

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
19AGP-00000-00009

THIS LAND CONSERVATION CONTRACT, is made by and between Hines Family Investments, 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; 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 **Hines (Mail Road) Agricultural Preserve, 19AGP-00000-00009, Assessor Parcel Number 099-210-055, 98.7 acres; replacing a portion of (69-AP-050B) 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, 2020 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 17, 2019.

COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By: [Signature]
Steve Lavagnino, Chair

Attest:

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

By: [Signature]
Deputy Clerk
Sheila de la Guerra

Approved As To Form:

MICHAEL C. GHIZZONI
County Council

By: [Signature]
Deputy County Counsel
Bo Bae

OWNER

Hines Family Investments, LLC

By: [Signature]
William M. Hines, Manager

ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF JEFFERSON

BEFORE ME, the undersigned Notary, on this day personally appeared William M. Hines to me known to be the person whose name is subscribed to the foregoing instrument as the Manager of Hines Family Investments, LLC, a Louisiana limited liability company, and acknowledged to me that he executed the instrument for and in behalf of the said company, for the purposes and considerations therein expressed, and as the free act and deed of said company.

GIVEN under my hand and seal of office this 18th day of NOVEMBER, 2019.

[Signature]
NOTARY PUBLIC

MICHAEL K. KRISTENSEN
NOTARY PUBLIC/ATTORNEY
State of Louisiana
La. State Bar Assoc. No. 7864
My Commission Expires Upon Death

19AGP-00000-00009

LEGAL DESCRIPTION

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

LOT FOURTEEN (14) OF THE SANTA ROSA RANCHO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF A PORTION OF SAID RANCHO, RECORDED IN BOOK 2, PAGES 37 AND 38 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE SANTA ROSA SCHOOL DISTRICT, RECORDED APRIL 4, 1900 IN BOOK 70, PAGE 241 OF DEEDS, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO JOHN W. FRENCH, A MARRIED MAN AND JULES VERNE FRENCH, AN UNMARRIED MAN, AS JOINT TENANTS, RECORDED JANUARY 12, 1960 AS INSTRUMENT NO. 1108, IN BOOK 1705, PAGE 132 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO ROSE E. COSTA, AN UNMARRIED WOMAN, RECORDED OCTOBER 25, 1960 AS INSTRUMENT NO. 33064, IN BOOK 1791, PAGE 459 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO GEORGE A. DOMINGOS AND JERRIE L. DOMINGOS, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED MARCH 18, 1966 AS INSTRUMENT NO. 9129, IN BOOK 2144, PAGE 426 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 16, 1967 AS INSTRUMENT NO. 1221, IN BOOK 2178, PAGE 264 OF OFFICIAL RECORDS OF SAID COUNTY.

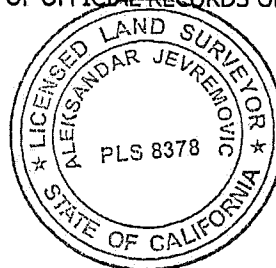
ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO JOE DOMINGOS AND JOAN DOMINGOS, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED JANUARY 30, 1969 AS INSTRUMENT NO. 2921, IN BOOK 2260, PAGE 532 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO JOHN W. FRENCH AND FRANCES K. FRENCH, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED AUGUST 26, 1969 AS INSTRUMENT NO. 24533, IN BOOK 2282, PAGE 498 OF OFFICIAL RECORDS OF SAID COUNTY.

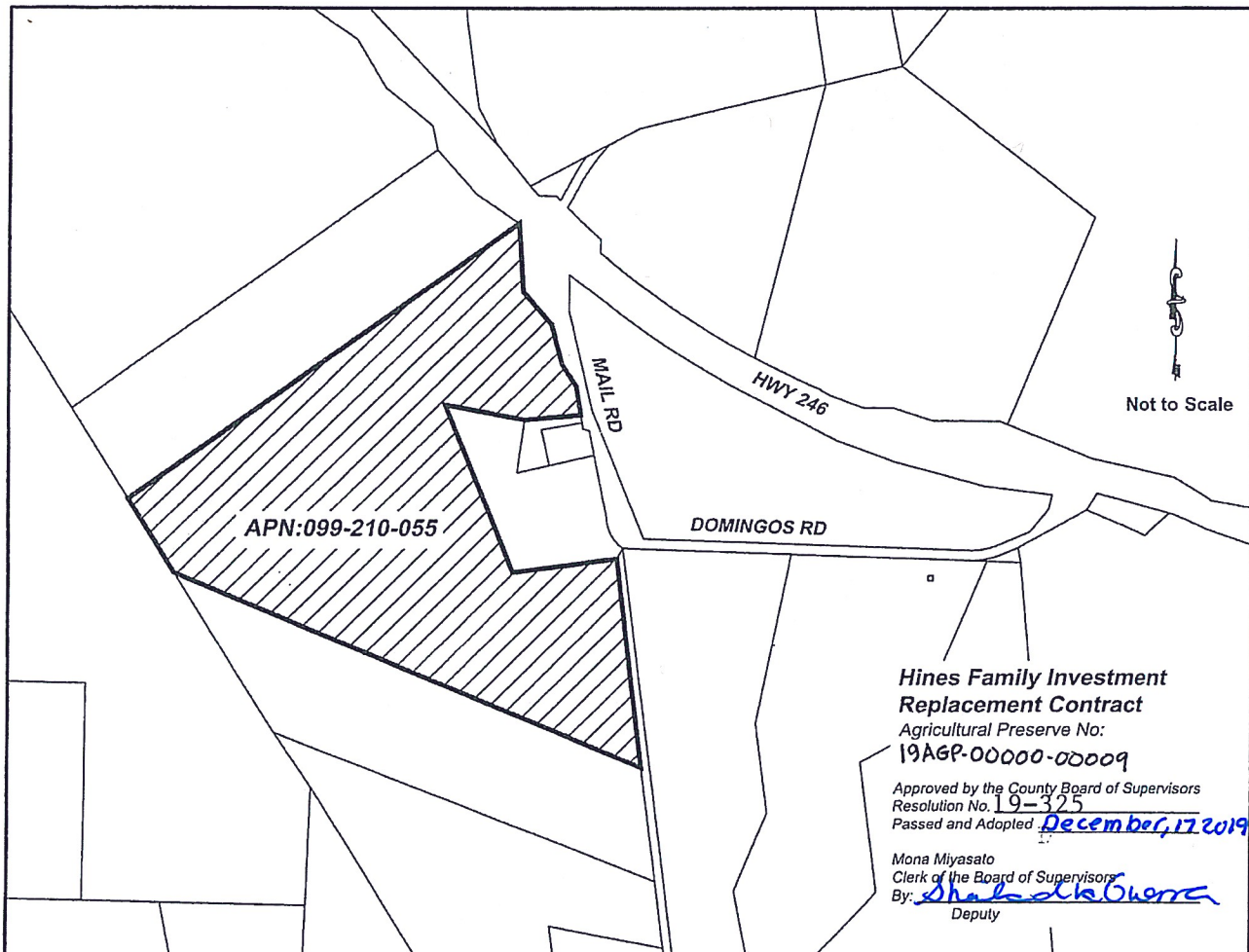
ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO RODERICK A. FALK AND LEONA F. FALK, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED JUNE 30, 1971 AS INSTRUMENT NO. 24219, IN BOOK 2358, PAGE 1454 OF OFFICIAL RECORDS OF SAID COUNTY.

APPROVED AS TO FORM AND SURVEY CONTENT
APN: 099-210-055

Alexandar Jevremovic
ALEXANDAR JEVREMOVIC
COUNTY SURVEYOR
LICENSE EXP. 12/31/2019



11/1/2019



**Hines Family Investment
Replacement Contract**

Agricultural Preserve No:
19AGP-00000-00009

Approved by the County Board of Supervisors
Resolution No. 19-325
Passed and Adopted December, 17, 2019

Mona Miyasato
Clerk of the Board of Supervisors
By: Shane G. Guerra
Deputy