

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

24AGP-00002

THIS LAND CONSERVATION CONTRACT, is made by and between **Nolan Ranch West 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".

W I T N E S S E T H:

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 **Nolan Ranch West LLC New Agricultural Preserve, 24AGP-00002; Assessor Parcel Numbers 099-050-011, 099-050-012, 099-050-013, and 099-050-014; 5,443.84**

acres gross; with zoning of Agriculture II (AG-II-100), and Agricultural Commercial (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.

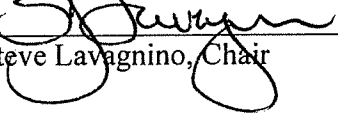
SECOND: In consideration of the promises, OWNER shall indemnify and save harmless COUNTY from and against any and all claims, liability, suits, damages, costs including reasonable attorney's fees, losses and expenses in any manner resulting from, arising out of, or connected with the use of any Surveyor's 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, 2025, 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 3, 2024.


COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By: 
Steve Lavagnino, Chair

Attest:

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

By: 
Sheila de la Guerra, Deputy Clerk

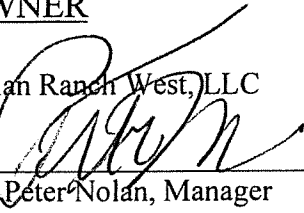
Approved As To Form:

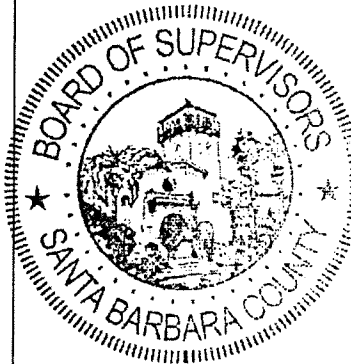
RACHEL VAN MULLEM
County Counsel

By: 
Tyler Sprague, Deputy County Counsel

OWNER

Nolan Ranch West, LLC

By: 
Peter Nolan, Manager



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 3, 2024 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.


Signature Sheila de la Guerra



ACKNOWLEDGMENT

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 Los Angeles

On October 31, 2024 before me, Alexandra Beatty, Notary Public
(insert name and title of the officer)

personally appeared Peter Nolan,
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

Alexandra Beatty

(Seal)

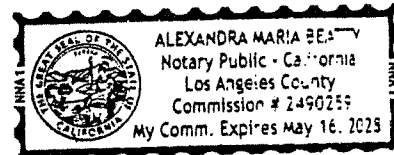


EXHIBIT A
AGRICULTURAL PRESERVE

24AGP-00002

LEGAL DESCRIPTION

APNs: 099-050-011, 099-050-012, 099-050-013, & 099-050-014

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

PARCEL ONE:

THAT PORTION OF THE RANCHOS LOS ALAMOS AND LA LAGUNA DE SAN FRANCISCO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE RANCHO "LA LAGUNA DE SAN FRANCISCO", SO-CALLED, AS PATENTED BY THE UNITED STATES, AND BEING THE COMMON CORNER OF THE LANDS HERETOFORE SOLD AND CONVEYED BY JAMES B. SHAW TO ONE CHARLES STEVENS, BY DEED RECORDED IN BOOK M AT PAGE 47 OF DEEDS, RECORDS OF SAID COUNTY, AND SINCE CONVEYED BY SAID STEVENS TO ONE JOHN WIGMORE, BY DEED RECORDED IN BOOK P AT PAGE 132 OF DEEDS, RECORDS OF SAID COUNTY, AND ON THE LINE OF THE RANCHO CALLED "SAN CARLOS DE JONATA"; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE LINE OF THE LAND SO CONVEYED BY THE SAID JAMES B. SHAW TO SAID CHARLES STEVENS, AND AFTERWARDS CONVEYED TO THE SAID JOHN WIGMORE, TO THE CENTER OF THE PUBLIC HIGHWAY (AS SAID HIGHWAY EXISTED ON JANUARY 11, 1908) LEADING FROM THE TOWN OF LOS ALAMOS TO SANTA YNEZ VIA THE RANCHO CALLED "CORRAL DE QUATI"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER OF THE SAID PUBLIC HIGHWAY OR PUBLIC COUNTY ROAD TO THE POINT OF ITS INTERSECTION WITH COMMON CORNER OF SECTION NOS. 32, 33, 28 AND 29 OF TOWNSHIP 8 NORTH, RANGE 32 WEST, SAN BERNARDINO MERIDIAN; THENCE DUE WEST ON SECTION LINE BETWEEN SECTIONS 29 AND 32 TO THE LAND DESCRIBED FORM NO. 1402.06 ALTA OWNER'S POLICY (6-17-06) POLICY PAGE 6 POLICY NUMBER: NCS-1076688-CC FIRST AMERICAN TITLE INSURANCE COMPANY IN THE QUITCLAIM DEED TO SECURITY PACIFIC NATIONAL BANK, TRUSTEE, RECORDED JUNE 29, 1977 AS REEL NO. 77-32708 AND WESTERLY ALONG THE NORTHERLY LINE AND THE PROLONGATION THEREOF TO THE LINE OF THE LANDS CONVEYED TO JOHN S. BELL, BY DEED RECORDED IN BOOK N AT PAGE 162 OF DEEDS, RECORDS OF SAID COUNTY, BEING PART OF THE RANCHOS CALLED "LOS ALAMOS"; THENCE SOUTHERLY ALONG THE LINE OF SAID LANDS OF JOHN S. BELL TO THE SOUTHEAST CORNER OF THE SAID LANDS OF BELL; THENCE SOUTHEAST TO THE LINE SEPARATING THE RANCHO LOS ALAMOS, AS PATENTED BY THE UNITED STATES, FROM THE RANCHO LA LAGUNA DE SAN FRANCISCO, AFORESAID AT LOS ALAMOS PEAK, SO-CALLED, AND THE COMMON BOUNDARY BETWEEN THE SAID RANCHO LOS ALAMOS AND LA LAGUNA; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID RANCHO LA LAGUNA DE SAN FRANCISCO AS PATENTED BY THE UNITED STATES; THENCE SOUTHEASTERLY ALONG THE SOUTH BOUNDARY OF SAID RANCHO LA LAGUNA DE SAN FRANCISCO AND THE NORTH BOUNDARY OF THE RANCHO SAN CARLOS DE JONATA AS PATENTED BY THE UNITED STATES, TO THE PLACE OF BEGINNING AND BEING WHAT IS KNOWN AS THE SOUTH PART OF THE SAID RANCHO LA LAGUNA DE SAN FRANCISCO AND SOUTH PART OF SAID RANCHO LOS ALAMOS.

EXCEPTING THEREFROM, THOSE PARCELS OF LAND INCLUDED IN THE DEEDS FROM JAMES B. SHAW TO ONE W. H. FAIRCHILD, RECORDED OCTOBER 27, 1881 IN BOOK Y, PAGES 394, 395 AND 396 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

ALSO EXCEPTING THEREFROM, A PARCEL OF LAND CONVEYED BY SAID JAMES B. SHAW ON THE 4TH DAY OF SEPTEMBER, 1884 TO MRS. H. M. WAIT, BY DEED RECORDED ON THE 5TH DAY OF

DECEMBER, 1884, IN BOOK 4, PAGE 635 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA.

ALSO EXCEPTING THEREFROM, A LOT OF LAND THERETOFORE CONVEYED BY JAMES B. SHAW TO GASPAR ORENA IN BOOK 125, PAGE 264 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM, THAT CERTAIN PARCEL OF LAND CONVEYED BY JAMES B. SHAW TO JOSE ANTONIO FELIZ ON MARCH 26, 1888 BY DEED RECORDED IN BOOK 21, PAGES 186- 188 OF DEEDS, SANTA BARBARA COUNTY RECORDS; AND THAT CERTAIN PARCEL CONVEYED BY FRANCIS T. UNDERHILL TO JOSE ANTONIO FELIZ ON FEBRUARY 15, 1888 BY DEED RECORDED IN BOOK 20, PAGES 219-220 OF DEEDS; AND THOSE PARCELS CONVEYED BY FRANCIS T. UNDERHILL TO PACIFIC COAST RAILWAY COMPANY BY DEED DATED DECEMBER 01, 1887 AND RECORDED IN SAID SANTA BARBARA COUNTY RECORDS IN BOOK 21, PAGES 444-446 OF DEEDS.

ALSO EXCEPTING THEREFROM, THE LAND DESCRIBED IN THAT CERTAIN DEED FROM FRANCIS T. UNDERHILL AND OTHERS, TO THE COUNTY OF SANTA BARBARA, DATED JUNE 22, 1888 AND RECORDED IN SAID SANTA BARBARA COUNTY RECORDS IN BOOK 22, PAGES 149-152 OF DEEDS.

ALSO EXCEPTING THEREFROM, THOSE CERTAIN TRACTS DESCRIBED IN DEEDS TO THE STATE OF CALIFORNIA RECORDED: MAY 02, 1958 AS INSTRUMENT NO. 9967 IN BOOK 1521, PAGE 199; MAY 09, 1958 AS INSTRUMENT NO. 10607 IN BOOK 1523, PAGE 185; MAY 21, 1958 AS INSTRUMENT NO. 11622 IN BOOK 1526, PAGE 37, ALL OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN DEED TO LOS ALAMOS COMMUNITY SERVICE DISTRICT, A PUBLIC CORPORATION, RECORDED NOVEMBER 07, 1961 AS INSTRUMENT NO. 39882 IN BOOK 1883, PAGE 38 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM, "PARCEL NO. 1" AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION FILED IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA BARBARA AS CASE NO. 82232, A COPY OF WHICH WAS RECORDED JUNE 10, 1969 AS INSTRUMENT NO. 15991 IN BOOK 2274, PAGE 120 OF OFFICIAL RECORDS IN THE OFFICE FORM NO. 1402.06 ALTA OWNER'S POLICY (6-17-06) POLICY PAGE 7 POLICY NUMBER: NCS-1076688-CC FIRST AMERICAN TITLE INSURANCE COMPANY OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

LOTS 1, 2, 4 AND 5 AND THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 32 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LANDS ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PARCEL THREE:

THAT PORTION OF THE RANCHO LA LAGUNA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 4, 5, 6, 7, 8 AND 9 OF THE PARTITION OF FAIRCHILD ESTATE, ACCORDING TO THE FINAL DECREE OF THE PARTITION MADE AND ENTERED ON SEPTEMBER 24, 1888 IN ACTION NO. 1468 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA BARBARA, ENTITLED "W. E. FAIRCHILD, PLAINTIFF, VERSUS ANA FAIRCHILD, ET AL., DEFENDANTS" AND AS SHOWN ON "MAP SHOWING PARTITION OF FAIRCHILD ESTATE COMPRISING SUBDIVISIONS 6, 11, 12, 13 RANCHO LAGUNA, TOWNSHIP 8 NORTH, RANGE 32 WEST,

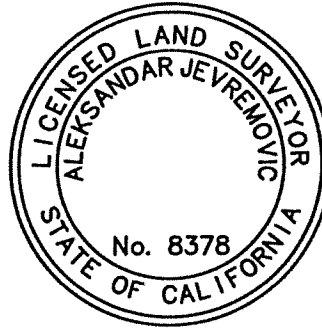
SAN BERNARDINO MERIDIAN", ACCOMPANYING REFEREE'S REPORT FILED IN SAID ACTION ON SEPTEMBER 22, 1888.

EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN DEED TO THE STATE OF CALIFORNIA FORM NO. 1402.06 ALTA OWNER'S POLICY (6-17-06) POLICY PAGE 8 POLICY NUMBER: NCS-1076688-CC FIRST AMERICAN TITLE INSURANCE COMPANY RECORDED MAY 21, 1958 AS INSTRUMENT NO. 11622 IN BOOK 1526, PAGE 37 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

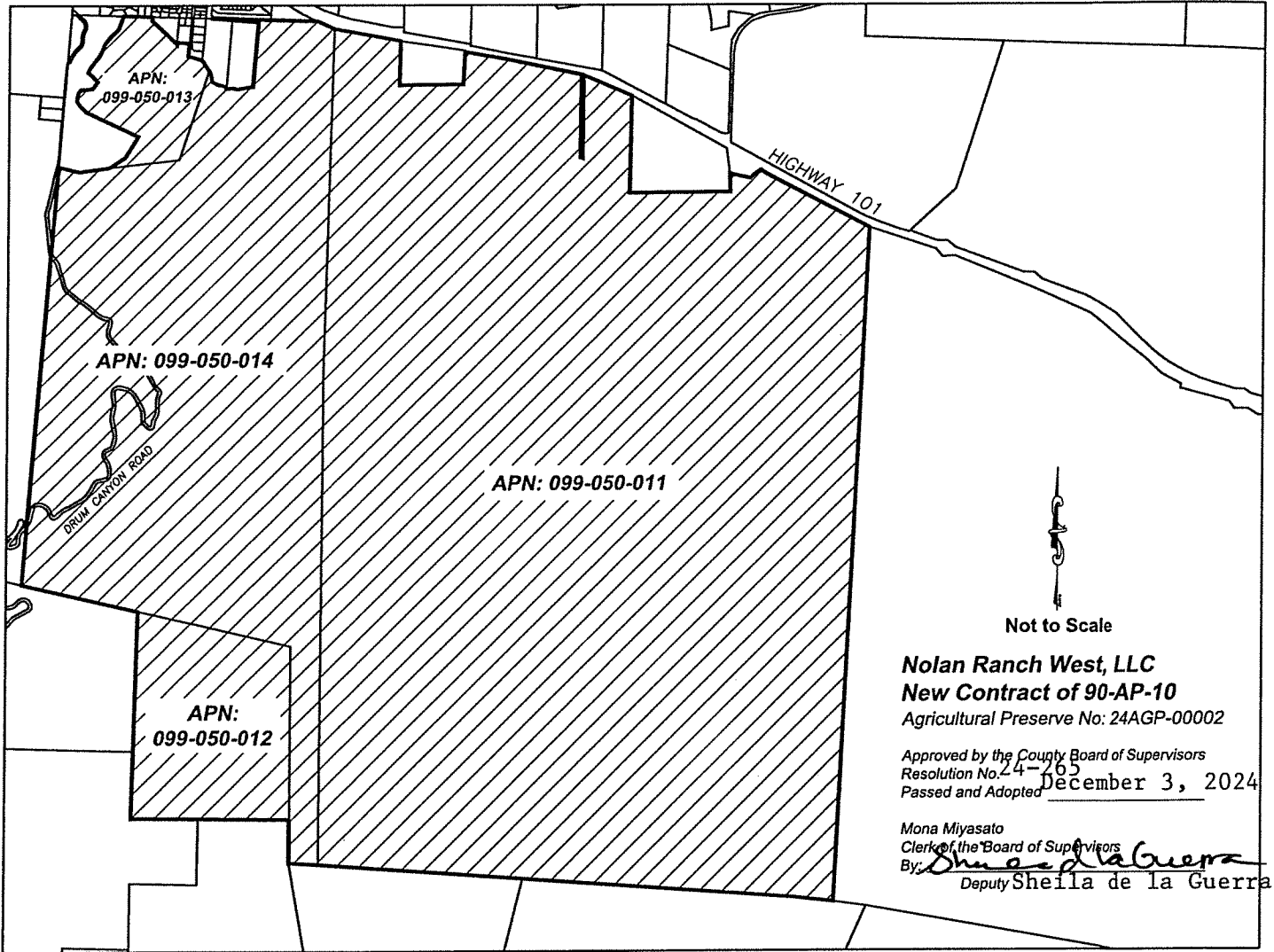
End Description

APPROVED AS TO FORM
AND SURVEY CONTENT

AJevremovic
ALEKSANDAR JEVREMOVIC
COUNTY SURVEYOR



10/7/2024



Nolan Ranch West, LLC
New Contract of 90-AP-10
Agricultural Preserve No: 24AGP-00002

Approved by the County Board of Supervisors
Resolution No. 24-065
Passed and Adopted December 3, 2024

Mona Miyasato
Clerk of the Board of Supervisors
By: *Sheila de la Guerra*
Deputy

