

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

Jackson Valley Properties, LLC
 Norma Jean Bognuda
 Norma Jean Bognuda
 (209) 401-1824

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
011-0100-033-501	252.0	Cattle grazing	252.0		
Total Acres in request.	252.0				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? _____
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		50 Animal Units	SEASONAL
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other			

Item F

OTHER INCOME FROM THE LAND

Hunting	Fishing	Mineral	Other
Per Year	Per Year	Per Year	Per Year
\$	\$	\$	\$

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			262
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences	\$ 18,500 -
Wells	\$ 25,000 -
Water Systems	
Other (specify)	
TOTAL	

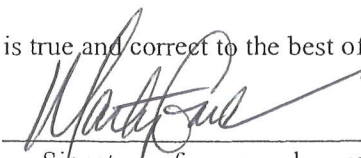
2.

ESTIMATED INCOME

Use	Estimated Annual Income
BEEF PRODUCTION	\$ 35,000 Approx Gross
TOTAL	

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Martin Gardner
ADDRESS: 4405 Buena Vista Rd.
CITY: Lone, CA 95040
PHONE: (775) 742-7717



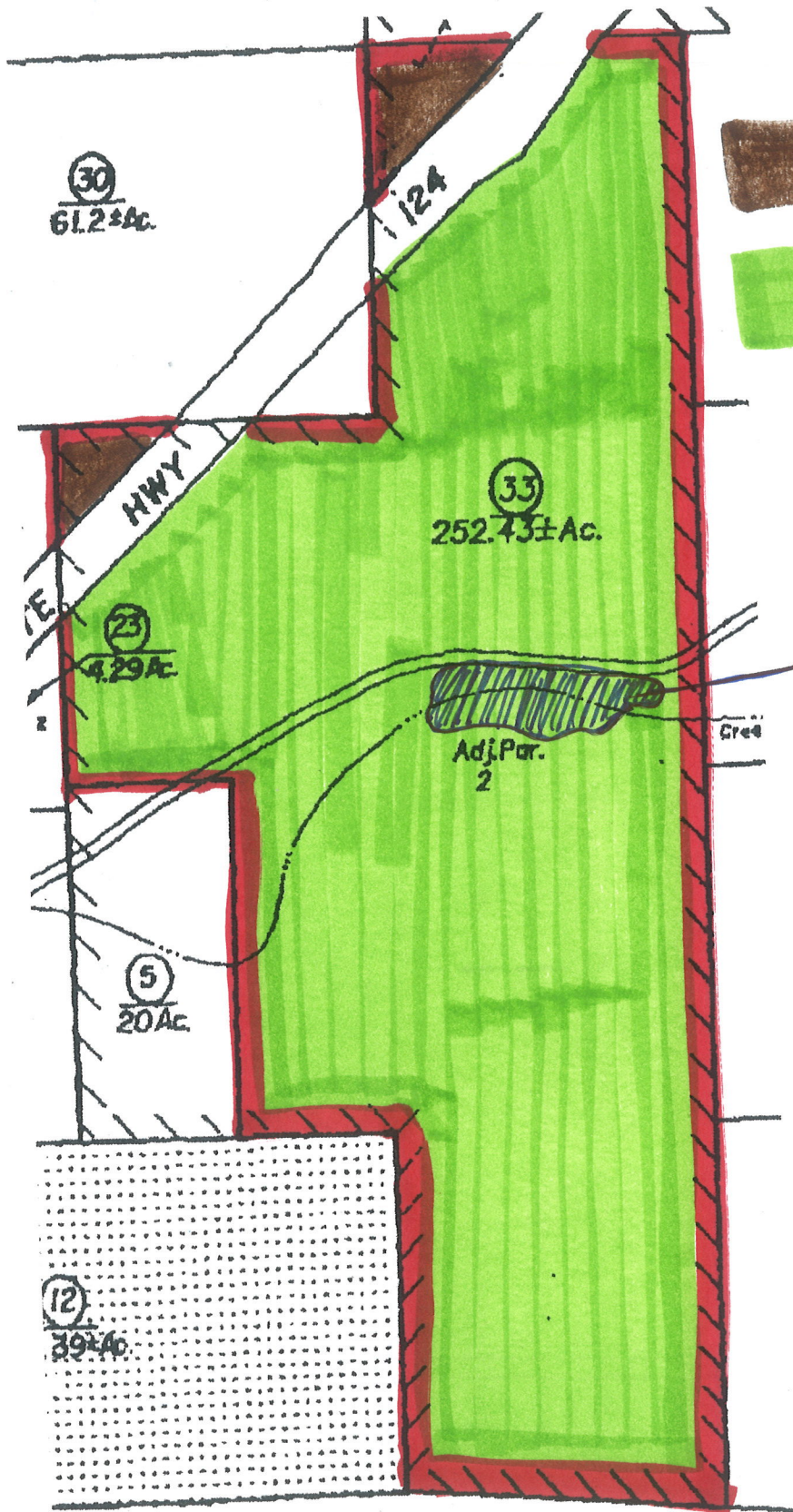
Signature of person who prepared application.



Date

Additional persons to be notified concerning action on this request:

NAME: _____
ADDRESS: _____
CITY: _____
PHONE: _____

NAME: _____
ADDRESS: _____
CITY: _____
PHONE: _____



 = unused dry grass
 = seasonal dry pasture grazing

YEAR ROUND POND

Cree

Adj. Par.
2

33
252.73 ± Ac.

30
61.2 ± Ac.

23
4.29 Ac.

5
20 Ac.

12
39 ± Ac.

124

HWY



Amador County Recorder
Kimberly L. Grady
DOC- 2017-0001275-00

Acct 2-First American Title Co
Thursday, FEB 16, 2017 14:27
Ttl Pd \$854.00 Nbr-0000291314
CT1/R1/1-3

RECORDING REQUESTED BY:
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Jackson Valley Properties
4405 Buena Vista Rd
Ione, CA 95640

Space Above This Line for Recorder's Use Only

A.P.N.: 011-060-033-501

File No.: 0301-5374970 (TF)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$825.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$10.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Norma Jean Bognuda, a married woman as her sole and separate property**

hereby GRANTS to **Jackson Valley Properties, LLC, a Nevada limited liability company**

the following described property in the Unincorporated area of **Ione**, County of **Amador**, State of **California**:

PARCEL 1:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPT ALL MINERALS AND MINERAL RIGHTS AS RESERVED IN DEED OF LOUIS HAMMER, ET AL., TO JAMES M. THOMAS, ET UX, DATED JUNE 14, 1948, RECORDED JULY 30, 1948, IN VOL. 34, OFFICIAL RECORDS, PAGE 405, RECORDS OF AMADOR COUNTY.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LANDS CONVEYED TO THE STATE OF CALIFORNIA AS MORE PARTICULARLY DESCRIBED IN DEED RECORDED NOVEMBER 16, 1964 IN BOOK 136, AT PAGE 466, AMADOR COUNTY OFFICIAL RECORDS.

PARCEL 2:

THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPT ALL MINERALS AND MINERAL RIGHTS AS RESERVED IN DEED OF LOUIS HAMMER, ET AL., TO JAMES M. THOMAS, ET UX, DATED JUNE 14, 1948, RECORDED JULY 30, 1948, IN VOL. 34, OFFICIAL RECORDS, PAGE 405, RECORDS OF AMADOR COUNTY.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LANDS CONVEYED TO THE STATE OF CALIFORNIA AS MORE PARTICULARLY DESCRIBED IN DEED RECORDED NOVEMBER 16, 1964 IN BOOK 136, AT PAGE 466, AMADOR COUNTY OFFICIAL RECORDS.

Mail Tax Statements To: **SAME AS ABOVE**

EXCEPTING FROM PARCELS ONE AND TWO ABOVE, THE LAND DESCRIBED IN THAT QUITCLAIM DEED RECORDED MARCH 11, 2003 AS DOCUMENT NO. 2003-3572, ALSO SHOWN AND DESIGNATED AS "MANCUSO ADJUSTED PARCEL 1, 33.45 AC. +/-" ON THAT CERTAIN RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT FILED FOR RECORD ON DECEMBER 23, 2002 IN BOOK 55 OF MAPS, PAGE 23 OF AMADOR COUNTY RECORDS.