

Recording requested by:  
BOARD OF SUPERVISORS

When recorded send to:  
BUILDING DEPARTMENT

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BEFORE THE BOARD OF SUPERVISORS OF THE  
COUNTY OF AMADOR, STATE OF CALIFORNIA

IN THE MATTER OF:

RESOLUTION AUTHORIZING RECORDATION OF ) RESOLUTION NO. 14-121  
AGREEMENT TO LIMIT USES OF AGRICULTURAL )  
STRUCTURE-GEORGE RONALD WOODHOUSE AND )  
LINDA LOU WOODHOUSE AS TRUSTEES OF THE )  
IONE REAL PROPERTY TRUST )

WHEREAS George Ronald Woodhouse and Linda Lou Woodhouse as Trustees of the Ione Real Property Trust, ("Owner") desire to construct an agricultural structure on their Property and have applied for an Agricultural Building Permit Exemption; and

WHEREAS, Owners have applied for an Agricultural Exemption and have complied satisfactorily with all other conditions of the Application for the Permit; and

WHEREAS, an Agreement to limit uses of the agricultural structure for Permit #AG01024 is required by Amador County Code Chapter 15.04.040 and was authorized by the Board of Supervisors at their October 7, 2014 meeting; and

WHEREAS, Owner understands and agrees that the exempted agricultural structure can only be used as provided in said Amador County Code Chapter 15.04.040 and that any violation of the conditions under which the Agricultural Building Permits was granted may void the exemption.

THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Amador that said Board does hereby approve the Agreement to limit uses of an exempt agricultural structure for Building Permit #AG01024 by and between the County of Amador and George Ronald Woodhouse and Linda Lou Woodhouse, Trustees of the Ione Real Property Trust, on the terms and conditions contained therein as it relates to Building Permit #AG01024.

BE IT FURTHER RESOLVED that the Chairman of said Board is hereby authorized to sign and execute said Agreement on behalf of the County of Amador.

The foregoing resolution was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 7th day of October, 2014 by the following vote:

AYES: Theodore F. Novelli, Brian Oneto, John Plasse, Louis D. Boitano and Richard M. Forster

NOES: None

ABSENT: None

  
Theodore F. Novelli, Chairman

ATTEST:

JENNIFER BURNS, Clerk of the  
Board of Supervisors, Amador County,  
California

  
Deputy

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Amador County Building Department  
810 Court Street  
Jackson, CA 95642

APN: 001-170-029-000  
Agricultural Building Permit Exemption No:AG01024

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## AGREEMENT TO LIMIT USES OF AGRICULTURAL STRUCTURE

This Agreement is entered into as of October 7, 2014 by and between the COUNTY OF AMADOR, a political subdivision of the State of California (the "County") and George Ronald Woodhouse and Linda Lou Woodhouse, Trustees of the Ione Real Property Trust, ("Owner").

### RECITALS

A. Owner owns certain real property (the "Property") situated in the unincorporated area of the County of Amador, State of California, described as follows:

PARCEL 1A, AS SHOWN AND SO DESIGNATED UPON THAT CERTAIN OFFICIAL MAP ENTITLED "PARCEL MAP NO. 2829 PHASE ONE FOR KATHRYN L. MCGHAN, SUCCESSOR TRUSTEE OF THE SURVIVOR'S PROPERTY TRUST ESTABLISHED UNDER THE MACE FAMILY TRUST DATED AUGUST 6, 1993", AND SAID MAP BEING RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 63 OF MAPS AND PLATS AT PAGE 9, ET SEQ.

B. Owner desires to construct an agricultural structure on the Property and has applied for an Agricultural Building Permit Exemption.

C. Owner understands and agrees that the exempted agricultural structure can only be used as provided in Amador County Code Section 15.04.40 and that any violation of the conditions under which the Agricultural Building Permit was granted may void the exemption.

D. As a condition of issuance of the Agricultural Building Permit Exemption, the County requires that the restrictions on the use of the structure and all further obligations of Owner set forth in this Agreement run with the land and be made a matter of public record so that any future purchasers of the Property will be made aware of them.

E. Owner is aware and agrees that this agreement will be recorded in the Amador County Recorder's Office.

NOW, THEREFORE, the parties agree as follows:

1. Recitals. The parties acknowledge the truth of the recitals set forth above, which are incorporated into this Agreement.

2. Restriction on Use of Agricultural Structure. Owner agrees that in no event shall the exempted agricultural structure be used for any purpose other than to house farm implements, hay, grain, poultry, livestock or horticultural products. The structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged. Employees may only enter the structure on an occasional basis to store or remove equipment or otherwise perform tasks of a limited duration that require infrequent access to the structure. The structure shall not be a place used by the public.

3. Additional Obligations of Owner.

3.1 Owner understands and agrees that despite an exemption from obtaining a permit, the exempted agricultural structure shall be constructed in compliance with Chapter 15 of the Amador County Code, and all other applicable laws of Amador County, the State of California and any federal laws that may apply.

3.2 Owner understands and agrees that any violation of this Agreement or other condition under which the Agricultural Building Permit Exemption was granted may, at the County's sole discretion, void the exemption.

3.3 Owner acknowledges that if the Agricultural Building Permit Exemption becomes void, Owner shall be required to remove the structure or fully permit the structure (building permit application, plan check, inspection process, etc.) and pay all fees then in effect.

3.4 Owner agrees to indemnify the County of Amador and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers and employees arising from performance or non performance of its obligations under this Agreement.

4. County's Remedies Upon Default. Owner acknowledges that any violation of this Agreement shall constitute a public nuisance. Upon any violation of this Agreement, the County may pursue any remedies provided by statute or ordinance. In addition to all other remedies provided by law, Owner further agrees that the County or any governmental entity having jurisdiction may obtain immediate injunctive relief against any use of the agricultural structure that is inconsistent with this Agreement.

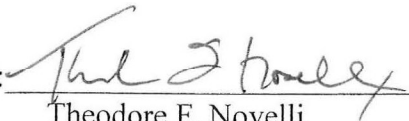
5. Covenant Running with the Land. Owner agrees that the restrictions and obligations of Owner set forth in this Agreement shall be perpetual and run with the land, binding future owners of the Property, unless and until the exempted agricultural structure is either (i) removed from the property, or (ii) fully permitted by the County.

6. No Waiver of Remedies. Failure to exercise any remedy provided for in this Agreement shall not, under any circumstances, be construed as a waiver of the remedy.

7. Entire Agreement. This Agreement contains the entire agreement of the parties respecting its subject matter, and supersedes any and all prior discussions, representations, and oral or written agreements, if any, between the parties.

COUNTY:

OWNER: George Ronald Woodhouse and Linda Lou Woodhouse, Trustees of the Ione Real Property Trust.


BY:   
Theodore F. Novelli  
Chairman, Board of Supervisors

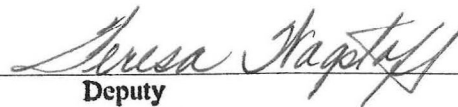
BY: \_\_\_\_\_  
George Ronald Woodhouse, Trustee

BY: \_\_\_\_\_  
Linda Lou Woodhouse, Trustee

APPROVED AS TO FORM:  
GREGORY GILLOTT,  
AMADOR COUNTY COUNSEL

ATTEST:  
JENNIFER BURNS, CLERK OF THE  
BOARD OF SUPERVISORS

BY: 

BY:   
Deputy

[PARTY SIGNATURES MUST BE ACKNOWLEDGED]

State of California            )  
  ) ss.  
County of Amador            )

On October 21, 2014, before me, Teresa Wagstaff, Deputy Clerk I of the Board of Supervisors of the County of Amador, State of California, personally appeared Theodore F. Novelli, Chairman, Board of Supervisors, 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 executed the same in his authorized capacity, and that by his 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 my hand and official seal.



  
\_\_\_\_\_  
Teresa Wagstaff  
Deputy Clerk I of the Board of Supervisors