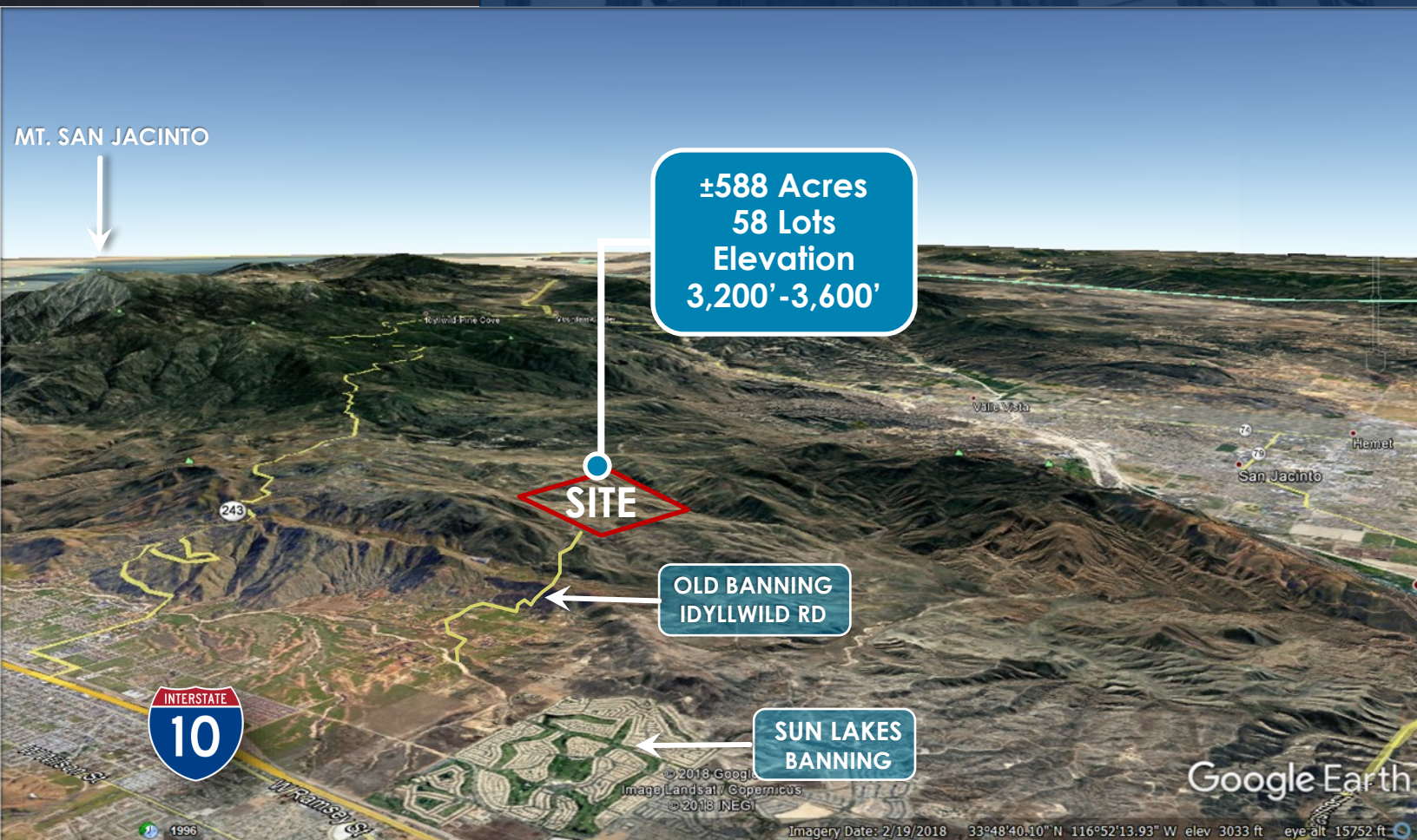


NEAR THE COMMUNITIES OF:
Idyllwild, Banning, Beaumont & Palm Springs

FOR SALE

±588 ACRES

RESIDENTIAL ACRES
RIVERSIDE COUNTY



PROPERTY HIGHLIGHTS

- Beautifully Situated Property: Mountain, Hills & Canyon Views
- Private Secluded Country Living
- 4-Mile Dirt Road from Banning/Beaumont
- Close to High Mountain Community of Idyllwild
- Already Sub-Divided: Construct your Home for that Bigger than Life, Rural Estate Living, or build several Homes
- Listed \$2.4MM, ±\$4,081/Acre for all Lots Purchased Together

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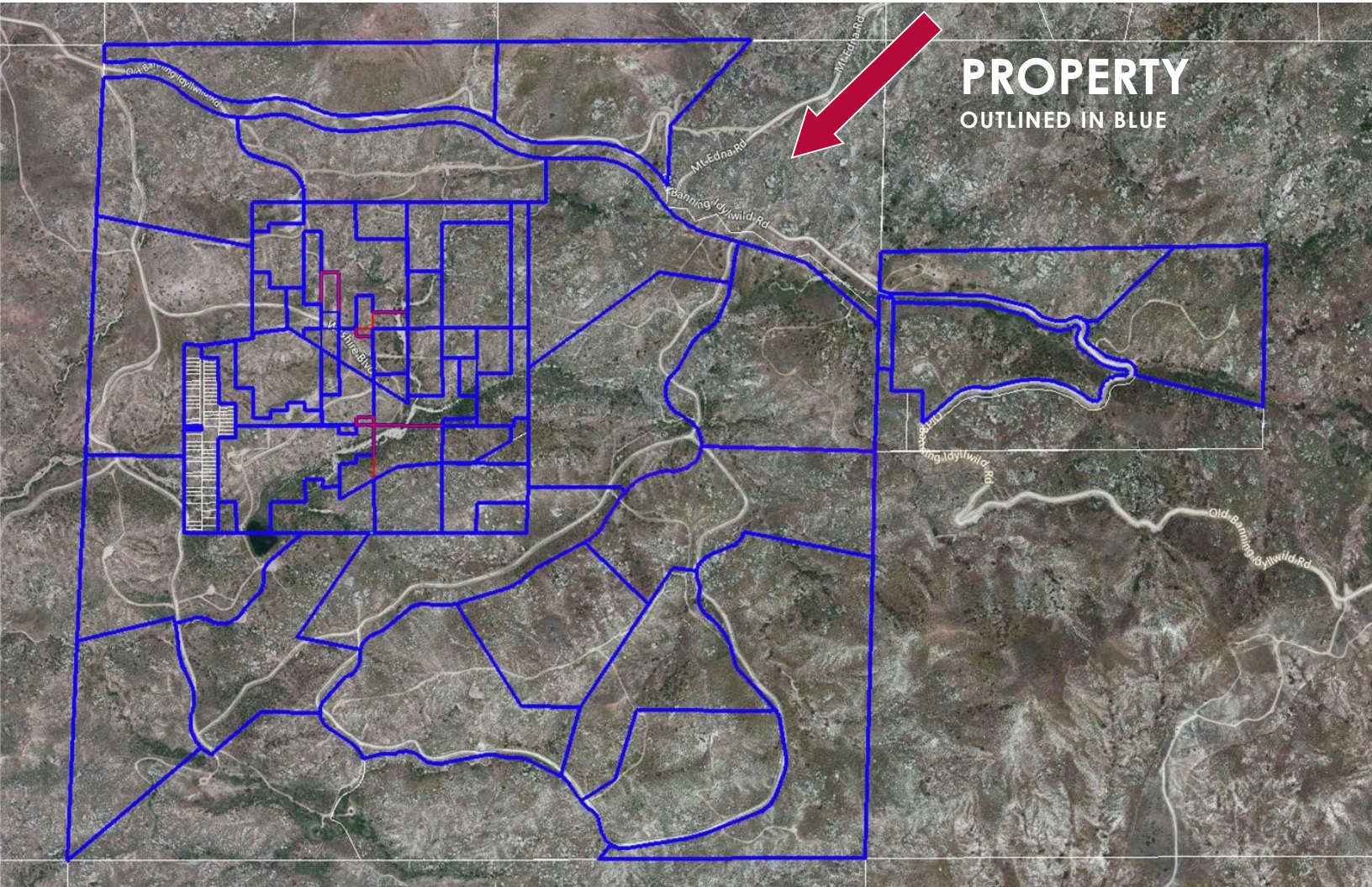
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To Los Angeles



To Palm Springs



(Note: red parcels shown are not a part)

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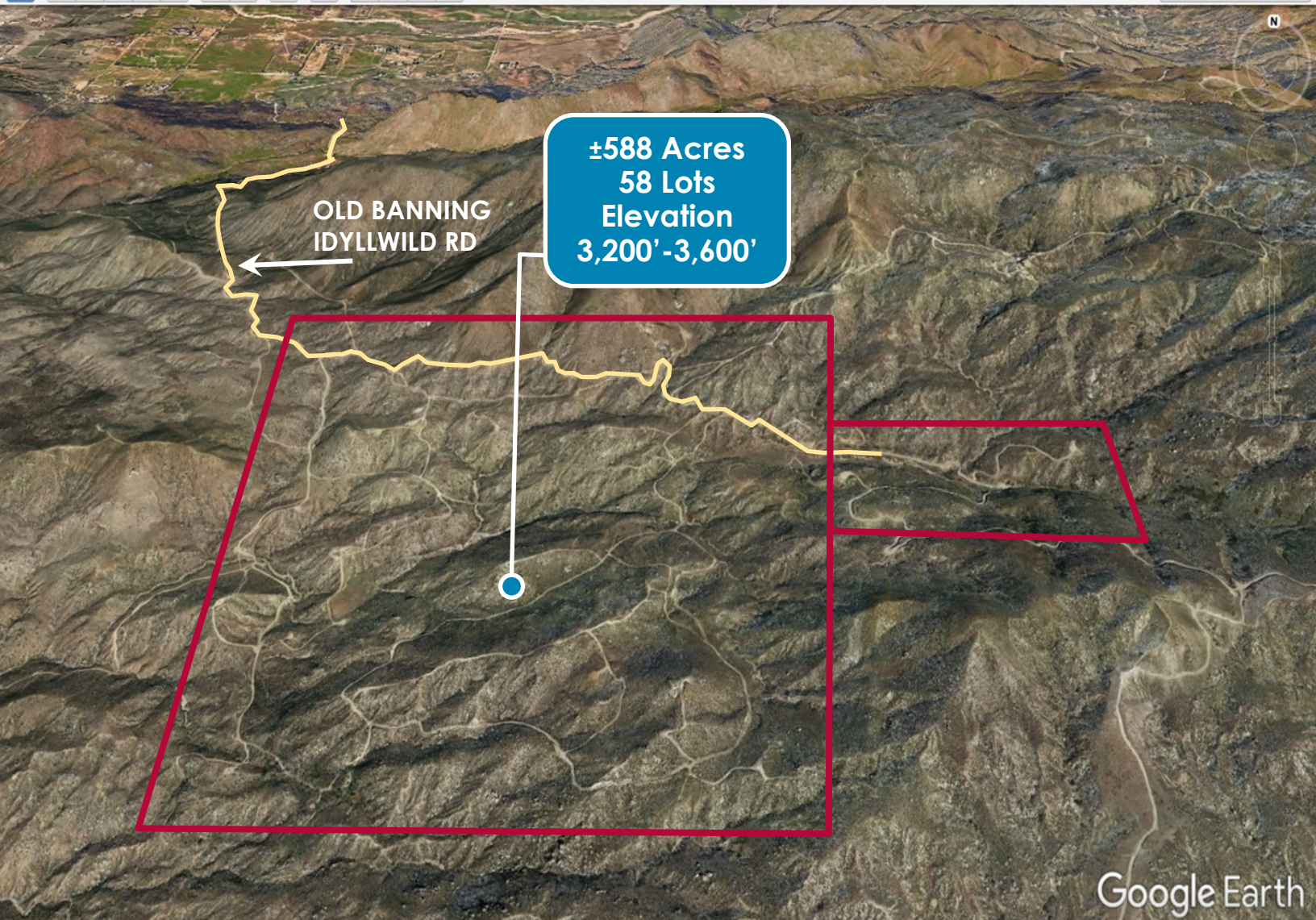
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TRACT 097-069 PARCELS AND ACREAGE

ASSESSORS PARCEL#	ACRES	SQ FT
544-070-009	30.49	1,328,144
544-070-013	20.34	889,010
544-070-014	18.14	790,178
544-070-015	20.87	909,097
544-070-016	26.05	1,134,738
544-070-017	19.78	861,617
544-070-018	21.86	952,222
544-070-019	27.46	1,196,158
544-080-003	27.36	1,191,802
544-080-004	22.72	989,683
544-080-007	22.2	967,032
544-080-008	46.48	2,024,669
544-080-009	29.49	1,284,584
544-080-010	20.33	885,575
544-080-011	20.33	885,575
544-080-012	28.43	1,238,411
544-080-013	24.06	1,048,054
544-080-014	24.13	1,051,103
TOTAL ACRES	450.52	
TOTAL PARCELS	18	

TRACT RS9-82 PARCELS AND ACREAGE

ASSESSORS PARCEL#	ACRES	SQ FT
544-140-008	1.56	67,954
544-140-006	0.21	9,148
544-140-005	4.5	196,020
544-140-004	1.95	84,942
544-140-003	4.49	195,584
544-130-068	0.07	3,049
544-130-053	0.07	3,049
544-130-047	4.28	186,437
544-130-046	0.53	23,087
544-130-045	11.61	505,732
544-120-010	1.85	80,586
544-120-006	5.76	250,906
544-120-005	1.06	46,174
544-120-004	2.38	103,673
544-120-003	0.69	30,056
544-120-002	1.58	68,825
544-110-050	6.28	273,557
544-110-048	1.37	59,677
544-110-046	2.27	98,881
544-110-045	0.69	30,056

TRACT RS9-82 PARCELS AND ACREAGE

ASSESSORS PARCEL #	ACRES	SQ FT
544-110-.44	0.46	20,000
544-110-032	0.06	2,614
544-110-021	0.06	2,614
544-110-003	0.06	2,614
544-100-007	6.86	298,822
544-100-006	1.98	86,249
544-100-003	1.85	80,586
544-100-002	3.17	138,085
544-090-018	9.74	424,274
544-090-016	0.26	11,326
544-090-015	1.19	51,836
544-090-013	1.58	68,825
544-090-011	0.53	23,087
544-090-007	1.04	45,302
544-090-006	1.49	64,904
544-090-003	0.92	40,075
TOTAL ACRES	84.4	
TOTAL PARCELS	36	
GRAND TOTAL ACRES	588	
GRAND TOTAL PARCELS	58	

TRACT 102-028 PARCELS & ACREAGE

ASSESSORS PARCEL #	ACRES	SQ FT
544-060-008	21.14	920,858
544-060-006	16.6	723,096
544-060-005	15.05	655,578
544-060-009	1.16	5,030
TOTAL ACRES	53.95	
TOTAL PARCELS	4	

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FOR SALE

±588 ACRES

RESIDENTIAL ACRES
RIVERSIDE COUNTY

LOCATION:	Located west of Banning Idyllwild Panoramic Highway
MUNICIPALITY:	Unincorporated County of Riverside
ZONING:	According to Riverside County Planning Department, the property is zoned W-2 (controlled development area, ½ acres minimum lot size) and allows the following permitting homes on estate size lots, guest ranches, educational institutions, country clubs, travel trailer parks, mobile home parks, commercial stables, and riding academies (partial list).
ACREAGE:	±588 Acres of Vacant Land
ASKING PRICE:	\$2,400,000 (\$4,081/Acre)
TRACK MAPS:	Tract RS 9-82, Tract 097-069 and Tract 102-028
LOT SIZES:	The property has been surveyed and a record of survey of 9/82 shows approval of 58 parcels and an additional 46 parcels to be processed. In addition, there are 21 larger parcels contained in the final approved parcel maps 097-069 and 102-028 previously mentioned that average 25 acres each.
TOPOGRAPHY:	The over all topography is best described as "bowl shape"; hills/mountainous, and raw land covered with scrub brush and some oak trees.
CONDITION:	County Geological Report (GIS) pertaining to this property dated September 29, 2000. Lots have the needed percolation requirements for septic tanks. There are over five miles of unpaved roads on the property.
SCHOOLS:	Banning Unified School District
UTILITIES:	Water: Hi Valley Water District or drill a water well on your property; Telephone: Verizon service area; Electricity: SCE service area.
PRICE:	Asking: \$2,400,000

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SAN JACINTO MOUNTAIN AREA LAND INVENTORY	TOTAL ACRES	TOTAL PARCELS	TOTAL LOTS
TRACT MAP 102-028	53.95	4	3
TRACT MAP 097-069	450.52	18	18
RECORD/SURVEY 9-82	84.4	36	71
TOTAL	588.87	58	92

OVERVIEW

Located east of Los Angeles and nestled in the rolling foothills of the San Jacinto Mountains. This exclusive property represents an unprecedented opportunity to own land in So. Cal for \$4,000/Acre. The County of Riverside has approved the parcel map containing sites of half acre to forty acres. The property offers a rural "off the grid" lifestyle and yet close to city conveniences. Shopping is a mere five miles from the property.

Most of the Property is located at over 3,200 feet above sea level, providing for a smog free environment. In the winter, the snow capped peaks of Mt. San Jacinto and Mt. San Gorgonio form the "back drop" for the spectacular views.

There are over five miles of unpaved roads on the property and over 1,000 acres of Bureau of Land Management (BLM) trails and roads nearby, which are ideal for hiking or horseback riding.

DRIVING TIME

From the greater Los Angeles area, the driving is approximately one and a half hours, traveling Interstate 10 easterly to Banning and turning south on Highway 243.

ACREAGE BREAKDOWN

The County of Riverside has approved three (3) parcel maps located in a portion of Section 33 and Section 34, Township 3 south, Range 1-east containing approximately 597 acres.

The property has been surveyed and a record of survey of 9/82 shows approval of 71 parcels and an additional 46 parcels to be processed. In addition, there are 21 larger parcels contained in the final approved parcel maps 097-069 and 102-028 previously mentioned that average 25 acres each.

This property has been subdivided, as described below:

Tract RS 9-82: These lots were part of 222 lots of RS 9-82, which were consolidated into larger lots (approximately ½ Acre) to better achieve the needed percolation requirements for septic tanks. Riverside County Planning Department provided a letter which indicated that 71 lots had been generated by the partial consolidation. This documents was recorded on May 2, 1980 as Instrument No. 95328. Some lots have been sold, see attached list and assessors for a correct accounting.

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Approximately 85 acres were subdivided or split into 718 lots, per Record of Survey 9-82 ("RS 982"), recorded October 14, 1930. The original lots were small lots in the range of 50'x100'. Seller has a letter that he received from the Riverside County Planning Department, dated January 16, 1981, stating the lots of RS 9-82 are legal lots and available for sale. (Please understand the difficulty of fully analyzing a Record of Survey that is 70 years old and trying to be accurate on the actual lot count).

Tract 097-069 and 102-028: The balance of the property consists of approximately 515 acres which was split into twenty-one (21) multi-acre view type lots (lot size range between 18 and 46 acres). This lot split was the result of Tract Maps 097-069 and 102-028 recorded November 4, 1981. These multi-acre lot surround the smaller lots described as RD 9-82. (Originally Parcel Map 097-069 covered twenty (20) lots, but two (2) lots have been sold. Parcel 8 sold in December 2000 for \$180,000.00 cash and Parcel 7 for \$78,000.00 cash).

PERCOLATION

The twenty-one (21) multi-acre lots of Tract Maps 097-069 and 102-028 have had percolation test and percolate adequately for septic tanks. The seller in recent years had "percolation tests" run on certain lots located in RS 9-82. Seventy-one (71) lots percolated and seller felt that an additional 20 to 30 lots would also percolate for septic tanks. These lots were part of 222 lots of RS 9-82, which were consolidated into larger lots (approximately ½ acre) to better achieve the needed percolation

requirements for septic tanks. Riverside County Planning Department provided a letter which indicated that 71 lots had been generated by the partial consolidation. This document was recorded on May 2, 1980 as Instrument No. 95328.

IMPORTANT ISSUES

The letter received from the Riverside County Planning Department dated January 16, 1981 concerns RS 9-82. The County made a very POSITIVE statement in the letter when they stated the lots of RS 0-82 are LEGAL and available for sale. If so then you have 718 lots that can be sold (legal counsel should be contracted for an opinion on this matter).

TOPOGRAPHY SOILS

The overall topography of this property is best described as "bowl shaped". The smaller lots are at the bottom of the bowl, surrounded at high elevations by the multi-acre view lots. The property is covered with scrub brush, manageable rocks and what appears to be Decomposed Granite Soil (DG). The soil appears to be easily moved as shows by partial "Pads" that have been cut on all the multi-acre lots and approximately 16 pads on the smaller lots. Seller had graded approximately five (5) miles of private roads throughout this project.

At the bottom of the "bowl", surrounded by the lots of RS 9-82, an earthenware dam exists. During rainy seasons this dam can fill and provide a beautiful lake of approximately five (5) acres (presently lake may be dry).

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UTILITIES

An 8" water line (High Valley Water District) and electricity runs along the Old Banning-Idyllwild Road within 150 feet of this project, and at certain locations, through the project. Review of the BRE Report for the smaller lots details the estimated costs for all utilities such as gas and telephone to be very reasonable. Southern California Electric services the area wherein the property is located. (Verify cost to bring electrical power to the property).

Telephone service would be provided by Frontier. (Verify cost to bring telephone service to the property).

GEOLOGICAL REPORT

There is a County Geological Report (GIS) pertaining to this property dated September 29, 2000. It reflects that the property is not in a Seismic Fault Zone. Habitat Study Zone has no liquefaction problems, and is not in a Special Flood or Preserve Zone. It is located in a High Fire Zone.

LAND USE DESIGNATION

According to the Riverside County Planning Department, the property is zoned W-2 (controlled development area) and allows the following: any use permitted in the A-1 and R-1 zones permitting homes on estate size lots, guest ranches, educational institutions, country clubs, travel trailer parks, mobile home parks, commercial stables and riding academies are a few of the uses.

SUBJECT PROPERTY

The ±588* acres overlooks the Banning Pass Area. Approximately five (5) miles south of Interstate 10 in Banning, California. The acreage is located in the mountains at elevations that run between 2887 and 3807 feet above sea level. It is secluded and overlooks the smog and congestion of the valley below, yet it is only a minutes drive from Interstate 10. Easy connections to other Inland Valley traffic arteries such as Interstate 15, Interstate 215, Highway 60 and the Riverside Freeway (91) is a plus. Normally, (other) mountain properties require considerable travel, but not in this case.

This acreage has a beautiful rustic and rural atmosphere and the elevations of the property (2887 to 3807) would seem to be below the "heavy snow line" during the winter season. The majority of acreage surrounding the subject property is either owned by the Morongo Indian Reservation or the US Bureau of Land Management (BLM). With these ownerships, it would appear that "encroachment" by other developments would seem doubtful. The property could appeal to many as an ideal environment for "weekend retreats" or the purchase of retirement home sites. Access to the property is via a county maintained road, known as the Old Banning-Idyllwild Road.

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