THREE EXTRAORDINARY PARCELS

Cinematic 208-Acre Landscape with 1.25 Miles of Breathtaking Coastline

Gaviota Coast
Santa Barbara County, CA

Three Extraordinary Properties In One Of Southern California's Most Exclusive Oceanfront Locations

PARADISO DEL MARE OCEAN LOT
PARADISO DEL MARE RANCH LOT
TOMATE CANYON RANCH

Overlooking the Pacific Ocean with spectacular bluffs, rolling pastures, intervening canyons and permanent wildlife safeguards. Located just one mile west of The Ritz Carlton Bacara, Santa Barbara. Three adjacent coastal projects with shared Hwy 101 access.

- Breathtaking panoramic ocean and mountain views
- Magnificent location just one mile west of The Ritz-Carlton Bacara, Santa Barbara
- Just minutes to dining, entertaining, shopping and much more
- Only seven miles to the Santa Barbara Airport with 10 direct flights to major cities
- Three bordering oceanfront properties with shared Hwy 101 access and rights to construct two ultra-luxury homes, offered together for the first time—
- Paradiso del Mare Ocean and Ranch lots on approximately 142 acres with County and Coastal Commission approvals for two ultra-luxury residences (includes certified EIR, municipal water rights, entitlements, plans and cost estimates to construct on- and off-site infrastructure)
- Immediately west of and adjacent to Paradiso del Mare is Tomate Canyon Ranch on approximately 66 acres of undisturbed land with development potential for additional ultra-luxury homes
- This enclave is ideal for a private coastal retreat

For offering details, aerial tour, and access to property documents, go to:

www.Paradiso-SantaBarbara.com

Offered in Cooperation by:

KENNEDY WILSON

COLDWELL BANKER | GLOBAL LUXURY®
RESIDENTIAL BROKERAGE

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Kennedy Wilson's Real Estate Sales & Marketing Group and Coldwell Banker Residential Brokerage present this extraordinary opportunity to own up to 208-acres and over one mile of breathtaking oceanfront paradise located on the Gaviota coast just north of The Ritz Carlton Bacara. Spanning along the Pacific, and offered separately, you will find Paradiso del Mare Ocean and Ranch Lots and Tomate Canyon Ranch comprised of spectacular bluffs, rolling pastures, canyons and permanent wildlife sanctuaries.

Property Summary

On approximately 142-acres, **Paradiso del Mare** is separated into the Ocean (65 acres) and Ranch (77 acres) parcels, with County and California Coastal Commission approvals for two ultra-luxury residences. Approvals include a certified EIR, municipal water rights, entitlements, plans and cost estimates to construct on- and off-site infrastructure.

The Paradiso homes are designed to respond to the sensitive coastal environment and the rural context, and to sit quietly into the landscape while opening up to the expansive coastal views. The architectural character of the homes is based on the simple agrarian structures of the Gaviota coast while incorporating contemporary elements to enhance interior exterior connections between living and entertaining spaces. High-quality long-lasting materials have been selected for their functionality, sustainability and to elevate the level of modern sophistication to the overall aesthetic. Santa Barbara based architect, Alan McLeod, specializes in coastal projects worldwide and refined the design of the homes to balance all the factors that influence and inform the final building form.

Immediately west of and adjacent to Paradiso del Mare is **Tomate Canyon Ranch** on approximately 66-acres, Tomate Canyon Ranch is comprised of exceptional land with the unrealized potential for additional ultra-luxury oceanfront homes.

Property Details

- Gaviota Coast along Highway 101 approximately 1-mile west of The Ritz Carlton Bacara and the City of Goleta
- Jurisdiction—Santa Barbara County
- +/- 208 acres
- +/-1.25 mile of coastline
- Land Use—Agricultural II (land use) and AG-II-100 (zoning)
- Assessor Parcel Numbers
  - Paradiso del Mare
    Ocean lot—079-200-004
    Inland lot—079-200-008
  - Tomate Canyon Ranch
    Ocean lots—079-180-058, 079-180-059, 079-180-060, 079-180-061, 079-180-062, 079-180-063, 079-180-064, 079-180-068, 079-180-010 and 079-180-072
    Inland lots—079-180-048, 079-180-053, 079-180-049, 079-180-052, 079-180-050 and 079-180-071
- Entitlements
  - Paradiso del Mare—all County and California Coastal Commission approvals (click here for county website) for two ultra-luxury residences including certified EIR, entitlements, municipal water rights, plans and cost estimates to construct on- and off-site infrastructure)
  - Tomate Canyon Ranch—none

Project Team

Seller—CPH Dos Pueblos Associates LLC, a Delaware limited liability company

Ownership/Development Group—Farallon Capital, Cherokee Fund and Brooks Street

Architect—Alan McLead

Civil Engineer—Stantec

Land Use Consultant—Winecki Consulting, Inc.

Title Company—First American Title Company

Seller's Brokerage Firms—Kennedy Wilson's Real Estate Sales & Marketing Group and Coldwell Banker Residential Brokerage.

Viewing Information

The Property is available for viewing by private tour. For an appointment, please contact Marty Clouser at (805) 335-1502 or mclouser@kennedywilson.com.

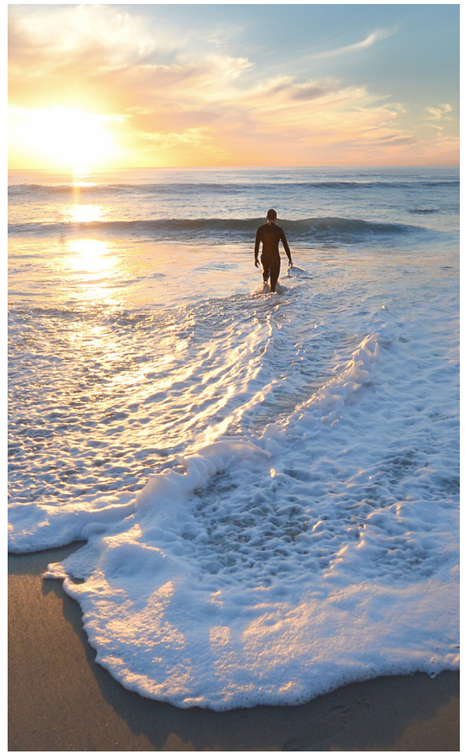
Offering Summary

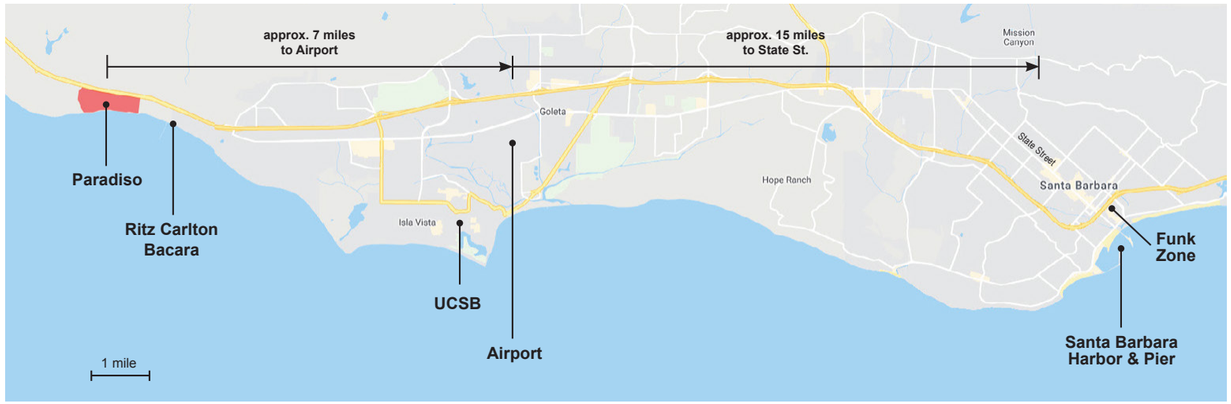
1. Go to www.Paradiso-SantaBarbara.com to access aerial tour, offer forms, property information and confidentiality agreement.
2. Execute the online confidentiality agreement.
3. Upon execution of the confidentiality agreement you will receive access to the online data vault containing available property documents and offer forms.
4. Review all property documents in the online data vault.
5. Contact Marty Clouser for a private tour.
6. Utilize the seller provided offer form to submit offer to Kennedy Wilson.

Santa Barbara

The towns of the Santa Barbara area, the self-proclaimed American Riviera, form a gentle crescent of coastline connecting breathtaking beaches, soaring mountains, verdant vineyards, elevated enclaves and eclectic communities. From the State Street restaurants and world class shops, to the Funk Zone—Santa Barbara's growing arts community that is also home to the Urban Wine Trail, tasty eats and small retailers, to hikes, golfing, Channel Island tours, polo, festivals, surfing and much more, there is always something to do to make your day an Instagram success!

The property is just minutes to UC Santa Barbara—the leading center for teaching and research on the California coast, world class shopping, dining and entertainment and only 7 miles from the Santa Barbara Airport, which offers ten direct flights—on six major airlines serving Dallas, Denver, Las Vegas, Los Angeles, Minneapolis, Oakland, Phoenix, Portland, San Francisco and Seattle.





Home Designs

Paradiso Del Mare's **"Ocean Estate"** parcel of 64.94-acres features one-mile of coastline, a 1.8-acre development envelope with approved plans for 8,678 total sq. ft. comprised of the main house, guest house, and basement/garage area. The **"Ranch Estate"** parcel of 77.98-acres features a 2.4-acre development envelope with approved plans for a 9,962-total sq. ft. comprised of the main house, guest house, garage plus a 16.3-acre agricultural envelope for orchards and row crops.

Photo taken April 2019 of construction of footings for one of the bridges of Paradiso's driveway.

Available Property Documents

Upon execution of the online confidentiality agreement, you will receive access to the available property documents and offer forms

PARADISO DEL MARE DOCUMENTS

ALTA SURVEY
1. DP ALTA_01.pdf
2. DP ALTA_02.pdf
3. DP ALTA_03.pdf

APPRAISAL
4. Paradiso del Mare Appraisal.pdf

CCRs
5. Recorded CCandRs 20160016812.pdf
6. Recorded CCandRs 20160016813.pdf

CIVIL ENGINEERING
7. 1 - BR15-01852 Rev D Submittal Plans 11-17-17.pdf
8. 1. Eagle Canyon - Approval Letter for 079-200-004 17BDP-00652 cl.pdf
9. 16GRD-00000-00012-Utility Plans.pdf
10. 16GRD-00000-00012-Utility PlansAdjacentProperty.pdf
11. 16GRD-00000-00013-Inland Lot Grading, Drainage, and Utility Plans.pdf
12. 16GRD-00000-00014-Ocean Lot Grading, Drainage, and Utility Plans.pdf
13. 116GRD12RoadUtilsJobCard.pdf
14. 6GRD13InlandLotJobCard.pdf
15. 6GRD140ceanLotJobCard.pdf
16. 17-4427GWD_PDM Public_Improvement_Plans_20171005-signed.pdf
17. 2 - BR15-01852 Calculations 10-10-17.pdf
18. Drainage 4 - Approval Letter for 079-200-008 - 17BDP-00651.pdf
19. approved_fire_access_fire_hydrant_plans.pdf
20. BR17-00024 Rev C Calculations 01-12-18.pdf
21. BR17-00024 Rev C Submittal Plans 01-12-18.pdf
22. ConditionsOnlySheets.pdf
23. Design Calculations-Ocean Lot-Retaining Walls.pdf
24. Drainage4BridgeEmail approval.pdf
25. encroachment_permit.pdf
26. FW_ 16GRD-12, 16GRD-13, and 16GRD-14 - Paradiso del Mar.pdf
27. Geotechnical - Earth Systems.pdf
28. SCE Final Plans.pdf
29. UPRR Bridge Approval.pdf

ENVIRONMENTAL
30. 2013.02 EIR - Final Volume I.pdf
31. 2013.02 EIR - Final Volume II Part 1.pdf
32. 2013.02 EIR - Final Volume II Part 2 DEIR Appendices.pdf
33. HAZ MAT REVIEW - CLEARANCE
34. 2016-01-05 EHS Sign Off Ltr Ocean Lot.pdf
35. 2016-01-18 Soil Disposal Manifests.pdf
36. 2016-07-20 EHS Sign Off Ltr Inland Lot.pdf
37. Dos Pueblos DE HHRA 10-25-13.pdf
38. Dos Pueblos Memo for Soils Left in Place - 11-14-14.pdf
39. FINAL Dos Pueblos RAP & VMP 10-31-14.pdf

PERMITS-ZONING CLEARANCE
40. 06CDH-00000-00038 Ocean Lot CDP.pdf
41. 06CDH-00000-00039 Inland Lot CDP.pdf
42. 09CDP-00000-00045 Water Line CDP.pdf
43. 10CDP-00000-00094 Public Trail CDP.pdf
44. 16ZCI-00000-00009 Public Trail CUP Zoning Clearance.pdf
45. 16ZCI-00000-00010 Water Line CUP Zoning Clearance.pdf
46. 17LUP-00000-00198 - Issued.pdf
47. 2014-02-11 County Final Action Letter.pdf
48. 2018-02-01 Time Extension Approval Letters.pdf
49. 2018-06 Paradiso Site Monitoring-Condition Tracker.pdf
50. 2019 02-20 SBR Access - 1st Amendment.pdf
51. CCC NSI Notice 05.28.14.pdf
52. County Planning and Development Summary - as viewed 03182019.pdf
53. Utility Easement McCaw-8501 Hollister.pdf

PLANS
54. 181205_Paradiso Inland House set.pdf
55. 181205_Paradiso Ocean House set.pdf
56. Approved Site Plan 2017.pdf
57. Landscape 2015.02.13.pdf
58. Tomate_Paradiso_McCaw-250scale.pdf

RENDERINGS
59. Inland 1.jpg
60. Inland 2.jpg
61. Ocean 1.jpg
62. Ocean 2.jpg
63. Ocean 3.jpg

SETTLEMENT AGREEMENTS
64. 2005 CCC Settlement Agreement.pdf
65. 2014-5-22 First Amendment to Settlement Agreement CCC.pdf
66. GCC Surfrider Fully Executed Settlement Agreement.pdf
67. #8003177_v1_Paradiso - Executed Escrow wo Settlement Agreement

TITLE COMMITMENT
68. ALTA Commit for Title Ins w Arb (8-1-16)-CA.pdf
69. Assessor Maps-79.20.pdf
70. Color Map_1_Plotted Easements.pdf
71. Map-Customer.pdf
72. SP-Vesting Deed 06-36375.pdf
73. 73. to 111. Note: See Doc Vault for Title Exh B Exceptions

TRAIL-CONSERVATION-EASEMENTS
112. 2016-04-07 Stewardship Plan FINAL.pdf
113. Final Interim Property Agreement 051216.pdf
114. Final Memorandum of Agreement 051216.pdf
115. Final Termination and Release of IPA 051216.pdf
116. Irrevocable Offer to Dedicate Public Access Easements Recorded.pdf
117. Paradiso Conservation Easement Inland Lot - Recorded.pdf
118. Paradiso Conservation Easement Inland Lot Transfer Fee - Recorded.pdf
119. Paradiso Conservation Easement Ocean Lot - Recorded.pdf
120. Paradiso Conservation Easement Ocean Lot Transfer Fee - Recorded.pdf
121. Paradiso Del Mar - Inland Amended Payment of Transfer Fee executed.pdf
122. Paradiso Del Mar - Inland Amended Restated Deed Easement....pdf
123. Paradiso Del Mar - Ocean Amended Payment of Transfer Fee, executed.pdf
124. Paradiso Del Mar - Ocean Amended Deed Conser....pdf
125. Paradiso_baseline_coastal_Owner Ackn Signed.pdf
126. Paradiso_baseline_Inland_Owner Ackn Signed.pdf

TOMATE CANYON RANCH DOCUMENTS

ALTA SURVEY
1. DP ALTA_01.pdf
2. DP ALTA_02.pdf
3. DP ALTA_03.pdf

APPRAISAL
4. Tomate Canyon Ranch Appraisal.pdf

SETTLEMENT AGREEMENTS
5. 2005 CCC Settlement Agreement.pdf
6. 2014-5-22 First Amendment to Settlement Agreement CCC.pdf
7. #8003177_v1_Paradiso - Executed Escrow Agreement wo Settlement Agreement

PLANS – CIVIL
8. 20180208-Tomate_survey_map.pdf
9. Tomate_101 CALTRANS ACCESS.pdf
10. Tomate_fireaccessexhibits.pdf
11. Tomate_Offsite Access Road Exhibit.pdf
12. Tomate offsite plans.pdf
13. Tomate Onsite Access Road Combined.pdf
14. Tomate_Onsite_Lot 1 Field House.pdf
15. Tomate_Onsite_Lot 2 Terrace.pdf
16. Tomate_Onsite_Lot 3 Hideaway.pdf
17. Tomate_Onsite_Lot 4 Overlook.pdf
18. Tomate_Onsite_Lot 5 Breakline.pdf
19. Tomate_Onsite_Lot 6 Highland.pdf
20. Tomate_Site Plan Exhibit.pdf

PLANS - LANDSCAPE
21. 02.2018 CDH Fourth Submittal. Landscape Plans Overall.pdf
22. 02.2018 CDH Fourth Submittal. Landscape Plans.pdf

PLANS – PROJECT DESCRIPTION
23. 2018-06-11 TCR Project Description.pdf

SB COUNTY APPLICATION
24. L07112018.SBCounty.Tomate Determination of Application Completeness.pdf

SITE PLANS * AERIAL IMAGES
25. Tomate_Paradiso_McCaw-250scale.pdf

TITLE COMMITMENT
26. ALTA Commit for Title Ins w Arb (8-1-16)-CA.pdf
27. Assessor Maps-79.20.pdf
28. Color Map_1_Plotted Easements.pdf
29. Map-Customer.pdf
30. SP-Vesting Deed 06-36375.pdf
31. 31.-70. Note: See Doc Vault for Title Exh B Exceptions

WATER SERVICE
71. 9-22-17 PWSD Tomate Canyon.pdf

Note: Subject to change. Check online dataroom regularly for updates.

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