

**3589 TORO CANYON PARK ROAD
(SHOTO LAND)**

Santa Barbara California



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FEATURES OF SANTA BARBARA, CALIFORNIA

SANTA BARBARA

Santa Barbara is approximately 90 miles north of Los Angeles and keeps moderate weather protected by a group of rock islands that are known as the Channel Island, located 30 miles to the west. Also, the city faces south along the Pacific Ocean with a slightly elevated hill on the north side. Santa Barbara keeps warm weather throughout the year because of these features and attracts many visitors not only in the summer, but also in winter.

The coastline of Santa Barbara goes east and west, and although located on the west coast, the sunrise can be viewed looking east over the beach. The beautiful ocean water is ideal for boating and sunbathing and the view from above the city reveals structures of buildings that are of Spanish architecture with a light beige hue. Theaters, libraries, department stores, and other buildings also keep the old town charm. Also, the small



town does not produce much traffic or air pollution as you would find in the larger cities. The city's industry is based on the education with the popular University of California Santa Barbara nearby. The population in Santa Barbara is 89,456 (2007) and there are very spacious homes in the hills.

CALIFORNIA RIVIERA

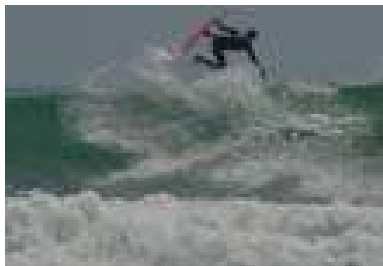
Small hills surround the city and have gorgeous views of Santa Barbara. The Santa Ynez Mountains are beautifully sitting to the east. The seaside area is called California Riviera and is a very popular location for travelers and local



alike. The best time to visit Santa Barbara is between May and October. At this time, it is warm enough to lay on the beach and enjoy the local activities, such as bicycling, boating, fishing, beach volleyball, swimming, snorkeling, diving, whale and dolphin watching, kayaking, hiking, strolling, taking charter boat and yacht, and so on. The breeze from ocean creates pleasantly cool weather during the summer time. During the winter, it is still warm enough to enjoy activities such as tennis, golf and even hiking.

WATERFRONT

The waterfront is perfectly lined with palm trees and flowers and the ocean fresh air is all around. There are local cuisines, shops, activities centers, harbor with cruises, yacht sales. The wharf provides fishing, eating, shopping, wine testing, and kids of all ages can enjoy ice cream and candy. The area also provides activities such as surfing, swimming, regattas, sun bathing, skating, soccer, Beach volleyball, paddling the Channel Islands, picnic and barbequing. At the park, there is a Sunday art walk and other events happening all the time. Not only distant visitors come, but also Californians visit and spend weekends and holidays here.



There are many good spots for surfing. Rincon Point in Carpinteria is 15 miles from downtown Santa Barbara and is the best spot for surfing. There are some surfing classes for beginners and intermediate surfers.

ENTERTAINMENT

From the beach, a short walk up State Street will take you into town where there are many restaurants, boutiques, and shopping malls. Visitors can also enjoy the local museum, theater, art galleries, concert hall and watering holes.



WINERY

Santa Barbara has many wineries for visitors to enjoy. Just north of town, nestled between the Santa Ynez Mountains and the Purisma Hills, the Santa Ynez Valley has ideal climatic conditions for the grapes for Pinot Noir, Carbanet, Sarvignon Blanc, and Chardonnay. The wineries offer tours and testing for visitors.



SOLVANG

Known as the Denmark Village, Solvang's buildings were created with the Denmark style in mind. Restaurants, bakeries and small shops make it a unique place to tour when traveling to and from the wineries.



3589 Toro Canyon Park Road



Toro Canyon Park Road is located up the mountain from the 101 freeway and the Summer Land exit. Around this area, there are some strawberry fields, flower gardens, and polo fields. The homes in this area boast huge lots with natural surroundings.

The streets leading to Toro Canyon Park Road are curving mountain roads with many vistas along the way. The properties along this route are so huge that the houses are rarely seen from the road.

There are lots of trees, bushes, wildlife and the many birds can be heard singing.

Upon arrival to 3589 Toro Canyon Park Road, guests pass through a big, beautiful gate, where the Pacific ocean rising up and merging with blue sky come in view. On a typical day, a few white clouds floating in the sky compliment the scenery. Also coming to view are the surrounding mountain peaks and canyons.

The mountain area experiences much of the seasonal changes, such as the blossoming of flowers in the spring, the green foliage growing in the summer and the leaves changing color in the fall. The winters are moderate and the the vegetation is not lost.

The present owner of the land is Shoto Land Company. A neighboring property belongs to Shotokan Karate of America, which has a beautiful dojo, training hall, a large area with manicured grass and Mr. Oshima's house. Also behind the gates to the north is the Yakumo residence, which is owned by Yakumo Gakuen, a private girl's high school in Japan.

The area is also home to Cate School, a very prestigious boarding school founded over a hundred years ago.

120 Acre Land

As the Site Plan shows, there are three potential sites that have flatter areas to build structures. (Please note that the 120 acres is currently one legal lot and has not been split into three lots yet. Any lot split requires approval from the County.)

The property has the perfect combination of a panoramic view to the southeast that overlooks the Pacific Ocean and Carpinteria, mountains in the back, and a creek that meanders along the eastern edge.

This land is suitable for residences. Other possible structures are greenhouse project, research center of plants and vegetation, etc. Listed below are websites that show codes and ordinances for this area.

http://www.sbcountyplanning.org/permitting/ldpp/auth_reg/ordinances.cfm
<http://longrange.sbcountyplanning.org/planareas/torocanyon/torocanyon.php>

This area is popular with some celebrities. For example, previous owner of this property was Richard Widmark before the Short Land Company bought it. Arnold Schwarzenegger's ex-wife, Maria Shriver, recently bought neighboring land.



Gate leading to the property



Driveway leading to the property



Driveway leading to the property



Driveway leading to the property



Neighboring property



Neighboring property



Neighboring property

