

Recorded in Official Records
County of Santa Barbara

JOSEPH E. HOLLAND
County Clerk-Recorder

DOC # 2021-0085251

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
10:13 AM
SBC
E18
Titles: 1 Pages: 8
Fees: \$0.00
Taxes: \$0.00
CA SB2 Fee: \$0.00
Total: \$0.00

SHORT FORM LAND CONSERVATION CONTRACT
Incorporating Board of Supervisors Resolutions and
Long Form Contract by Reference
17AGP-00000-00015

THIS LAND CONSERVATION CONTRACT is made by and between The
Maldonado Companies, 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 **Maldonado Agricultural Preserve, 17AGP-00000-00015, Lot 3 of**

Lot Line Adjustment No. 16LLA-00000-00005, recorded March 5, 2020, as Instrument No. 2020-0011355, 428.1 acres gross, replacing a portion of 70-AP-158 and 69-AP-088 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, 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

The Maldonado Companies, LLC

By: *Abel Maldonado, Jr.*
Abel Maldonado, Jr., Manager

m.s
See
Attached
Form

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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COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By: _____
Bob Nelson, Chair

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

By: _____
Deputy Clerk

Approved As To Form:
RACHEL VAN MULLEM
COUNTY COUNSEL

By: _____
Deputy County Counsel
Maria Novatt

OWNER

The Maldonado Companies, LLC

By: _____
Abel Maldonado, Jr., Manager

m-s
See
Attached
Fork

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

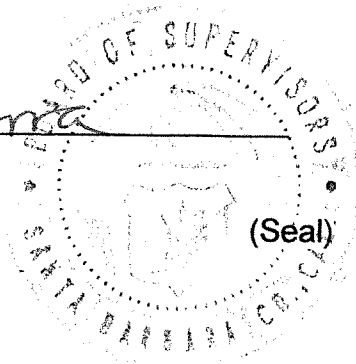
On December 7, 2021 before me, Sheila de la Guerra, a Deputy Clerk, personally appeared SUPERVISOR BOB NELSON, CHAIR OF THE BOARD OF SUPERVISORS, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me 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 ALL-PURPOSE 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 11-15-21 before me, M. Sanchez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Abel Maldonado Jr
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.



Signature M Sanchez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____

EXHIBIT A

AGRICULTURAL PRESERVE

17AGP-00000-00015

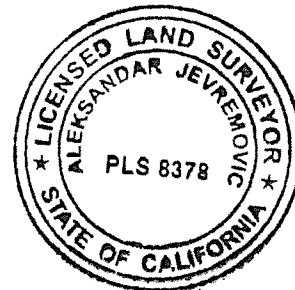
LEGAL DESCRIPTION

APN# 129-030-009, 129-030-013, Portion of 129-030-016, 129-030-009-017, Portion of 129-040-003, Portion of 129-040-010, 129-040-014, 129-040-015

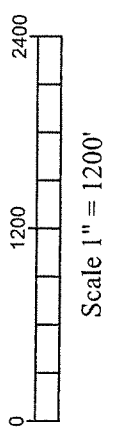
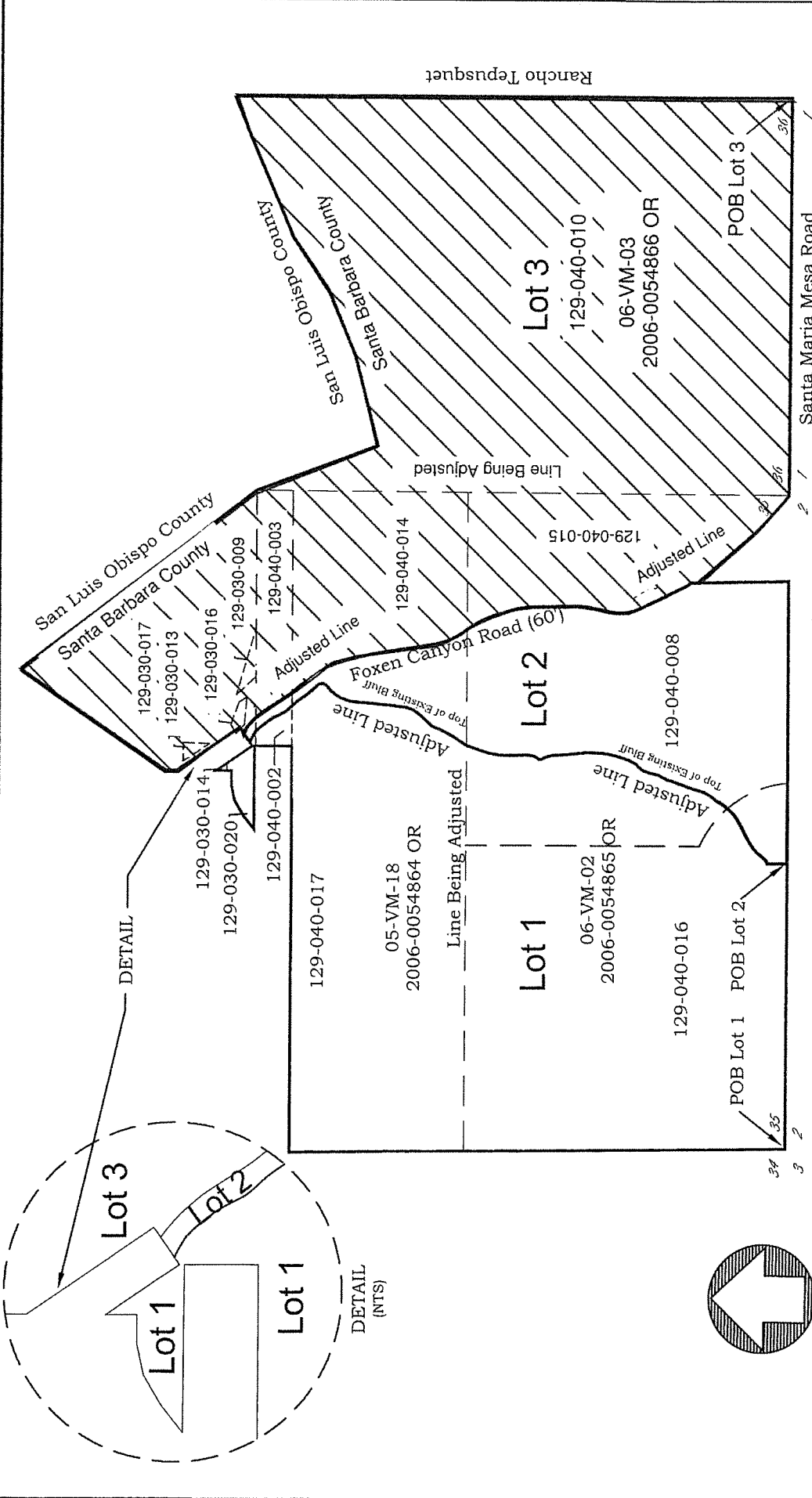
Lot Three of Lot Line Adjustment No. 16LLA-00000-00005 recorded March 5, 2020, as Instrument No. 2020-0011355 Official Records in the County of Santa Barbara, State of California.

APPROVED AS TO FORM
AND SURVEY CONTENT

Alexmore
ALEKSANDAR JEVREMOVIC
COUNTY SURVEYOR
LICENSE EXP. 2/31/2021



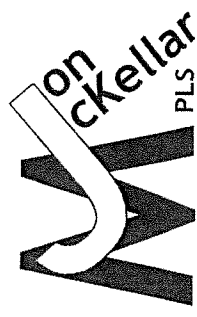
9/21/2020



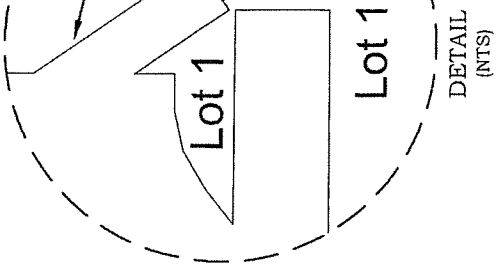
The Maldonado Companies
 Replacement Contract
 Agricultural Preserve No:
 17AGP-00000-00015

Approved by the County Board of Supervisors
 Resolution No. 21-227
 Passed and Adopted December 7, 2021

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



A Professional Land Surveying & Consulting Company
 PO Box 2341
 Santa Maria, CA 93457
 805-680-1895 jon@mckellar.com
 http://www.jonmckellar.com



Rancho Tepusquet

San Luis Obispo County
 Santa Barbara County
 Santa Maria Mesa Road
 POB Lot 3
 Lot 3
 129-040-010
 06-VM-03
 2006-0054866 OR
 Line Being Adjusted
 Adjusted Line
 129-040-015
 Adjusted Line
 129-040-014
 Adjusted Line
 129-030-017
 05-VM-18
 2006-0054864 OR
 Line Being Adjusted
 Adjusted Line
 129-040-016
 POB Lot 1 POB Lot 2
 129-040-008
 Adjusted Line
 Top of Existing Bluff
 129-040-017
 06-VM-02
 2006-0054865 OR
 Adjusted Line
 Top of Existing Bluff
 129-040-002
 Adjusted Line
 Top of Existing Bluff
 129-030-020
 129-030-014
 129-030-013
 129-030-016
 129-030-009
 129-040-003
 Adjusted Line
 Foxen Canyon Road (60')
 Adjusted Line
 Top of Existing Bluff
 129-040-015
 Adjusted Line
 Top of Existing Bluff
 34
 3
 2
 36
 36
 36