

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-00000-00012

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 (Drum Canyon Road) Agricultural Preserve, 19AGP-00000-00012, Assessor Parcel Number 099-170-021, 70.3 acres; 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 17th 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

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

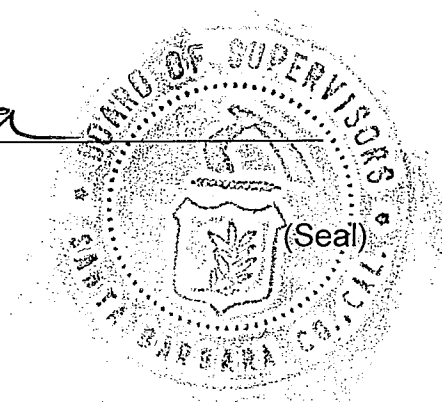
County of SANTA BARBARA

On 12-17-19 before me, Sheila de la Guerra, a Deputy Clerk, personally appeared SUPERVISOR STEVE LAVAGNINO, 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.

Sheila de la Guerra
Signature



19AGP-00000-00012
LEGAL DESCRIPTION

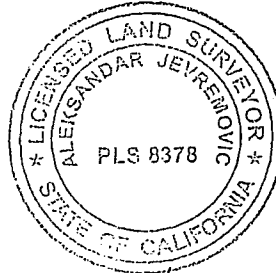
LOT 7 OF SANTA ROSA RANCHO IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP SHOWING A PORTION OF THE SANTA ROSA RANCHO AND ADJOINING LANDS, SANTA BARBARA COUNTY, STATE OF CALIFORNIA, AS SUBDIVIDED BY G. W. PRATT SAN FRANCISCO, CALIFORNIA AND SURVEYED BY L.W. MOORE, SANTA MARIA, CALIFORNIA, 1913, AND RECORDED JULY 9, 1913, IN BOOK 2, PAGES 37 AND 38 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO LEIGH ROBERTSON ET AL, RECORDED SEPTEMBER 1, 1964, AS INSTRUMENT NO. 37552, IN BOOK 2067, PAGE 1145 OF OFFICIAL RECORDS.

APPROVED AS TO FORM
AND SURVEY CONTENT

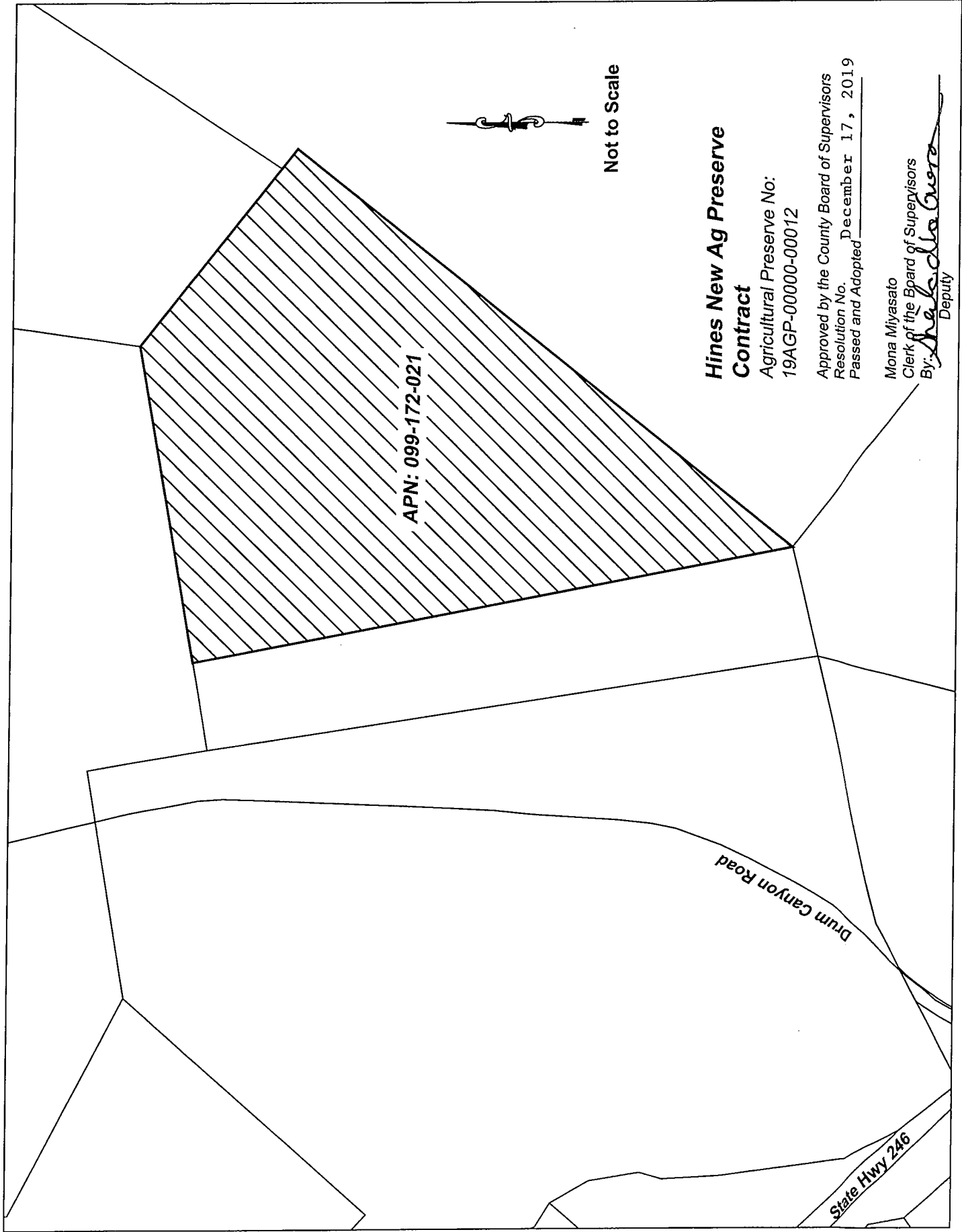
Aleksandar Jevremovic

ALEKSANDAR JEVREMOVIC
COUNTY SURVEYOR
LICENSE EXP. 12/31/2019



11/1/2019

APN: 099-170-021



APN: 099-172-021

Not to Scale

**Hines New Ag Preserve
Contract**

Agricultural Preserve No:
19AGP-00000-00012

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

Mona Miyasato
Clerk of the Board of Supervisors
By: *Shaletha Gwore*
Deputy