

Recording Requested by )  
County of Santa Barbara )  
\_\_\_\_\_)  
When Recorded Return to the )  
Clerk of the Board of Supervisors )  
County of Santa Barbara )  
105 East Anapamu Street )  
Santa Barbara, California 93101 )  
\_\_\_\_\_)

SHORT FORM LAND CONSERVATION CONTRACT  
Incorporating Board of Supervisors Resolutions and  
Long Form Contract by Reference  
**25AGP-00009**

THIS LAND CONSERVATION CONTRACT, is made by and between Francisco Maldonado of Azteca Properties hereinafter referred to as "OWNER" and the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, hereinafter referred to as "COUNTY".

WITNESSETH:

WHEREAS, OWNER possesses certain real property situated in the County of Santa Barbara, State of California, hereinafter referred to as "THE SUBJECT PROPERTY," and more particularly described in Exhibit A attached hereto and by this reference incorporated herein; and

WHEREAS, THE SUBJECT PROPERTY is now devoted to agricultural uses and uses compatible therewith; and

WHEREAS, the parties hereto desire to create an "agricultural preserve," consisting of THE SUBJECT PROPERTY, to be established by COUNTY by resolution and by this contract, and to be designated as the Azteca Properties Replacement Agricultural Preserve, 25AGP-00009,

Assessor Parcel Number 117-160-050, 132.88 acres, replacing 70AP-022, with zoning of Agricultural (AG-II-40), and Comprehensive Plan designation restrictions.

NOW, THEREFORE, both OWNER and COUNTY, in consideration of the mutual promises, covenants and conditions to which reference is made herein and substantial public benefits to be derived therefrom, do hereby agree as follows:

FIRST: THE SUBJECT PROPERTY shall be subject to all restrictions and conditions adopted or to be adopted by resolutions and minute orders by the Board of Supervisors of the County of Santa Barbara, California, including without limitation those recorded on November 5, 1971, as Inst. No. 36187, Bk. 2371, pg. 404; January 3, 1972, as Inst. No. 57, Bk. 2381, page 794; October 30, 1974, as Instr. No. 38788, Bk. 2539, pg. 258; November 10, 1975, as Instr. Nos. 40442 and 40443, Bk. 2592, pgs. 1763 and 1767; December 11, 1975, as Instr. No. 44871, Bk. 2595, pg. 2134; May 20, 1977, as Reel No. 77-24881; July 11, 1977, Reel No. 77-34734; November 14, 1978, Reel No. 78-52990; October 15, 1980, Reel No. 80-41873, and November 2, 2007, Reel No. 2007-0077408 of the Official Records of the County of Santa Barbara, California, and IT IS MUTUALLY AGREED that the conditions and restrictions set forth in said resolutions and minute orders are adopted and incorporated herein and made a part hereof as though fully set forth herein at length, and the OWNER will observe and perform said provisions.

SECOND: In consideration of the promises, OWNER shall indemnify and save harmless COUNTY from and against any and all claims, liability, suits, damages, costs including reasonable attorney's fees, losses and expenses in any manner resulting from, arising out of, or connected with the use of any Surveyor's Map depicting the preserve and the description of THE SUBJECT PROPERTY attached hereto.

THIRD: This Contract shall be effective as of the first day of January, 2026, and shall remain in effect for a period of ten (10) years from each succeeding January first.

IN WITNESS WHEREOF, the County of Santa Barbara has executed this Contract on December 9, 2025.

COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By:   
Laura Capps, Chair

Attest:

MONA MIYASATO  
County Executive Officer  
Clerk of the Board of Supervisors

By:   
Sheila de la Guerra, Deputy Clerk

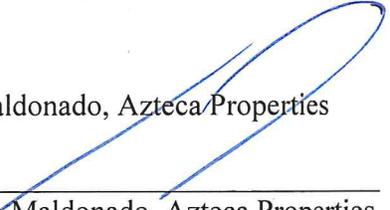
Approved As To Form:

RACHEL VAN MULLEM  
County Counsel

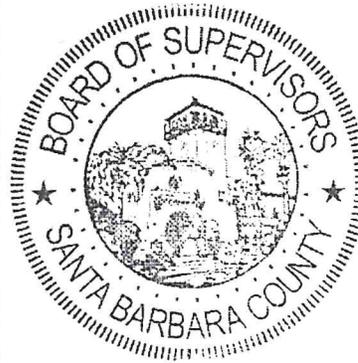
By:   
Tyler Sprague, Deputy County Counsel

OWNER

Francisco Maldonado, Azteca Properties

By:   
Francisco Maldonado, Azteca Properties

Property Owner



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

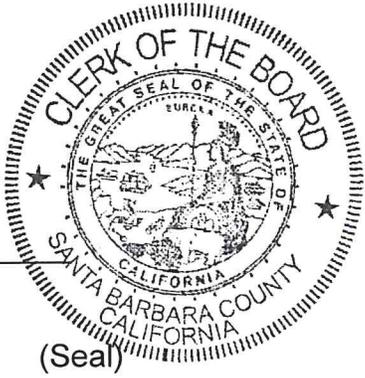
County of SANTA BARBARA

On, December 9, 2025 before me, Sheila de la Guerra, a Deputy Clerk, personally appeared SUPERVISOR LAURA CAPPS, CHAIR OF THE BOARD OF SUPERVISORS, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Sheila de la Guerra*  
Signature Sheila de la Guerra



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 SANTA BARBARA

On 9/24/25 before me, MARTHA R. BEAS, a Deputy Notary Public

Clerk, personally appeared, CHAIR OF THE

BOARD OF SUPERVISORS, who proved to me on the basis of satisfactory evidence

to be the person(s) whose names(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

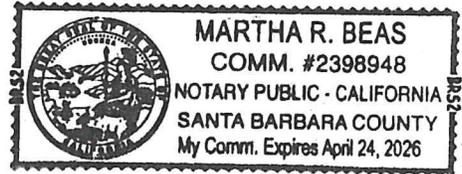
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the

foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Martha R. Beas*  
Signature



(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

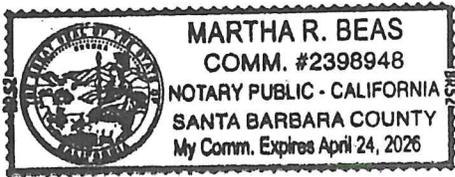
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Santa Barbara }

On 9/24/25, before me, Martha R. Beas, Notary Public,  
personally appeared CHAIR OF THE BOARD OF SUPERVISORS

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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE Martha R Beas

PLACE NOTARY SEAL ABOVE

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: \_\_\_\_\_

# Exhibit A

# AGRICULTURAL PRESERVE

25AGP-00009

## LEGAL DESCRIPTION

APN 117-160-050

The land referred to is situated in the unincorporated area of the County of Santa Barbara, State of California, and is described as follows:

Lots 3 and 4 of the "Subdivision of Caetano Jose Souza Estate in Subdivision 2 of Rancho Punta De La Laguna", in the County of Santa Barbara, State of California, according to the Map thereof filed in Book 9, Page 37 of Maps and Surveys, in the office of the County Recorder of said County.

EXCEPTING from Lot 4 of the "Subdivision of Caetano Jose Souza Estate in Subdivision 2 of Rancho Punta De La Laguna", in the County of Santa Barbara, State of California, according to the Map thereof filed in Book 9, Page 37 of Maps and Surveys, in the office of the County Recorder of said County, that portion lying within the following described land:

Beginning at the Southwest corner of Lot 4, as shown on said map; thence North 2 Degrees 05' 19" East (Note: All bearing and distances shown hereon are based on the California Coordinate System, Zone 5, to obtain ground level distances multiply by 1.0000782) along the Westerly line of said Lot 4, 2360.64 feet to an angle point; thence North 53 Degrees 09' 41" West along the Westerly boundary of said Lots 4 and 10, 201.94 feet; thence North 2 Degrees 05' 19" East along the Westerly boundary of said Lots 10 and 15 of the "Subdivision of Gaetano Jose Souza Estate in Subdivision 2 of Rancho Punta De La Laguna", 5,882.03 feet to a point of intersection with the Southerly line of that portion of land described in a Deed to the County of Santa Barbara, et al., recorded May 31, 1962 as Instrument No. 22361 in Book 1931 Page 305 of Official Records, records of said County; thence along said Southerly line, North 78 Degrees 53' 13" East 133.52 feet; thence South 2 Degrees 05' 19" West parallel to said Westerly line of Lot 15 of the "Subdivision of Caetano Jose Souza Estate in Subdivision 2 of Rancho Punta De La Laguna", 1252.16 feet to the Southerly line thereof; thence along said Southerly line, South 73 Degrees 20' 19" West 21.12 feet; thence South 2 Degrees 05' 19" West parallel to the Westerly line of said Lot 10 of the "Subdivision of Caetano Jose Souza Estate in Subdivision 2 of Rancho Punta De La Laguna", 2139.25 feet; thence North 87 Degrees 54' 41" West 5.00 feet; thence continuing South 2 Degrees 05' 19" West 2465.46 feet; thence South 53 Degrees 09' 41" East 171.52 feet; thence South 2 Degrees 05' 19" West parallel with the West line of said Lot 4, 2433.09 feet to the Southerly line thereof; thence along said Southerly line, North 83 Degrees 26' 26" West 80.23 feet to the point of beginning.

EXCEPTING from Lot 4 that portion granted to the Santa Barbara Flood Control and Water Conservation District by Deed which recorded December 28, 1973 as Instrument No. 48648 in Book 2494 Page 1230 of Official Records.

APPROVED AS TO FORM  
AND SURVEY CONTENT

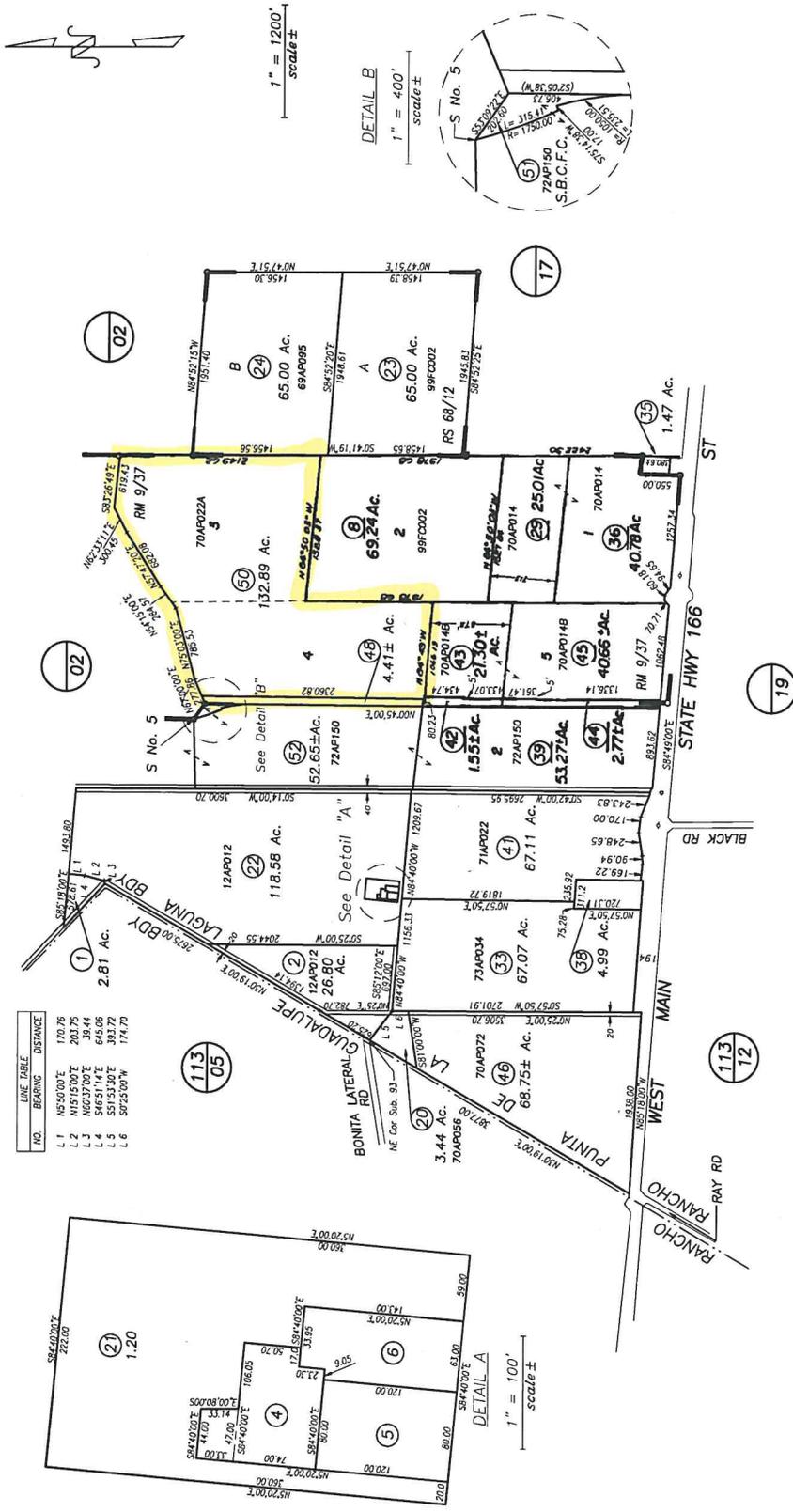
*A Jevremovic*  
ALEKSANDAR JEVREMOVIC  
COUNTY SURVEYOR



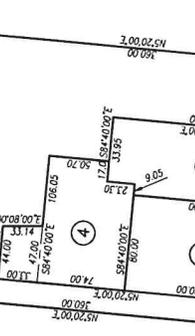
*10/23/2025*

POR. RANCHO PUNTA DE LA LAGUNA

117-16



NO.	LINE BEARING	DISTANCE
L 1	N5°50'00"E	170.76
L 2	N5°15'00"E	203.75
L 3	N6°37'00"E	39.44
L 4	N7°47'00"E	174.70
L 5	S5°51'00"E	83.72
L 6	S0°25'00"W	174.70



**NOTICE**  
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 117-Pg, 16  
County of Santa Barbara, Calif.

12/30/1918 R.M. Bk. 9 , Pg. 37 , Tract "Subdivision of Caetano Jose Souza Estate"

08/22/2, correction