

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

DEPT: Planning and Community Development

BOARD AGENDA #: *D-2

AGENDA DATE: October 17, 2017

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1976-2390, Located at 9713 Grayson Road, Between Saylor and Sperry Roads; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0065, Piazza and Son

BOARD ACTION AS FOLLOWS:

No.

2017-575

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

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

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-2

AGENDA DATE: October 17, 2017

Af

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 1976-2390, Located at 9713 Grayson Road, Between Saylor and Sperry Roads; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0065, Piazza and Son

STAFF RECOMMENDATIONS:

1. Pursuant to Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
 - a. The new contract, 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restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract, or contracts, but for not less than ten years, except as authorized under the County's implementation of Assembly Bill (AB) 1265.
 - 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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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 Government Code 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 a Portion of Williamson Act Contract No. 1976-2390, Located at 9713 Grayson Road, Between Saylor and Sperry Roads; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0065, Piazza and Son

2. Rescind a portion of Williamson Act Contract No. 1976-2390, located at 9713 Grayson Road, between Saylor and Sperry Roads (APN: 045-012-038).
3. Approve a new contract, pursuant to Lot Line Adjustment Application No. PLN2017-0065, Piazza and Son.
4. Authorize the Director of Planning and Community Development to execute a new contract, pursuant to Lot Line Adjustment Application No. PLN2017-0065, Piazza and Son.

DISCUSSION:

The lot line adjustment request includes the adjustment of two parcels (72.75 total acres) to separate one of the existing dwellings on Parcel 1 from the existing almond huller, also on Parcel 1, which is being sold. An overview of the Lot Line Adjustment application, including property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use is provided in Attachment 1. Before and after maps of the proposed lot line adjustment are provided in Attachments 2 and 3.

The Williamson Act requires Board of Supervisor action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. Staff has reviewed the Lot Line Adjustment application for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the application meets the requirements for approval.

Parcel 2 (32.91 acres) is currently enrolled in Williamson Act Contract No. 1976-2390. Parcel 1 is not enrolled in a Williamson Act Contract. If this lot line is approved, newly configured Parcel 2 (39.78 acres) will be enrolled in a new contract.

Pursuant to California Government Code Section 51257, the parties to a contract, or contracts, may mutually agree to rescind the contract, or contracts, and simultaneously re-enter into a new contract, or contracts, provided that the Board of Supervisors 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 AB 1265.
2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
3. At least 90 percent of the land under the former contract, or contracts, remains under the new contract, or contracts.

Approval to Rescind a Portion of Williamson Act Contract No. 1976-2390, Located at 9713 Grayson Road, Between Saylor and Sperry Roads; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0065, Piazza and Son

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 Government Code Section 51222.

Note: the definition in 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 all the findings can be made as the proposed lot line adjustment will not increase the number of developable parcels, will not reduce the number of acres covered under contract, or contracts, and will not compromise the continued agricultural use of the parcels. The Applicant's Statement of Findings is provided in Attachment 4.

New Williamson Act Contracts would typically come before the Board of Supervisors once a year, in December; 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. As is the case with all Williamson Act Contracts in Stanislaus County, the new contract, or contracts will be subject to the provisions of AB 1265.

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 Stanislaus County. The Agricultural Element's policies specifically state that the County shall continue to administer lot 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:

Costs associated with this item are covered by a Lot Line Adjustment application fee. It is anticipated that there will be no net change in property tax or other revenue, therefore providing no additional fiscal effect.

Approval to Rescind a Portion of Williamson Act Contract No. 1976-2390, Located at 9713 Grayson Road, Between Saylor and Sperry Roads; and Approval of a New Contract, Pursuant to Lot Line Adjustment Application No. PLN2017-0065, Piazza and Son

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:

Planning and Community Development Department staff is responsible for reviewing all applications, preparing all reports, and attending meetings associated with the proposed Lot Line Adjustment application.

CONTACT PERSON:

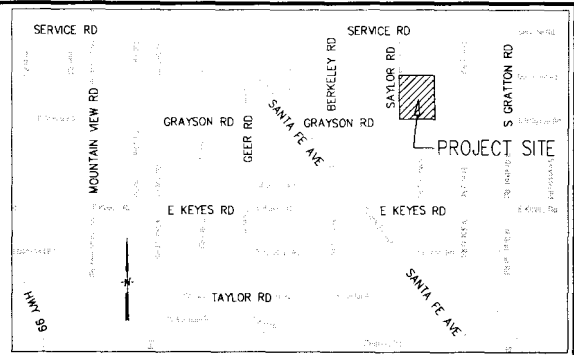
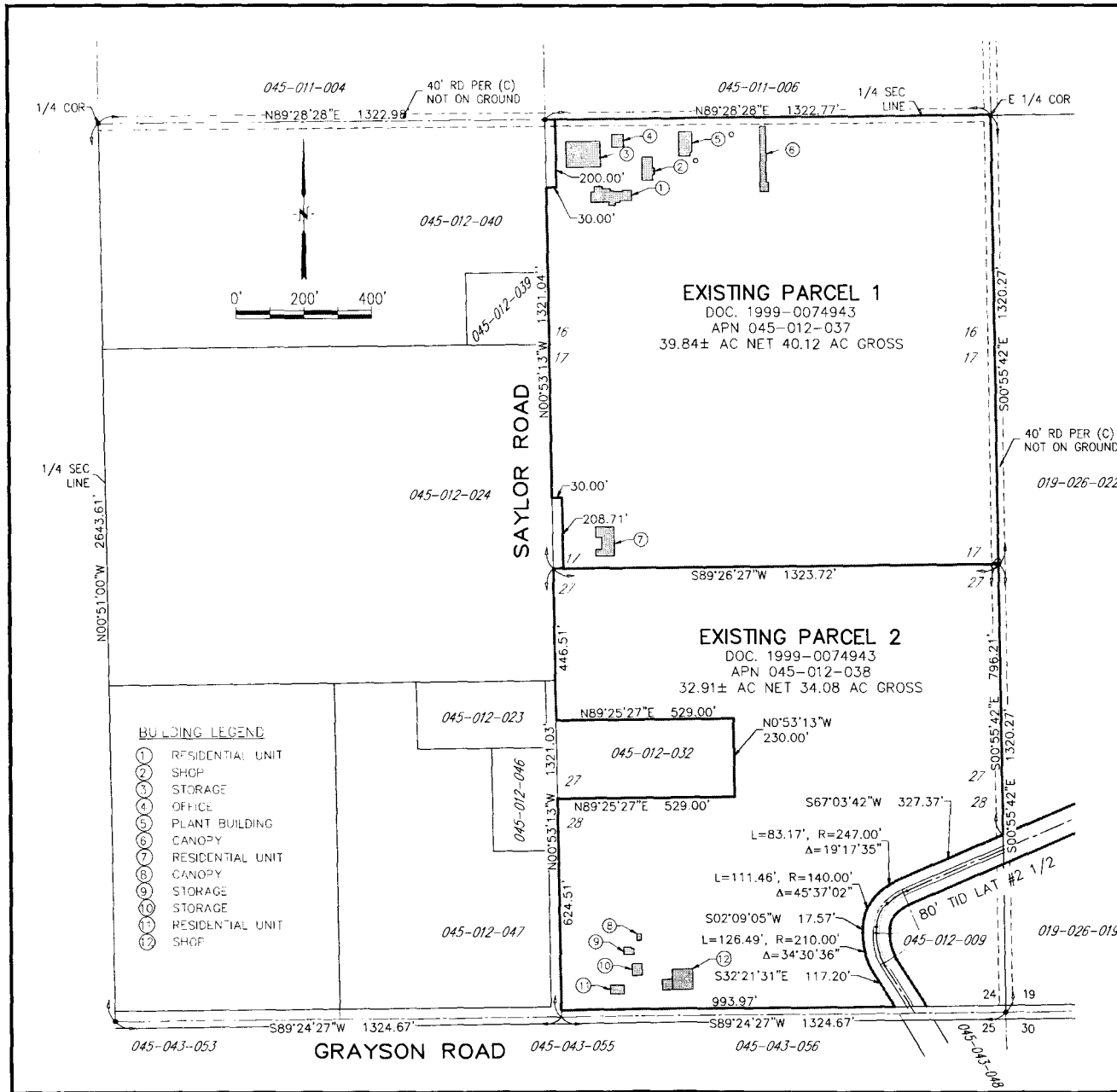
Angela Freitas, Planning and Community Development Director Telephone: (209) 525-6330

ATTACHMENT(S):

1. Williamson Act and Lot Line Adjustment Request Overview
2. Map of Parcels Before the Proposed Lot Line Adjustment
3. Map of Parcels After the Proposed Lot Line Adjustment
4. Applicant's Statement of Findings

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 2017-0065 -Piazza and Son										
1	045-012-037	N	Ronald A. Piazza and Kay L. Piazza	N/A	N/A	-	-	39.84	32.97	Two Single-Family Dwellings, Almond Huller Operation
2	045-012-038	N	Ronald A. Piazza and Kay L. Piazza	1976-2390	Y	32.91	39.78	32.91	39.78	Single-Family Dwelling, Agricultural Accessory Structures and Almond Orchard
Total Acreage:						32.91	39.78	72.75	72.75	



OWNERS NAME & ADDRESS:
 PARCEL 1 & 2:
 RONALD & KAY PIAZZA, AARON & JAIME PIAZZA
 4742 SAYLOR ROAD
 DENAIR, CA 95316
 APN: 045-012-037 & 038

NOTES:
 1. ACCESS, UTILITY AND IRRIGATION EASEMENTS TO BE RECORDED BY SEPARATE DOCUMENTS

REFERENCES & LEGEND

- A. DOCUMENT NO. 1999-0074943, SCR
- B. BK 34 OF SURVEYS, P 77, SCR
- C. BK 7 OF MAPS, PAGE 01, SCR

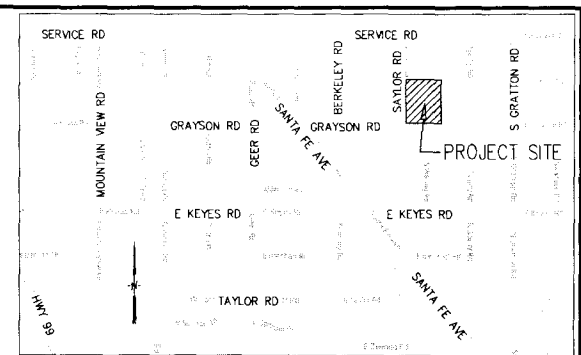
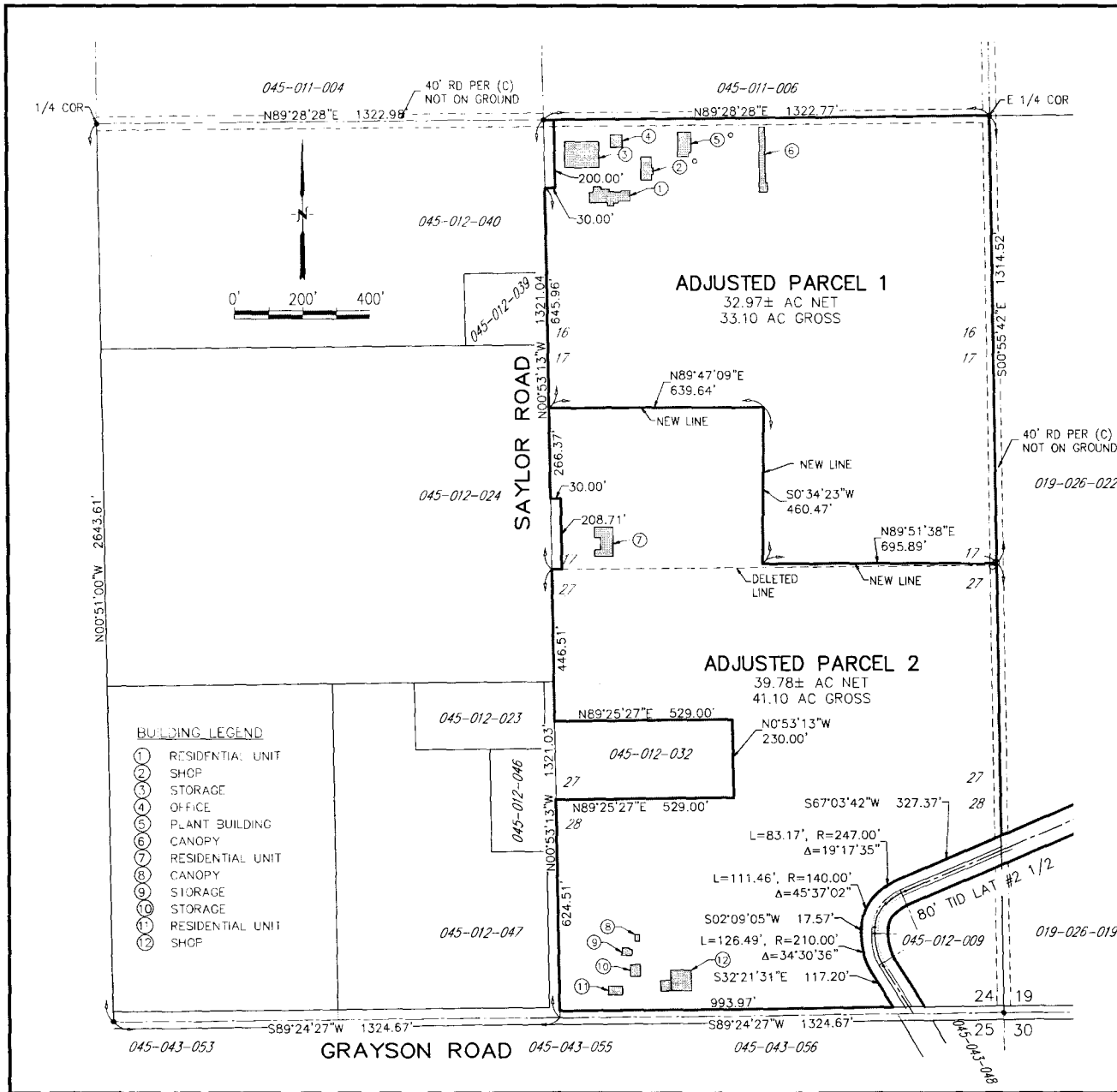
EXHIBIT C
BEFORE LOT LINE ADJUSTMENT
FOR PIAZZA FAMILY

BEING PORTIONS OF LOTS 16, 17, 27 AND 28 OF REPLAT OF THE SAYLOR COLONY AS FILED FOR RECORD IN VOLUME 7 OF MAPS, PAGE 01, SITUATE IN SE 1/4 OF SECTION 24, T. 4 S., R. 10 E., M. D. M., STANISLAUS COUNTY, STATE OF CALIFORNIA.



521 13TH STREET MODESTO, CA 95354
 PHONE- (209) 526-1515 FAX- (209) 523-3383
 JOB NO. 13293, DATE: JULY 14, 2017

ATTACHMENT 2



VICINITY MAP

OWNERS NAME & ADDRESS:

PARCEL 1 & 2:
RONALD & KAY PIAZZA, AARON & JAIME PIAZZA
4742 SAYLOR ROAD
DENAIR, CA 95316
APN: 045-012-037 & 038

NOTES:

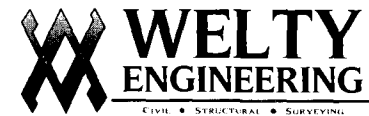
1. ACCESS, UTILITY AND IRRIGATION EASEMENTS TO BE RECORDED BY SEPARATE DOCUMENTS

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- A. DOCUMENT NO. 1999-0074943, SCR
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EXHIBIT C
AFTER LOT LINE ADJUSTMENT
FOR PIAZZA FAMILY

BEING A PORTION OF LOTS 16, 17, 27 AND 28 OF RE-PLAT OF THE SAYLOR COLONY AS FILED FOR RECORD IN VOLUME 7 OF MAPS, PAGE 01, SITUATE IN SE 1/4 OF SECTION 24, T. 4 S., R. 10 E., M. D. M., STANISLAUS COUNTY, STATE OF CALIFORNIA.



521 13TH STREET MODESTO, CA 95354
PHONE- (209) 526-1515 FAX- (209) 523-3383

JOB NO. 13293, DATE: JULY 14, 2017

APPLICANT STATEMENT

Project Description and Landowner Justification

This project is a lot line adjustment between Assessor's Parcel No. 045-012-037 (Parcel 1 = 39.84 +/- acres) and No. 045-012-038 (Parcel 2 = 32.91 +/- acres) owned by Ronald A. Piazza, Kay L. Piazza, Aaron Piazza & Jaime Piazza.

Parcel 2 will become larger and Parcel 1 smaller.

At the completion of this lot line adjustment, Parcel 1 will have an adjusted area of 32.97 +/- acres Net and Parcel 2 = 39.78 +/- acres Net. Only Parcel 2 is enrolled in the Williamson Act.

Government Code Section 51257 contains seven findings to be made related to lot line adjustments. These findings are each listed below with the justification following in italics.

(1) The new contract or contracts would enforceable restrict the adjusted boundaries of Parcel 2 for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

The Contract 1976-2390 will be modified as for the new acreage of Parcel 2. At the conclusion of the lot line adjustment, will continue to be in force with the adjusted acreage and effect for a period of at least 10 years.

(2) There is no net decrease in the amount of the acreage restricted. Parcel 2 involved in a lot line adjustment is subject to contract 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.

Parcel 1 currently is not under contract, acreage will change to less, Parcel 2 is under contract 1976-2390 with increase in acreage by 6.87 acres.

(3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.

The entire amount of Parcel 2 included within this lot line adjustment will continue to remain under Williamson Act contracts.

(4) After the lot line adjustment, Parcel 2 of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.

Consistent with Section 51222, both Parcels will remain unchanged presumed to be large enough to sustain their agricultural use. The subject properties are identified as (none) prime farmland by the Natural Resource Conservation Service Farmland Mapping Program.

(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.

Parcel 2 have been used for agricultural productivity in their current configuration for a long time. The moving of the lot line will increase the acreage, and will in no way affect the long term agricultural productivity.

(6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

Parcel 2 will continue to remain restricted by contract and used for agricultural productivity. As such, the lot line adjustment will have no impact on adjacent lands currently utilized for agricultural purposes.

(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.

Parcel 2 currently exist, and after the lot line adjustment will continue to exist. Parcel 2 is currently consistent with the Stanislaus County General Plan, nor will the resulting be inconsistent with the Stanislaus County General Plan.

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT 1010 10TH Street, Suite 3400
Modesto, CA 95354

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2017-0026**

THIS IS



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2017-0091066-00

Acct 121-Planning.

Friday, DEC 08, 2017 10:53:58

Ttl Pd \$0.00 Rcpt # 0004058106

OJC/R2/2-16

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into October 17, 2017, 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: RONALD A. & KAY L. PIAZZA
4742 SAYLOR ROAD
DENAIR, CA 95316

(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)
045-012-038	39.78	9713 Grayson Road, Denair, CA 95316

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2017-575, relating to Lot Line Adjustment No. PLN2017-0065 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1976-2390 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.

16JC

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)
* RONALD A. PIAZZA	<i>Ronald A. Piazza</i>	8-9-17	TURLOCK
* KAY L. PIAZZA	<i>Kay L. Piazza</i>	8-9-17	TURLOCK
* Aaron Piazza	<i>Aaron Piazza</i>	8-9-17	TURLOCK
* Jaime Piazza	<i>Jaime Piazza</i>	8-9-17	TURLOCK
* all as authorized agents			

SECURITY HOLDERS:

OWNERS:

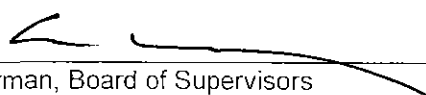
NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)

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

12-7-2017
Dated _____


 Chairman, Board of Supervisors
 * Angela Freitas for Vito Chiesa
 *AKA Angela Maria Freitas

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

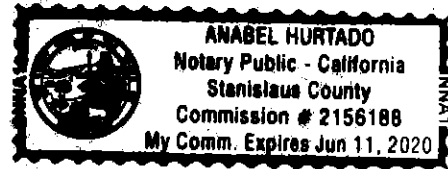
On 12/7/17 before me, Anabel Hurtado, Notary Public,
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature A. Hurtado (Seal)



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)

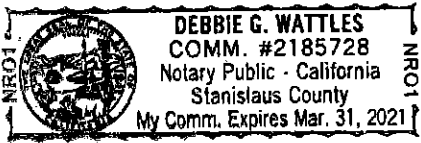
On August 9, 2017 before me, Debbie G Wattles, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Ronald A. Piazza and Kay L. Piazza
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 Debbie G Wattles
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

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

Capacity(ies) Claimed by Signer(s)

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

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
County of Stanislaus)

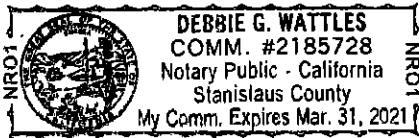
On August 9, 2017 before me, Debbie G Wattles, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Aaron Piazza and Jaime Piazza
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 Debbie G Wattles
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: _____

EXHIBIT "A"
BEFORE LOT LINE ADJUSTMENT

PARCEL 1:

Lots 16 and 17 of the Replat of Saylor Colony, recorded July 17, 1912 in Volume 7 of Maps, Page 1, Stanislaus County Records, lying in the East half of the Southeast quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, Stanislaus County, State of California.

EXCEPTING therefrom the West 30.00 feet of the South 208.71 feet of said Lot 17.

ALSO EXCEPTING therefrom the West 30.00 feet of the North 200.00 feet of said Lot 16.

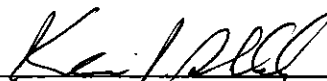
ALSO EXCEPTING therefrom Any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

CONTAINING an area of 39.84 acres more or less.

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

Apr: 045-012-037




Kaiser I. Shahbaz
L. S. 8599

10/31/17
Date

EXHIBIT "A"
BEFORE LOT LINE ADJUSTMENT

PARCEL 2:

Lots 27 and 28 of the Replat of Saylor Colony, recorded July 17, 1912 in Volume 7 of Maps, Page 1, Stanislaus County Records, lying in the East half of the Southeast quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, Stanislaus County, State of California.

Excepting therefrom the following described property:

BEGINNING at a point that bears South 00°52'00" East, 16.00 feet from the Northwest corner of said Lot 28; thence North 00°52'00" West along the West line of said Lots 27 and 28, a distance of 230.00 feet; thence North 89°26'10" East along a line 214.00 feet North of and parallel with the South line of said Lot 27, a distance of 529.00 feet; thence South 00°52'00" East along a line 529.00 feet East and parallel with the West line of said Lots 27 and 28, a distance of 230.00 feet; thence South 89°26'10" West along a line of 16.00 feet South and parallel with the North line of said Lot 28, a distance of 529.00 feet to **THE POINT OF BEGINNING**.

ALSO EXCEPTING therefrom Any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

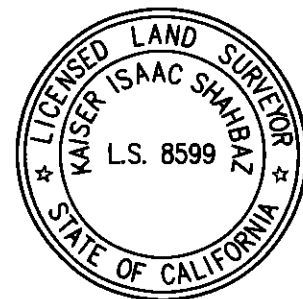
ALSO EXCEPTING therefrom the following described property:


All that portion of said Lot 28 lying Southerly and Easterly of the 80.00 feet wide Turlock Irrigation District Upper Lateral No. 2-1/2

CONTAINING an area of 32.91 acres more or less.

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

Apn: 045-012-038




Kaiser I. Shahbaz
L. S. 8599

10/31/17
Date

EXHIBIT "B"

AFTER LOT LINE ADJUSTMENT

PARCEL 1:

Lot 16 and portion of Lot 17 of the Replat of Saylor Colony, recorded July 17, 1912 in Volume 7 of Maps, Page 1, Stanislaus County Records, lying in the East half of the Southeast quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, Stanislaus County, State of California, lying Northerly and Easterly of the following described Line:

COMMENCING at the East quarter corner of said Section 24; thence along the East line of said Section 24 South $00^{\circ}55'42''$ East 1314.52 feet to **THE POINT OF BEGINNING**; thence leaving said the East line of Section 24, Southerly 1.50 foot and parallel with the Southerly line of an existing tree line North $89^{\circ}51'38''$ East 695.89 feet; thence 4.20 feet more or less Westerly and parallel with an irrigation pipe line North $00^{\circ}34'23''$ East 460.47 feet; thence along the center line of an irrigation pipe South $89^{\circ}47'09''$ West 639.64 feet to the Westerly line of the easterly half of the Southeast quarter of said Section 24 and **THE POINT OF TERMINUS**.

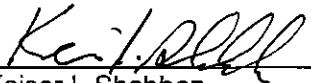
EXCEPTING therefrom the West 30.00 feet of the North 200.00 feet of said Lot 16.

ALSO EXCEPTING therefrom Any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

CONTAINING an area of 32.97 acres more or less.

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




Kaiser I. Shahbaz
L. S. 8599

10/31/17
Date

EXHIBIT "B"

AFTER LOT LINE ADJUSTMENT

PARCEL 2:

Portion of Lots 27 and 28, and a portion of Lot 17 of the Replat of Saylor Colony, recorded July 17, 1912 in Volume 7 of Maps, Page 1, Stanislaus County Records, lying in the East half of the Southeast quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, Stanislaus County, State of California, lying Southerly and Westerly of the following described Line:

COMMENCING at the East quarter corner of said Section 24; thence along the East line of said Section 24 South $00^{\circ}55'42''$ East 1314.52 feet to **THE POINT OF BEGINNING**; thence leaving said the East line of Section 24, Southerly 1.50 foot and parallel with the Southerly line of an existing tree line North $89^{\circ}51'38''$ East 695.89 feet; thence 4.20 feet more or less Westerly and parallel with an irrigation pipe line North $00^{\circ}34'23''$ East 460.47 feet; thence along the center line of an irrigation pipe South $89^{\circ}47'09''$ West 639.64 feet to the Westerly line of the easterly half of the Southeast quarter of said Section 24 and **THE POINT OF TERMINUS**.

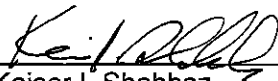
EXCEPTING therefrom the West 30.00 feet of the South 208.71 feet of said Lot 17.

ALSO EXCEPTING therefrom Any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

CONTAINING an area of 39.78 acres more or less.

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




Kaiser I. Shahbaz
L. S. 8599

10/31/17
Date

RECORDING REQUESTED BY:
Stanislaus County Department of
Planning and Community Development

WHEN RECORDED, MAIL TO:
Stanislaus County Department of
Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

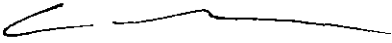


Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2018-0079679-00

Acct 121-Planning.
Monday, NOV 19, 2018 09:35:17
Ttl Pd \$50.00 Rcpt # 0004201160
OJC/R2/1-12

RE-RECORD CERTIFICATE OF LOT LINE ADJUSTMENT NO. PLN2017-0065
PIAZZA & SON

Document No. 2017-0091065-00, recorded on December 8, 2017, is being re-recorded to correct an error made on the original document. There was a typographical error in Exhibit B.



Angela Freitas
Director
Stanislaus County Planning and Community Development

12JC
12JC

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 July 26, 2017, approved the Lot Line Adjustment No. PLN2017-0065 herein described submitted under the name of PIAZZA & SON. The lot line adjustment 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.

By:



Angela Freitas, Director
Stanislaus County Department of Planning
and Community Development

Date

11.16.2018

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.

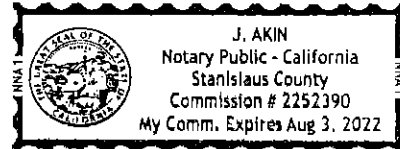
State of California
County of Stanislaus)

On November 16, 2018 before me, J. Akin, Notary Public
(insert name and title of the officer)

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.



Signature *J. Akin* (Seal)

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)

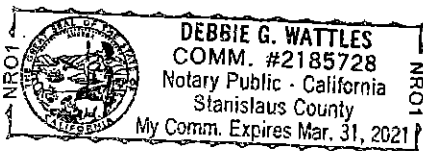
On July 27, 2018 before me, Debbie G Wattles, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Aaron Piazza and Jaime Piazza
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 Debbie G Wattles
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

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

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
County of Stanislaus)

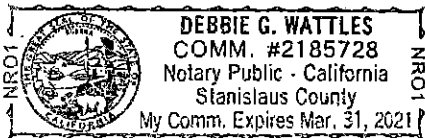
On July 27, 2018 before me, Debbie G Wattles, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Ronald A. Piazza and Kay L. Piazza
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 Debbie G Wattles
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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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: _____

EXHIBIT "A"
BEFORE LOT LINE ADJUSTMENT

PARCEL 1:

Lots 16 and 17 of the Replat of Saylor Colony, recorded July 17, 1912 in Volume 7 of Maps, Page 1, Stanislaus County Records, lying in the East half of the Southeast quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, Stanislaus County, State of California.

EXCEPTING therefrom the West 30.00 feet of the South 208.71 feet of said Lot 17.

ALSO EXCEPTING therefrom the West 30.00 feet of the North 200.00 feet of said Lot 16.

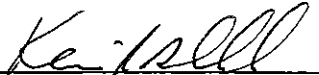
ALSO EXCEPTING therefrom Any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

CONTAINING an area of 39.84 acres more or less.

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

Apr: 045-012-037




Kaiser I. Shahbaz
L. S. 8599

10/31/17
Date

EXHIBIT "A"
BEFORE LOT LINE ADJUSTMENT

PARCEL 2:

Lots 27 and 28 of the Replat of Saylor Colony, recorded July 17, 1912 in Volume 7 of Maps, Page 1, Stanislaus County Records, lying in the East half of the Southeast quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, Stanislaus County, State of California.

Excepting therefrom the following described property:

BEGINNING at a point that bears South 00°52'00" East, 16.00 feet from the Northwest corner of said Lot 28; thence North 00°52'00" West along the West line of said Lots 27 and 28, a distance of 230.00 feet; thence North 89°26'10" East along a line 214.00 feet North of and parallel with the South line of said Lot 27, a distance of 529.00 feet; thence South 00°52'00" East along a line 529.00 feet East and parallel with the West line of said Lots 27 and 28, a distance of 230.00 feet; thence South 89°26'10" West along a line of 16.00 feet South and parallel with the North line of said Lot 28, a distance of 529.00 feet to **THE POINT OF BEGINNING**.

ALSO EXCEPTING therefrom Any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

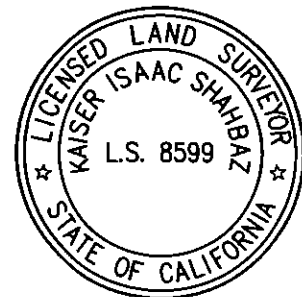
ALSO EXCEPTING therefrom the following described property:

All that portion of said Lot 28 lying Southerly and Easterly of the 80.00 feet wide Turlock Irrigation District Upper Lateral No. 2-1/2

CONTAINING an area of 32.91 acres more or less.

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

Apn: 045-012-038



Kaiser I. Shahbaz
Kaiser I. Shahbaz
L. S. 8599

10/31/17
Date

EXHIBIT "B"

AFTER LOT LINE ADJUSTMENT

PARCEL 1:

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EXCEPTING therefrom the West 30.00 feet of the North 200.00 feet of said Lot 16.

ALSO EXCEPTING therefrom any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

CONTAINING an area of 32.97 acres more or less.

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



Kaiser I. Shahbaz
L. S. 8599

5/18/2018
Date



EXHIBIT "B"
AFTER LOT LINE ADJUSTMENT

PARCEL 2:

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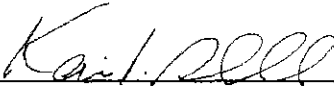
COMMENCING at the East quarter corner of said Section 24; thence along the East line of said Section 24 South 00°55'42" East 1314.52 feet to **THE POINT OF BEGINNING**; thence leaving said the East line of Section 24, Southerly 1.50 foot and parallel with the Southerly line of an existing tree line South 89°51'38" West 695.89 feet; thence 4.20 feet more or less Westerly and parallel with an irrigation pipe line North 00°34'23" East 460.47 feet; thence along the center line of an irrigation pipe South 89°47'09" West 639.64 feet to the Westerly line of the easterly half of the Southeast quarter of said Section 24 and **THE POINT OF TERMINUS**.

EXCEPTING therefrom the West 30.00 feet of the South 208.71 feet of said Lot 17.

ALSO EXCEPTING therefrom any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

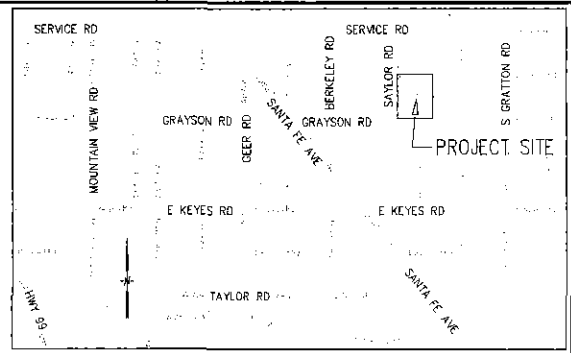
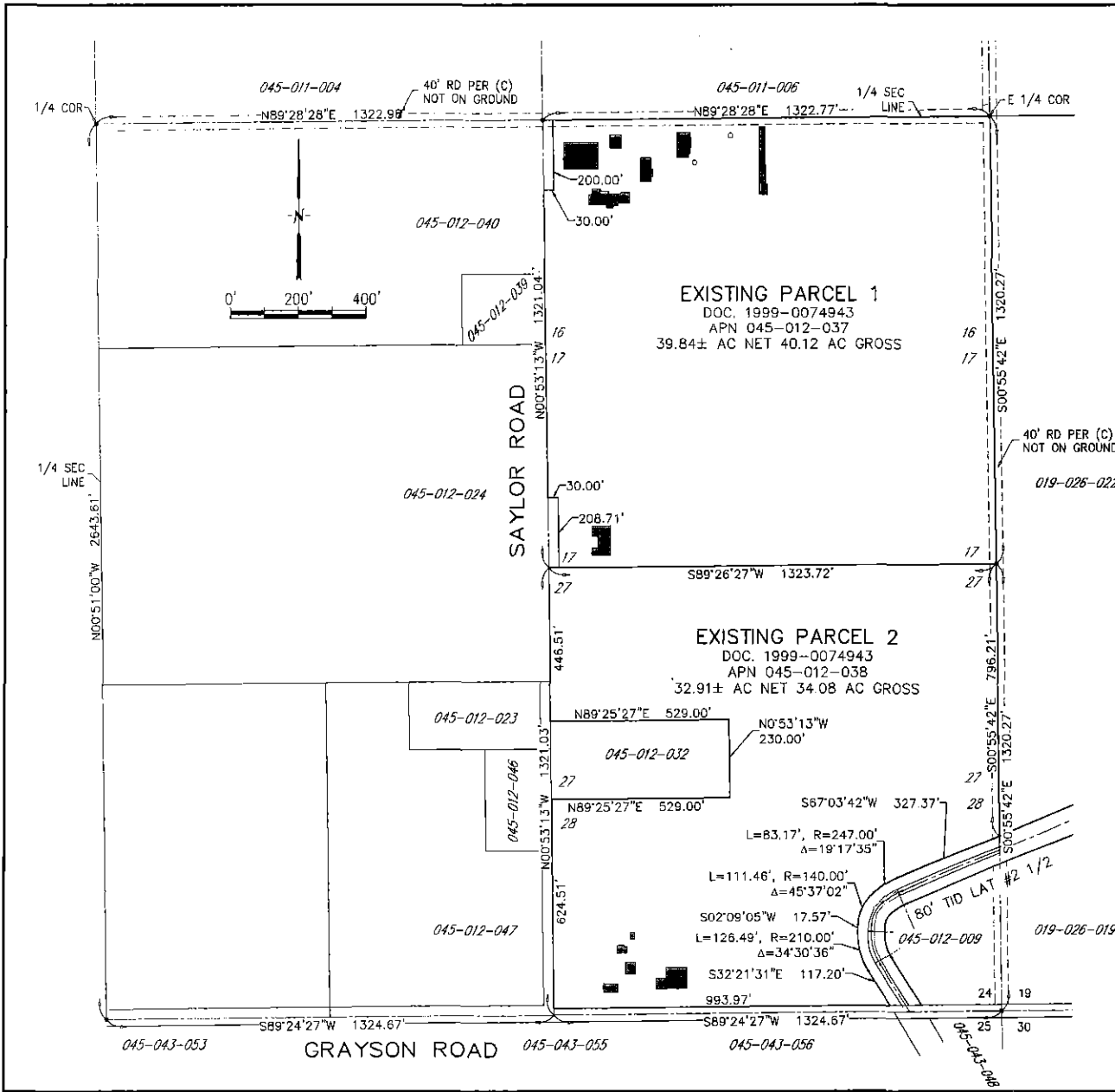
CONTAINING an area of 39.78 acres more or less.

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


Kaiser I. Shahbaz
L. S. 8599

5/18/2018
Date





VICINITY MAP

OWNERS NAME & ADDRESS:

PARCEL 1 & 2:
RONALD & KAY PIAZZA, AARON & JAIME PIAZZA
4742 SAYLOR ROAD
DENAIR, CA 95316
APN: 045-012-037 & 038

NOTES:

1. ACCESS, UTILITY AND IRRIGATION EASEMENTS
TO BE RECORDED BY SEPARATE DOCUMENTS

REFERENCES & LEGEND

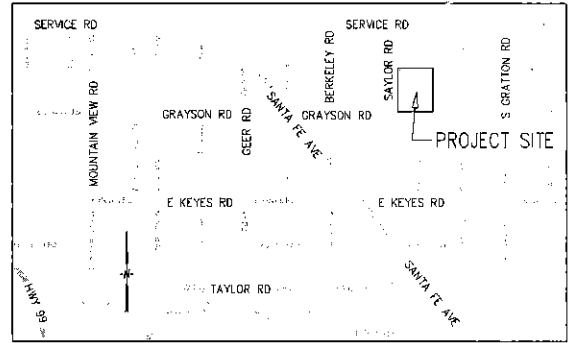
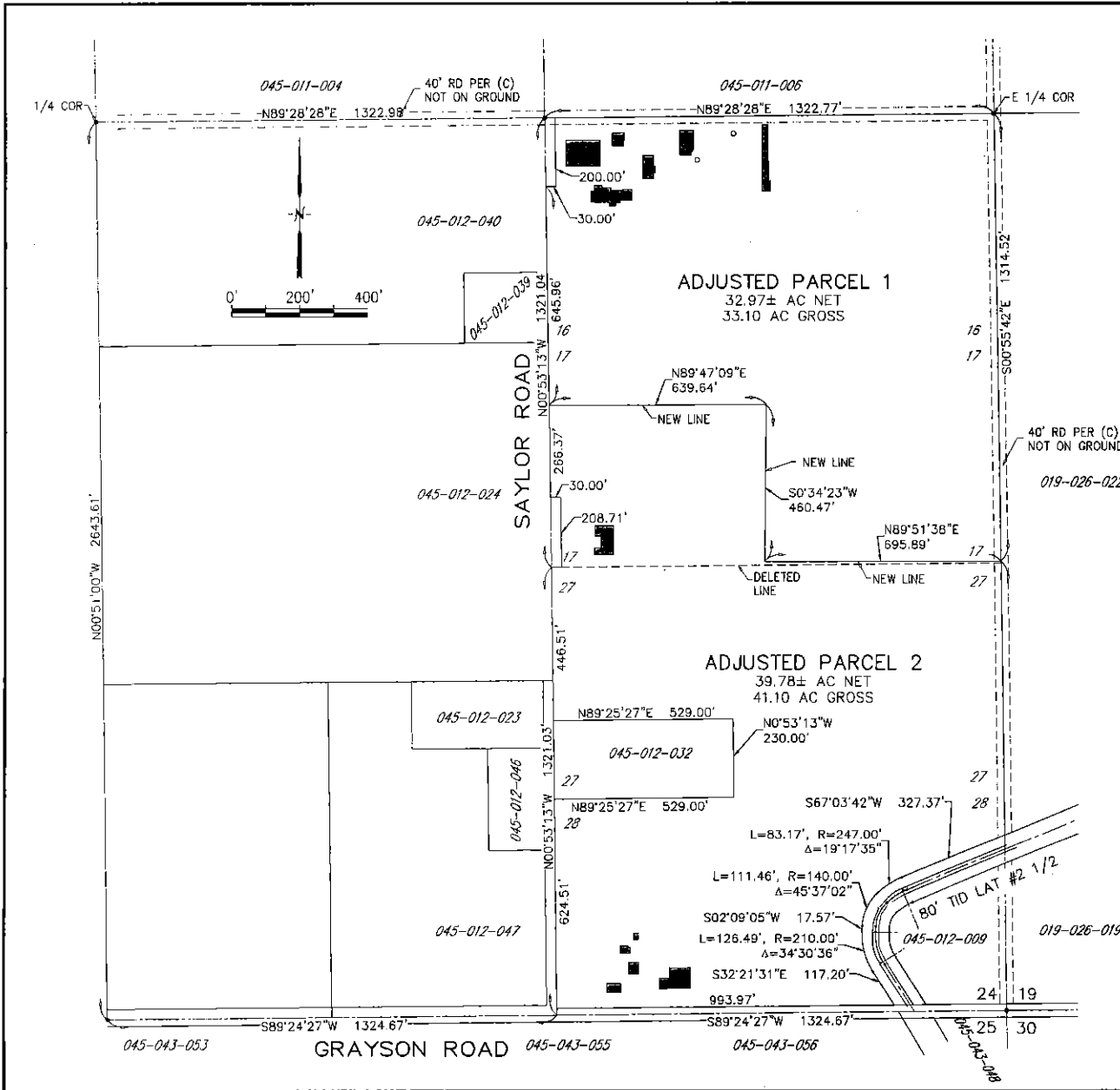
- A. DOCUMENT NO. 1999-0074943, SCR
- B. BK 34 OF SURVEYS, P 77, SCR
- C. BK 7 OF MAPS, PAGE 01, SCR

EXHIBIT C
BEFORE LOT LINE ADJUSTMENT
FOR PIAZZA FAMILY

BEING PORTIONS OF LOTS 16, 17, 27 AND
28 OF REPLAT OF THE SAYLOR COLONY AS
FILED FOR RECORD IN VOLUME 7 OF MAPS,
PAGE 01, SITUATE IN SE 1/4 OF SECTION
24, T. 4 S., R. 10 E., M. D. M., STANISLAUS
COUNTY, STATE OF CALIFORNIA.



521 13TH STREET MODESTO, CA 95354
PHONE- (209) 526-1515 FAX- (209) 523-3383
JOB NO. 13293, DATE: OCTOBER 31, 2017



VICINITY MAP

OWNERS NAME & ADDRESS:
 PARCEL 1 & 2:
 RONALD & KAY PIAZZA, AARON & JAIME PIAZZA
 4742 SAYLOR ROAD
 DENAIR, CA 95316
 APN: 045-012-037 & 038

NOTES:
 1. ACCESS, UTILITY AND IRRIGATION EASEMENTS
 TO BE RECORDED BY SEPARATE DOCUMENTS

REFERENCES & LEGEND
 A. DOCUMENT NO. 1999-0074943, SCR
 B. BK 34 OF SURVEYS, P 77, SCR
 C. BK 7 OF MAPS, PAGE 01, SCR

**EXHIBIT C
 AFTER LOT LINE ADJUSTMENT**

FOR PIAZZA FAMILY
 BEING A PORTION OF LOTS 16, 17, 27 AND
 28 OF RE-PLAT OF THE SAYLOR COLONY
 AS FILED FOR RECORD IN VOLUME 7 OF
 MAPS, PAGE 01, SITUATE IN SE 1/4 OF
 SECTION 24, T. 4 S., R. 10 E., M. D. M.,
 STANISLAUS COUNTY, STATE OF CALIFORNIA.



521 13TH STREET MODESTO, CA 95354
 PHONE- (209) 526-1515 FAX- (209) 523-3383
 JOB NO. 13293, DATE: OCTOBER 31, 2017

REC'T # 0004201161

November 19, 2018 ----- 09:35:47

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office

Official # 18-0079680-00

REQD BY
Free Issue

Total fee	\$0.00
Amount Tendered...	\$0.00
Charge	\$0.00

OJC,R2/2/13



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2018-0079680-00

Monday, NOV 19, 2018 09:35:47
Ttl Pd \$0.00 Rcpt # 0004201161
OJC/R2/2-13

RECORDING REQUESTED BY:
Stanislaus County Department of
Planning and Community Development

WHEN RECORDED, MAIL TO:
Stanislaus County Department of
Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

**RE-RECORD NOTICE OF RESCISSION AND SUMULTANEOUS RE-ENTRY INTO CALIFORNIA
LAND CONSERVATION CONTRACT NO. 2017-0026
PROJECT TITLE**

Document No. 2017-0091066-00, recorded on December 8, 2017, is being re-recorded to correct an error made on the original document. There was a typographical error in Exhibit B.

Angela Freitas
Director
Stanislaus County Planning and Community Development

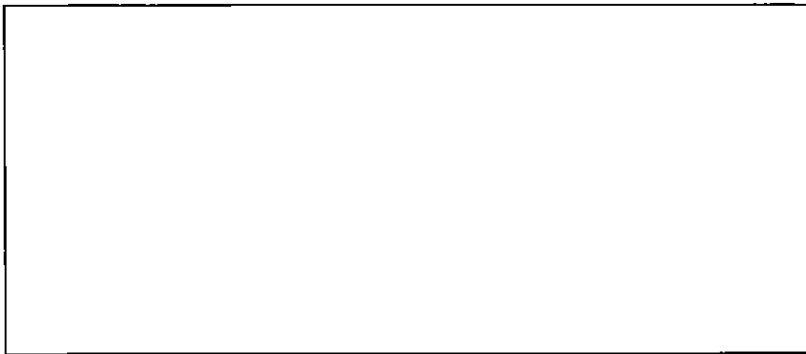
13J
~~13J~~

THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT 1010 10TH Street, Suite 3400
Modesto, CA 95354

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2017-0026**



THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into October 17, 2017, 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: RONALD A. & KAY L. PIAZZA
4742 SAYLOR ROAD
DENAIR, CA 95316

- (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)
045-012-038	39.78	9713 Grayson Road, Denair, CA 95316

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2017-575, relating to Lot Line Adjustment No. PLN2017-0065 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1976-2390 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)
<i>Ronald S. Piazza</i>	<i>Ronald S. Piazza</i>	7-25-18	Turlock
KAY L. PIAZZA	<i>Kay L. Piazza</i>	7-25-18	Turlock
Aaron Piazza	<i>Aaron Piazza</i>	7-27-18	Turlock, Ca
Jaime Piazza	<i>Jaime Piazza</i>	7-27-18	Turlock, 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

11-16-2018
Dated


Chairman, Board of Supervisors
Angela Freitas for Jim DeMartini

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.

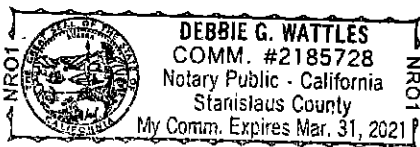
State of California)
County of Stanislaus)

On July 25, 2018 before me, Debbie G. Wattles, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Ronald A. Piazza and Kay L. Piazza
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 Debbie G. Wattles
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: _____
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State of California)
County of Stanislaus)

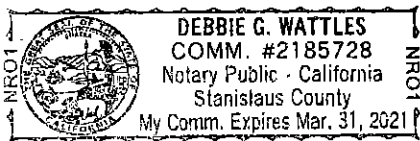
On July 27, 2018 before me, Debbie G Wattles, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Aaron Piazza and Jaime Piazza
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 Debbie G Wattles
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

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

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

ACKNOWLEDGMENT

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

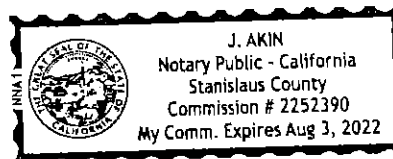
State of California
County of Stanislaus)

On November 16, 2018 before me, J. Akin, Notary Public
(insert name and title of the officer)

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.



Signature J. Akin (Seal)

EXHIBIT "A"
BEFORE LOT LINE ADJUSTMENT

PARCEL 2:

Lots 27 and 28 of the Replat of Saylor Colony, recorded July 17, 1912 in Volume 7 of Maps, Page 1, Stanislaus County Records, lying in the East half of the Southeast quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, Stanislaus County, State of California.

Excepting therefrom the following described property:

BEGINNING at a point that bears South 00°52'00" East, 16.00 feet from the Northwest corner of said Lot 28; thence North 00°52'00" West along the West line of said Lots 27 and 28, a distance of 230.00 feet; thence North 89°26'10" East along a line 214.00 feet North of and parallel with the South line of said Lot 27, a distance of 529.00 feet; thence South 00°52'00" East along a line 529.00 feet East and parallel with the West line of said Lots 27 and 28, a distance of 230.00 feet; thence South 89°26'10" West along a line of 16.00 feet South and parallel with the North line of said Lot 28, a distance of 529.00 feet to **THE POINT OF BEGINNING**.

ALSO EXCEPTING therefrom Any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

ALSO EXCEPTING therefrom the following described property:

All that portion of said Lot 28 lying Southerly and Easterly of the 80.00 feet wide Turlock Irrigation District Upper Lateral No. 2-1/2

CONTAINING an area of 32.91 acres more or less.

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

Apr: 045-012-038



Kaiser I. Shahbaz
Kaiser I. Shahbaz
L. S. 8599

10/31/17
Date

EXHIBIT "B"

AFTER LOT LINE ADJUSTMENT

PARCEL 2:

Portion of Lots 27 and 28, and a portion of Lot 17 of the Replat of Saylor Colony, recorded July 17, 1912 in Volume 7 of Maps, Page 1, Stanislaus County Records, lying in the East half of the Southeast quarter of Section 24, Township 4 South, Range 10 East, Mount Diablo Meridian, Stanislaus County, State of California, lying Southerly and Westerly of the following described Line:

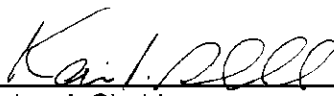
COMMENCING at the East quarter corner of said Section 24; thence along the East line of said Section 24 South $00^{\circ}55'42''$ East 1314.52 feet to **THE POINT OF BEGINNING**; thence leaving said the East line of Section 24, Southerly 1.50 foot and parallel with the Southerly line of an existing tree line South $89^{\circ}51'38''$ West 695.89 feet; thence 4.20 feet more or less Westerly and parallel with an irrigation pipe line North $00^{\circ}34'23''$ East 460.47 feet; thence along the center line of an irrigation pipe South $89^{\circ}47'09''$ West 639.64 feet to the Westerly line of the easterly half of the Southeast quarter of said Section 24 and **THE POINT OF TERMINUS**.

EXCEPTING therefrom the West 30.00 feet of the South 208.71 feet of said Lot 17.

ALSO EXCEPTING therefrom any portion of said Lots heretofore conveyed to Stanislaus County for road purposes.

CONTAINING an area of 39.78 acres more or less.

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


Kaiser I. Shahbaz
L. S. 8599

5/18/2018
Date

