

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

24AGP-00014

THIS LAND CONSERVATION CONTRACT, is made by and between
CASMALIA 4, 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; 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 **CASMALIA 4 LLC, 70-AP-062, Assessor Parcel Numbers 113-270-
013 (414 acres), 113-270-018 (76.07 acres), 113-270-019 (2 acres) and 113-280-010 (5.75 acres);**

replacing a portion of 70-AP-062 with zoning of AG-II-100, and AC 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 October 21, 2025.

COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By: [Signature]
Laura Capps, Chair

Attest:

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

By: [Signature]
Sheila de la Guerra, Deputy Clerk

Approved As To Form:

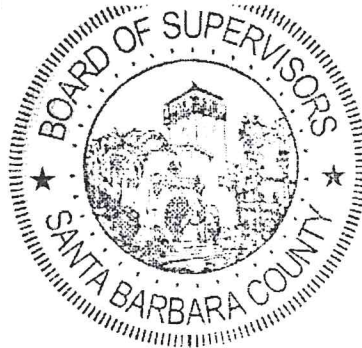
RACHEL VAN MULLEM
County Counsel

By: [Signature]
Tyler Sprague, Deputy County Counsel

OWNER

CASMALIA 4, LLC

By: [Signature]
Nicholas Tompkins, 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

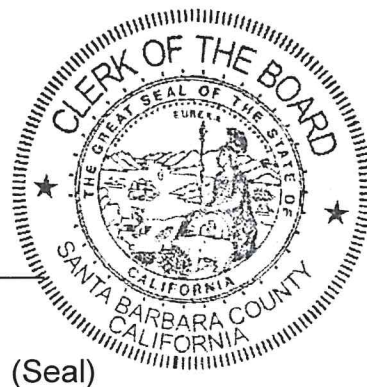
County of SANTA BARBARA

On, October 21, 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



(Seal)

ACKNOWLEDGMENT

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 San Luis Obispo)

On May 14, 2025 before me, Michele A. Tompkins, Notary Public
(insert name and title of the officer)

personally appeared Nicholas Tompkins,
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 the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

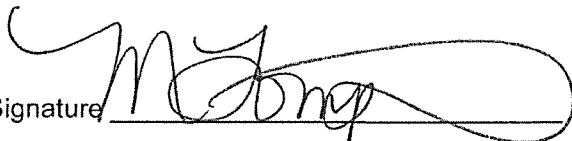
Signature  (Seal)



Exhibit "A"
Legal Description and Map

AGRICULTURAL PRESERVE

24AGP-00014

LEGAL DESCRIPTION

APNs 113-270-013, 113-270-018, 113-270-019, 113-280-010

That portion of Ranchos Todos Santos y San Antonio, in the County of Santa Barbara, State of California, described as follows:

Beginning South 24.79 chains from Station 14 of said Rancho, and running thence East 9.59 chains; thence South 15.47 chains; thence East 80 chains; thence North 29.97 chains to the Northerly line of said Rancho; thence South $83^{\circ} 43'$ East along said line 5071.39 feet to the Northwestern corner of the tract of land described in the deed to E. Righetti, recorded in Book 238, Page 218 of Official Records, records of said County; thence South $54^{\circ} 31' 55''$ East 214.08 feet; thence South $38^{\circ} 20' 10''$ East 99.70 feet; thence South $64^{\circ} 06' 10''$ East 110.32 feet; thence South $51^{\circ} 52' 55''$ East 282.30 feet; thence South $36^{\circ} 04' 40''$ East 129.98 feet; thence South $0^{\circ} 26' 20''$ West 106.28 feet; thence South $16^{\circ} 21' 35''$ West 220.09 feet; thence South $19^{\circ} 01' 55''$ East 158.11 feet; thence South $0^{\circ} 35' 05''$ West 106.20 feet; thence South $40^{\circ} 57' 10''$ East 327.20 feet; thence South $20^{\circ} 32' 55''$ East 217.67 feet to the West line of the tract described in the deed to E. Righetti, recorded in Book 166, Page 123 of Deeds, records of said County; thence South 3689.52 feet; thence West 169.60 chains to the Easterly line of the tract of land described in the deed to George F. Getty, Inc., a corporation, recorded in Book 147, at Page 513 of Official Records, records of said County; thence North, along said line and prolongation thereof, 2367.29 feet to the center line of the right of way of the Southern Pacific Railroad Company; thence South $78^{\circ} 29'$ West 862.43 feet to the prolongation Southeasterly of the Northeasterly line of the Town of Someo (also known as Casmalia), according to the map thereof recorded in Book 1, at Page 63 of Maps and Surveys, records of said County; thence North $36^{\circ} 45'$ West along said line 991.15 feet to the Northwestern line of said Rancho; thence North 53° East along said line 903.5 feet to Station 15 of said Rancho; thence North 19.29 chains to the point of beginning.

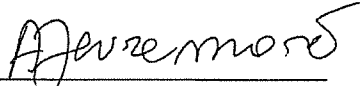
Excepting therefrom so much thereof as is included within the right of way of the Southern Pacific Railroad Company described in Deed recorded May 27, 1919 in Book 171, Page 309 of Deeds, and Deed recorded September 30, 1905 in Book 112, Page 77 of Deeds.

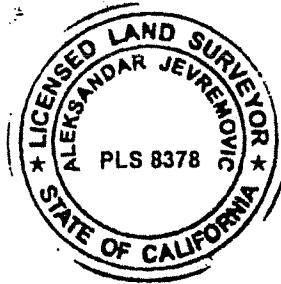
Excepting therefrom so much thereof as is included within the right of way of Point Sal Road described in Deed recorded May 12, 1883 in Book 2, Page 360 of Deeds, and Deed recorded December 14, 1883 in Book 3, Page 369 of Deeds.

Also excepting therefrom, any portion lying within the land described in the deed recorded June 10, 1931 in Book 234, Page 274 of Official Records.

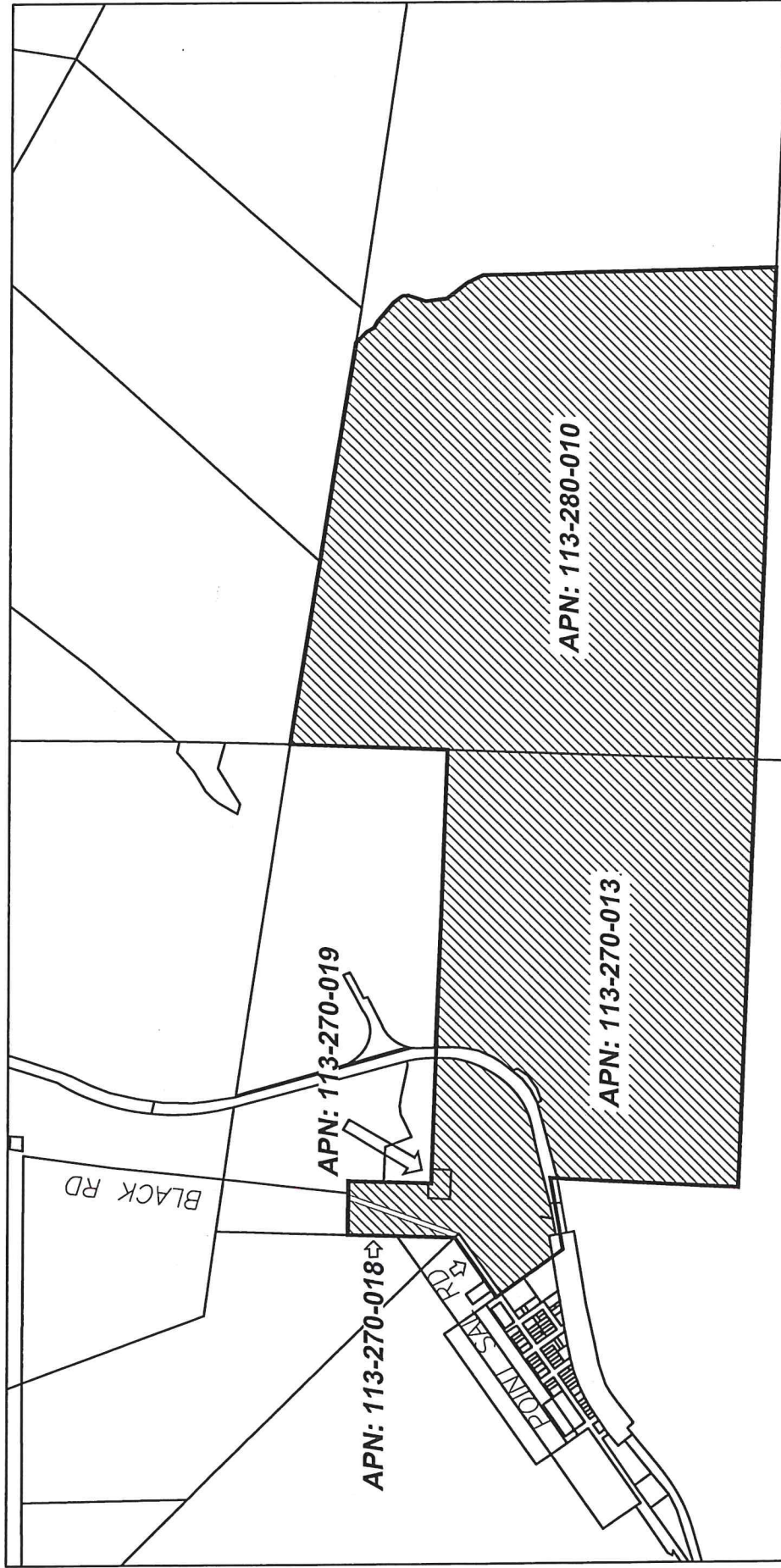
Also excepting therefrom, any portion lying within the land described in the deed recorded January 22, 1945 in Book 640, Page 36 of Official Records.

APPROVED AS TO FORM
AND SURVEY CONTENT

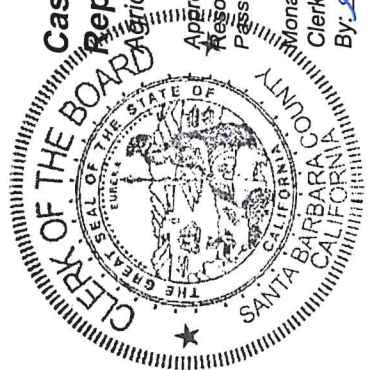

ALEKSANDAR JEVREMOVIC
COUNTY SURVEYOR



4/18/2025



Not to Scale



Casmalia 4 LLC AG
Replacement Contract
Agricultural Preserve No: 24AGP-00014

Approved by the County Board of Supervisors
Resolution No. 25-237
Passed and Adopted October 21, 2025

Mona Miyasato
Clerk of the Board of Supervisors
By: *Sheila de la Guerra*
Deputy - Sheila de la Guerra