

JOSEPH E. HOLLAND
County Clerk-Recorder
DOC # 2022-0044012

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)
_____)

10/14/2022 Titles: 1 Pages: 8
04:20 PM
SBC Fees: \$0.00
 Taxes: \$0.00
E29 CA SB2 Fee: \$0.00
 Total: \$0.00

SHORT FORM LAND CONSERVATION CONTRACT
Incorporating Board of Supervisors Resolutions and
Long Form Contract by Reference
21AGP-00000-00006

THIS LAND CONSERVATION CONTRACT, is made by and between Rowles Holdings, 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 **Rowles Holdings, LLC, Agricultural Preserve, 21AGP-00000-**

00006, Assessor Parcel Number 133-100-078, 139.68 acres; replacing a portion of 97-AP-026, 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, 2023 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 October 4, 2022.

COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By: *Joan Hartmann*
JOAN HARTMANN, Chair

Attest:

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

By: *Sheila De La Guerra*
SHEILA DE LA GUERRA, Deputy Clerk

Approved As To Form:

RACHEL VAN MULLEM
County Counsel

By: *Maria Novati*
MARIA NOVATI, Deputy County Counsel

OWNER

ROWLES HOLDINGS, LLC

By: *Noah T. Rowles*
NOAH T. ROWLES, Manager

See Attached
J.T.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

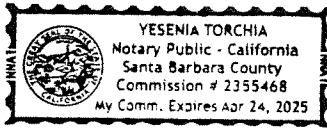
State of California

County of Santa Barbara }

On 8/1/2022 before me, Yesenia Torchia, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Noah T. Rowles
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature Yesenia Torchia
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

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, October 4, 2022 before me, Sheila de la Guerra, a Deputy Clerk, personally appeared SUPERVISOR JOAN HARTMANN, 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

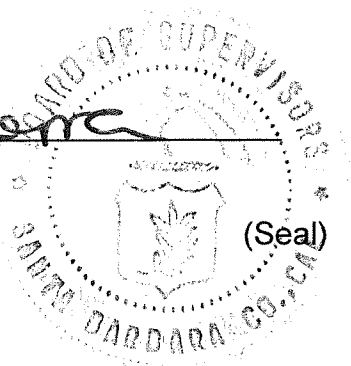


EXHIBIT A

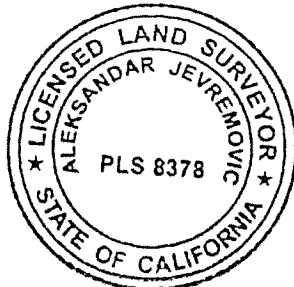
AGRICULTURAL PRESERVE

21AGP-00000-00006

LEGAL DESCRIPTION

Portions of APN:133-100-078, & APN: 133-100-062

Lot Two of Lot Line Adjustment No. 21LLA-00000-00005 recorded April 26, 2022 as Instrument No. 2022-0020442 Official Records in the County of Santa Barbara, State of California.



8/22/2022

APPROVED AS TO FORM
AND SURVEY CONTENT

A handwritten signature in cursive script, appearing to read "Aleksandar Jevremovic".

ALEKSANDAR JEVREMOVIC, PLS 8378
COUNTY SURVEYOR
LICENSE EXP. 12/31/2023

*Rowles Holdings Replacement
Contract*

*Agricultural Preserve
21AGP-00000-00006*

*Approved by the County Board of
Supervisors
Resolution No. 22-204*

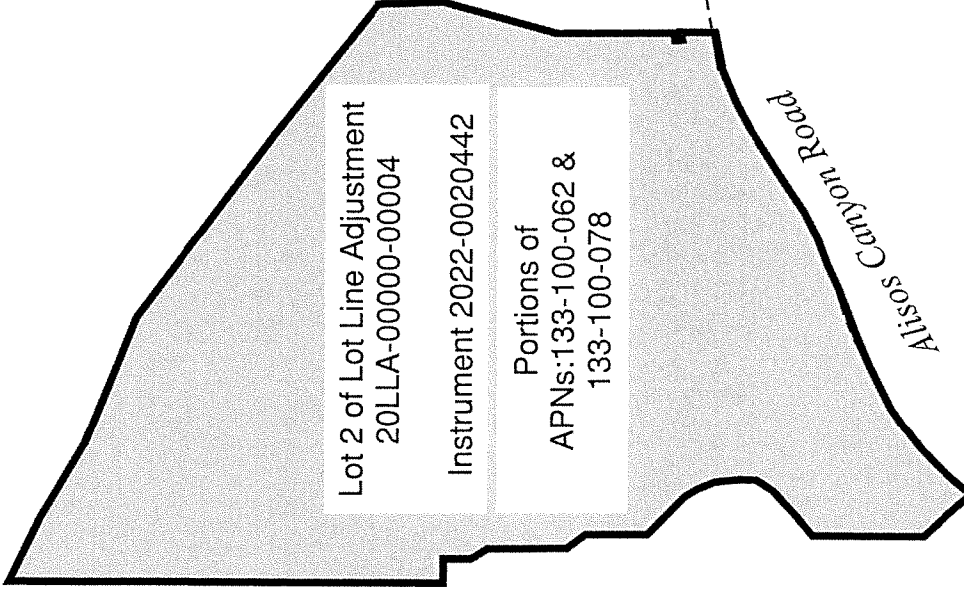
Passed and Adopted October 4, 2022

Mona Miyasato

Clerk of the Board of Supervisors

By Sheila de la Guerra

Deputy Sheila de la Guerra



Lot 2 of Lot Line Adjustment
20LLA-00000-00004

Instrument 2022-0020442

Portions of
APNs: 133-100-062 &
133-100-078

Alisos Canyon Road



Not to Scale