



2014-0013643

Recorded  
Official Records  
County of  
Santa Barbara  
Joseph E. Holland  
County Clerk Recorder

REC FEE 88.00

08:00AM 27-Mar-2014 JKN Page 1 of 22

**RECORDING REQUESTED BY  
CHICAGO TITLE**

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Land Trust for Santa Barbara County  
P.O. Box 91830  
Santa Barbara, CA 93190-1830  
Attn: Michael Feeney, Executive Director

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Space Above Line for Recorder's Use Only

**CONSERVATION EASEMENT DEED**  
**[La Purisima Conservation Bank]**

THIS CONSERVATION EASEMENT DEED ("Conservation Easement") is made as of the 21<sup>st</sup> day of February, 2014, by PURISIMA PRESERVE LLC, PURISIMA SANTA BARBARA, LLC, RANCHO SANTA RITA PRESERVE LLC, and CEBADA CANYON LLC, all California limited liability companies (collectively, "Grantor"), in favor of the LAND TRUST FOR SANTA BARBARA COUNTY ("Grantee" or "Easement Holder"), with reference to the following facts:

**RECITALS**

A. Grantor is the sole owner in fee simple of certain real property containing approximately 837.4 acres, located in the County of Santa Barbara, State of California, and designated Assessor's Parcel Numbers 099-060-009, 099-060-010, 099-060-015, 099-060-016, 099-070-002, 099-070-004, 099-070-007, 099-070-014, 099-070-017, and 099-110-003 (the "Bank Property"). The Bank Property is legally described and depicted in Exhibit A attached to this Conservation Easement and incorporated in it by this reference.

B. The Bank Property possesses wildlife and habitat values of great importance to Grantee, the people of the State of California and the people of the United States. The Bank Property will provide high quality natural, restored and/or enhanced habitat for California tiger salamander (CTS) (*Ambystoma californiense*), western spadefoot (WSF) (*Spea hammondi*), California red-legged frog (CRF) (*Rana draytonii*), and other special-status species and contain various habitats supporting these species including man-made stock ponds and a mosaic of grassland, coastal scrub, oak woodland and riparian woodland habitats. Individually and collectively, these wildlife and habitat values comprise the "Conservation Values" of the Bank Property.

C. The California Department of Fish and Wildlife (the "CDFW") has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants and the habitat necessary for biologically sustainable populations of these species pursuant to California Fish and Game Code

Exhibit E-4. Conservation Easement  
La Purisima Conservation Bank

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Vollmar Natural Lands Consulting  
February 2014