

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  
**08AGP-00000-00023**

THIS LAND CONSERVATION CONTRACT, by and between **Rancho Rio Robles, LLC, A California Limited Liability Company** 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 thereto; 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 **Rancho Rio Robles, LLC, A California Limited Liability Company**

**Agricultural Preserve, 08AGP-00000-00023, Assessor Parcel Number 141-290-031 (portion of), 103.41 acres; replacing a portion of 88-AP-001 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, 2010, 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

\_\_\_\_\_.

ATTEST:

CLERK OF THE BOARD


By: \_\_\_\_\_  
Deputy Clerk


COUNTY OF SANTA BARBARA

By: \_\_\_\_\_  
Joseph Centeno, Chairman,  
Board of Supervisors

OWNERS:

OWNERS:  
Rancho Rio Robles, LLC, a California Limited Liability  
Company

  
\_\_\_\_\_  
Kenneth C. Karas  
Manager of Rancho Rio Robles, LLC

Attest:  
  
\_\_\_\_\_  
Kenneth C. Karas, Trustee of the Karas Family Trust  
Member of Rancho Rio Robles, LLC

APPROVED AS TO FORM:

DENNIS MARSHALL  
COUNTY COUNSEL

By:   
\_\_\_\_\_  
Deputy County Counsel

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

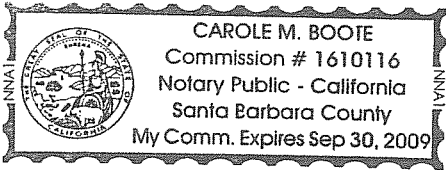
State of California

County of Santa Barbara



On March 23, 2009 before me, Carole M. Boote, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Kenneth C. Karas  
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 Carole M. Boote  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Short Form Land Conservation Contract

Document Date: \_\_\_\_\_ Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Kenneth C. Karas

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Manager and

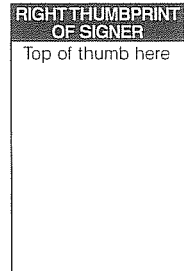
Member of LLC  
Signer Is Representing: Rancho Rio Robles, LLC



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



AGRICULTURAL PRESERVE

08AGP-00000-00023

Parcel 3 of Parcel Map Number 14,709 in the County of Santa Barbara, State of California, as per map recorded in Book 61, Pages 87 to 89 of Parcel Map in the office of the County Recorder of said County.

APPROVED AS TO FORM  
AND SURVEY CONTENT

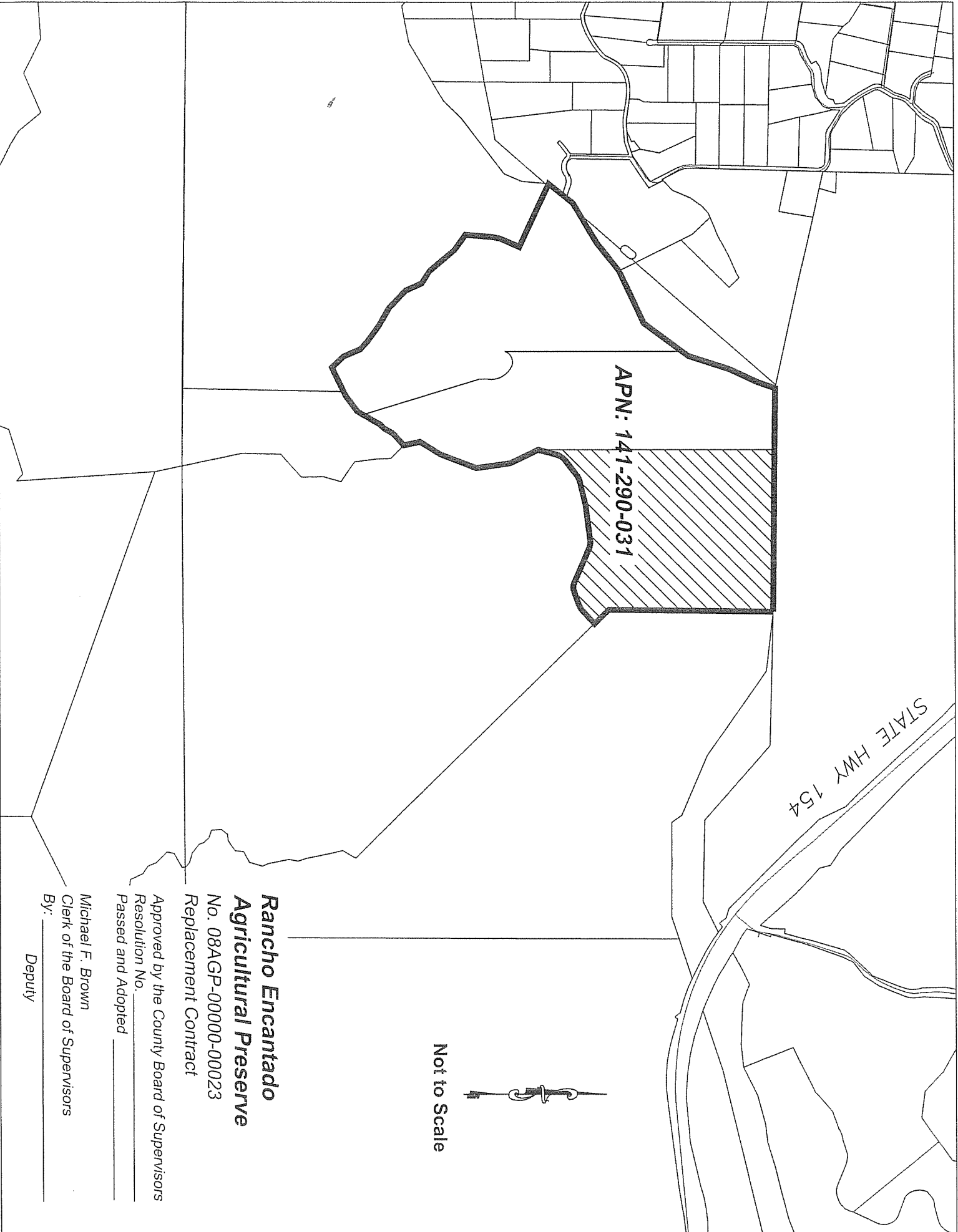
*Edmund R. Villa*

*Deputy County  
Surveyor*

*9/12/08*

FOR: MICHAEL B. EMMONS, PLS 5899  
COUNTY SURVEYOR  
LICENSE EXP. 12/31/08





STATE HWY 154

APN: 141-290-031



Not to Scale

**Rancho Encantado  
Agricultural Preserve**  
No. 08AGP-00000-00023  
Replacement Contract

Approved by the County Board of Supervisors  
Resolution No. \_\_\_\_\_  
Passed and Adopted \_\_\_\_\_

Michael F. Brown  
Clerk of the Board of Supervisors  
By: \_\_\_\_\_  
Deputy