

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

**21AGP-00000-00002**

THIS LAND CONSERVATION CONTRACT is made by and between the **Pacific Oaks Ranch, 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 **Pacific Oaks Ranch Agricultural Preserve, 21AGP-00000-00002,**

**Assessor's Parcel Number 141-250-037, 192.5 acres gross, replacing a portion of 06AGP-00000-00009 with zoning of Agriculture II (AG-II-100) and Agricultural Commercial (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, 2022 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 November 2, 2021.

COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By:   
Bob Nelson, Chair

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

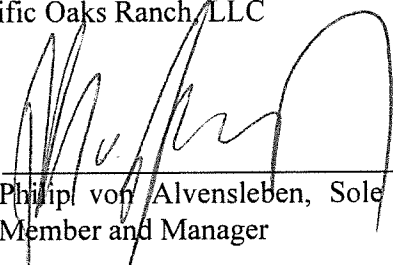
By:   
Deputy Clerk  
Sheila de la Guerra

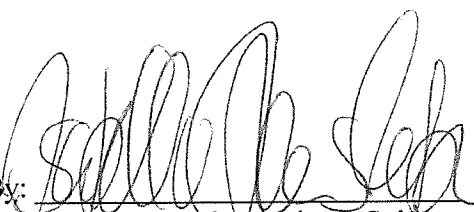
Approved As To Form:  
RACHEL VAN MULLEM  
COUNTY COUNSEL

By: \_\_\_\_\_  
Deputy County Counsel

OWNER

Pacific Oaks Ranch LLC

By:   
Philip von Alvensleben, Sole  
Member and Manager

By:   
Isabell von Alvensleben, Sole  
Member and Manager

connected with the use of any Surveyor's Map depicting the preserve and the description of THE SUBJECT PROPERTY attached hereto.

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**COUNTY OF SANTA BARBARA**

**BOARD OF SUPERVISORS**

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

By: \_\_\_\_\_  
Deputy Clerk

Approved As To Form:  
RACHEL VAN MULLEM  
COUNTY COUNSEL

By: \_\_\_\_\_  
Deputy County Counsel  
Maria Salido Novatt

**OWNER**

Pacific Oaks Ranch, LLC

By: \_\_\_\_\_  
Philip von Alvensleben, Sole  
Member and Manager

By: \_\_\_\_\_  
Isabell von Alvensleben, Sole  
Member and Manager

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 November 2, 2021 before me, Sheila de la Guerra, a Deputy Clerk, personally appeared SUPERVISOR BOB NELSON, 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

(Seal)

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 )

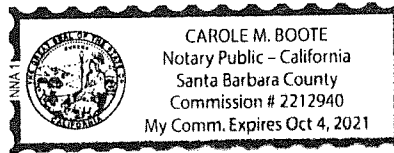
On August 13, 2021, before me, Carole M. Boote, Notary Public, personally appeared Philip von Alvensleben and Isabell von Alvensleben who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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.

*Carole M. Boote*

NOTARY PUBLIC



(Seal)

EXHIBIT A

AGRICULTURAL PRESERVE  
21AGP-00000-00002

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:

PARCEL 1:

ALL THAT PORTION OF THE RANCHO CANADA DE LOS PINOS, OR COLLEGE RANCH, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING PORTIONS OF THE LAND DESCRIBED IN THE CERTIFICATES OF COMPLIANCE RECORDED AUGUST 3, 2004 AS INSTRUMENT NO.'S 2004-0080930 AND 2004-0080931, OFFICIAL RECORDS OF SAID COUNTY AND STATE; DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID INSTRUMENT NO. 2004-0080930 OR; THENCE, S 00° 23' 30" W, ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENTS, 907.38 FEET TO THE CENTER OF THE EXISTING CREEK RUNNING IN A GENERAL NORTHEAST TO SOUTHWEST DIRECTION; THENCE, ALONG THE CENTERLINE OF SAID CREEK, FOLLOWING ITS NOW AND FUTURE NATURAL MEANDERS, THE FOLLOWING COURSES,

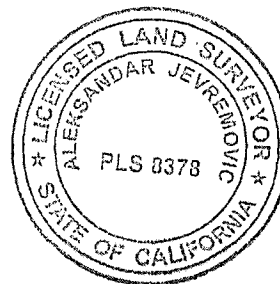
- 1) N 23° 54' 37" W, 165.64 FEET; THENCE,
- 2) N 64° 40' 12" W, 29.45 FEET; THENCE,
- 3) S 67° 38' 29" W, 103.04 FEET; THENCE,
- 4) S 65° 43' 56" W, 126.02 FEET;; THENCE,
- 5) S 78° 42' 12" W, 64.29 FEET; THENCE,
- 6) N 66° 40'27" W, 166.89 FEET; THENCE,
- 7) N 69° 16' 24" W, 98.88 FEET; THENCE,
- 8) S 85° 25' 12" W, 83.14 FEET; THENCE,
- 9) S 42° 06' 38" W, 143.88 FEET; THENCE,
- 10) S 66° 22' 51" W, 24.46 FEET; THENCE,
- 11) N 79° 00' 28" W, 51.39 FEET; THENCE,
- 12) S 45° 01' 27" W, 35.65 FEET; THENCE,
- 13) S 11° 59' 07" W, 47.22 FEET; THENCE,
- 14) S 29° 46' 38" W, 113.85 FEET; THENCE,
- 15) S 31° 37' 31" W, 64.11 FEET; THENCE,
- 16) S 28° 53' 32" W, 124.71 FEET; THENCE,
- 17) S 45° 01' 43" W, 59.41 FEET; THENCE,
- 18) S 79° 46' 30" W, 102.52 FEET; THENCE,
- 19) S 83° 17' 44" W, 119.91 FEET; THENCE,
- 20) S 75° 00' 11" W, 55.55 FEET; THENCE,
- 21) S 60° 37' 50" W, 114.16 FEET; THENCE,
- 22) S 27° 55' 18" W, 80.79 FEET; THENCE,
- 23) S 46° 28' 22" W, 117.88 FEET; THENCE,
- 24) S 59° 26' 39" W, 71.59 FEET; THENCE,
- 25) S 80° 32' 48" W, 59.66 FEET; THENCE,
- 26) N 74° 25' 29" W, 62.55 FEET; THENCE,
- 27) N 64° 14' 57" W, 45.11 FEET; THENCE,
- 28) N 90° 00' 00" W, 39.24 FEET; THENCE,
- 29) S 52° 37' 47" W, 97.57 FEET; THENCE,
- 30) S 77° 51' 58" W, 113.22 FEET; THENCE,
- 31) S 86° 33' 14" W, 116.50 FEET; THENCE,
- 32) S 82° 20' 35" W, 147.03 FEET; THENCE,
- 33) S 71° 19' 03" W, 90.66 FEET; THENCE,
- 34) S 30° 49' 26" W, 75.12 FEET; THENCE,
- 35) S 12° 06' 09" E, 88.81 FEET; THENCE,

- 36) S 33° 43' 11" E, 107.38 FEET; THENCE,  
 37) S 10° 46' 10" E, 80.13 FEET; THENCE,  
 38) S 07° 22' 14" W, 38.77 FEET; THENCE,  
 39) S 37° 22' 17" W, 59.31 FEET; THENCE,  
 40) S 60° 42' 52" W, 81.15 FEET; THENCE,  
 41) S 69° 47' 51" W, 100.56 FEET; THENCE,  
 42) S 52° 29' 01" W, 65.96 FEET; THENCE,  
 43) S 35° 26' 55" W, 68.52 FEET; THENCE,  
 44) S 15° 24' 37" W, 88.79 FEET; THENCE,  
 45) S 29° 25' 39" W, 88.78 FEET; THENCE,  
 46) S 33° 02' 52" W, 88.80 FEET; THENCE,  
 47) S 51° 44' 25" W, 60.09 FEET; THENCE,  
 48) S 63° 07' 39" W, 96.05 FEET; THENCE,  
 49) S 59° 11' 52" W, 92.71 FEET; THENCE,  
 50) S 37° 05' 56" W, 69.98 FEET; THENCE,  
 51) S 33° 24' 54" W, 157.81 FEET TO A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2004-0080931; THENCE,  
 52) S 00° 23' 30" W, ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT, 1,553.86 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT; THENCE, ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT THE FOLLOWING COURSES,  
 53) N 83° 01' 30" E, 1,276.00 FEET; THENCE,  
 54) S 83° 03' 30" E, 232.00 FEET; THENCE,  
 55) N 74° 56' 00" E, 350.69 FEET; THENCE,  
 56) S 74° 10' 30" E, 331.22 FEET; THENCE,  
 57) N 76° 36' 00" E, 530.47 FEET; THENCE,  
 58) S 73° 07' 00" E, 422.48 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT; THENCE,  
 59) N 00° 23' 30" E, ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT, 3,285.71 FEET TO THE POINT OF BEGINNING

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO LOT 2 OF THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT NO. 12LLA-00000-00005, RECORDED NOVEMBER 19, 2015 AS INSTRUMENT NO. 2015-0060811 OF OFFICIAL RECORDS.

APPROVED AS TO FORM  
 AND SURVEY CONTENT

*Aleksandar Jeyremovic*  
 ALEKSANDAR JEYREMOVIC  
 COUNTY SURVEYOR  
 LICENSE EXP. 12/31/2021



6/10/2021



Pacific Oaks Ranch Replacement  
Agricultural Preserve 21AGP-00000-00002

Approved by the County Board of Supervisors  
Resolution No. 21-200  
Passed and Adopted November 2, 2021

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

Happy Canyon Rd

APN: 141-250-036

APN: 141-250-037

APN: 141-250-028

COLLEGE RANCH RD



Not to Scale