

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
14AGP-00000-00005

THIS LAND CONSERVATION CONTRACT, is made by and between THIS LAND CONSERVATION CONTRACT, is made by and between Paula R. Pyche and Paul Righetti as Trustees of the Pyche 2000 Trust under Trust Agreement dated April 14, 2000, Paul T. Righetti and Susan M. Righetti as Co-Trustees of the Righetti Family Trust dated December 16, 1998, Paul T. Righetti as an Individual, Renee Fowler and Timothy Righetti as Trustees of the Paul A. Righetti Trust Dated October 1, 1970, as Amended and Restated November 24, 1976 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 **Pyche/Righetti Agricultural Preserve, 14AGP-00000-00005, Assessor Parcel Number 101-020-070 (portion of), 643.82-acres; replacing a portion of 11AGP-00000-00012 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, 2015 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 _____.

COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By: _____
STEVE LAVAGNINO, Chair

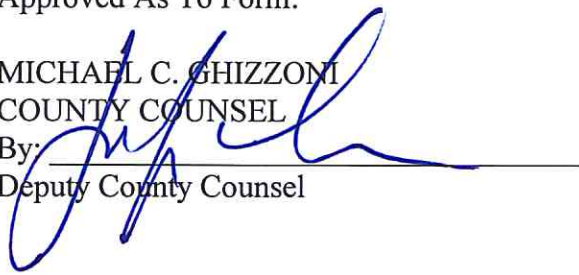
Attest:

CLERK OF THE BOARD

By: _____
Deputy Clerk

Approved As To Form:

MICHAEL C. GHIZZONI
COUNTY COUNSEL
By: _____
Deputy County Counsel



OWNER

The Pyche 2000 Trust under Trust Agreement dated April 14, 2000

By: _____
Paula R. Pyche, Trustee

By: _____
Paul Righetti, Trustee

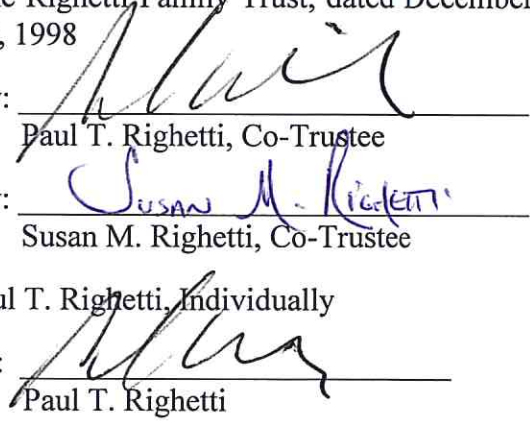
The Righetti Family Trust, dated December 16, 1998

By: _____
Paul T. Righetti, Co-Trustee

By: _____
Susan M. Righetti, Co-Trustee

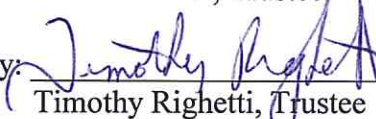
Paul T. Righetti, Individually

By: _____
Paul T. Righetti



The Paul A. Righetti Trust Dated October 1,
1970, as Amended and Restated November
24, 1976

By: 
Renee Fowler, Trustee

By: 
Timothy Righetti, Trustee

ACKNOWLEDGMENT

State of California
County of Santa Barbara)

On November 12, 2014 before me, Carie L. Lara, Notary Public
(insert name and title of the officer)

personally appeared Paul Tilden Rignetti,
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 *CL* (Seal)



ACKNOWLEDGMENT

State of California
County of Santa Barbara)

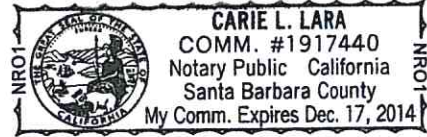
On November 12, 2014 before me, Carie L. Lara, Notary Public
(insert name and title of the officer)

personally appeared Paula Rignetti Piche,
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 CLara (Seal)



ACKNOWLEDGMENT

State of California
County of Santa Barbara)

On November 12, 2014 before me, Carie L. Lara, Notary Public
(insert name and title of the officer)

personally appeared Renee Rignetti Fowler,
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 *CLara* (Seal)



ACKNOWLEDGMENT

State of California
County of Santa Barbara)

On November 12, 2014 before me, Carie L. Lara, Notary Public
(insert name and title of the officer)

personally appeared Timothy Alexander Rightetti
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 *CLara* (Seal)



ACKNOWLEDGMENT

State of California
County of Santa Barbara)

On November 12, 2014 before me, Carie L. Lara, Notary Public
(insert name and title of the officer)

personally appeared Susan Minotti Righetti,
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 *Carie* (Seal)

