



OFFICIAL RECORD
AMY ELMER, RECORDER

Return this application to:

Agricultural Use Assessment Application

REVIEW THE ATTACHED INSTRUCTION SHEET FOR DIRECTIONS ON HOW TO
FILL OUT THIS FORM. IF MORE SPACE IS NEEDED, PLEASE ATTACH
ADDITIONAL SHEETS AS NECESSARY TO THIS APPLICATION.

1.) Please type in the name and address of each owner of record or his representative:

Owner: Blue Mountain Ranches of Nevada, LLC Owner:
Address: 4021 Port Chicago Highway Address:
City/State/Zip: Concord, CA 94520 City/State/Zip:

2.) What is the size of the subject parcel? 6072.27 acres
(Parcels less than 20 acres will be referred to the Department of Taxation for approval).

3.) APN (Assessor's Parcel Number): See attached Schedule for 17 APNs

4.) Legal Description:
See attached Legal Description Exhibit for Lake Valley Farms

5.) Was the gross income from agricultural use of the land during the preceding calendar year
\$5,000 or more? Yes***YES**** No
If yes, attach proof of income. Rental income from Lease exceeds \$5000 per year. **(E)**

6.) Date the property was originally placed in service by the owners listed above for agricultural
purposes 2005.

7.) The agricultural use of the land is (i.e., grazing, pasture, cultivated, dairy, etc.)
cultivated

8.) Was this property previously assessed as agricultural? Yes. If yes, when was it
assessed as agricultural? All prior times, we have owned the property since 2005

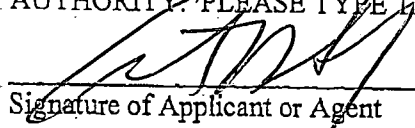
LAKE VALLEY FARMS

(E) 5-23-19

LAKE VALLEY FARMS

The undersigned hereby certify the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand if this application is approved, this property may be subject to liens for undetermined amounts. (I) (We) understand that if any portion of this land is converted to a higher use, it is our responsibility to notify the assessor in writing within 30 days of the conversion.

EACH OWNER OF RECORD OR HIS AUTHORIZED REPRESENTATIVE MUST SIGN BELOW. IF SIGNED BY A REPRESENTATIVE, THE REPRESENTATIVE MUST INDICATE FOR WHOM HE IS SIGNING, HIS CAPACITY, AND UNDER WHAT AUTHORITY. PLEASE TYPE THE NAME UNDER EACH SIGNATURE.


Signature of Applicant or Agent Owner/Manager of LLC May 23, 2019 Date
Capacity Authority
Albert D. Seeno, Jr., Manager of Blue Mountain Ranches of Nevada LLC
Print Name of Applicant or Agent
4021 Port Chicago Highway, Concord, CA 94520 Phone: E.Cargill 702-422-1433
Address Phone Number

Signature of Applicant or Agent Capacity Authority Date

Print Name of Applicant or Agent
Address Phone Number

Signature of Applicant or Agent Capacity Authority Date

Print Name of Applicant or Agent
Address Phone Number

Attach additional signatures as necessary.


5/23/19

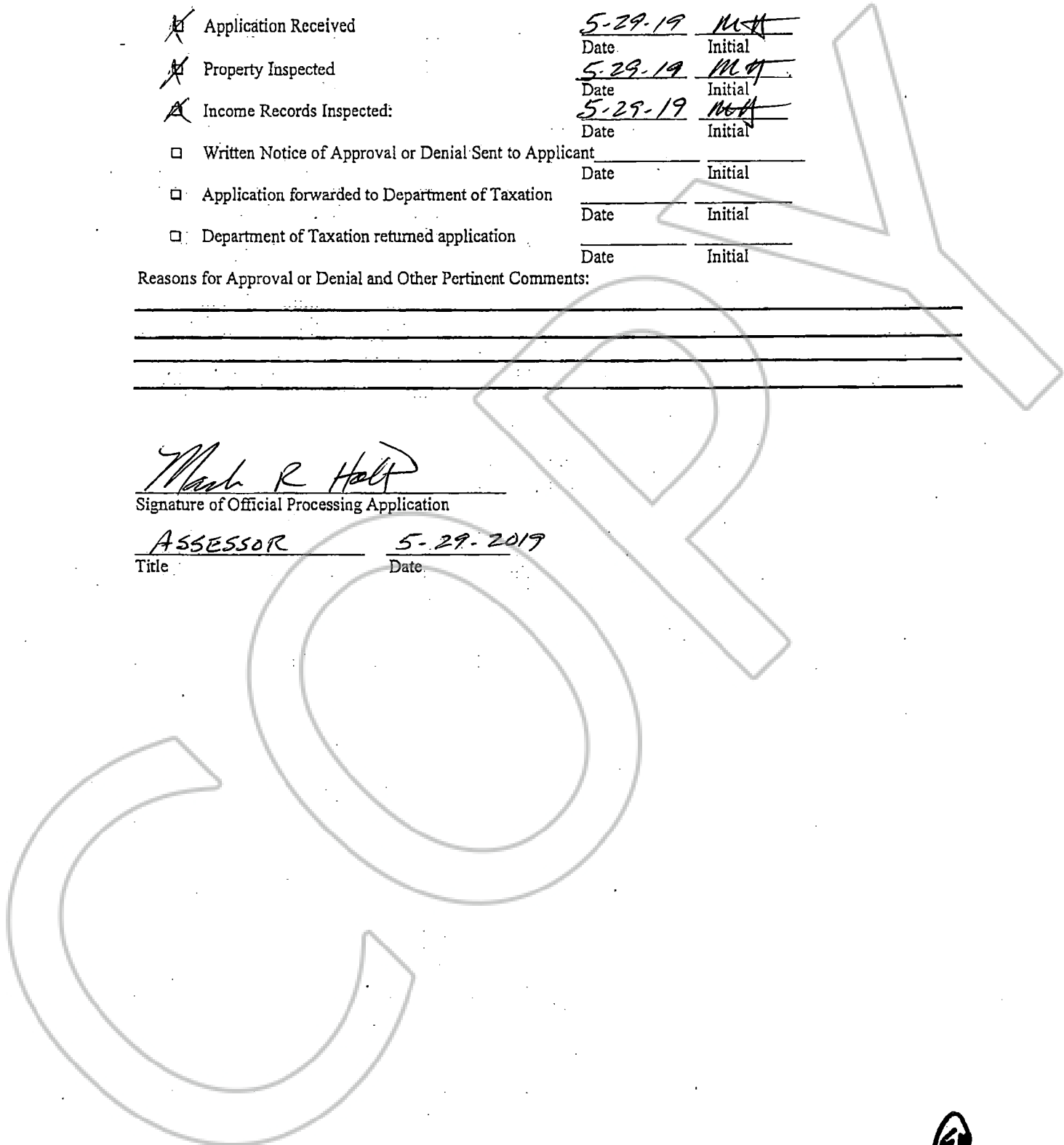
FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

- Application Received 5-29-19 MLH
Date Initial
- Property Inspected 5-29-19 MLH
Date Initial
- Income Records Inspected: 5-29-19 MLH
Date Initial
- Written Notice of Approval or Denial Sent to Applicant _____
Date Initial
- Application forwarded to Department of Taxation _____
Date Initial
- Department of Taxation returned application _____
Date Initial

Reasons for Approval or Denial and Other Pertinent Comments:

Mark R Holt
Signature of Official Processing Application

ASSESSOR 5-29-2019
Title Date



②
5/23/19

BLUE MOUNTAIN RACHES OF NEVADA LLC

LAKE VALLEY FARMS

Exhibit for Agricultural Use Assessment Application

Assessor Parcel Numbers for Lake Valley Ranch

✓ 005-121-01	Nevada Ranches LLC	360.000
✓ 005-121-02	Nevada Ranches LLC	635.000
✓ 005-121-04	Nevada Ranches LLC	320.000
✓ 005-121-05	Nevada Ranches LLC	320.000
✓ 005-121-06	Nevada Ranches LLC	320.000
✓ 005-121-09	Nevada Ranches LLC	887.500
✓ 005-121-10	Nevada Ranches LLC	320.000
✓ 005-121-11	Nevada Ranches LLC	320.000
✓ 005-121-12	Nevada Ranches LLC	300.000
✓ 005-181-01	Nevada Ranches LLC	310.010
✓ 005-181-02	Nevada Ranches LLC	310.270
✓ 005-181-10	Nevada Ranches LLC	320.000
✓ 005-181-11	Nevada Ranches LLC	320.000
✓ 005-181-12	Nevada Ranches LLC	320.000
✓ 005-181-13	Nevada Ranches LLC	309.790
✓ 005-181-14	Nevada Ranches LLC	320.000
✓ 005-201-03	Nevada Ranches LLC	79.700

6,072.270

②
6.23.19

BLUE MOUNTAIN RANCHES OF NEVADA LLC

LAKE VALLEY FARMS

LEGAL DESCRIPTION OF THE LAND

ATTACHMENT TO THE LINCOLN COUNTY

AGRICULTURAL USE ASSESSMENT APPLICATION

All that certain real property situate in the County of Lincoln, State of Nevada, more particularly described as follows:

Parcel 1:

TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.M.:

Section 2: The West Half (W1/2);

Lots 5 and 6;

The South Half (S1/2) of the Northeast Quarter (NE1/4);

The Southeast Quarter (SE1/4);

Section 3: The East Half (E1/2);

The Southwest Quarter (SW1/4);

Section 4: The Southeast Quarter (SE1/4);

Section 10: All;

Section 11: The North Half (N1/2)

Parcel 2:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.M.:

Section 27: The West Half (W1/2);

The Southeast Quarter (SE1/4);

The Northeast Quarter (NE1/4)

Section 28: The Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4);

The East Half (E1/2) of the Northeast Quarter (NE1/4);

The South Half (S1/2) of the Southeast Quarter (SE1/4);

The West Half (W1/2) of the Northwest Quarter (NW1/4);

Section 29: The Northeast Quarter (NE1/4);

The East Half (E1/2) of the Northwest Quarter (NW1/4);

The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4);

Section 34: All;

Section 35: The West Half (W1/2);

5-23-19

Section 30: The North Half (N1/2) of the Northeast Quarter (NE1/4);
Section 19: The South Half (S1/2) of the Southeast Quarter (SE1/4);
Section 20: The South Half (S1/2) of the Southwest Quarter (SW1/4);
The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4);
Section 21: The East Half (E1/2) of the Southeast Quarter (SE1/4);
The East Half (E1/2) of the Northeast Quarter (NE1/4);
Section 10: The Northwest Quarter (NW1/4);
Section 9: The East Half (E1/2) of the Northeast Quarter (NE1/4);
Section 4: The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4);
Section 3: The South Half (S1/2) of the Southwest Quarter (SW1/4);
Section 15: The South Half (S1/2) of the Southwest Quarter (SW1/4);

EXCEPTING THEREFROM a parcel of land 100 feet by 100 feet conveyed to Lincoln County Telephone System, Inc. by deed recorded February 16, 1970 in Book "O-1" of Real Estate Deeds, page 4, Lincoln County, Nevada. Located in the Northeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 15, Township 6 North, Range 66 East, M.D.B.&M, Lake Valley Lincoln County, Nevada, described as follows:

Beginning at the Northeast corner of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), and running thence South along the Quarter Section line 100 feet; thence at right angles 100 feet West; thence at right angles 100 feet North; thence at right angles 100 feet East to the point of beginning.

Section 22: The West Half (W1/2);
The Southeast Quarter (SE1/4);
The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4);
The West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4);

EXCEPTING FROM SECTIONS 15 AND 22 THE FOLLOWING PARCEL:

Beginning at a point which bears North 53° 25' 40" West, for a distance of 198.5 feet from the Quarter corner of Sections 15-22, Township 6 North, Range 66 East, M.D.B.&M; thence due South for a distance of 90 feet to a point in the Northwest Quarter (NW1/4) of Section 22; thence due East for a distance of 90 feet to a point in the Northwest Quarter (NW1/4) of said Section 22; thence due North for a distance of 90 feet to a point in the Southwest Quarter (SW1/4) of Section 15; thence due West for a distance of 90 feet to said point of beginning, as conveyed to the Lincoln County Power District No. 1 by deed recorded February 2, 1970 in Book "N-1" of Real Estate Deeds, page 498, Lincoln County, Nevada.

Section 16: The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4);

②
5/23/17

Section 33: The North Half (N1/2) of the North Half (N1/2);
The North Half (N1/2) of the South Half (S1/2) of the North Half (N1/2);
The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4);
The South Half (S1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4);
The South Half (S1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4);
The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

COPY

5/23/19

Information and Instructions For Agricultural Use Assessment Application

LAKE VALLEY FARMS

Please Read Carefully

Return this application to the County Assessor's Office at the address shown above no later than June 1st. If this application is approved it will be recorded and become a public record

Determinations on applications for parcels of twenty (20) acres or more will be made by the County Assessor. Determinations on applications for parcels of less than twenty (20) acres will be made by the Department of Taxation.

A separate application is required for each county in which the property is located.

Criteria used to qualify agricultural use assessment applications:

- 1.) The land has been devoted exclusively to agricultural use for at least three consecutive years immediately preceding the assessment date.
- 2.) Agricultural use must produce a minimum gross income of \$5,000 from agricultural pursuits during the immediately preceding calendar year.
- 3.) If the agricultural use is the feeding, breeding, management or sale of livestock, poultry, or the produce thereof, the land must be of sufficient size and capacity to produce more than one-half of the feed required during that year for the agricultural pursuit.

The agricultural use assessment designation will be removed when the property is converted to a higher use. Conversion may be evidenced by:

- 1.) A physical alteration of the surface of the property enabling it to be used for a higher use;
- 2.) The recording of a final map or parcel map creating one or more parcels not intended for agricultural use;
- 3.) A change in zoning to a higher use made at the request of the owner;
- 4.) Any use other than agricultural use.

Once an application is made and approved, it is not necessary to file again unless there is a change in ownership or conversion to a higher use of any portion of the land. However, the county assessor or the Department of Taxation may request a new application with supporting evidence in order to determine continuous use. Incomplete applications or applications with insufficient documentation may result in the cancellation of the agricultural assessment.

If an agricultural assessment is approved, the assessment will be based on the agricultural use of the land rather than on its full cash value, which is typically a higher assessment. Residential use areas will be assessed at full cash value. If the property converts in whole or part to a higher use, the owner will become liable for deferred taxes based upon the difference between the agricultural use value and the full cash value for a period not to exceed seven years. It is the property owner's responsibility to notify the assessor in writing within 30 days if any portion of the land is converted to a higher use. Failure to promptly notify the assessor of a use change will result in a 20% penalty on any deferred taxes that may become due.

Upon conversion, the deferred taxes will be calculated in the manner provided in NRS 361A.265 and NRS 361A.280. Deferred taxes and any penalties thereon will annually attach as a lien against all qualified agricultural real property within the County. Persons desiring information about potential deferred tax liens should contact the County Assessor's Office.