



**Resource Management
Agency
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One
PETE VANDER POEL
District Two
AMY SHUKLIAN
District Three
EDDIE VALERO
District Four
DENNIS TOWNSEND
District Five

AGENDA DATE: December 17, 2019 – REVISED

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
CONTACT PERSON: Celeste Perez PHONE: 559-624-7000				

SUBJECT: Partial Non-Renewal of Agricultural Preserve Contract and Land Conservation Contract Amendment

REQUEST(S):
Request that the Board of Supervisors:

1. Authorize the filing of Notice of Partial Non-Renewal for the following Land Conservation Contract, as provided in the Williamson Act. The request fulfills conditions resulting from a Tentative Parcel Map.

WAN 19-014 – Williamson Act Contract No. 4530, Ag Preserve No. 0683, located at 18977 Avenue 176, on the southwest corner of the intersection of Avenue 176 and Road 192, northwest of the City of Porterville, (APNs: 236-080-008 & 012) (Frank Lourenco) (2.69 acres to be Non-Renewed as a condition of PPM 19-015) (77.76 acres are subject to contract amendment).

2. Approve the execution of amendment to the Land Conservation Contract as condition of approval for the aforementioned Partial Non-Renewal; and
3. Authorize the Chairman to sign the amendment to the Williamson Act Contract.

SUMMARY:
One (1) Notice of Partial Non-Renewal of Williamson Act Contract has been received pursuant to Government Code Section 51245 (Williamson Act). The notice was filed to meet a condition of approval for one tentative parcel map. The notice will affect 2.69 acres. The amended Land Conservation Contract will affect a total of 77.76 acres.

SUBJECT: Partial Non-Renewal of Agricultural Preserve Contract and Land Conservation Contract Amendment

DATE: December 17, 2019

On February 10, 2009, your Board adopted policy (Resolution No. 2009-0091) applicable to actions involving Williamson Act Contracts occurring after July 22, 2008, including Partial Non-Renewals that require that when taking the above actions, the Williamson Act contract will be amended to include language giving the Board authority to unilaterally declare the contract terminated, as null and void should the State of California fail to pay subvention funds off-setting property tax loss as required by the Open Space Subvention Act and language suggested from the County of Humboldt vs. McKee case (165 Cal. App. 4th 1476 (CA 1st Dist. 2008)) requiring compliance with new land use regulations and policies upon the annual renewal of existing contracts. Your Board required the new provision for termination to be implemented for alterations to Land Conservation Contracts, including Partial Non-Renewal applications, submitted after July 22, 2008.

The above-referenced Notices of Partial Non-Renewal were submitted after July 22, 2008, and are subject to the requirements for an amended contract.

FISCAL IMPACT/FINANCING:

In 2011 approval of Senate Bill 80 (Chapter 11, Statutes of 2011) eliminated all state subvention payments to eligible counties and cities. Therefore, the current impact to the General Fund will be a decrease of \$0 in annual State subvention revenue from the removal of 2.69 acres of Williamson Act contracted lands. However, increased property taxes on contracts in Non-Renewal will increase revenue to the County.

The Non-Renewal process typically takes ten years for the Land Conservation Contract to end. Property assessments and tax revenue increase incrementally during Non-Renewal and reach full market value when the property completes Non-Renewal. The County General Fund receives only sixteen percent (16%) of total property tax revenue charged to a property.

The passage of AB 1265 in 2011 authorized counties that receive less than one-half of their foregone property tax revenue from the State Open Space Subvention Program to revise the term of the Williamson Act from ten (10) years to nine (9), or from 20 years to 18 years, a 10 percent reduction in contract length, and a reduction of 10 percent of the property tax relief provided by counties to landowners pursuant to the Williamson Act. The policies of AB 1265 were implemented by Tulare County Board of Supervisors Resolution No. 2010-0926.

The applicants pay a flat fee of \$523 each to process Partial Non-Renewal applications. Applicants for amendments to Land Conservation Contracts, without a Partial Non-Renewal, are not currently charged a fee for the staff time involved for preparation of the contract amendment.

SUBJECT: Partial Non-Renewal of Agricultural Preserve Contract and Land Conservation Contract Amendment

DATE: December 17, 2019

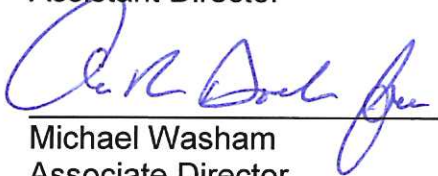
LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the economic well-being initiative to promote economic development opportunities and effective growth management. The approval of the partial non-renewals would allow for the reorganization and separation of home sites from agricultural portions of the identified parcels.

ADMINISTRATIVE SIGN-OFF:



Aaron R. Bock, MCRP, JD, LEED AP
Assistant Director



Michael Washam
Associate Director



Reed Schenke, P.E.
Director

cc: County Administrative Office

Attachment(s) Related Documents and Amended Contracts for each of the following:

1. WAN 19-014 – Lourenco

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF PARTIAL NON-RENEWAL OF AGRICULTURAL PRESERVE CONTRACT AND LAND CONSERVATION CONTRACT AMENDMENT)
) Resolution No. _____
)
)

UPON MOTION OF SUPERVISOR _____, SECONDED BY SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD ON DECEMBER 17, 2019, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

- 1. Authorized the filing of Notice of Partial Non-Renewal for the following Land Conservation Contract, as provided in the Williamson Act. The request fulfills conditions resulting from a Tentative Parcel Map.

WAN 19-014 – Williamson Act Contract No. 4530, Ag Preserve No. 0683, located at 18977 Avenue 176, on the southwest corner of the intersection of Avenue 176 and Road 192, northwest of the City of Porterville, (APNs: 236-080-008 & 012) (Frank Lourenco) (2.69 acres to be Non-Renewed as a condition of PPM 19-015) (77.76 acres are subject to contract amendment).
- 2. Approved the execution of amendment to the Land Conservation Contract as condition of approval for the aforementioned Partial Non-Renewal; and
- 3. Authorized the Chairman to sign the amendment to the Williamson Act Contract.

Attachment 1

Attachments for WAN 19-014 (Lourenco)

- Partial Non-Renewal Application
 - Exhibit A: Subject Parcel Legal Description
 - Exhibit B: Ag Preserve Map
- Amended Contract 4530A:
 - Exhibit A: Contract Land Legal Descriptions
 - Exhibit B: Map of Land in Amended Contracts

WAN 19-014
RECORDING REQUESTED BY and
WHEN RECORDED RETURN TO:

Clerk, Board of Supervisors
2800 West Burrel Avenue
Visalia, CA 93291-4582

(No Recording Fee, Per Govt. Code Section 6103)

SPACE ABOVE FOR RECORDER'S USE ONLY

NOTICE OF PARTIAL NON-RENEWAL OF LAND CONSERVATION CONTRACT

[DIRECTIONS: Provide the information requested on Page 1, with all property owners' signatures Notarized; include the legal description of the subject contracted parcel(s) as "Exhibit A" and attach a copy of the most recent Deed for the parcel(s). Return the completed application form and deed to the Tulare County Resource Management Agency (RMA), Permit Center, 5961 S. Mooney Blvd, Visalia, CA 93277, along with the current Filing Fee.]

This is to notify the County of Tulare that a portion of the (Williamson Act Agricultural Preserve) Land Conservation Contract on the property herein described will not be renewed as of January 1, 2020. The legal description of the portion for which the Land Conservation Contract will not be renewed is included as "Exhibit A" and illustrated as "Exhibit B." I/we understand that this notice of partial nonrenewal cannot become effective unless and until the Board of Supervisors authorizes its service under California Government Code Section 51245.

Assessor's Parcel No(s). 236-080-008 & 012 (Portion)

Acreage Size 2.69 if applicable: Condition of Approval of Planning Project No. PPM 19-015

By execution hereof, the undersigned parties declare under penalty of perjury that he/she/they constitute and are all of the fee title owners of the property described herein, and are, or are the successors-in-interest of, the owners of such property who entered into the Land Conservation Contract.

Name, mailing address, and phone number of each current owner of subject property: (please type or print)

Frank B. Lourenco 18977 Avenue 176
Porterville, CA 93257 (951) 712-0742

Signature of each current owner: (witnessed by below-named Notary Public)

[Signature] Deborah A. Lourenco

"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 Tulare } S. S.

On October 11, 2019 before me,

Cheryl Bailey a Notary Public

in and for said County and State, personally appeared (printed names) :

Frank B. Lourenco + Deborah Lourenco

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 Cheryl Bailey
Attachments: Exhibit A: Legal Description, Exhibit B: Map



NOTE to Applicants: This form can be used to Nonrenew only one Land Conservation Contract. If your application involves more than one Assessor's Parcel Number (APN) and said APNs are under different contracts (or are under different vestings/ownerships), then you must file separate Nonrenewal applications for each contract or vesting. Please contact RMA staff at 559-624-7100 for verification if more than one APN is applied for.

(Below For Official Use Only)

The County of Tulare RMA, Economic Development and Planning Branch, has advised the Clerk of the Board of Supervisors that the foregoing Notice of Non-Renewal applies to a portion of property as described by "Exhibit A" under the following Land Conservation Contract:

Agricultural Preserve No. 0683

Land Conservation Contract No. 4530

Recorded on (Date) _____ as Document No. _____

Name(s) of Original/Contract Owner(s) _____

The Tulare County Board of Supervisors authorized and accepted service of the foregoing Notice of Partial Nonrenewal on _____ by Resolution No. _____.

Dated: _____
_____ Deputy Clerk of the Board of Supervisors of the County of Tulare

"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 TULARE)

On _____ before me, a Deputy Clerk _____ of the Board of Supervisors of the County of Tulare, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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 by hand and official seal.
Clerk of the Board of Supervisors
County of Tulare, pursuant to the
Authority of Civil Code
Sections 1181 and 1184.

Signature: _____
Deputy Clerk

COPIES SENT TO:
RMA, Countywide Planning Division
County Assessor - 2
State Dept. of Conservation

DATE: _____

“Exhibit A”

Legal Description of land affected by this Notice of Partial Nonrenewal of Land Conservation Contract

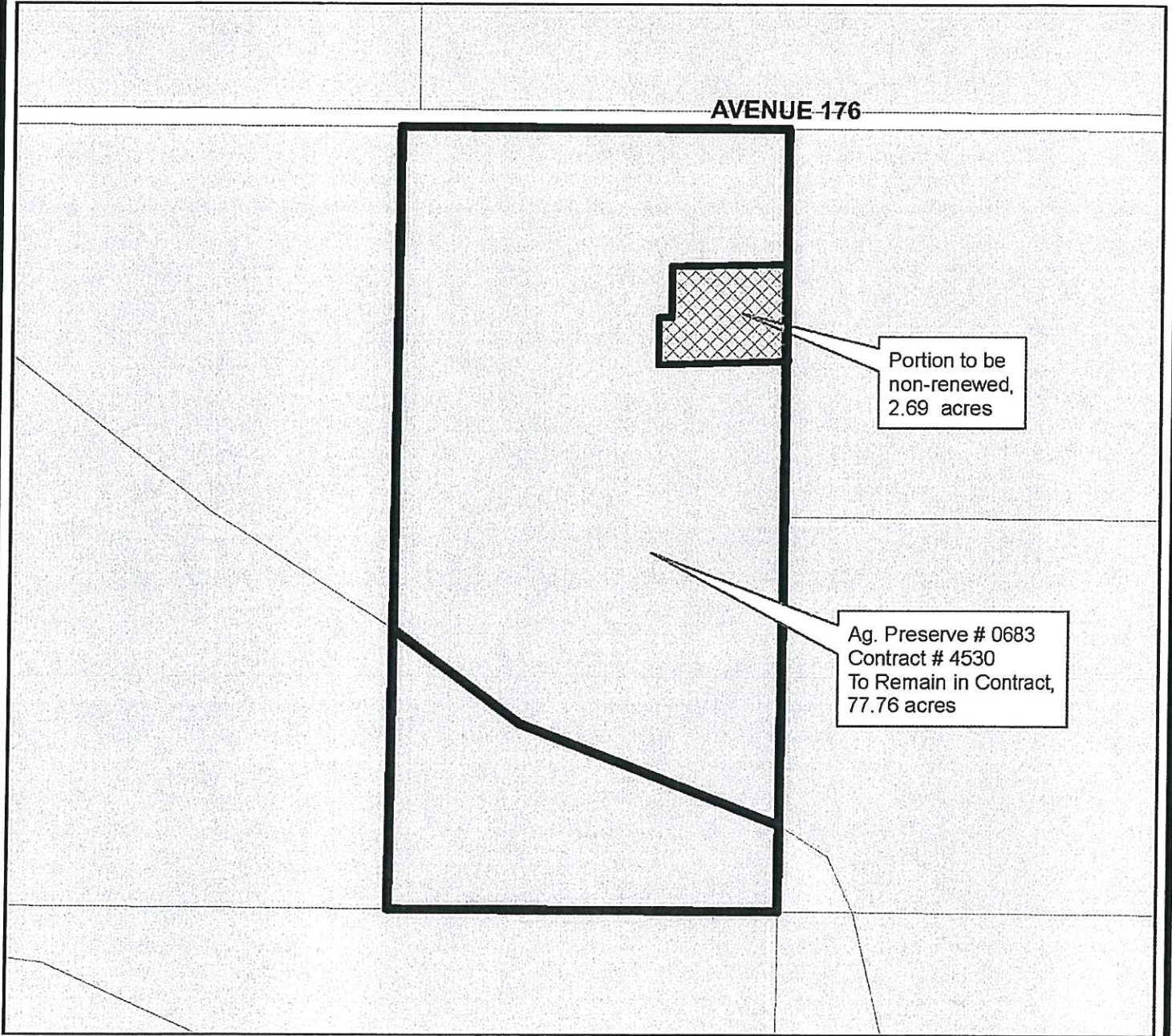
That portion of the West half of the Northeast Quarter of Section 15, Township 21 South, Range 26 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat thereof, described as follows:

Commencing for reference at the Northeast corner of said West half; Thence South, along the East line thereof, a distance of 390.00 feet to the True Point of Beginning; Thence continuing South along said East line, a distance of 260.00 feet; Thence West, at a right angle to the aforementioned line, a distance of 463.00 feet; Thence North, a distance of 130.00 feet; Thence East, a distance of 25.00 feet; Thence North, a distance of 130.00 feet; Thence East, a distance of 438.00 feet to the Point of Beginning.



Exhibit "B"

Ag. Preserve Map Partial Non-Renewal No. WAN 19-014



Owner: Frank Lourenco
 Address: 18977 Avenue 176
 City, State, ZIP: Porterville, CA 93257
 Applicant: same
 Agent: Neil Zerlang, - Land Surveyor, Inc.
 Supervisorial District: 1
 Assessors Parcel: 236-080-008 & 012

0 500
Feet

-  Site
-  Parcels
- Ag. Preserves Year 2017**
-  Williamson Act Preserves
-  Williamson Act Preserves - Non Renewal
-  Farmland Security Zone Contracts



1 RECORDING REQUESTED BY and
2 WHEN RECORDED RETURN TO:

3
4 Clerk, Board of Supervisors
5 2800 West Burrel Avenue
6 Visalia, CA 93291-4582
7 (No Recording Fee, Per Govt
8 Code Section 6103)
9

10
11 AG PRESERVE NO. 0683
12 RESOLUTION NO. 71-669

Area for Recorder's Use Only

13
14 AMENDMENT
15 TO
16 LAND CONSERVATION CONTRACT NO. 4530
17 RECORDED ON February 9, 1971 AS DOCUMENT NO. 6369
18

19
20 THIS AMENDMENT TO LAND CONSERVATION CONTRACT HEREBY
21 REFERRED TO AS AGREEMENT NO. 4530A, RESOLUTION NO. _____,
22 is made and entered into as a result of a Tentative Parcel Map No. PPM 19-015
23 Application for APN No. 236-080-008 & 012, as of this _____ day
24 of _____, 20 19, by and between Frank B. Lourenco and Debbie
25 A. Lourenco, Trustees of the Frank B. Lourenco Family Trust of 1995
26 hereinafter referred to as the "Owner", and the COUNTY of TULARE, hereinafter
27 referred to as the "County";

28
29 WITNESSETH
30

31 WHEREAS, the Owner owns real property in the County of Tulare, State of
32 California, under Land Conservation Contract No. 4530 hereinafter referred to as
33 "Subject Property", which is described for A.P.N. No(s). 236-080-008 & 012
34 with legal description as described in Exhibit A and illustrated in Exhibit B.

1 WHEREAS this contract amendment applies only to the owners of the Subject
2 Property: A.P.N. No(s). 236-080-008 & 012

3 WHEREAS, the original Land Conservation Contract was entered into pursuant
4 to the Williamson Act (Government Code, Section 51200, et seq.) and constitutes an
5 enforceable restriction under the provisions of Section 421 et seq. of the State Revenue
6 and Taxation Code;

7 WHEREAS, the Owner has applied for a Partial Notice of Non-Renewal of
8 said Land Conservation Contract Number 4530 in regards to all or a portion the
9 Subject Property APN # 236-080-008 & 012 to satisfy the conditions set
10 forth as a Condition of Approval of Project Number (if applicable) PPM 19-015
11 owner's application for a Tentative Parcel Map.

12 WHEREAS, the County in consideration for granting the Tentative Parcel Map,
13 desires to amend Land Conservation Contract Number 4530 in regards to the land
14 owned by Owner to include a provision which states that the original contract and that
15 portion subject to the project, will continue to be in full force and effect, subject to the
16 express condition that funds be annually appropriated by the State of California, and that
17 annual payments continue to be made to the County by the State Controller, under the
18 provisions of the Open Space Subvention Act (California Government Code section
19 16140, et. seq.), and that if said funds are not appropriated or dispersed the County may
20 terminate the Contract in regards to the land owned by Owner and declare it null and
21 void.

22 WHEREAS, this amendment does not change any of the terms and conditions of
23 the original Land Conservation Contract other than those stated herein.

24 NOW, THEREFORE, IT IS AGREED as follows:

1 1. This Amendment to Land Conservation Contract Number 4530 is
2 entered into pursuant to the Williamson Act and all of the provisions of said Act,
3 including any amendments hereafter enacted, are hereby incorporated by reference and
4 made a part of this Contract as if fully set forth herein.

5 2. The Board of Supervisors of the County may from time to time during the
6 term of the Contract and any renewals thereof, by resolution or ordinance, add to the
7 permissible uses of the Subject Property listed in the Resolution establishing the
8 Preserve. However, the Board of Supervisors may not during the terms of the Contract
9 and any renewals thereof eliminate any of the permitted uses for the Subject Property, as
10 set forth in said Resolution or Ordinance, without the prior written consent of the Owner.

11 3. Nothing in this Contract shall limit or supersede the planning, zoning, and
12 other police powers of the County, and the right of the County to exercise such powers
13 with regard to the Subject Property. All uses of and actions regarding the Subject
14 Property shall comply with all applicable local ordinances, regulations, resolutions and
15 state laws, as adopted or amended from time to time.

16 4. This Land Conservation Contract is made expressly conditioned upon the
17 State's continued compliance with the provisions of the Open Space Subvention Act. If
18 in any year the State fails to make any of the subvention payments to the County required
19 under the provision of the Open Space Subvention Act, then this Contract, at the option
20 of, and in the sole and absolute discretion of the County, may be terminated by the
21 County and declared null and void. The State's failure to make such payments may be
22 due to non-appropriation of funds by the Legislature, failure to disburse appropriated
23 funds, amendment or repeal of the applicable provisions of the Open Space Subvention

1 Act, or by any other cause whatsoever. The County may exercise its option to declare the
2 Contract null and void by delivering notice to the Department of Conservation, Division
3 of Land Resource Protection, Owner or successors or assigns, and by recording such
4 notice in the Official Records of Tulare County. This Amended Land Conservation
5 Contract No. 4530 A, regarding land owned by Owner, shall terminate with no
6 continuing contractual rights of any kind; provided, however, that the owner may apply
7 for a new Land Conservation Contract or Farmland Security Zone Contract as otherwise
8 may be provided by law.

9 5. Any notices required to be given to the County under this Amendment to
10 Land Conservation Contract shall be delivered to the Clerk of the Board of Supervisors of
11 the County, and any notices to be given to the Owner shall be mailed to the following
12 name(s) and address(es):

13 Name, mailing address, and phone number of each current owner of subject property:
14 (please type or print)

15
16 Frank B. Lourenco, 18977 Avenue 176, Woodville, CA 93257
17 Debbie A. Lourenco, 18977 Avenue 176, Woodville, CA 93257
18 _____
19 _____
20 _____

21
22 * * *
23
24

25 **By execution hereof, the undersigned parties declare under penalty of perjury that**
26 **he/she/they constitute and are all of the fee title owners of the Subject Property**
27 **described herein, and are, or are the successors-in-interest of, the owners of such**
28 **property who entered into the Land Conservation Contract.**
29

1 IN WITNESS WHEREOF, the parties have executed this Contract (signature of
2 each current owner, witnessed by below-named Notary Public):
3

4 OWNER(S)

5 Frank B. Lourenco
6 (Print Name)

7 [Signature]
(Signature)

8 Deborah A. Lourenco
9 (Print Name)

10 [Signature]
(Signature)

11 _____
12 _____
13 _____
14 _____
15 _____
16 _____
17 STATE OF CALIFORNIA
18 COUNTY OF _____ } s. s.

19 On _____ before me,

20 _____ a Notary Public

21 in and for said County and State, personally appeared (printed names) :
22 _____
23 _____
24 _____
25 _____
26 _____

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

32 I certify under PENALTY OF PERJURY under the laws of the State of California that the
33 foregoing paragraph is true and correct.
34

35 WITNESS my hand and official seal

36 Signature _____
37
38

California All-Purpose Certificate of Acknowledgment

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

State of California

County of Tulare

} s.s.

On October 11, 2019 before me, Cheryl Bailey, Notary Public
Name of Notary Public, Title

personally appeared Frank Blaurenco + Deborah Laurencio
Name of Signer (1)

Name of Signer (2)

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

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



WITNESS my hand and official seal.

Cheryl Bailey
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

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

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer
- Signer(s) Thumbprints(s)

1 COUNTY OF TULARE

2
3
4 BY: _____
5 Chairman, Board of Supervisors

ATTEST: County Administrative Officer
Clerk, Board of Supervisors

6
7 BY: _____
8 Deputy Clerk
9

10
11 =====
12 * AREA TO BE COMPLETED BY BOARD'S NOTARY *
13

14
15
16 STATE OF CALIFORNIA)
17) ss.
18 COUNTY OF TULARE)
19

20 On _____ before me, _____ a

21 Notary Public, and Deputy Clerk of the Board of Supervisors of the County of Tulare,
22 personally appeared _____ who proved to me on the
23 basis of satisfactory evidence to be the person whose name is subscribed to the within
24 instrument and acknowledged to me that he/she executed the same in his/her authorized
25 capacity, and that by his/her signature on the instrument the person, or the entity upon
26 behalf of which the person acted, executed the instrument.

27
28 I certify under PENALTY OF PERJURY under the laws of the State of California
29 that the foregoing paragraph is true and correct.
30

31 WITNESS my hand and official seal.

32
33 _____
34 Signature of Notary Public County and State
35

36 Attachment
37
38
39

1
2 **EXHIBIT A**
3 **LEGAL DESCRIPTION OF SUBJECT PROPERTY**
4

5 The West half of the Northeast Quarter of Section 15, Township 21 South, Range
6 26 East, Mount Diablo Base and Meridian, in the County of Tulare, State of
7 California, according to the Official Plat thereof.

8
9 Excepting therefrom the following described parcel:

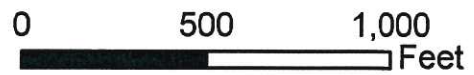
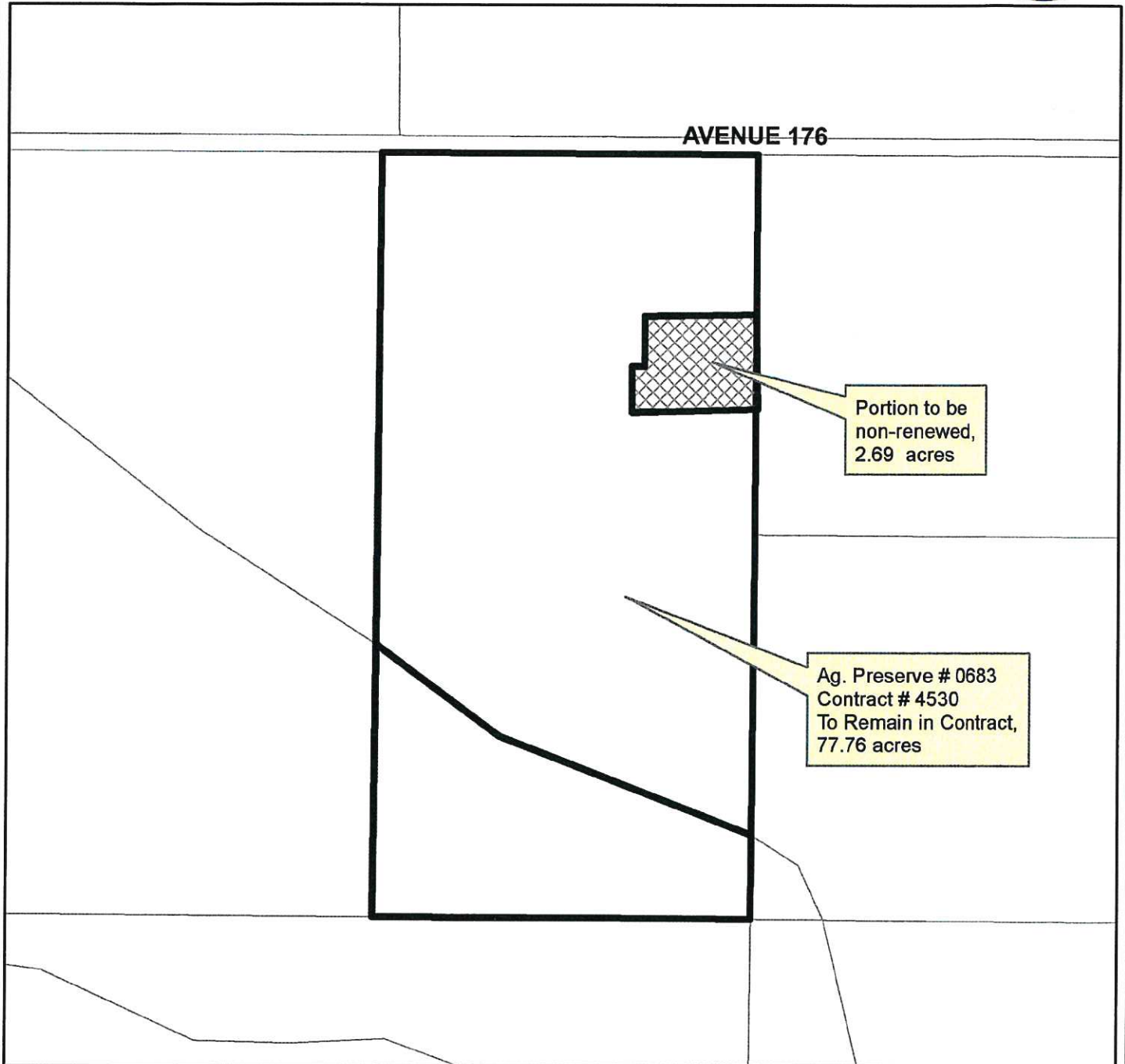
10
11 Commencing for reference at the Northeast corner of said West half; Thence
12 South, along the East line thereof, a distance of 390.00 feet to the True Point of
13 Beginning; Thence continuing South along said East line, a distance of 260.00
14 feet; Thence West, at a right angle to the aforementioned line, a distance of 463.00
15 feet; Thence North, a distance of 130.00 feet; Thence East, a distance of 25.00
16 feet; Thence North, a distance of 130.00 feet; Thence East, a distance of
17 438.00 feet to the Point of Beginning.
18
19



Exhibit "B"

Land in Amended Contract # 4530

Agricultural Preserve # 0683



Owner: Frank Lourenco
 Address: 18977 Avenue 176
 City, State, ZIP: Porterville, CA 93257
 Applicant: same
 Agent: Neil Zerlang, - Land Surveyor, Inc.
 Supervisorial District: 1
 Assessors Parcel: 236-080-008 & 012

Ref: WAN 19-014

