

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
12AGP-00000-00028

THIS LAND CONSERVATION CONTRACT, is made by and between Dos Pueblos Ranch Holdings, 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 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 **Dos Pueblos Ranch Agricultural Preserve, 12AGP-00000-00028, Assessor Parcel Numbers APN: 079-040-005, 160 acres, APN: 079-060-065 (portion of), 150 acres, APN: 079-060-066, 997 acres, APN: 079-080-034, 514.5 acres, APN: 081-240-018, 47 acres, and APN: 079-090-030 (portion of), 135 acres, for a total of 2003.5 acres; replacing a portion of 77-AP-014 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, 2015 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 _____.

COUNTY OF SANTA BARBARA

BOARD OF SUPERVISORS

By: _____
STEVE LAVAGNINO, Chair

Attest:

CLERK OF THE BOARD

By: _____
Deputy Clerk

Approved As To Form:

MICHAEL C. GHIZZONI

COUNTY COUNSEL

By: _____
Deputy County Counsel



OWNER

Dos Pueblos Ranch Holdings, LLC a California limited liability company.

By: _____
Henry Schulte, CEO/President and Manager

By: _____
Michael Franzen, Chief Financial Officer and Manager

By: _____
Stephen Welch, Secretary and Manager



ALL PURPOSE ACKNOWLEDGMENT

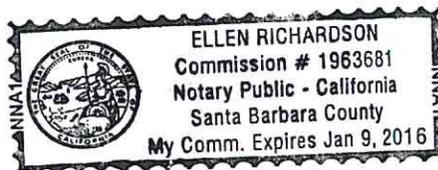
STATE OF CALIFORNIA }
COUNTY OF SANTA BARBARA } ss.

On October 16, 2014 before me, Ellen Richardson, Notary Public personally appeared Henry Schutte 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 Ellen Richardson
My commission expires on January 09, 2016
My commission # 1963681



(NOTARY SEAL)

THIS CERTIFICATE MUST BE ATTACHED TO

Title of Document Type _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

ALL PURPOSE ACKNOWLEDGMENT

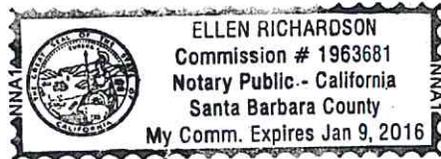
STATE OF CALIFORNIA }
COUNTY OF SANTA BARBARA } ss.

On October 16, 2014 before me, Ellen Richardson, Notary Public personally appeared Michael Franzen 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

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Signature Ellen Richardson
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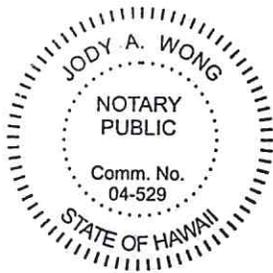
Title of Document Type _____

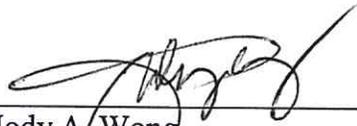
Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

STATE OF HAWAII }
 } ss.
CITY AND COUNTY OF HONOLULU }

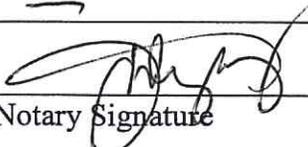
On October 20, 2014, before me, Jody A. Wong, Notary Public, personally appeared Stephen Welch proved to me on the basis of satisfactory evidence to be the person(s), whose name is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 acted, executed the instrument.





Jody A. Wong
Notary Public, State of Hawaii
My Commission Expires September 19, 2016

Type of Document: Short Form Land Number of Pages: 3
Other Signers: Conservation Contract Date of Document: undated

Doc. Date: <u>undated</u>	# Pages: <u>3</u>
Notary Name: Jody A. Wong	First Circuit
Document Description: <u>Short Form Land Conservation Contract</u>	
	<u>10/20/2014</u>
Notary Signature	Date

NOTARY CERTIFICATION

