

ATTACHMENT 1 – AGRICULTURAL PRESERVE CONTRACT

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

11AGP-00000-00012

THIS LAND CONSERVATION CONTRACT, is made by and between Paula R. Pyche, Trustee of the Pyche 2000 Trust, Paul T. Righetti, Trustee of the Pyche 2000 Trust, Trustee of the Righetti Family Trust, Individually, Susan M. Righetti, Trustee of the Righetti Family Trust, Renee R. Fowler, Successor Trustee of the Paul A. Righetti Trust, Timothy A. Righetti, Successor Trustee of the Paul A. Righetti Trust 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 Agricultural Preserve, 11AGP-00000-00012, Assessor Parcel Number 101-020-070, 644 acres; replacing a portion of 70-AP-120 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, 2013 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 JANUARY 18, 2012.

COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By: _____
Doreen Farr, Chair

Attest:

CLERK OF THE BOARD

By: _____
Deputy Clerk

Approved As To Form:

COUNTY COUNSEL, DENNIS A. MARSHALL

By: [Signature]
Deputy County Counsel

OWNERS

BY:

[Signature]
PAULA R. PYCHE, Trustee of the Pyche 2000 Trust

[Signature]
PAUL T. RIGHETTI, Trustee of the Pyche 2000 Trust,
Trustee of the Righetti Family Trust,
Individually

[Signature]
SUSAN M. RIGHETTI, Trustee of the Righetti Family Trust

[Signature]
RENEE R. FOWLER, Successor Trustee of the Paul A. Righetti Trust

[Signature]
TIMOTHY A. RIGHETTI, Successor Trustee of the Paul A. Righetti Trust

STATE OF CALIFORNIA)
)
COUNTY OF Santa Barbara) SS.

On Jan. 18, 2012 before me, J. Biely

a Notary Public in and for said County and State, personally appeared
Paula B. Roche, Paul J. Righetti, Susan M. Righetti, Renee S. Fowler,
Timothy A. Righetti

personally known to me (or 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. Ref: # 11AGP-00000-00012

WITNESS my hand and official seal.

J. Biely
Signature of Notary

