

WILLIAMSON ACT CONTRACT

THIS CONTRACT entered into this _____ day of _____, by and between the COUNTY of EL DORADO, a political subdivision of the State of California, referred to herein as "County", and Daniel C. Varozza, referred to herein as "Owner".

1. DEFINITIONS

- a. "Agricultural use" means use of land for the purpose of producing an agricultural commodity (including timber) for commercial purposes;
- b. "Board" means the County Board of Supervisors;
- c. "Compatible use" means any use determined by County to be compatible with agricultural use of the property;
- d. "Contract" means this document;
- e. "Williamson Act" means the California Land Conservation Act of 1965 as amended through the legislative session indicated before the reference;
- f. "Owner" means the person or persons entering into this Contract with County;
- g. "County" means El Dorado County.

2. FACTS

This Contract is made with reference to the following facts:

- a. Owner is the owner of the real property in El Dorado County, California, described in Exhibit "A" and incorporated by reference;
- b. The property is within an agricultural preserve designated and established by Resolution of County. The property has been devoted to agricultural and compatible uses. The boundaries of the preserve are shown on the map attached as Exhibit "B" and incorporated by this reference and are co-extensive with the boundaries of the property.

3. LAND USE

The use of the property is limited during the term of this Contract to agricultural and compatible uses. Structures may be erected on the property (and existing structures enlarged) if they are directly related to and compatible with permitted uses.

4. TERM

The initial term of this Contract is ten (10) years. Unless notice of non-renewal is given as provided in Section 5, on each anniversary date of this Contract, a year shall be automatically added to the initial term. If Owner or County in any year serves written notice of non-renewal, this Contract shall remain in effect for the balance of the unexpired term.

5. NON-RENEWAL

- a. Unless written notice of non-renewal is served by County upon Owner at least sixty (60) days before a renewal date or by Owner upon County at least ninety (90) days before a renewal date, this Contract shall be considered renewed under Section 4.
- b. The effect of a sale or transfer of any portion of the property, the subject of this Contract, except as provided in paragraph 6, b., or failure of a portion of the subject property to meet the agricultural contract criteria, or failure to engage in an agricultural pursuit, may be treated as a breach of this Contract and County may bring any action in court necessary to enforce this Contract, including, but not limited to, any action to enforce this Contract by specific performance or injunction.
- c. Upon receipt by Owner of written notice of non-renewal, Owner may protest the notice of non-renewal in writing. County may withdraw the notice before the next renewal date.
- d. Upon request by Owner, the County may authorize Owner to serve written notice of non-renewal on a portion of the property.

6. TRANSFER OF PROPERTY

- a. This Contract, and the covenants herein, shall run with the land and shall be binding upon and inure to the benefit of all successors in interest of Owner.
- b. In the event that Owner conveys a portion of the property under this Contract, Owner, in addition to the conveyee, shall remain subject to the terms of this Contract as to the conveyed portion unless and until the conveyee enters into a separate contract with the County. Owner understands that County will not enter into a separate contract with the conveyee unless the conveyed portion of property meets the County's criteria for an agricultural preserve, and that County shall enter into a contract with the conveyee if the conveyed portion meets said criteria and exclude said conveyed portion from Owner's contract.

7. CANCELLATION

- a. The purpose of this section is to provide relief from the provisions of this Contract only when the continued dedication of all or any portion of the property to agricultural use is neither necessary nor desirable for purposes of the 1969 Williamson Act.
- b. Owner may petition the Board for cancellation of this Contract as to all or any part of the property. The Board may approve the cancellation only if it finds that:
 - (i) cancellation is not consistent with the purposes of the 1969 Williamson Act;
 - and,
 - (ii) cancellation is in the public interest.
- c. The existence of an opportunity for another use of the property involved will not be sufficient reason for cancellation of this Contract. A potential alternative use of the property involved may be considered only if there is not proximate, non-contracted land suitable for the use to which it is proposed the property involved be put. The uneconomic character of the existing use may be considered only if there is no other

reasonable or comparable agricultural use to which the property may be put. Prior to any action by the Board, the Board shall consider the recommendations of the Agricultural Commission and the Planning Commission.

- d. Prior to any action by the Board giving tentative approval to cancellation, the assessor shall determine the full cash value of the property involved as though it were free of the contractual restrictions. He shall multiply such value by the most recent County tax ratio announced pursuant to Section 401 of the Revenue and Taxation Code and shall certify the product to the Board as the cancellation valuation of the property involved for the purpose of determining the cancellation fee.
- e. Prior to giving tentative approval to the cancellation, the Board shall determine and certify to the Auditor the amount of the cancellation fee which Owner must pay the Treasurer as deferred taxes upon cancellation. That fee shall be an amount equal to fifty percent (50%) of the cancellation valuation of the property involved.
- f. If it finds that it is in the public interest to do so, the Board may waive any such payment (or any portion) or may make such payment (or any portion) contingent upon the future use made of the property involved and its economic return to Owner for a period of time not to exceed the unexpired term had it not been canceled, but only if:
 - (i) cancellation is caused by an involuntary transfer or change in the use which may be made of the property involved and such property is not immediately used for a purpose which produces a greater economic return to Owner;
and,
 - (ii) the Board has determined it is in the best interest of the program to conserve agricultural land use that such payment (or any portion) be either deferred or not required.

- g. This Contract may not be canceled until after County has given notice of and has held a public hearing on the matter as required by law.
- h. Upon tentative approval of the cancellation petition the Clerk of the Board of Council shall record in the office of the County Recorder of the County in which the land as to which the contract is canceled is located a certificate which shall set forth the name of the owner of such land at the time the contract was canceled with the amount of the cancellation fee certified by the Board or Council as being due pursuant to this article, the contingency of any waiver or deferment of payments, and legal description of the property. From the date of recording of such certificate the contract shall be finally canceled and, to the extent the cancellation fee has not yet been paid, a lien shall be created and attached against the real property described therein and any other real property owned by the person named therein as the owner and located within the County. Such lien shall have the force, effect and priority of a judgment lien. Nothing in this section or Section 51283 shall preclude the Board or Council from requiring payment in full of the cancellation fee prior to the cancellation becoming effective.

In no case shall the cancellation of a contract be final until the notice of cancellation is actually recorded as provided in this section. Notwithstanding any other provisions of the Revenue and Taxation Code, any payments required by Section 51283 shall not create nor impose a lien or charge on the land as to which a contract is canceled except as herein provided.

Upon the payment of the cancellation fee or any portion thereof, the Clerk of the Board or Council shall record with the County Recorder a written certificate of the release in whole or in part of the lien.

8. EMINENT DOMAIN

a. In this section:

- (i) "public agency" means any public entity included within the definition of "public agency" in the 1969 Williamson Act and in any subsequent amendments to that Act; and
- (ii) "individual" means any person authorized under Section 1001 of the Civil Code or under any other existing or future California law to acquire property by eminent domain.

b. When any action in eminent domain for the condemnation of the fee title of an entire parcel of the property is filed or when such parcel is acquired in lieu of eminent domain for a public use or improvement by a public agency or individual or whenever there is any such action or acquisition by the federal government or any person, instrumentality or agency action under authority or power of the federal government, this Contract shall be deemed null and void as to the property actually being condemned or acquired as of the date the action is filed or the acquisition occurs, and for the purpose of establishing the value of the property, this Contract shall be deemed never to have existed. Upon the termination of such a proceeding or occurrence of such an acquisition, this Contract shall be null and void for all property actually taken or acquired.

c. When such an action to condemn less than an entire parcel of the property is filed, or when such an acquisition to acquire less than an entire parcel of the property occurs, this Contract shall be deemed null and void as to the property actually condemned or acquired and shall be disregarded in the valuation process only as to the property actually being taken or acquired unless the remaining property will be adversely affected by the condemnation in which case the amount of just compensation shall be computed without regard to this Contract.

- d. The property actually taken or acquired shall be removed by this Contract. Under no circumstances shall property be removed that is not actually taken or acquired except as otherwise provided in the contract.

9. AMENDMENT

This Contract may be amended to the extent permitted by law applicable at the time of amendment.

10. SEVERABILITY

The invalidity of any provision of this Contract or its application to any particular factual situation will not affect the validity of any other provision or its application to any factual situation.

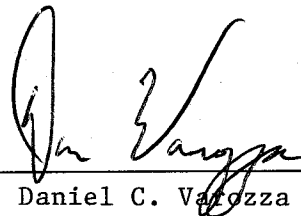
EL DORADO COUNTY

By: _____
Chairman, Board of Supervisors

ATTEST:

James S. Mitrisin
Clerk to the Board of Supervisors

By: _____
Deputy



Daniel C. Varozza

Owners

(mab:WAC.CON/WilliamAct)
(Revised 10/06)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer }

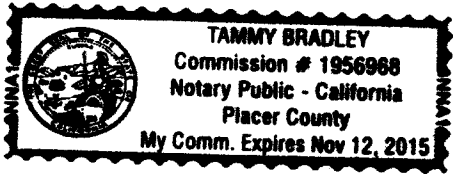
On 7/31/12 before me, Tammy Bradley Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Dan Varozza
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Place Notary Seal Above

Signature Tammy Bradley
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: Williamson Act Contract

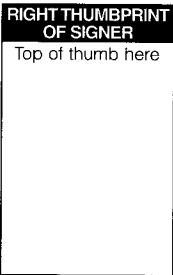
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

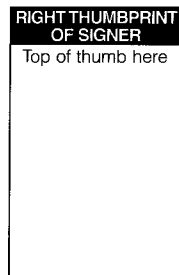
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

027918

EXHIBIT A

All that portion of the following described property lying West of that certain road known as Memory Lane, together with that certain road known as Memory Lane:

PARCEL NO. 1:

The North half of the Southeast quarter; Southeast quarter of Southeast quarter; West half of the Southeast quarter of the Northeast quarter; West half of the Southwest quarter of the Northeast quarter; Southeast quarter of Southwest quarter of Northeast quarter; and the Northeast quarter of Southwest quarter of Northeast quarter of Section 11, Township 8 North, Range 9 East, M.D.B.&M.

PARCEL NO. 2:

The Northeast quarter of the Northeast quarter of Section Eleven and Lot 1 and the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 12, Township 8 North, Range 9 East, M.D.B.&M.

EXCEPTING THAT portion thereof heretofore conveyed by Constantino Bagliona and wife to C. W. Duden and others by deed dated January 5, 1883, and of record in Book "27" of Deeds at Page 137, in the office of the County Recorder of said County of El Dorado, to which deed reference is hereby made for a description of said excepted portion.

PARCEL NO. 3:

The East half of the Southeast quarter of the Northeast quarter of Section Eleven, Township Eight North, Range Nine East, M.D.B.&M.

PARCEL NO. 4:

The Southeast quarter of the Northwest quarter, Northeast quarter of the Southwest quarter and the South half of the Southwest quarter of Section Twelve, Township Eight North, Range Nine East, M.D.B.&M.

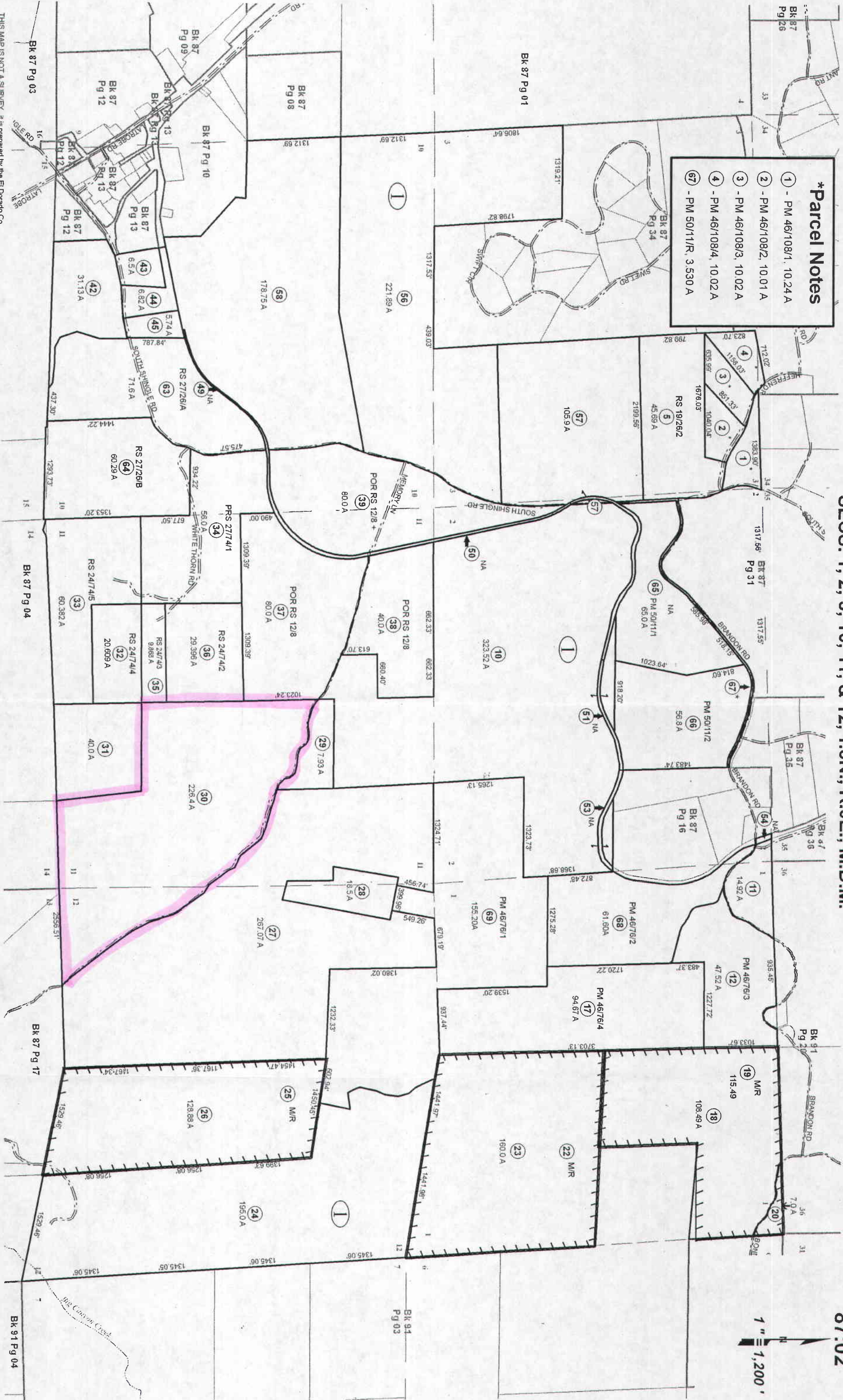
06/08/2012,20120027918

SECS. 1, 2, 3, 10, 11, & 12, T.8N., R.9E., M.D.M.

Exhibit B

87:02

- *Parcel Notes**
- ① - PM 46/108/1, 10.24 A
 - ② - PM 46/108/2, 10.01 A
 - ③ - PM 46/108/3, 10.02 A
 - ④ - PM 46/108/4, 10.02 A
 - ⑤ - PM 50/11/R, 3.530 A



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Jan. 2, 2009

Assessor's Map Bk. 087, Pg. 02
County of El Dorado, CA

WHEN RECORDED RETURN TO AND RECORDING REQUESTED BY:

SHERI L. HOFFMAN
Cudney, Gwinup, Hoffman & Hoffman
4120 Cameron Park Drive, Suite 300
Cameron Park, CA 95682

MAIL TAX STATEMENTS TO:

Daniel C. Varozza
2161 Hulett Road
Folsom, CA 95630



El Dorado, County Recorder
William Schultz Co Recorder Office

DOC- 2012-0027918-00

Check Number 11216

Friday, JUN 08, 2012 09:09:20

Ttl Pd \$18.00

Nbr-0001436709

CLQ/C1/1-2



COPY

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX: -0- Gift. Pursuant to R & T Code Sections 11930. No tax due, the realty not sold. Consideration less than \$100.

Sheri L. Hoffman, Attorney at Law

Signature of declarant or agent determining tax - firm name.

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **George E. Varozza and Lameeka F. Varozza as trustees under Declaration of Trust dated August 31, 1998** do hereby remise, release and forever Grant to **Daniel C. Varozza, a married man, as his sole and separate property** the real property in the County of El Dorado, State of California, described as follows:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE.

ASSESSORS PARCEL NUMBER (APN) 087-021-30-100

Dated: 5-11- 2012

5-11- 2012

GEORGE E. VAROZZA
LAMEEKA F. VAROZZA

PCOS
FILED

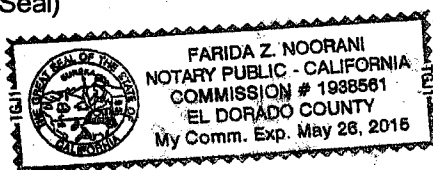
STATE OF CALIFORNIA)
)ss
COUNTY OF EL DORADO)

On May 11 2012, before me, FARIDA Z. NOORANI a Notary Public, personally appeared **GEORGE E. VAROZZA AND LAMEEKA F. VAROZZA**, who proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument, the persons or the entities upon behalf of which the persons acted, executed the within instrument.

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

(Seal)

WITNESS my hand and official seal.



Farida Z. Noorani

New Ag Preserve
12-1464 E 11 of 12

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06/08/2012,20120027918