

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
07AGP-00000-00032

THIS LAND CONSERVATION CONTRACT, by and between **Lone Pine, LLC**, a **California Limited Liability Company** 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 thereto; 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 **Lone Pine LLC Agricultural Preserve, 07AGP-00000-00032, Assessor Parcel Number 131-150-016, 107 acres; replacing a portion of 69-AP-073 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.

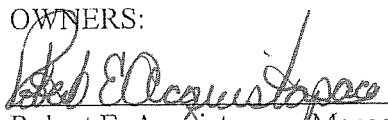
THIRD: This Contract shall be effective as of the first day of January, 2010 and shall remain in effect for a period of ten (10) years from each succeeding January first.

IN WITNESS WHEREOF, the County of Santa Barbara has executed this Contract on _____.

ATTEST:
CLERK OF THE BOARD

COUNTY OF SANTA BARBARA
By: _____, Chairman,
Board of Supervisors

By: _____
Deputy Clerk

OWNERS:
 12/8/2008
Robert E. Acquistapace, Manager, (Date)
Lone Pine, LLC

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By:  _____
Deputy County Counsel

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

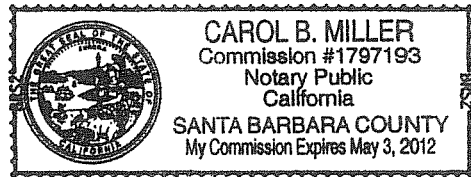
STATE OF CALIFORNIA

COUNTY OF Santa Barbara } ss.

On December 8, 2008, before me, Carol B Miller,
Notary Public, personally appeared Robert Eusebio Acquistapace,
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 Carol B Miller

LEGAL DESCRIPTION

All that certain real property situate in Section 3, T. 9 N., R. 32 W., and Section 34, T. 10 N., R. 32 W., S.B.B. & M., in the County of Santa Barbara, California, and more particularly described as follows:

Beginning at Monument No. 104 on the Northerly line of the Tepesquet Rancho, as shown on Map of Survey of portions of Sub. 1, Tepesquet Rancho, Sec. 34, T. 10 N., R. 32 W., and Sec. 3, T. 9 N., R. 32 W., S.B.B. & M., in Santa Barbara County, California, and filed in Book 27, at Page 78, Record of Surveys, Santa Barbara County Records; thence North along the East lines of said Sec. 3 and Sec. 34, 2961.09 feet, to Monument No. 105; thence N. 0° 53' 53" W., 474.36 feet, to a 3/4" tab set in concrete; thence N. 78° 32' 35" W., 1056.98 feet, to Monument No. 11; thence S. 51° 59' 44" W., 218.47 feet, to Monument No. 10; thence S. 14° 23' 31" W., 395.89 feet, to a 3/4" pipe; thence E. 87° 31' 07" W., 1398.52 feet, to Monument No. 12; thence S. 0° 08' 36" N., 1723.70 feet, to Monument No. 7; thence S. 61° 35' 22" E. along the Northerly line of the Tepesquet Rancho, 3077.46 feet, to the point of beginning.

EXCEPTING therefrom the following portion of the above described parcel:

Beginning at Monument No. 104 on the Northerly line of the Tepesquet Rancho, as shown on Map of Survey of portions of Sub. 1, Tepesquet Rancho, Section 34, T. 10 N., R. 32 W., and Section 3, T. 9 N., R. 32 W., S.B.B. & M., in the Santa Barbara County, California, and filed in Book 27 at Page 78, Record of Surveys, Santa Barbara County Records; thence North along the East lines of said Section 3 and Section 34, 1721.36 feet to the true point of beginning; thence North along said East lines of Section 3 and Section 34, 1239.73 feet, to Monument No. 105; thence N. 0° 53' 53" W., 474.36 feet to a 3/4 inch tab set in concrete; thence N. 78° 32' 35" W., 1056.98 feet, to Monument No. 11; thence S. 51° 59' 44" W., 218.47 feet, to Monument No. 10; thence S. 14° 23' 31" W., 395.89 feet to a 3/4" pipe; thence N. 87° 31' 07" W., 1398.52 feet, to Monument No. 12; thence S. 61° 35' 22" E. to the true point of beginning.

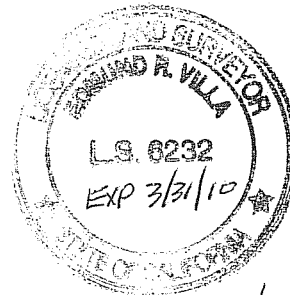
APN: 131-150-16

APPROVED AS TO FORM
AND SURVEY CONTENT

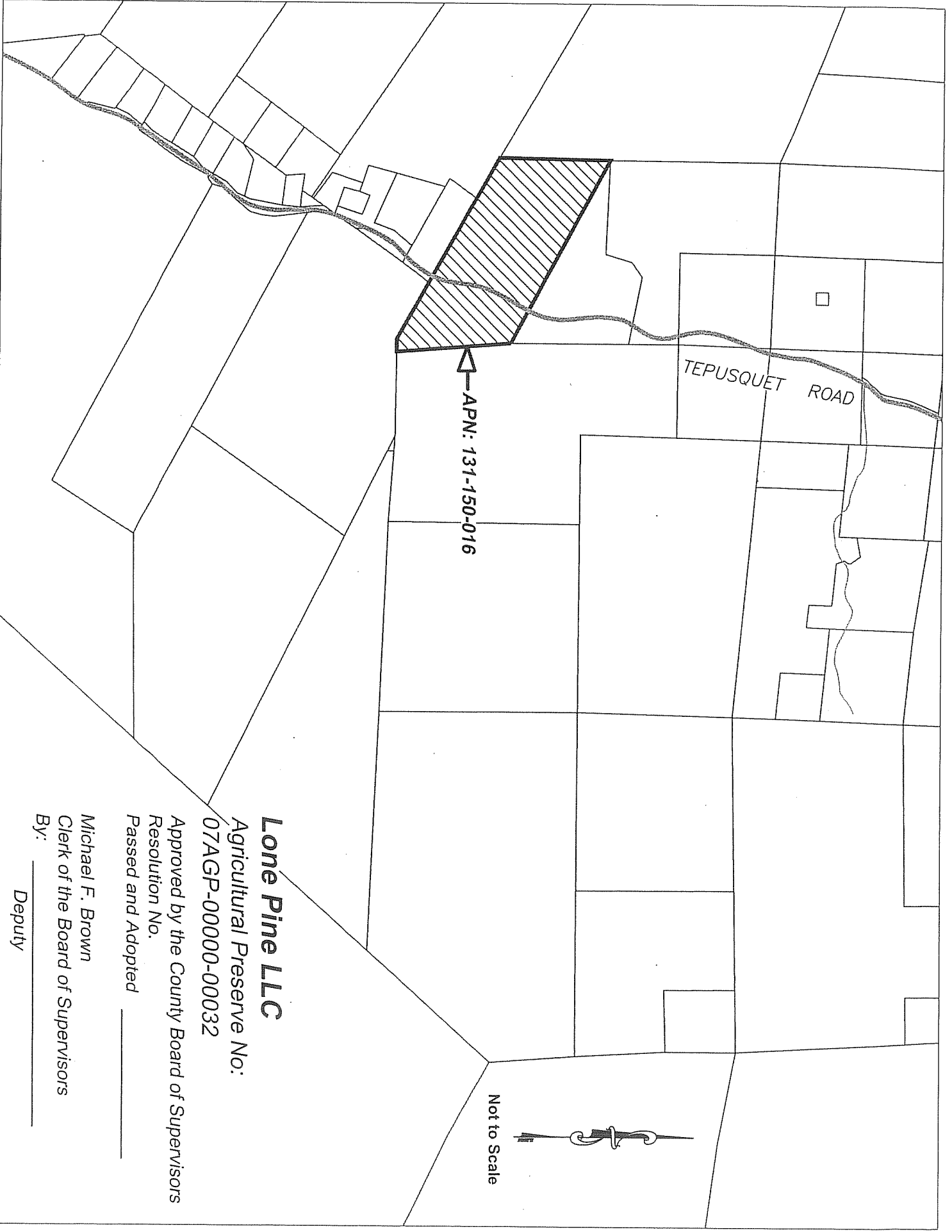
FOR

Edward R. Villa
MICHAEL B. EMMONS, PLS 5899
COUNTY SURVEYOR
LICENSE EXP. 12/31/08

Deputy
County
Surveyor



10/28/08



TEPUSQUET ROAD

APN: 131-150-016



Not to Scale

Lone Pine LLC

Agricultural Preserve No:

07AGP-00000-00032

Approved by the County Board of Supervisors

Resolution No.

Passed and Adopted _____

Michael F. Brown

Clerk of the Board of Supervisors

By: _____

Deputy