

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
22AGP-00000-00007

THIS LAND CONSERVATION CONTRACT is made by and between the **Rancho Ave Maria, LLC**, 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;

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 **Rancho Ave Maria Agricultural Preserve, 22AGP-00000-00007,**

Assessor's Parcel Number 113-040-004, 51.87 acres gross, with zoning of Agriculture II (AG-II-40) and Agricultural Commercial (AC) Comprehensive Plan designation restrictions, rescinding contract 70-AP-091.

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, 2024 and shall remain in effect for a period of ten (10) years from each succeeding January first.

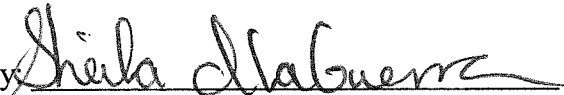
IN WITNESS WHEREOF, the County of Santa Barbara has executed this Contract on May 2, 2023.

COUNTY OF SANTA BARBARA

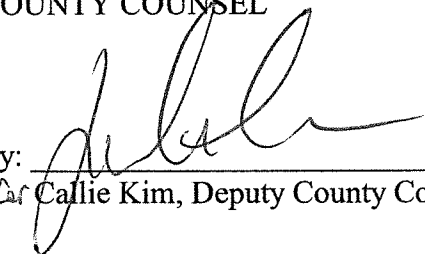
BOARD OF SUPERVISORS

By: 
Das Williams, Chair

Attest:
MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

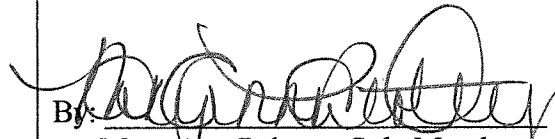
By: 
Deputy Clerk Sheila de la Guerra

Approved As To Form:
RACHEL VAN MULLEM
COUNTY COUNSEL

By: 
Callie Kim, Deputy County Counsel

OWNER

RANCHO AVE MARIA, LLC

By: 
Mary Ann Palotay, Sole Member

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, May 2, 2023 before me, Sheila de la Guerra, a Deputy Clerk, personally appeared SUPERVISOR DAS WILLIAMS, 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.



Signature Sheila de la Guerra

(Seal)

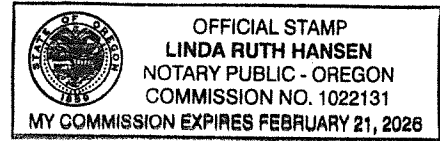
State of Oregon

County of Marion

The Short Form Land Conservation Contract was signed before me by Mary Ann Palotay, Sole Member of Rancho Ave Maria, LLC on March 1, 2023.

Linda Ruth Hansen

Notary Public – State of Oregon



Signature on page 3 ^{LRH}

EXHIBIT A

Agricultural Preserve 22AGP-00000-00007

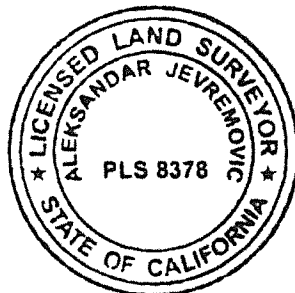
Legal Description

All that portion of Subdivision 4 of the Rancho Guadalupe, in the unincorporated area of the County of Santa Barbara, State of California, as shown on the map recorded in Rack 4, Map 3 and described as 50 acres of farm land in Order and Decree of Final Distribution recorded May 6, 1970 in Book 2308, Page 44 in the office of the County Recorder of said County and State, excepting therefrom the following described land:

Beginning at a point in the Northerly line of said Subdivision 4, said point being the Southeasterly corner of the land described in said Grant Deed recorded December 30, 2010 as Instrument No. 2010-0075703 Official Records, said point also being a point in a curve in the southwesterly right of way of 11th Street, concave southwesterly having a radius of 444.46 feet, the radial center of which bears S42° 17'17"W; thence, continuing along said right-of-way,

- 1) Southeasterly along said curve through a central angle of 11°24'03, an arc length of 88.44 feet to a point; thence, departing said right-of-way,
- 2) N87°13'55"W, 487.00 feet; thence,
- 3) N05°03'51"W, 45.32 feet to a point in said North line; thence, along said North line,
- 4) S89°35'36"E, 431.35 feet to the Point of Beginning

End of Description



2/14/2023

APPROVED AS TO FORM
AND SURVEY CONTENT

Aleksandar Jevremovic
ALEKSANDAR JEVREMOVIC
COUNTY SURVEYOR
LICENSE EXP. 12/31/2023



Not to Scale

City of Guadalupe Limits

APN 115-230-027

11th St.

Portion of APN: 113-040-004

**Rancho Ave Maria, LLC
Replacement Agricultural Preserve Contract
Agricultural Preserve No. 22AGP-00000-00007**

**Approved by the County Board of Supervisors
Resolution No. 22-88
Passed and Adopted** _____ May 2, 2023

**Mona Miyasato
Clerk of the Board of Supervisors**

By: Sheila de la Guerra
Deputy Sheila de la Guerra