

Recorded in Official Records  
County of Santa Barbara

JOSEPH E. HOLLAND  
County Clerk-Recorder

DOC # 2021-0085250

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 )  
\_\_\_\_\_)

12/15/2021                   Titles: 1   Pages: 9  
10:13 AM  
SBC                           Fees:       \$0.00  
                                  Taxes:       \$0.00  
E18                         CA SBZ Fee: \$0.00  
                                  Total:       \$0.00

SHORT FORM LAND CONSERVATION CONTRACT  
Incorporating Board of Supervisors Resolutions and  
Long Form Contract by Reference  
**21AGP-00000-00010**

THIS LAND CONSERVATION CONTRACT is made by and between the **Las Cumbres 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 **Las Cumbres Ranch Agricultural Preserve, 21AGP-00000-00010,**

**Assessor's Parcel Numbers 099-010-018, 099-010-025, and 099-020-015, 856.12 acres gross, with zoning of Agriculture II (AG-II-100) and Agricultural Commercial (AC) Comprehensive Plan designation restrictions, rescinding contract 70-AP-003.**

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 December 7, 2021.

COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By: Bob Nelson  
Bob Nelson, Chair

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

By: Sheila de la Guerra  
Deputy Clerk  
Sheila de la Guerra

Approved As To Form:  
RACHEL VAN MULLEM  
COUNTY COUNSEL

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

OWNER

LAS CUMBRES RANCH, LLC

By: James H. Selbert  
James H. Selbert, Sole Managing  
Member

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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Attest:  
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County Executive Officer  
Clerk of the Board of Supervisors

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

Approved As To Form:  
RACHEL VAN MULLEN  
COUNTY COUNSEL

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

OWNER

LAS CUMBRES RANCH, LLC

By: \_\_\_\_\_  
James H. Selbert, Sole Managing  
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 December 7, 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.

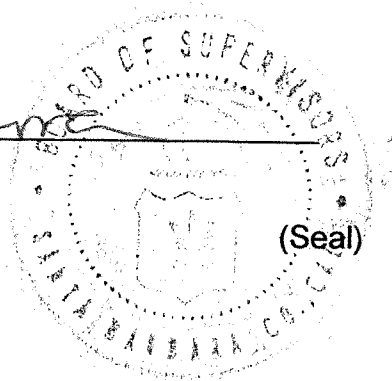
I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Sheila de la Guerra



# CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

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.

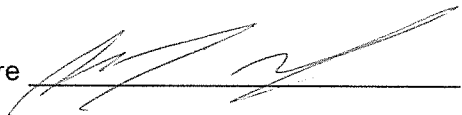
State of California  
County of SANTA BARBARA

On 10-22-2021 before me, MATHEW CURTO Notary (insert name and title of the officer), personally appeared JAMES HARMON SELBERT, 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.

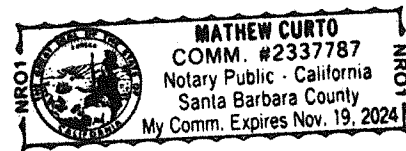
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



# EXHIBIT A

## Agricultural Preserve

21AGP-00000-00010

### Legal Description

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

PARCEL 1: (APN: 099-010-018 AND 099-010-025)

A CERTAIN PORTION OF WHAT IS KNOWN AS THE RAMON F. CAREAGA TRACT OF 6730.59 ACRES, AS SAID TRACT IS DESCRIBED IN THE DECREE IN THE ACTION ENTITLED "RAMON F. CAREAGA VS. MANUEL A. CAREAGA, ETC., ET AL., CASE NO. 5691", WHICH SAID DECREE IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, IN BOOK 112, AT PAGE 273, ET SEQ., OF DEEDS. (SAID TRACT BEING A PART OF THE RANCHO LOS ALAMOS, AS SAID RANCHO IS DESCRIBED IN THE PATENT FROM THE UNITED STATES OF AMERICA, DATED SEPTEMBER 12, 1872, AND RECORDED IN BOOK "A", AT PAGE 122 OF PATENTS, RECORDS OF SAID COUNTY), SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN THE DEED FROM J. B. CAREAGA TO DANIEL HARRIS, DATED MARCH 24, 1882, AND RECORDED IN BOOK 6, AT PAGE 453 OF DEEDS, SANTA BARBARA COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 11 OF THE MARIA ANTONIA CAREAGA SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN BOOK 8, AT PAGE 89 OF MAPS AND SURVEYS, SANTA BARBARA COUNTY RECORDS, AND BEING THE POINT OF BEGINNING; THENCE SOUTH ALONG THE LINE OF THE SAID DANIEL HARRIS TRACT AND THE SAID RAMON F. CAREAGA TRACT A DISTANCE OF 135.09 CHAINS (8,915 FEET), MORE OR LESS, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE LOS ALAMOS RANCHO, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SAID DANIEL HARRIS TRACT AND THE SOUTHWEST CORNER OF THE SAID RAMON F. CAREAGA TRACT, THENCE SOUTHERLY 78° 30' 00" EAST ALONG THE LINE COMMON TO THE SOUTHERLY LINE OF SAID LOS ALAMOS RANCHO AND THE SAID RAMON F. CAREAGA TRACT A DISTANCE OF 3019.50 FEET TO A POINT, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THE SAID RAMON F. CAREAGA TRACT AND THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JUAN B. CAREAGA BY DEED RECORDED ON NOVEMBER 7, 1885, IN BOOK C, AT PAGE 455 OF DEEDS, SANTA BARBARA COUNTY RECORDS; THENCE NORTH 16° 47' 00" EAST ALONG A LINE COMMON TO THE SAID RAMON F. CAREAGA TRACT AND THE LAND CONVEYED TO JUAN B. CAREAGA A DISTANCE OF 8,247.36 FEET; THENCE CONTINUING ALONG SAID COMMON LINE NORTH 76° 25' 00" EAST A DISTANCE OF 2133.87 FEET TO THE SOUTH CORNER OF LOT 2 OF THE SAID MARIA ANTONIA CAREAGA SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 2, 3, 4, 5-B, 6, 7, 8, 9, 10 AND 11 THE FOLLOWING COURSES AND DISTANCES: NORTH 61° 51' 00" WEST 769.10 FEET TO A ONE-HALF INCH ROD 5 FEET LONG; THENCE NORTH 42° 07' 00" WEST 271.00 FEET TO A POINT FROM WHICH A SPIKE IN A LIVE OAK TREE MARKED B.T.O. BEARS SOUTH 86° 00' 00" WEST 26.05 FEET; THENCE NORTH 71° 39' 00" WEST 875.00 FEET; THENCE SOUTH 64° 25' 00" WEST 484.86 FEET TO A POINT FROM WHICH A SPIKE IN A CYPRESS BEARS SOUTH 7° 00' 00" EAST 30.31 FEET; THENCE NORTH 88° 10' 00" WEST 600.00 FEET TO A POINT FROM WHICH A NAIL IN A CYPRESS BEARS SOUTH 35° 00' 00" WEST 36.62 FEET; THENCE NORTH 80° 02' 00" WEST 2397.20 FEET; THENCE NORTH 89° 37' 00" WEST 1616.40 FEET; THENCE SOUTH 7° 23' 00" EAST 733 FEET; THENCE NORTH 65° 20' 00" WEST 832.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 099-020-015)

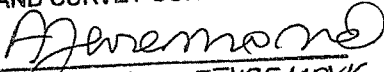
ALL THAT CERTAIN TRACT OF LAND 50.00 FEET WIDE LYING EQUALLY ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

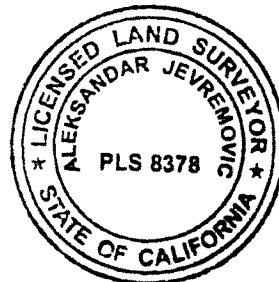
BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 3 OF THE MARIA ANTONIA CAREAGA SUBDIVISION AS SAID SUBDIVISION IS SHOWN UPON THE MAP THEREOF FILED IN BOOK 8 AT PAGE 89 OF MAPS AND SURVEYS IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER AND

RUNNING THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT NO. 3 TO A POINT 25.00 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES THERETO, THE NORTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 25.00 FEET SOUTHERLY FROM SAID NORTHERLY LINE TO THE EASTERLY END OF THAT CERTAIN 50.00 FOOT LANE SHOWN ON THE HEREINABOVE REFERRED TO MAP.

ALSO DESCRIBED AS THE WEST 25.00 FEET AND THE NORTH 50.00 FEET OF LOT 3 AND THE EASTERLY 25.00 FEET OF LOT 4 OF THE MARIA ANTONIA CAREAGA SUBDIVISION, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED ON APRIL 4, 1916, IN BOOK 8, AT PAGE 89 OF MAPS AND SURVEYS, SANTA BARBARA COUNTY RECORDS.

APPROVED AS TO FORM  
AND SURVEY CONTENT

  
ALEKSANDAR JEVREMOVIC  
COUNTY SURVEYOR  
LICENSE EXP. 12/31/2021



10/21/2021



STATE HWY 135

APN: 099-020-015

APN: 099-010-018

APN: 099-010-025

**LAS CUMBRES RANCH, LLC  
NEW AGRICULTURAL PRESERVE CONTRACT**

Agricultural Preserve No: 21AGP-00000-00010

Approved by the County Board of Supervisors  
Resolution No. 21-226

Passed and Adopted December 7, 2021

Mona Miyasato

Clerk of the Board of Supervisors

By: *Sheila de la Guerra*

Deputy Sheila de la Guerra



Not to Scale