



4079 Governor Drive, #330 • San Diego, CA 92122



For Sale-8 Acres

Conservation, Mitigation and/or Long Term Investment
Opportunity

2133 North Santa Fe, Vista, San Diego County, California

Includes a blue line stream that flows into Ranch Guajome County Park. Habitat includes Coastal Sage Scrub, Oak Riparian Forest, Southern Willow Scrub, non-natives and disturbed habitat.

Offered at \$500,000

Contact: Ann Van Leer, President, DRE #0140249, ann@landconserve.com

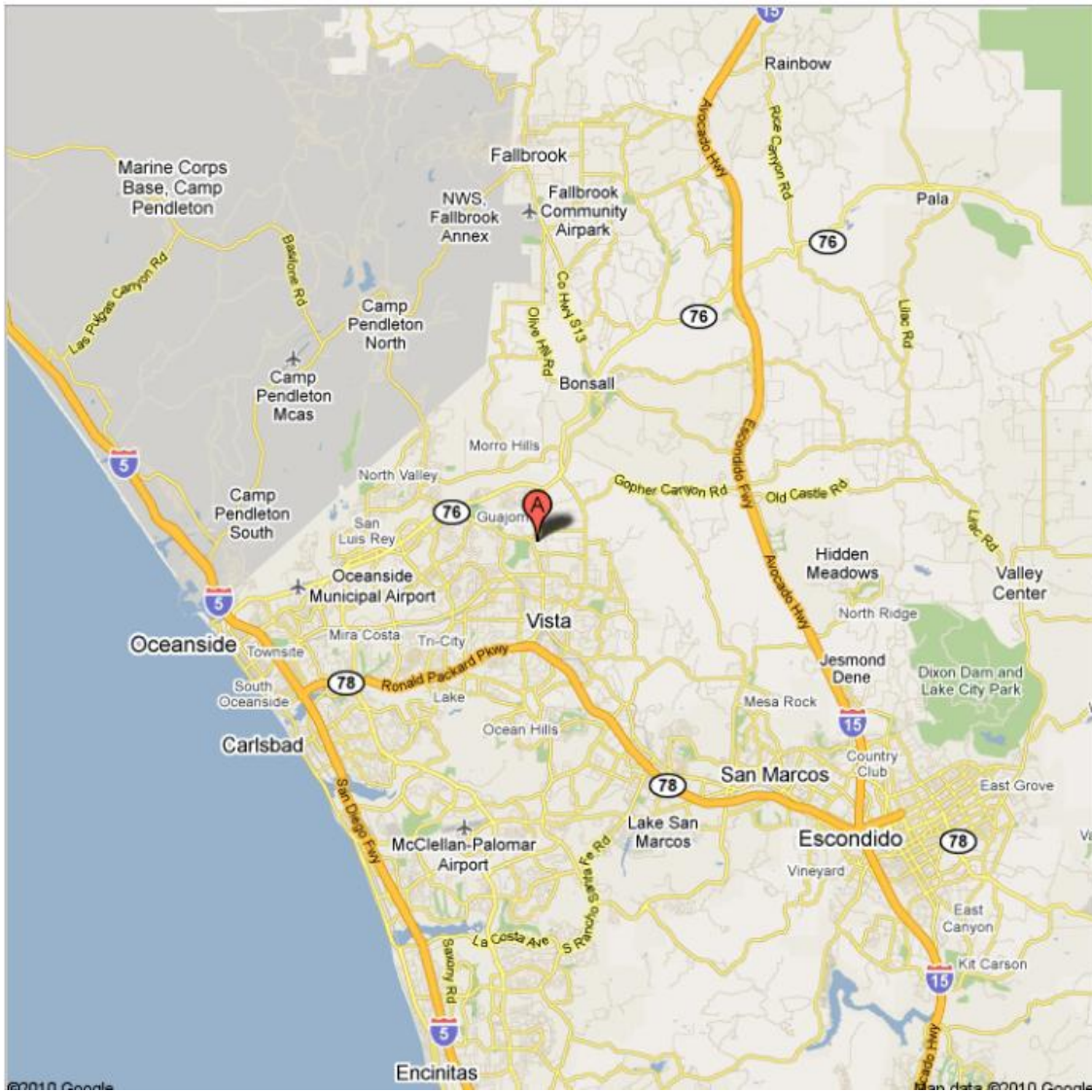
Property Details

Location	21 33 North Santa Fe in the City of Vista, adjacent to San Diego County Guajome Regional Park
Municipality	City of Vista, California
Assessor Parcel Number	159-240-15-00
Ownership	Miklos S. and Sloan T. Zsiros Revocable Family Trust
Condition	The property is currently un-entitled. A conservation easement limits its use to habitat restoration; contact agent for copy of easement.
Natural Features	<p>The site is located within the San Luis Rey Watershed along an unnamed blue line tributary that flows into Ranch Guajome Regional County Park. While the site contains native habitat including Coastal Sage Scrub, it is disturbed and infested with non-native invasives creating restoration potential for both wetlands and uplands.</p> <p>The seller had the site's restoration potential evaluated by Dudek and Associates environmental consultants who prepared the restoration potential maps shown in the attachments to this brochure. The maps refer to the seller's entire ownership, not just this 8-acre parcel.</p> <p>Two adjacent 1 acre parcels are also for sale; these parcels could be added to a potential restoration or developed separately. If you are interested in the 1 acre parcels, please contact agent for a referral to the listing agent.</p>
Comments	The owner did a boundary adjustment in 2009. Legal access is available from N. Santa Fe and a private road owned by the seller. Some utilities are available near or on site. A well is present on site.
Development Potential	Land Conservation Brokerage, Inc is marketing the property to potential conservation, mitigation and investment buyers only as a conservation easement prohibits development on the 8-acre parcel.

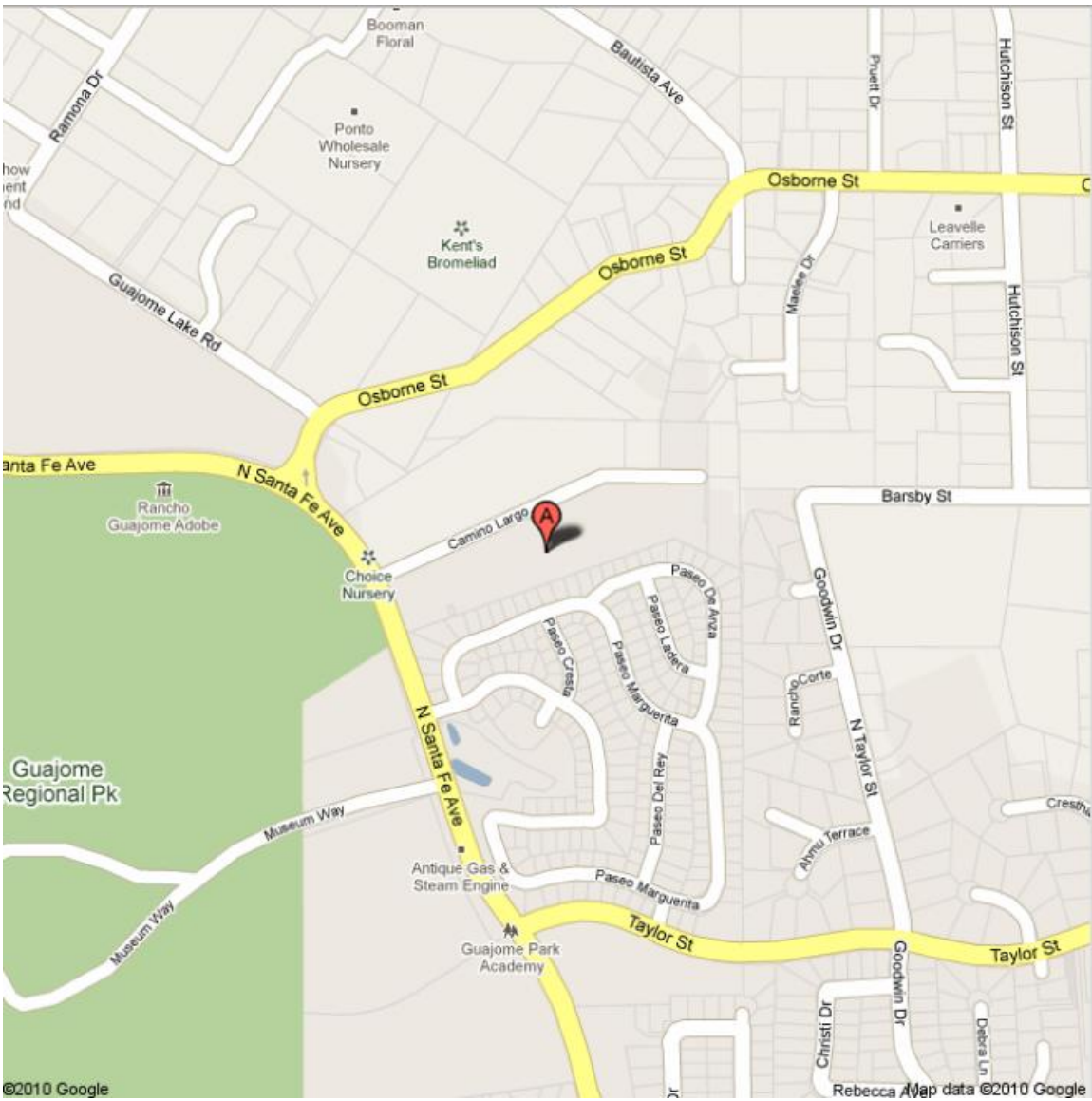
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2133 North Santa Fe: Regional Map



2133 North Santa Fe: Local Map



2133 North Santa Fe, Vista, CA: Existing Biological Resources Map



FIGURE 1
Custom Advantage Builders Vista Property
Biological Resources Map

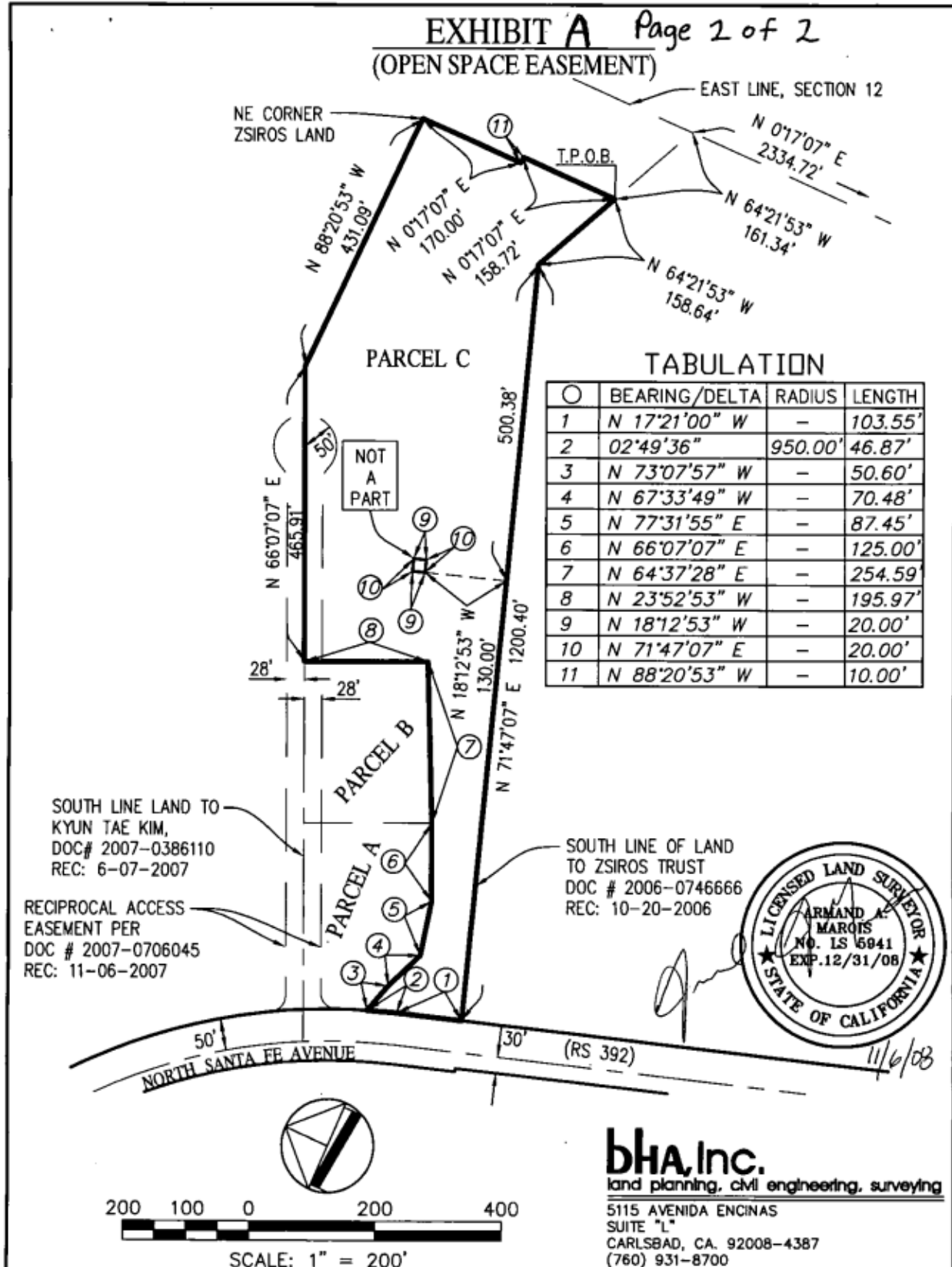
2133 North Santa Fe, Vista, CA: Biological Resources Map; Restoration Option 2



FIGURE 2
Custom Advantage Builders Vista Property
(OPTION 2) Biological Resources Map

2133 North Santa Fe, Vista, CA: Open Space Easement

EXHIBIT A Page 2 of 2
(OPEN SPACE EASEMENT)



2133 North Santa Fe, Vista, CA: Photos



Disturbed area showing Coastal Sage Scrub



Non-Native Palms

2133 North Santa Fe, Vista, CA: Photos (continued)



Disturbed Uplands Area



Creek understory