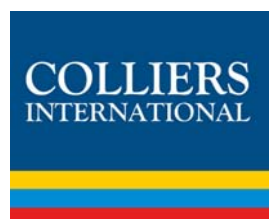




RANCHO SANTA MARIA

SAN DIEGO, CA

196 GROSS ACRES



RANCHO SANTA MARIA

San Diego, CA

196 Gross Acres

For Further Information Contact:

COLLIERS INTERNATIONAL

Ciara Layne (858) 677-5387

ciara.layne@colliers.com

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david.santistevan@colliers.com

DISCLAIMER: The Rancho Santa Maria marketing package is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of sale or to impose upon the Receiver any obligation to negotiate the sale of any parcel or property. The Sellers and Colliers International do not make any representation or warranty regarding the materials and information set forth in this marketing package, the factual accuracy of any such materials and information or the applicability of the materials and information to the Rancho Santa Maria property. The Receiver reserves the right to make changes from time to time in any of the materials contained in or referred to in this marketing package. Any Buyer who enters into a written agreement to purchase the Rancho Santa Maria project must make its own investigation regarding the accuracy of the materials and information contained herein, the status and/or availability of governmental approvals, including sewer, and costs to complete for the Rancho Santa Maria project. Nothing contained herein is intended to limit, in any way, the scope of any due diligence investigation to be made by a Buyer with respect to the Rancho Santa Maria property. By submitting an offer to purchase, Buyer affirms it will perform its own due diligence as allowed herein and will not rely on the materials and information contained herein.

**COLLIERS
INTERNATIONAL**



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EXECUTIVE SUMMARY

Highland Valley Investors, LLC is offering for sale a partially improved 196-acre property in the County of San Diego. The project is made up of 3 legal parcels and approximately 126 net acres.

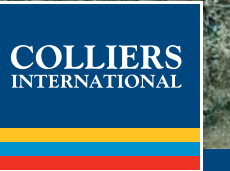
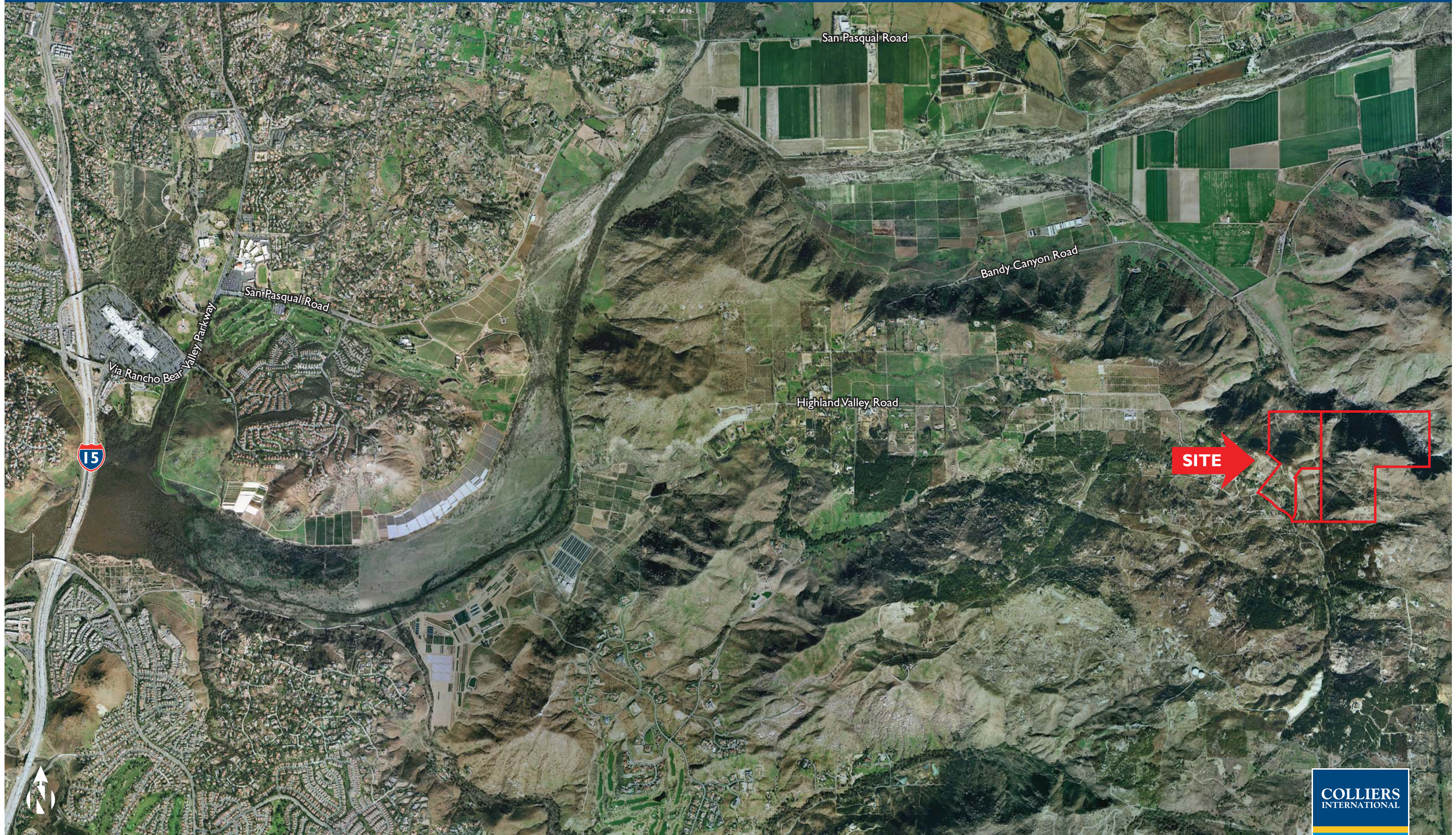
Rancho Santa Maria is located at 16168 Highland Valley Road, San Diego, CA 92065. The site is situated on the northeast side of Highland Valley Road, south of Bandy Road. The property has a large entrance with a sign labeled Rancho Santa Maria.

The site has been improved with a number of graded service roads. There are several pad areas that have been cleared and a number of electrical service boxes in and around the site. There is a small horse stable area near the front of the property. The front entrance of the property has been improved with a gate and rock wall feature. The previous property owner has created a terraced pond by constructing a small concrete dam along a creek that runs along the southern property line. The areas around the ponds have been landscaped and improved with concrete and rock retaining walls and paths. The area is approximately 1 acre in size. Utilities available in the subject area include electricity, water, and telephone. Natural gas typically consists of individual propane tanks. There is no sewer service in the immediate area.

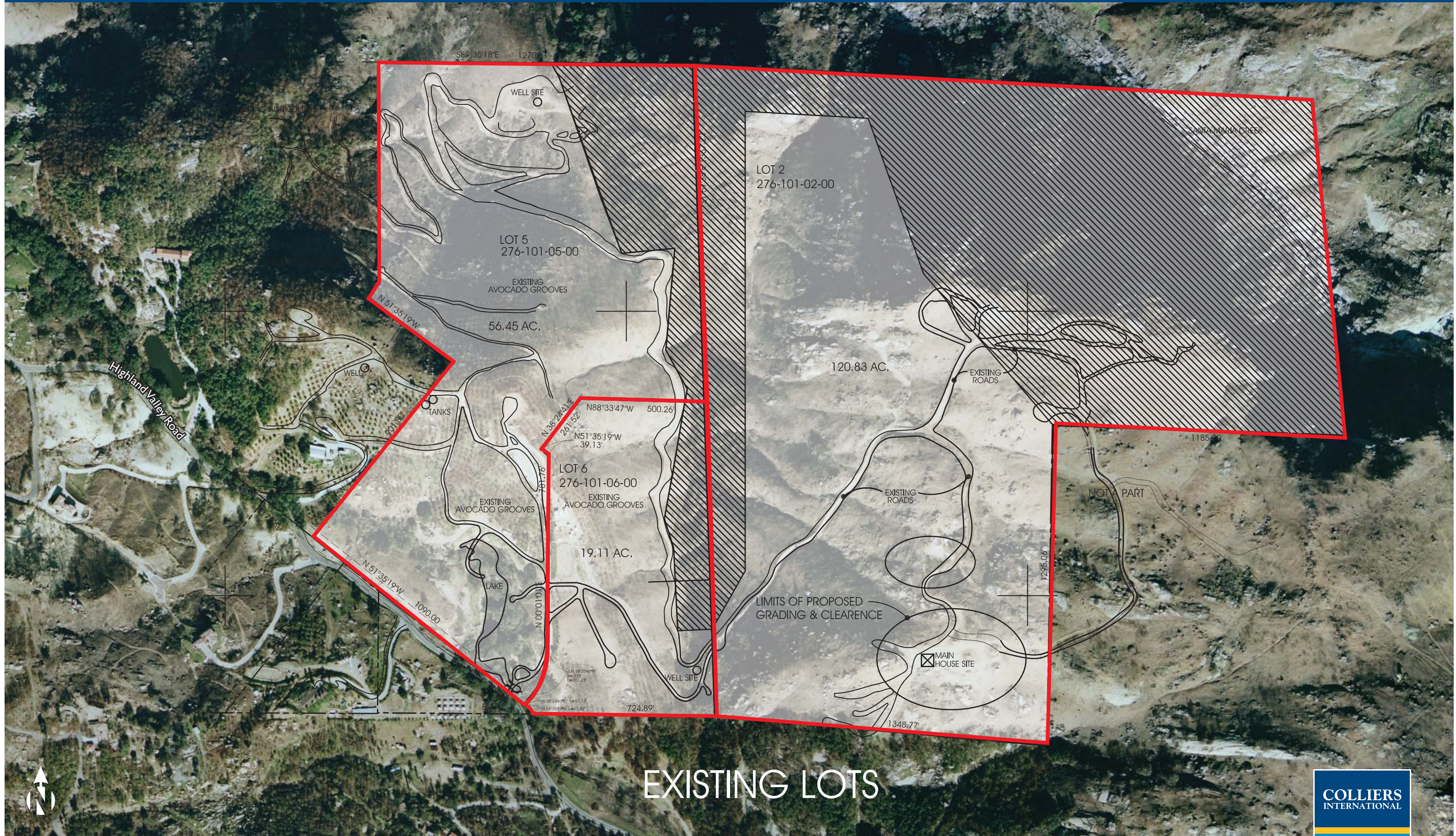
The previous owner entered into a settlement agreement with the County of San Diego in 2005 in which he agreed to dedicate 70 acres of the subject site to the County of San Diego in the form of an Open Space Easement. Please refer to the attached Open Space Exchange Exhibit for a depiction of the location of the easement.

The site benefits from large pads and rolling terrain with panoramic views from all lots. Due to the elevation of the site the property enjoys cooler temperatures than neighboring sites in Ramona and Southeast Escondido. Among other equestrian facilities in the area, there is a large equestrian facility directly to the south of the site.

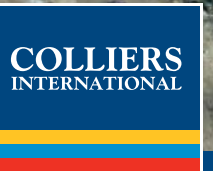
RANCHO SANTA MARIA



Our Knowledge is your Property



EXISTING LOTS

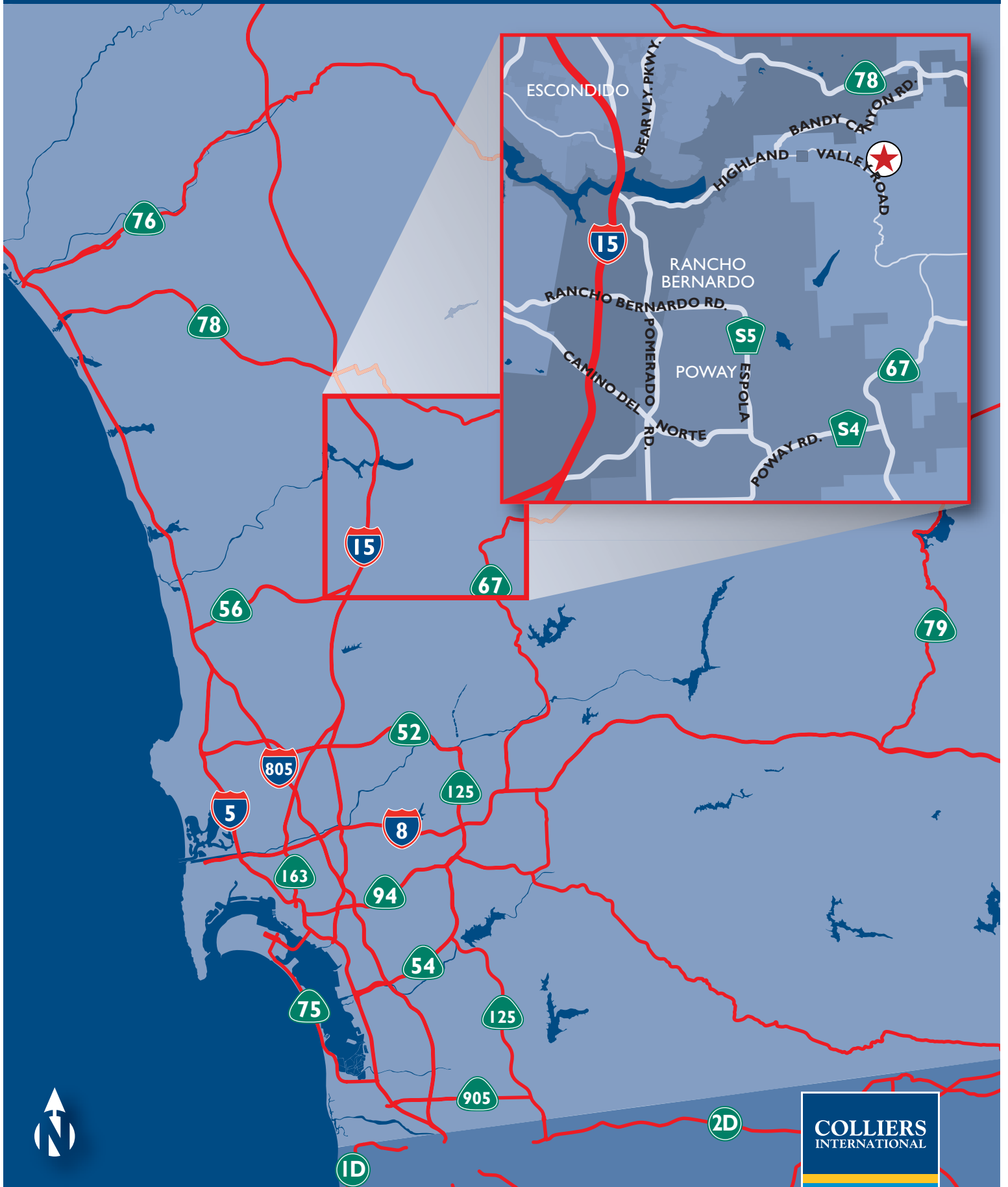


RANCHO SANTA MARIA



Our Knowledge is your Property

RANCHO SANTA MARIA, ESCONDIDO



Our Knowledge is your Property

PROJECT SUMMARY

- PRICE:** \$3,800,000 (\$19,387/acre)
- LOCATION:** 16168 Highland Valley Road, San Diego, CA 92065
Northeast side of Highland Valley Road, south of Bandy Road. The property has a large entrance with a sign labeled Rancho Santa Maria.
- ACREAGE:** Approximately 196.39 gross acres
- APN'S:** 276-101-02, 05, & 06
- ZONING:** A72 – Agricultural and Residential
Minimum Lot Sizes Range from 8-10 acres
- STATUS:** Improved site with graded service roads and several cleared pad areas. Also includes 1 acre landscaped and improved terraced pond.
- UTILITIES:** Utilities are available to the site, excluding sewer.

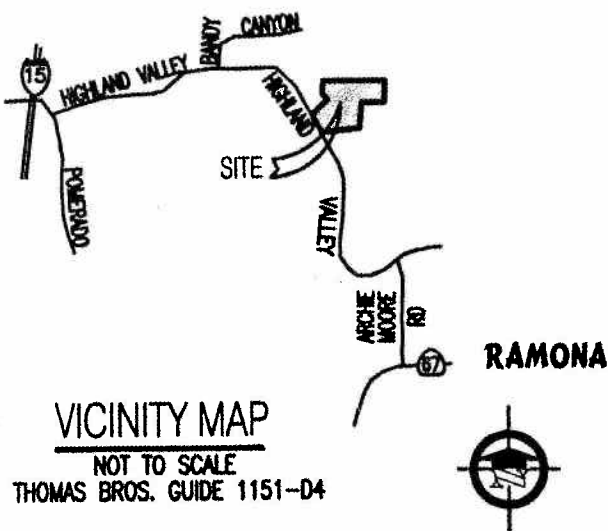
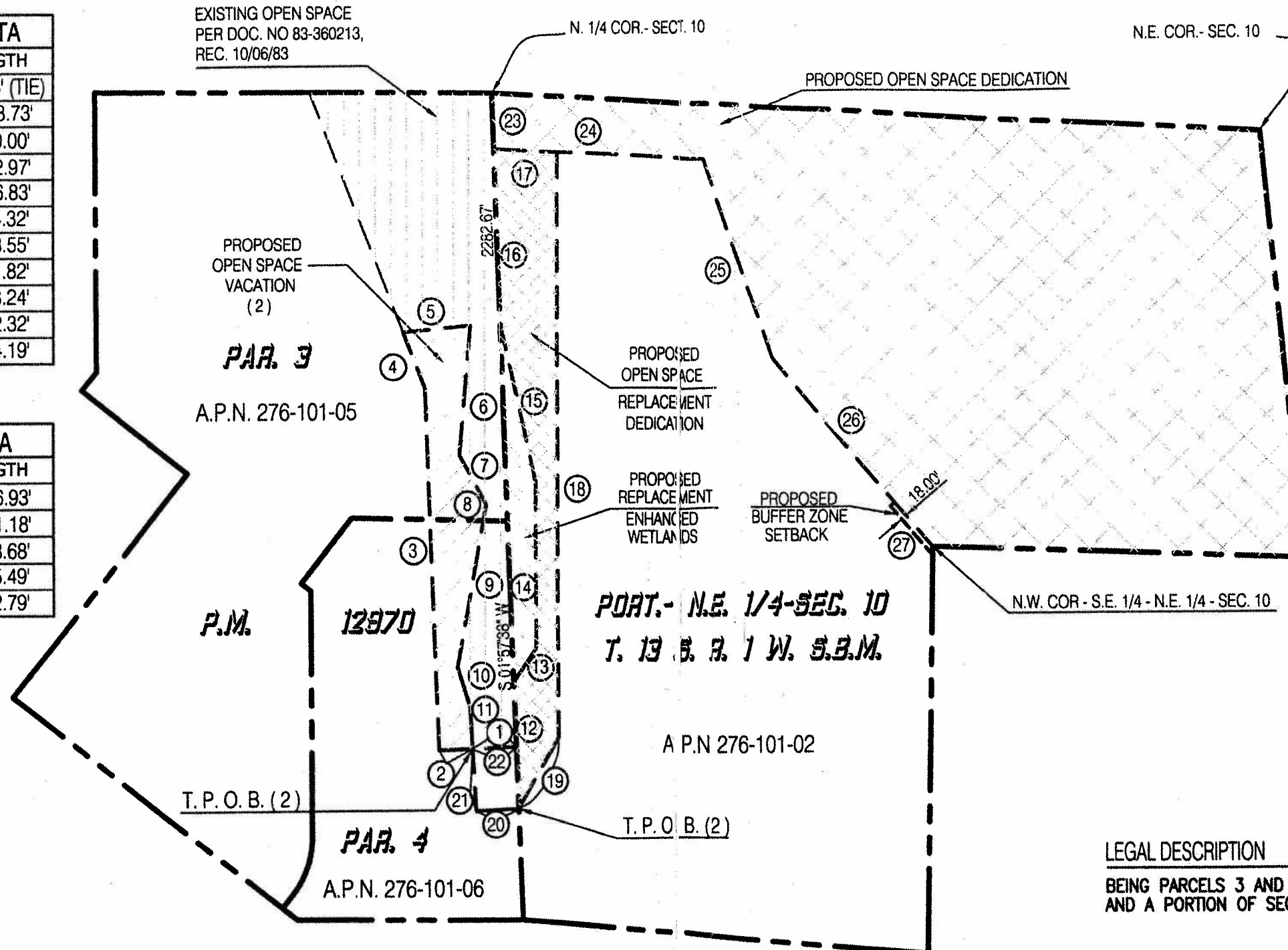
OPEN SPACE VACATION DATA		
NO.	BEARING/DELTA	LENGTH
1	S 88°02'22" W	141.73' (TIE)
2	S 88°02'22" W	108.73'
3	N 01°57'38" W	1150.00'
4	N 21°10'55" W	192.97'
5	N 84°33'32" E	216.83'
6	S 05°02'55" W	414.32'
7	S 28°50'15" E	178.55'
8	S 10°21'31" W	51.82'
9	S 10°21'31" W	473.24'
10	S 17°01'58" E	132.32'
11	S 03°10'08" E	134.19'

ENHANCED WETLANDS DATA		
NO.	BEARING/DELTA	LENGTH
12	N 01°57'38" W	206.93'
28	N 01°57'38" W	1141.18'
29	S 12°49'44" E	518.68'
30	S 00°04'35" W	525.49'
31	S 34°36'46" W	132.79'

OPEN SPACE REPLACEMENT DATA		
NO.	BEARING/DELTA	LENGTH
12	N 01°57'38" W	206.93'
13	N 34°36'46" E	132.79'
14	N 00°04'35" E	525.49'
15	N 12°49'44" W	518.68'
16	N 01°57'38" W	559.79'
17	N 87°09'19" E	206.47'
18	S 00°05'48" W	1867.34'
19	S 30°14'28" W	260.31'
20	S 87°19'16" W	137.57'
21	S 03°10'08" W	197.57'
22	N 88°02'22" E	141.73'

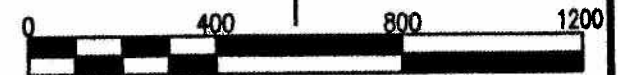
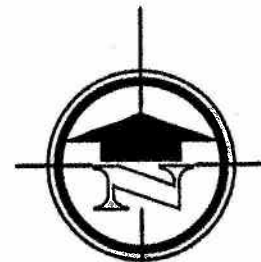
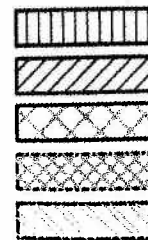
OPEN SPACE DEDICATION DATA		
NO.	BEARING/DELTA	LENGTH
23	S 01°57'38" E	178.97'
24	S 87°09'19" E	709.19'
25	S 19°31'24" E	679.37'
26	S 40°25'16" E	794.51'±

BUFFER SETBACK DATA		
NO.	BEARING/DELTA	LENGTH
27	N 40°25'16" W	186.00'



LEGEND

- EXISTING OPEN SPACE (15.65 ACRES)
- EXISTING OPEN SPACE TO BE VACATED (3.93 ACRES)
- PROPOSED OPEN SPACE DEDICATION (53 ACRES, M/L)
- PROPOSED REPLACEMENT OF EXISTING OPEN SPACE (6.67 ACRES)
- PROPOSED BUFFER SETBACK (1.74 ACRES)



LEGAL DESCRIPTION

BEING PARCELS 3 AND 4, PARCEL MAP NO. 12970 AND A PORTION OF SECTION 10, T. 13 S., R. 1 W., S.B.M.

SITE DESIGN ASSOCIATES, INC.

1016 BROADWAY SUITE "A"
CAJON, CALIFORNIA 92021
(619) 442-8487

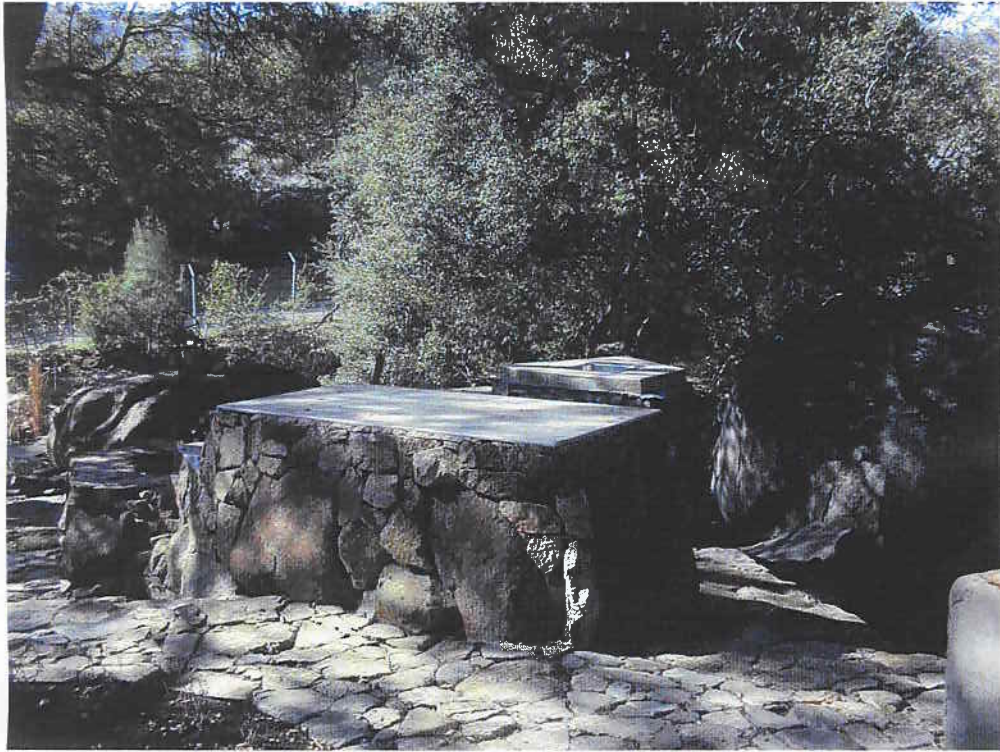
OPEN SPACE EXCHANGE EXHIBIT
RANCHO SANTA MARIA

ENGINEER OF WORK:

KENNETH J. DISCENZA, R.C.E. 29930

No.	Date	By	Revision

JOB NO. 1-400
DATE: 1513
SHEET 1 OF 1





SALES PROCESS

PRICE \$3,800,000 (\$19,387/lot)

DEPOSIT \$50,000 upon opening of escrow with an additional deposit of \$100,000 at the expiration of the Due Diligence Period, for a total of \$150,000, which shall be released to Seller upon expiration of the Due Diligence Period.

OFFER DUE DATE Submit all offers to:

Ciara Layne
c/o Colliers International
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Email: ciara.layne@colliers.com

QUESTIONS Any questions regarding information in the marketing package or the bid process should be directed to Ciara Layne at (858) 677-5387 or by EMAIL at ciara.layne@colliers.com.

FORM OF OFFER Offers may be submitted in any reasonable format that specifically delineates the “deal points”.