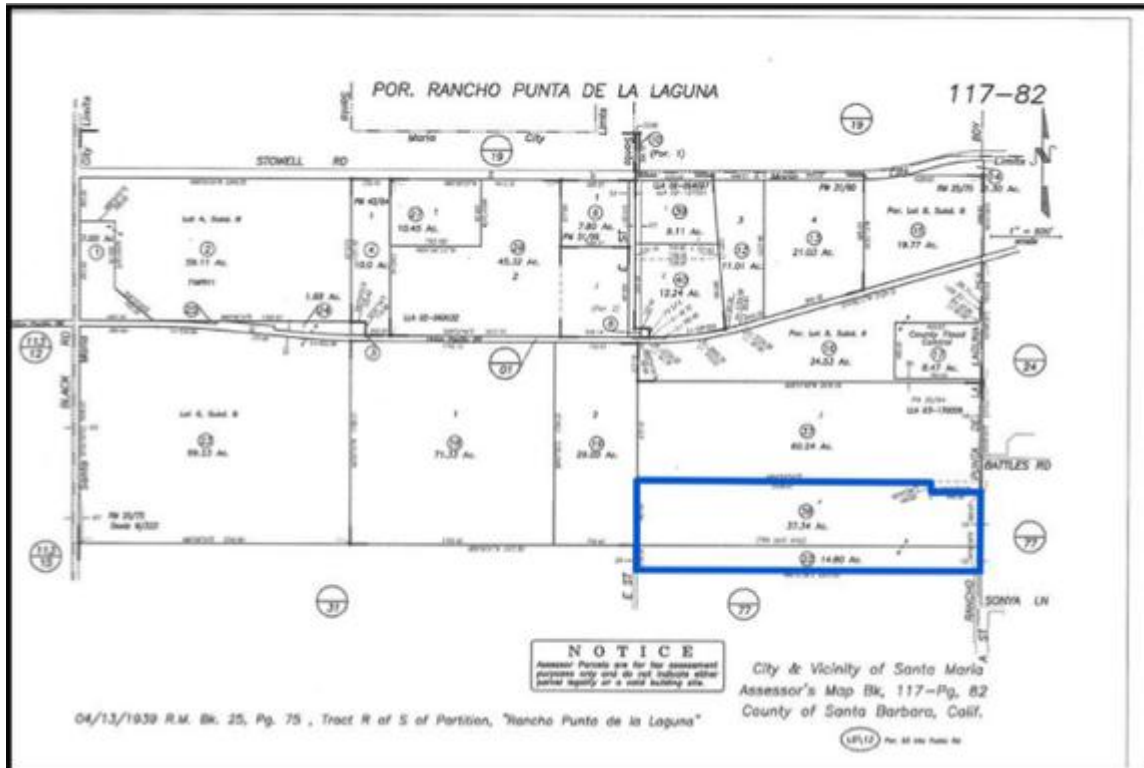


- ± 52 acres of commercial land zoned for professional offices and light industrial purposes
- Two legal parcels currently farmed in strawberries, a single-family residence, shop and garage
- Zoned CPO & PD/M-1
- Located on A Street within the Area 9 Specific Plan
- Purchase Price:
\$8,875,000



Two legal parcels totaling approximately ± 52 acres currently farmed in strawberries and having a single-family residence with detached shop and garage. The two parcels are rectangular in shape with the larger northern parcel consisting of ± 37.34 acres and smaller southern parcel consisting of ± 14.80 acres.



1755 and 1795 A Street Assets	
APN's:	117-820-022, 036, County of Santa Barbara
Open Ground:	± 50 acres is planted in strawberries
Existing Structures:	± 3,008 sq. ft. two story residence, ± 1800 sq. ft. shop/garage
Area 9 Specific Plan Land Usage:	± 52 acres of the 890 total acres annexed for planned development; light industrial and professional office
Additional Information:	Eastern portion of the property is neighboring to Windset Farms, which is continuing to expand and required to make significant infrastructural improvements to Area 9



Existing residence on property

Area 9 Land Use

The Area 9 Specific Plan provides detailed guidelines for the future development of approximately 890 acres, in the western area of the City. The Specific Plan project is envisioned to be a major employment center for the City and would accommodate industrial uses, office-professional complexes, research and development parks, as well as limited, strategically located commercial and residential uses.



Open Ground in Production

Open Ground Specifications	
Gross Acreage/Farmable:	± 52 gross acres ± 50 farmable acres
Soil Types:	Betteravia Loamy Sand, Corralitos Loamy Sand, Oceano Sand, Terrace Escarpments
Well Information and Domestic Water Supply:	Present agricultural wells are being provided from an off-site well source. Former irrigation well on site, Domestic water is provided by on site domestic well.
Zoning:	<i>CPO and PD/M-1</i>
Former Oil Production:	The ten oil wells on the property, were operated by Union Oil, and are now all plugged and abandoned per regulation.

