CLARITY

North Star Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

JOB NO: J10-898
 SCALE: AS SHOWN
 DR BY: RG
 CK BY: RG
 FILE: LLA-5-3-LOT 13
 DATE: 8/21/2014




SIGNATURE: *Rien Groenewoud*

FOR HISTORATIVE PURPOSES ONLY

THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2017-0040993-00
Acct 402-Counter Customers
Wednesday, JUN 07, 2017 11:04:57
Ttl Pd \$0.00 Rcpt # 0003981026
OJC/R2/1-13

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2017-0019**

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into June 7, 2016, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

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

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

DESIGNATED AGENT: SUNDANCE DEVELOPMENT, INC.
PO BOX 576309
MODESTO, CA 95357

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

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
Portions of 010-015-070, 075 & 076	49.22	FOGARTY N OF ROAD, OAKDALE, CA

Pursuant to Stanislaus County Board of Supervisors Resolution No 2016-286 relating to Lot Line Adjustment No. PLN2013-0074 as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. 77-2759 which encumbered the parcel described in Exhibit A are rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

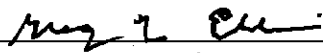
13 J

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

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

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

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Greg L. Ellis President Sundance Development, Inc.		7/15/16	Modesto, CA

SECURITY HOLDERS:

OWNERS:


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

EXHIBITS:

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

COUNTY: Stanislaus County

6-5-2017
Dated


Chairman, Board of Supervisors
Angela Freitas for Vito Chiesa

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

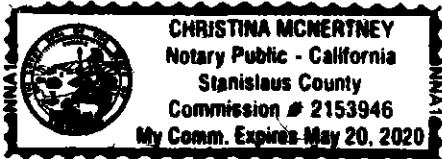
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On July 15, 2016 before me, Christina McNertney*
Date Here Insert Name and Title of the Officer
personally appeared Greg L. Ellis
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 Christina McNertney
Signature of Notary Public

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

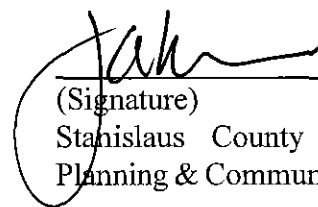
COMMISSION NO. 20153946

DATE COMMISSION EXPIRES May 20, 2020

PLACE OF EXECUTION Stanislaus

May 17, 2017

(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 June 5, 2017 before me, Christine Michele Smith, Notary Public, personally appeared Angela Freitas, 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.



Christine Michele Smith
Signature of Notary

OPTIONAL

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

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Rescission
Subject: WAC – DOC2017-0019
Located at: 010-015-070, 075, & 076
Date of Document: 6/5/2017
Number of Pages in words:
Signer(s) Other Than Named Above: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

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

RIGHT THUMB

SIGNER IS REPRESENTING:

9/13/2016

Signer's Name: _____

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

RIGHT THUMB

SIGNER IS REPRESENTING:

Exhibit "A"

Lot Line Adjustment 2013-0074

Unadjusted Parcels Legal Description

Parcel 1: (Sundance) (LLA-98-08)

The West half of the northeast quarter and all that portion of the northeast quarter of the northeast quarter of said Section 15 lying North and Westerly of the right-of-way of the canal of the Oakdale Irrigation District, as conveyed by deed recorded February 28, 1912 in volume 87 of deeds, at page 307.

EXCEPTING THEREFROM:

The Westerly 161.59 feet of the Northeast quarter of said Section 15 (said Easterly line of Westerly 161.59 feet being measured at right angles to and parallel with the North/South quarter section line of said Section 15).

ALSO EXCEPTING THEREFROM:

The following described property conveyed to Edmund A. Rosasco by deed recorded June 11, 1941 in Volume 736 of Official Records, at page 242:

BEING all that portion of the southeast quarter of the northwest quarter and southwest quarter of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, which lies south of the Sierra Railroad, as said railroad existed June 11, 1941.

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

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 7, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 3: (Montpelier Farming Corporation) (LLA 2014-0121)

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

BEGINNING at the southwest corner of said Parcel 8, said corner being also the South quarter corner of said Section 10 and being marked with a 2" iron pipe, tagged "Genasci LS 8660"; thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet; thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet; thence North 01°09'07" West, a distance of 623.28 feet to a point on the westerly extension of the North line of said Parcel 8; thence along said westerly extension South 89°26'43" East, a distance of 32.33 feet to the northwest corner of said Parcel 8;

EXHIBIT A

thence along the West line of said Parcel 8 South 00°25'42" East, a distance of 1367.81 feet to the point of beginning.



Exhibit "B"

(Page 1 of 3)

Lot Line Adjustment 2013-0074

**Resultant Parcel
Legal Description**

Adjusted Parcel 1:

The West half of the northeast quarter and all that portion of the northeast quarter of the northeast quarter of said Section 15 lying North and Westerly of the right-of-way of the canal of the Oakdale Irrigation District, as conveyed by deed recorded February 28, 1912 in volume 87 of deeds, at page 307.

TOGETHER WITH:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 837.04 feet to the West line of the 100-foot wide Oakdale Irrigation District South Main Canal and the **TRUE POINT OF BEGINNING** of this description; thence continuing along said South line North 89°52'22" West, a distance of 1649.30 feet; thence leaving said South line and proceeding North 00°26'36" East, a distance of 35.59 feet; thence South 89°37'39" East, a distance of 1105.82 feet; thence South 89°33'24" East, a distance of 564.75 feet to said West line of the 100-foot wide South Main Canal; thence along said West line South 37°50'07" West, a distance of 35.06 feet to the point of beginning.

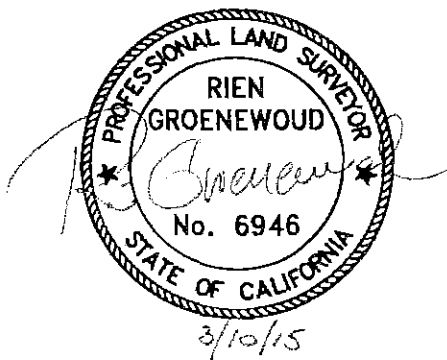
EXCEPTING THEREFROM:

The Westerly 161.59 feet of the Northeast quarter of said Section 15 (said Easterly line of Westerly 161.59 feet being measured at right angles to and parallel with the North/South quarter section line of said Section 15).

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

DEPT: Planning and Community Development BOARD AGENDA #: *D-1

AGENDA DATE: June 7, 2016

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

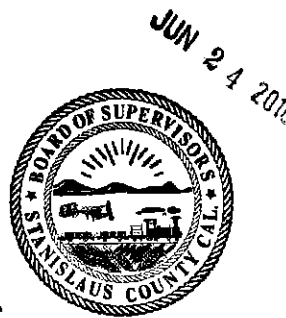
BOARD ACTION AS FOLLOWS: No. 2016-286

On motion of Supervisor Chiesa , Seconded by Supervisor Withrow
and approved by the following vote,
Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

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

MOTION:

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



ATTEST: Elizabeth A. King By Kelly Rodriguez
ELIZABETH A. KING, Clerk of the Board of Supervisors File No.

EXHIBIT C

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

Urgent Routine

AGENDA DATE: June 7, 2016

AF

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

STAFF RECOMMENDATIONS:

1. Pursuant to California Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County implementation of AB1265.
 - b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located east of Wamble Road, Between North Fogarty Road and State Route 108/120, east of the City of Oakdale.
3. Approve new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.
4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.

DISCUSSION:

This request involves five separate lot line adjustment applications to be processed simultaneously for approval of the desired final parcel configurations needed to correct property lines for existing access roads and fences. In total, there will be only 11 parcels involved in the five separate applications as some parcels are utilized multiple times. The parcels involved in the lot line adjustments are located east of Wamble Road, between North Fogarty Road and State Route 108/120, east of the City of Oakdale, in the unincorporated area of Stanislaus County. An area map of the 1,224 acre project site as presently sized, including the area covered by each of the lot line adjustment applications, is provided in Attachment 1. An overview of the lot line adjustment applications, include property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use of the parcels is provided in Attachment 2. Attachments 3-7 provide before and after maps of each of the five proposed lot line adjustments.

The Williamson Act requires Board action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. Staff has reviewed all five lot line adjustment applications for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the applications meet the requirements for approval.

In total, 10 of the 11 parcels involved are enrolled in four separate contracts. However, if this lot line is approved, all 11 parcels will be enrolled in new contracts. This will encumber an additional 48.01 acres into the Williamson Act and bring the total number of acres covered under the Williamson Act to 1,224 acres.

Pursuant to California Government Code Section 51257, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts, provided that the Board finds all of the following:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County's implementation of AB1265.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

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

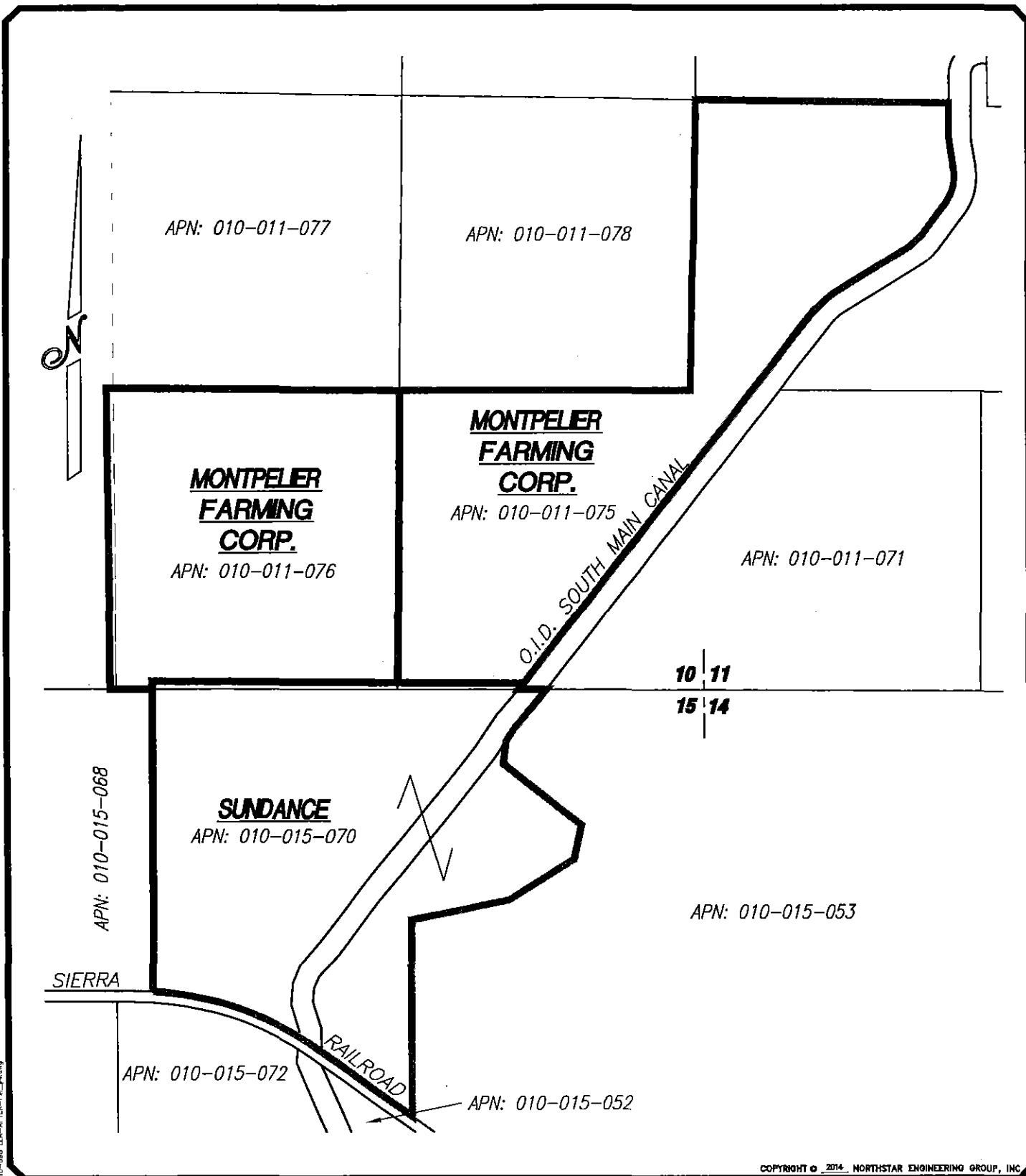
5. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
7. The lot line adjustment does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

Staff believes that all the findings can be made as the proposed lot line adjustments will not increase the number of developable parcels, will not reduce the number of acres covered under contract, and will not compromise the continued agricultural use of the parcels.

New Williamson Act Contracts would typically come before the Board once a year, in December. Williamson Act Contracts for 2016 came before the Board on December 15, 2015; however, because this action is related to a lot line adjustment, it is prudent to act on this action independently of other Williamson Act Contracts. Therefore, it is the intention of this action that all new contracts supersede all existing contracts, upon recording. As in the case with all Williamson Act Contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUE:

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's policies specifically state that the County shall continue to administer lot



DWC NAME: K:\110-898-Corridor West Nuts\Draw\EXHIBITS\JOB-898\11A-AFTER-PIL.dwg

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NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
LINE ADJUSTMENT**

**SUNDANCE-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY CALIFORNIA


JOB:	J10-898
DATE:	02/24/2015
SCALE:	1"=600'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG
SHEET	02 OF 02

FOR ILLUSTRATIVE PURPOSES ONLY

THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

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



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2017-0040993-00
Acct 402-Counter Customers
Wednesday, JUN 07, 2017 11:04:57
Ttl Pd \$0.00 Rcpt # 0003981026
OJC/R2/1-13

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2017-0019**

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(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: SUNDANCE DEVELOPMENT, INC.
PO BOX 576309
MODESTO, CA 95357

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

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
Portions of 010-015-070, 075 & 076	49.22	FOGARTY N OF ROAD, OAKDALE, CA

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13X

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

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

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

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Greg L. Ellis President Sundance Development, Inc.		7/15/16	Modesto, CA

SECURITY HOLDERS:

OWNERS:

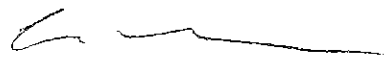
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)

EXHIBITS:

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

COUNTY: Stanislaus County

6.5.2017
Dated


Chairman, Board of Supervisors
Angela Freitas for Vito Chiesa

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

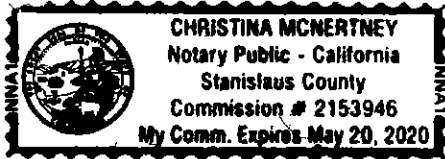
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On July 15, 2016 before me, Christina McNertney *
Date Here Insert Name and Title of the Officer
personally appeared Greg L. Ellis
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 Christina McNertney
Signature of Notary Public

* 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 CHRISTINA McNERTNEY

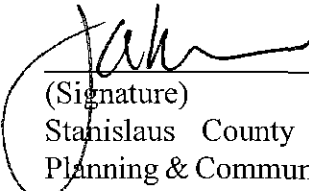
COMMISSION NO. 20153946

DATE COMMISSION EXPIRES May 20, 2020

PLACE OF EXECUTION Stanislaus

May 17, 2017

(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 June 5, 2017 before me, Christine Michele Smith, Notary Public, personally appeared Angela Freitas, 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.



Christine Michele Smith
Signature of Notary

OPTIONAL

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

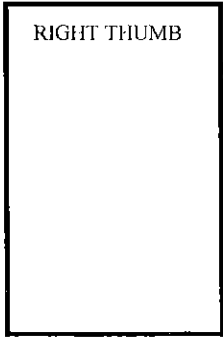
DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Rescission
Subject: WAC - DOC2017-0019
Located at: 010-015-070, 075, & 076
Date of Document: 6/5/2017
Number of Pages in words:
Signer(s) Other Than Named Above: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

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

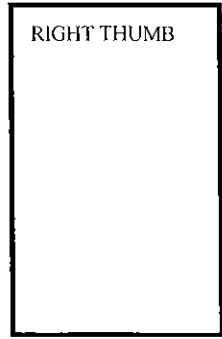


SIGNER IS REPRESENTING:

9/13/2016

Signer's Name: _____

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



SIGNER IS REPRESENTING:

Exhibit "A"

Lot Line Adjustment 2013-0074

Unadjusted Parcels Legal Description

Parcel 1: (Sundance) (LLA-98-08)

The West half of the northeast quarter and all that portion of the northeast quarter of the northeast quarter of said Section 15 lying North and Westerly of the right-of-way of the canal of the Oakdale Irrigation District, as conveyed by deed recorded February 28, 1912 in volume 87 of deeds, at page 307.

EXCEPTING THEREFROM:

The Westerly 161.59 feet of the Northeast quarter of said Section 15 (said Easterly line of Westerly 161.59 feet being measured at right angles to and parallel with the North/South quarter section line of said Section 15).

ALSO EXCEPTING THEREFROM:

The following described property conveyed to Edmund A. Rosasco by deed recorded June 11, 1941 in Volume 736 of Official Records, at page 242:

BEING all that portion of the southeast quarter of the northwest quarter and southwest quarter of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, which lies south of the Sierra Railroad, as said railroad existed June 11, 1941.

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

Parcel 2: (Montpelier Farming Corporation) (56-PM-97)

Parcel 7, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

Parcel 3: (Montpelier Farming Corporation) (LLA 2014-0121)

Parcel 8, as shown on that certain map, filed for record on May 13, 2014 in Book 56 of Parcel Maps, at Page 97, Stanislaus County Records, situate in the South half of Section 10, Township 2 South, Range 11 East, Mount Diablo Meridian, in the County of Stanislaus, State of California.

TOGETHER WITH:

BEGINNING at the southwest corner of said Parcel 8, said corner being also the South quarter corner of said Section 10 and being marked with a 2" iron pipe, tagged "Genasci LS 8660";
thence along the South line of said Section 10 North 89°52'22" West, a distance of 26.71 feet;
thence leaving said South line and proceeding North 00°15'18" West, a distance of 744.87 feet;
thence North 01°09'07" West, a distance of 623.28 feet to a point on the westerly extension of the North line of said Parcel 8;
thence along said westerly extension South 89°26'43" East, a distance of 32.33 feet to the northwest corner of said Parcel 8;

thence along the West line of said Parcel 8 South 00°25'42" East, a distance of 1367.81 feet to the point of beginning.



Exhibit "B"

(Page 1 of 3)

Lot Line Adjustment 2013-0074

Resultant Parcel Legal Description

Adjusted Parcel 1:

The West half of the northeast quarter and all that portion of the northeast quarter of the northeast quarter of said Section 15 lying North and Westerly of the right-of-way of the canal of the Oakdale Irrigation District, as conveyed by deed recorded February 28, 1912 in volume 87 of deeds, at page 307.

TOGETHER WITH:

COMMENCING at the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence along the South line of said Section 10 North 89°52'22" West, a distance of 837.04 feet to the West line of the 100-foot wide Oakdale Irrigation District South Main Canal and the **TRUE POINT OF BEGINNING** of this description; thence continuing along said South line North 89°52'22" West, a distance of 1649.30 feet; thence leaving said South line and proceeding North 00°26'36" East, a distance of 35.59 feet; thence South 89°37'39" East, a distance of 1105.82 feet; thence South 89°33'24" East, a distance of 564.75 feet to said West line of the 100-foot wide South Main Canal; thence along said West line South 37°50'07" West, a distance of 35.06 feet to the point of beginning.

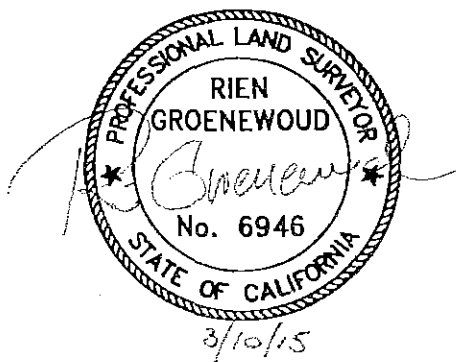
EXCEPTING THEREFROM:

The Westerly 161.59 feet of the Northeast quarter of said Section 15 (said Easterly line of Westerly 161.59 feet being measured at right angles to and parallel with the North/South quarter section line of said Section 15).

ALSO EXCEPTING THEREFROM:

The following described property conveyed to Edmund A. Rosasco by deed recorded June 11, 1941 in Volume 736 of Official Records, at page 242:

BEING all that portion of the southeast quarter of the northwest quarter and southwest quarter of the northeast quarter of Section 15, Township 2 South, Range 11 East, Mount Diablo Meridian, which lies south of the Sierra Railroad, as said railroad existed June 11, 1941.



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

DEPT: Planning and Community Development BOARD AGENDA #: *D-1

AGENDA DATE: June 7, 2016

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

BOARD ACTION AS FOLLOWS:

No. 2016-286

On motion of Supervisor Chiesa , Seconded by Supervisor Withrow
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

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

ELIZABETH A. KING

Clerk of the Board of Supervisors of the
County of Stanislaus, State of California

ATTEST:

Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

By Kelly Rodriguez
File No.



JUN 24 2016

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

Urgent

Routine

AF

AGENDA DATE: June 7, 2016

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

STAFF RECOMMENDATIONS:

1. Pursuant to California Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County implementation of AB1265.
 - b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located east of Wamble Road, Between North Fogarty Road and State Route 108/120, east of the City of Oakdale.
3. Approve new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.
4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074 and PLN 2014-0121, 2014-0122.

DISCUSSION:

This request involves five separate lot line adjustment applications to be processed simultaneously for approval of the desired final parcel configurations needed to correct property lines for existing access roads and fences. In total, there will be only 11 parcels involved in the five separate applications as some parcels are utilized multiple times. The parcels involved in the lot line adjustments are located east of Wamble Road, between North Fogarty Road and State Route 108/120, east of the City of Oakdale, in the unincorporated area of Stanislaus County. An area map of the 1,224 acre project site as presently sized, including the area covered by each of the lot line adjustment applications, is provided in Attachment 1. An overview of the lot line adjustment applications, include property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use of the parcels is provided in Attachment 2. Attachments 3-7 provide before and after maps of each of the five proposed lot line adjustments.

The Williamson Act requires Board action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. Staff has reviewed all five lot line adjustment applications for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the applications meet the requirements for approval.

In total, 10 of the 11 parcels involved are enrolled in four separate contracts. However, if this lot line is approved, all 11 parcels will be enrolled in new contracts. This will encumber an additional 48.01 acres into the Williamson Act and bring the total number of acres covered under the Williamson Act to 1,224 acres.

Pursuant to California Government Code Section 51257, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts, provided that the Board finds all of the following:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than ten years, except as authorized under the County's implementation of AB1265.

Approval to Rescind Williamson Act Contract Nos. 1972-0497 and 1977-2759 and Portions of Contract Nos. 1976-2367, and 1996-4325, Located East of Wamble Road, Between North Fogarty Road and State Route 108/120, East of the City of Oakdale; and Approval of New Contracts Pursuant to Lot Line Adjustment Application Nos. PLN 2013-0072, 2013-0073, 2013-0074, 2014-0121, and 2014-0122

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

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

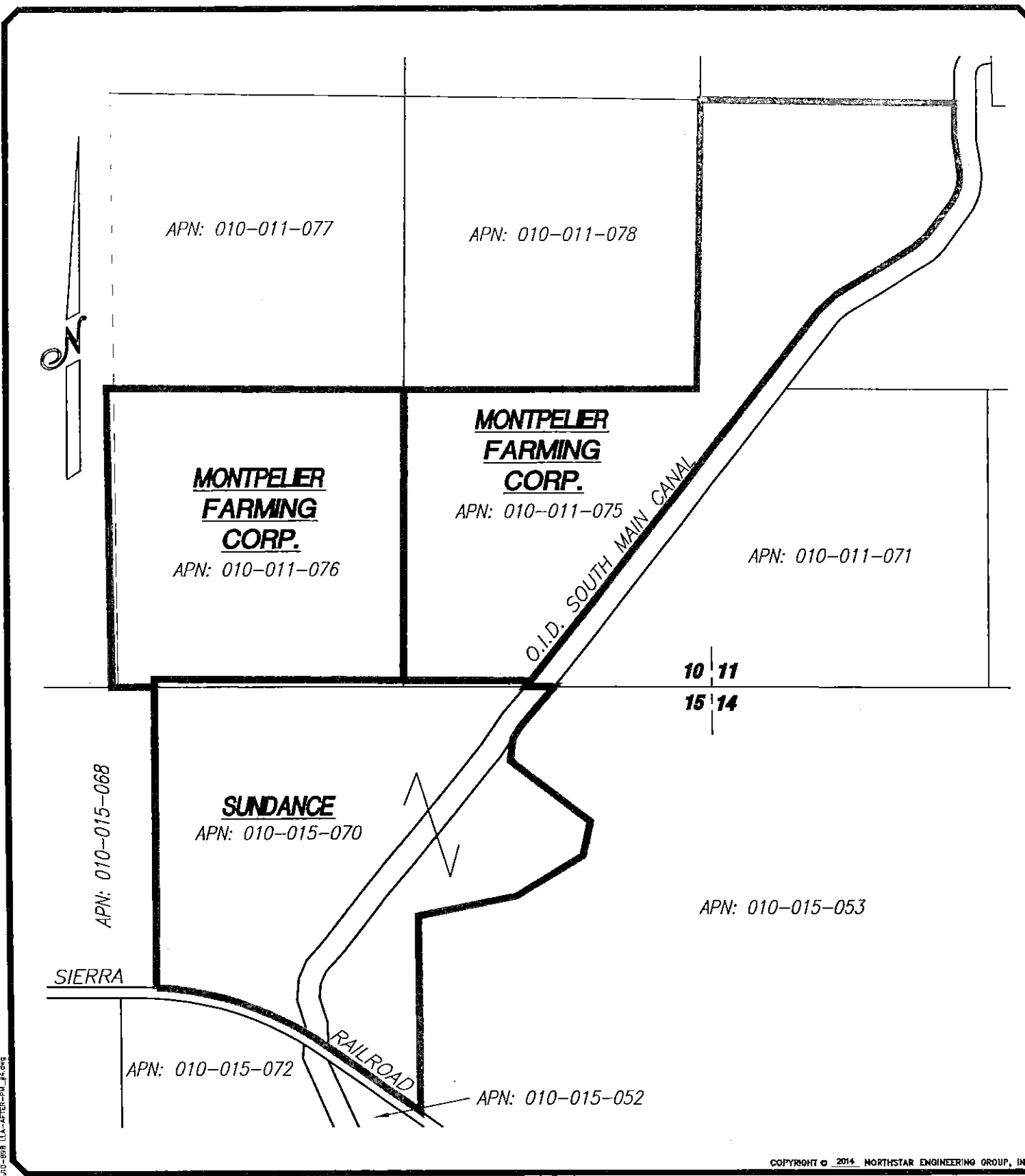
5. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
7. The lot line adjustment does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

Staff believes that all the findings can be made as the proposed lot line adjustments will not increase the number of developable parcels, will not reduce the number of acres covered under contract, and will not compromise the continued agricultural use of the parcels.

New Williamson Act Contracts would typically come before the Board once a year, in December. Williamson Act Contracts for 2016 came before the Board on December 15, 2015; however, because this action is related to a lot line adjustment, it is prudent to act on this action independently of other Williamson Act Contracts. Therefore, it is the intention of this action that all new contracts supersede all existing contracts, upon recording. As in the case with all Williamson Act Contracts in Stanislaus County, the new contracts will be subject to the provisions of AB1265.

POLICY ISSUE:

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's policies specifically state that the County shall continue to administer lot



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DWG NAME: K:\J10-898 Golden West Nuts.dwg EXHIBITS\J10-898 LLA-AFTER-PL.dwg

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Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

**AFTER LOT
LINE ADJUSTMENT**

**SUNDANCE-MONTPELIER
FARMING CORP.**

STANISLAUS COUNTY CALIFORNIA

JOB:	J10-898
DATE:	02/24/2015
SCALE:	1" = 600'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG
SHEET	02
	OF 02