



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



View north and east from the MJM Ranch towards the Preserved Daley Ranch

For Sale-216 Acres

Conservation, Mitigation and/or Long Term Investment
Opportunity

MJM Ranch: near Escondido in the unincorporated San Diego County

Includes 360 degree views of the mountains, ocean and Escondido city lights.
Native habitat includes Southern Mixed Chaparral and Diegan Coastal Sage Scrub.
Directly adjacent to the 3000+ acre preserved Daley Ranch.

Offered at \$4,095,000

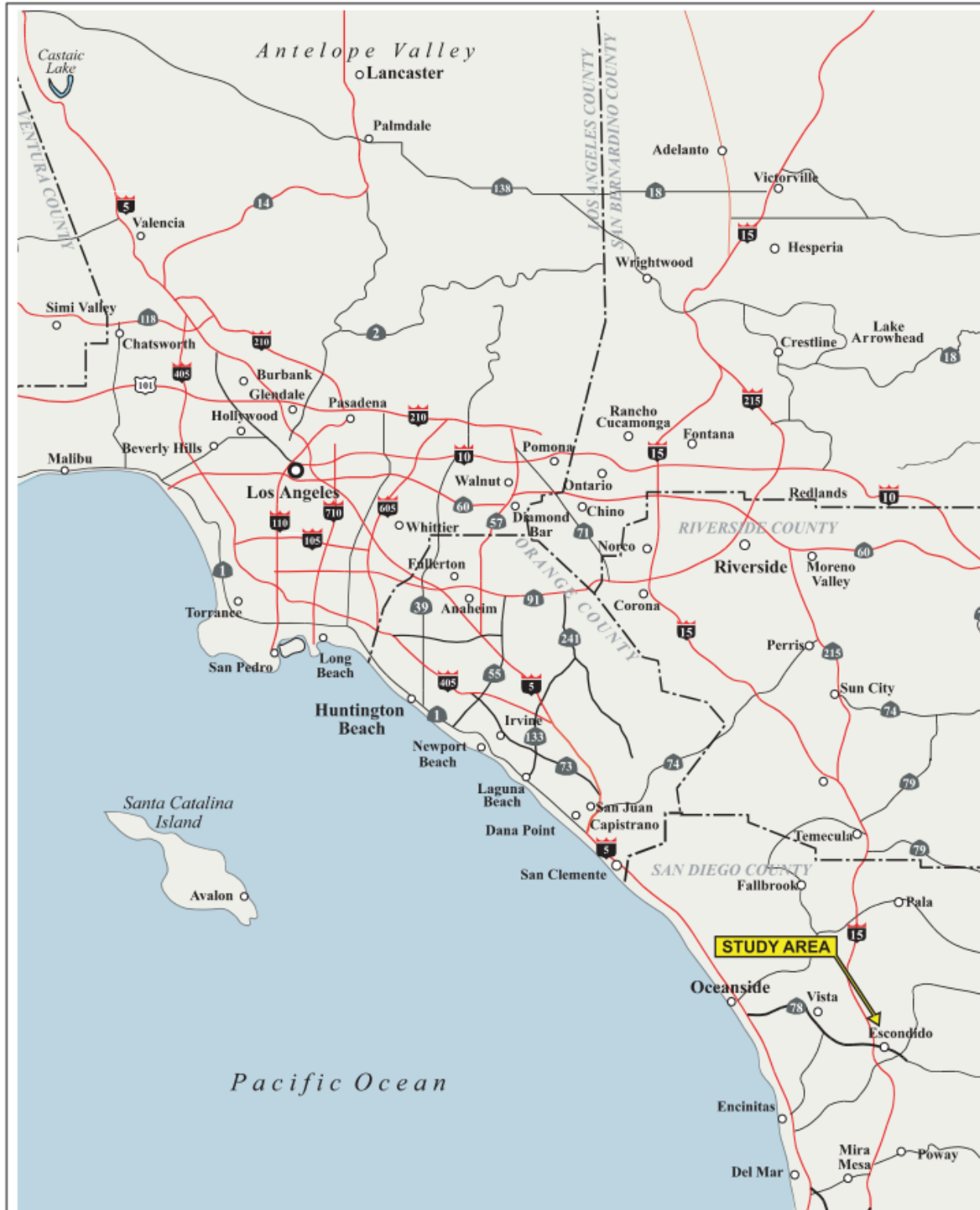
Contact: Ann Van Leer, President, DRE #0140249, ann@landconserve.com

Property Details

Location	Near the end of Lilac Hill Drive, north and minutes from downtown Escondido, immediately west of the preserved Daley Ranch and north and west of the Deer Park Monastery.
Municipality	Unincorporated County of San Diego near the City of Escondido.
Assessor Parcel Numbers	Two parcels which can be sold separately: 187-060-32 and 187-060-33. Ranch was recently appraised at sale price.
Ownership	MJM Ranch, LLC
Condition	The property is currently un-entitled. The Seller has completed some pre-development work including percolation tests and preliminary development mapping which will be made available to potential buyers.
Natural Features	<p>Most of the site is located within the North County pre-approved mitigation area for the Multiple Species Conservation Plan (MSCP). Elevations on site range from 1000 to 1400 feet. The site is located within the Escondido Creek Watershed and is largely undisturbed natural open space adjacent to the 3,058-acre preserved Daley Ranch.</p> <p>Habitat on the MJM Ranch is largely scrub and chaparral, with southern mixed chaparral dominating (125 acres). The second most common vegetative community includes coastal sage scrub habitat including Diegan coastal sage scrub in the low-lying southwest facing slopes (62 acres). Several coast live oaks occur on site. Records of summer holly are recorded from the property (CNDDDB 2010)</p> <p>A portion of the site is designated USF&WL Critical Habitat for the Coastal California Gnatcatcher (2007); however gnatcatchers have not been documented on site. A recent biological survey found the potential for gnatcatchers to occur onsite as moderate. Host plants for Quino Checkerspot butterfly occur on site but the butterfly's potential for occurrence is low.</p>
Comments	Current zoning would allow 21 lots with county entitlement approvals. Under the County General Plan Update, up to 50 lots would be allowed with county entitlement approvals. Legal access is available from two locations and some utilities are available near or on site.
Property also Offered for Development	Land Conservation Brokerage, Inc is marketing the property to potential conservation and mitigation buyers only. If you are interested in purchasing the property for development purposes, we will refer you to our colleague Park Place Land Advisors.

NOTE ON MAPPING: County-approved Plat Map on page 7 shows the legal boundary. Assessor Parcel Map on page 8 (and other maps in this brochure) do not show a 4-acre piece west of Kaywood that is part of the property listed for sale. The Assessor has been requested to make a correction to show that 4-acre piece as part of parcel 187-060-32.

MJM Ranch: Regional Map ("Study Area" denotes MJM Ranch location)



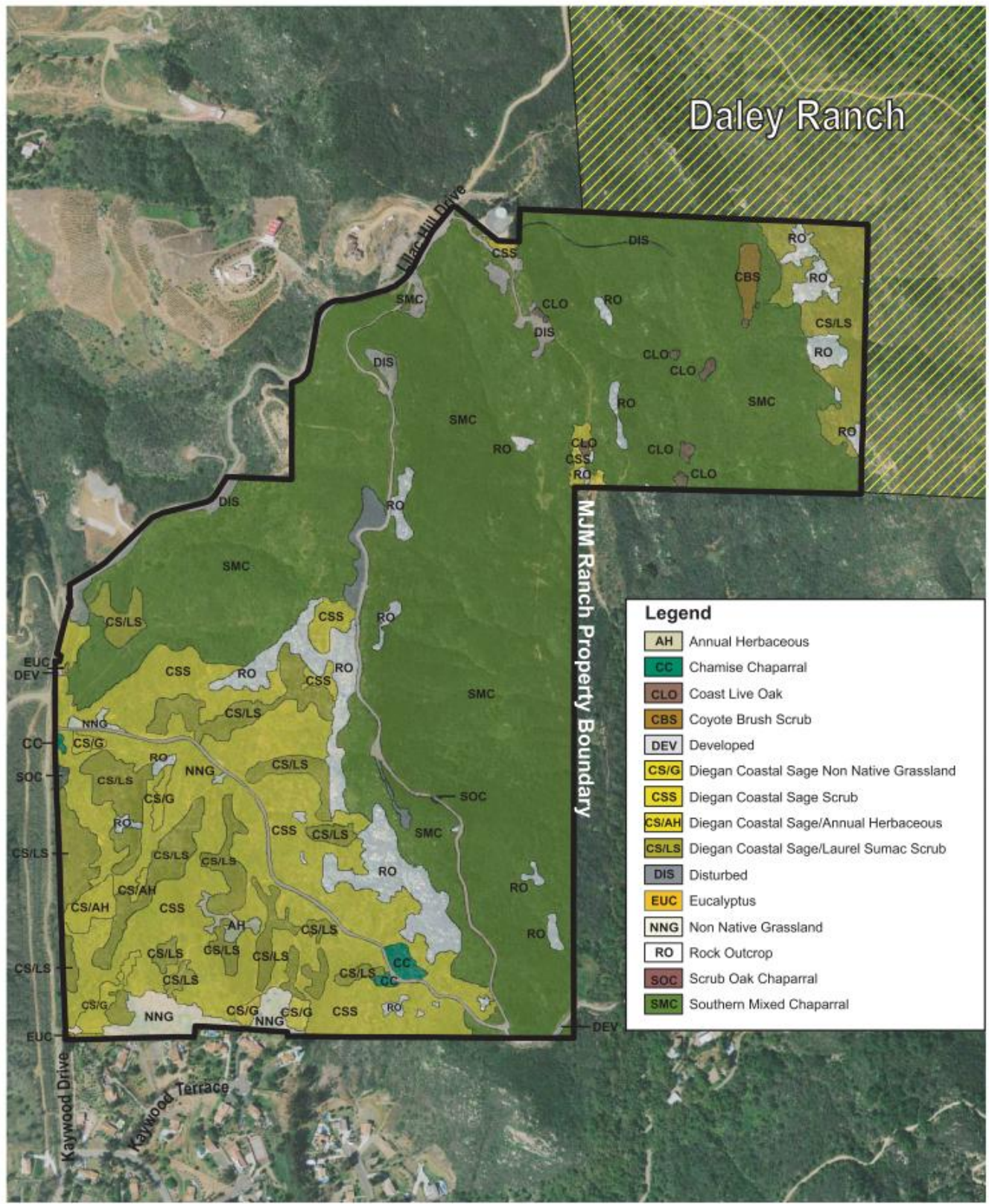
MJM Ranch: Local Map



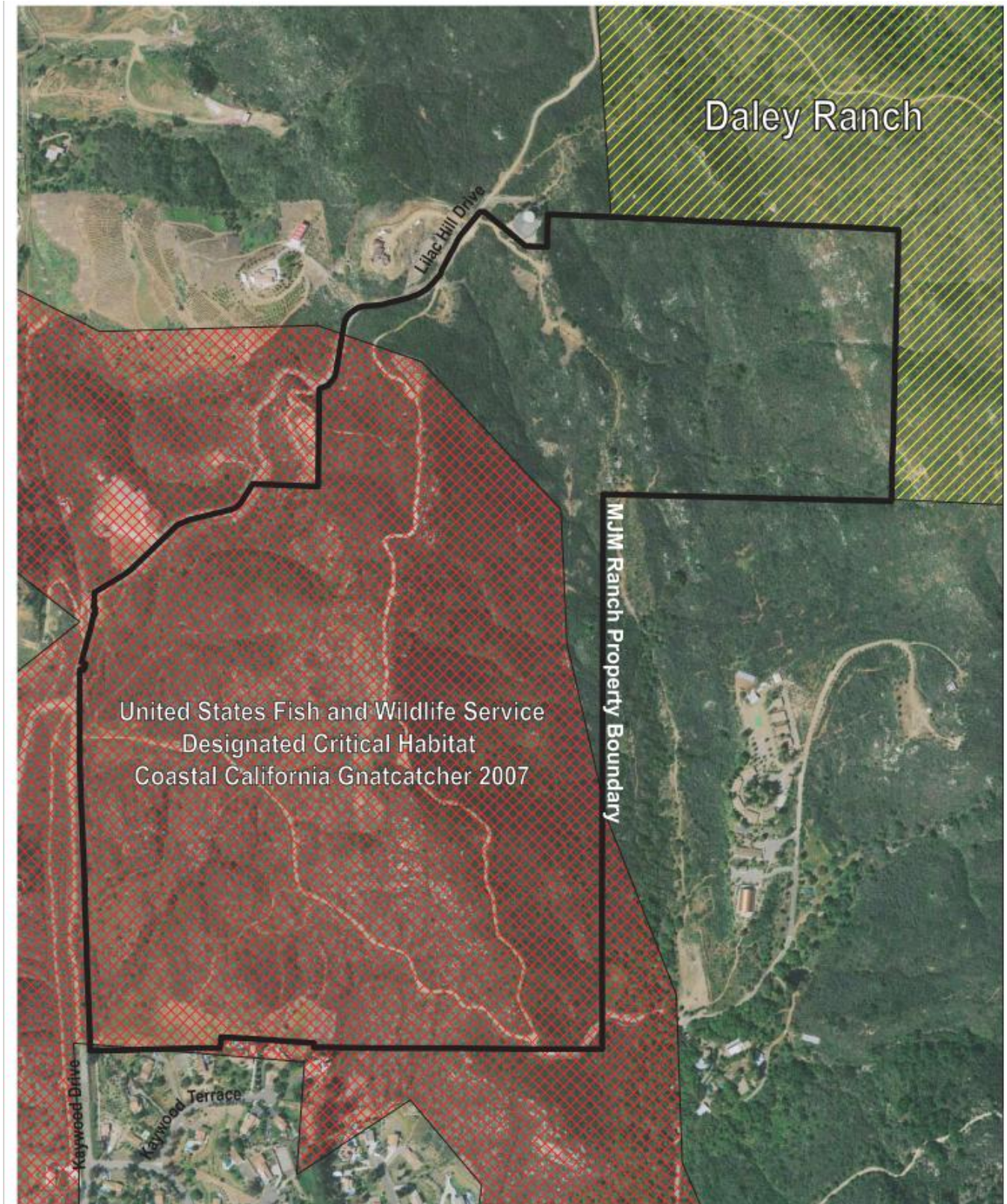
Confidentiality, Conditions and Disclaimer

The information in this brochure is for informational purposes only. Nothing herein is deemed to constitute an offer of sale of any parcel of property. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy, or completeness of such information or other materials contained herein. Any party that may enter into written agreement to purchase the subject property shall make its own independent investigation regarding all aspects of the subject property. Please be advised that Land Conserve Brokerage, Inc may (1) act as the agent for more than one perspective Buyer on the subject property and/or (2) act as the agent for the Buyer and Seller on the subject property. Any prospective Buyer requesting Land Conserve Brokerage, Inc to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers. NOTICE: This communication could be considered an advertisement under federal law.

MJM Ranch: Habitat Map

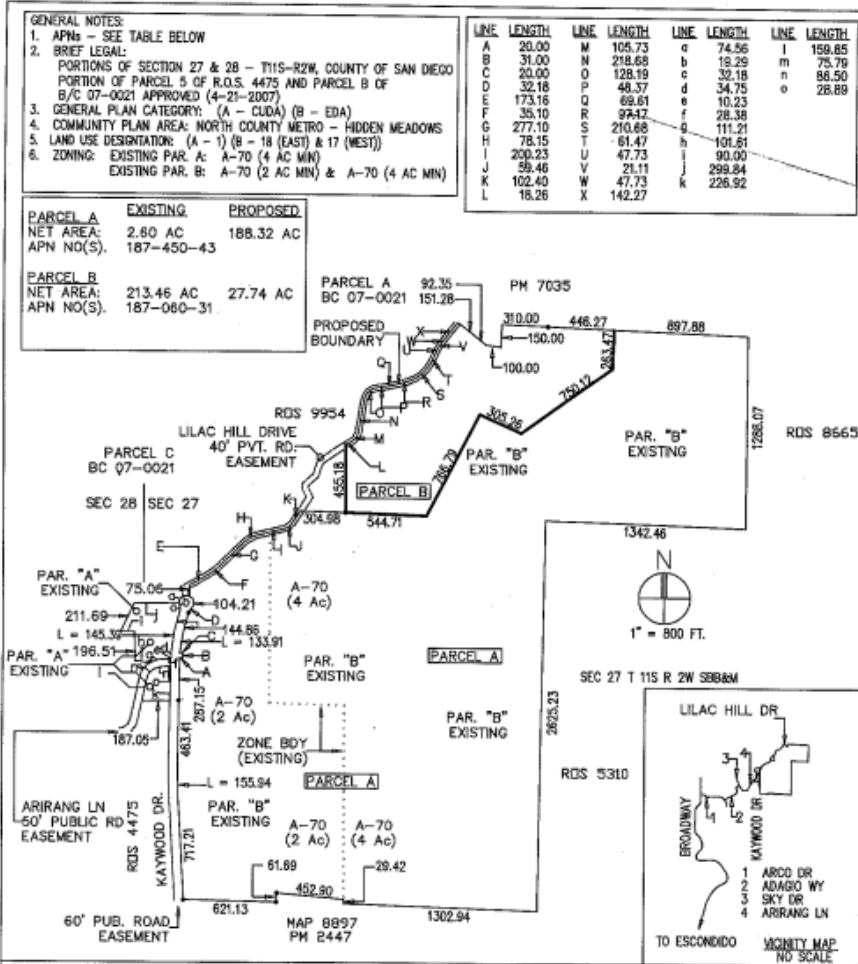


MJM Ranch: Critical Habitat Designation



MJM Ranch: Approved Plat Map (Reflects Boundary Adjustment)

SAN DIEGO COUNTY DEPARTMENT OF PLANNING AND LAND USE PLAT



DATE FILED
2/16/2009
RECD BY
P. Hobson

PRELIMINARY ACTION BY
DATE

FINAL ACTION BY
DATE

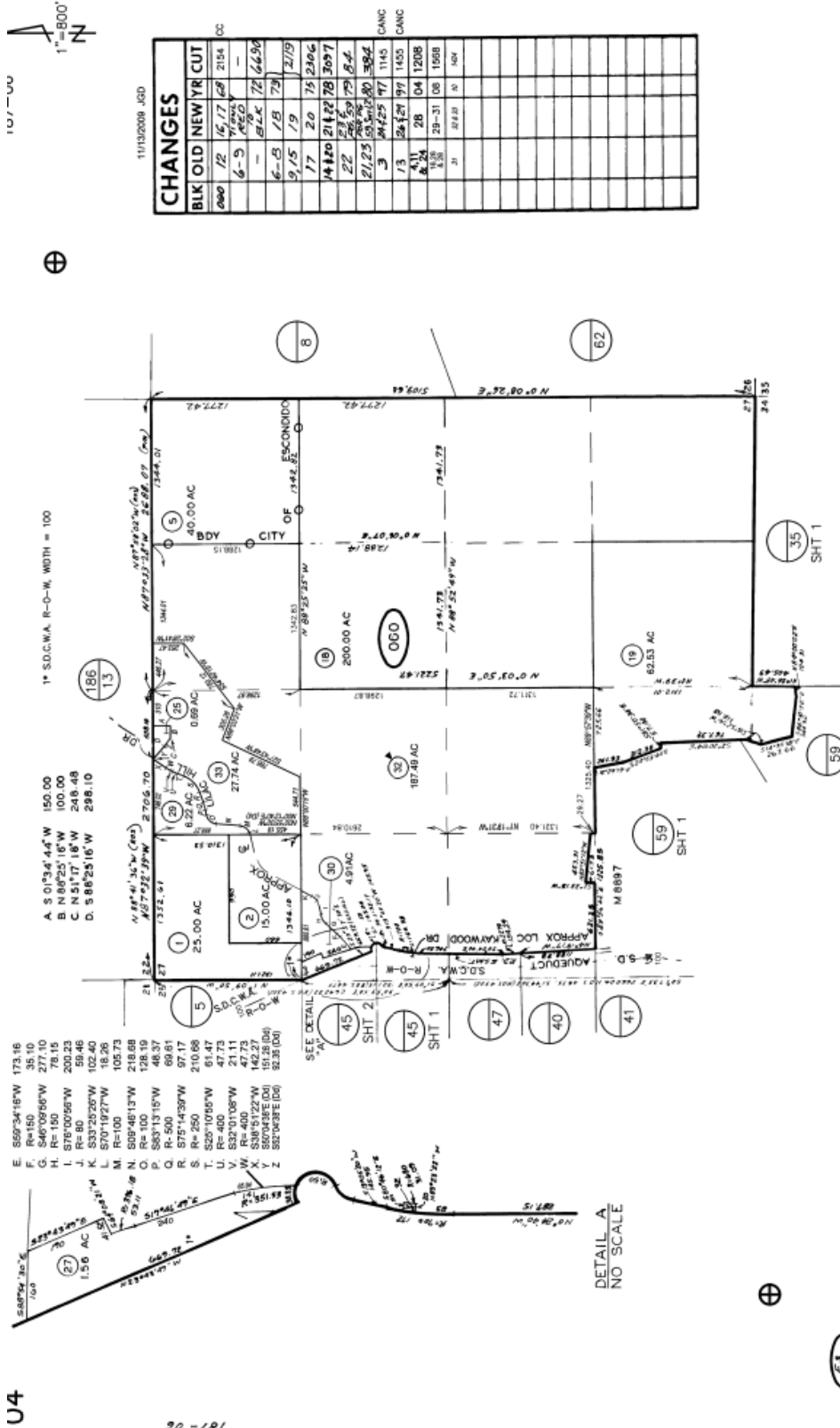
PLAT NO.
BC 09-0010

HEALTH DEPARTMENT CERTIFICATION (IF NEC.)
Boundary Adjustment approved for the following:
Parcel A: 480' leach line, 4' trench, 2' rock, 4 bedroom SFD.
Parcel B: 515' leach line, 3' trench, 1' rock, 4 bedroom SFD.
By: Neil Seasing, Chs II 5/22/09

OPTIONAL USE AREA:

PARCEL A: OWNER(S) MJM RANCH PARTNERSHIP ADDRESS P.O. BOX 2405 CITY RANCHO SANTA FE ZIP 92067 PHONE 858.344.1544
 PARCEL B: OWNER(S) MJM RANCH PARTNERSHIP ADDRESS P.O. BOX 2405 CITY RANCHO SANTA FE ZIP 92067 PHONE 858.344.1544
 THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT: DON JORGENSEN (GENERAL PARTNER)
 PARCEL C: OWNER(S) ADDRESS CITY ZIP PHONE
 MAP PREPARED BY: (SIGN) Timothy J. Graves (PRINT NAME HERE) TIMOTHY J. GRAVES RCE 27003
 ADDRESS CITY ZIP 92111 PHONE 858.565.9512

MJM Ranch: Assessor Parcel Map



CHANGES			
BLK	OLD	NEW	YR CUT
0000	12	16 17	20 2156
	6-5	18-20	—
	6-5	18	78 6650
	9, 15	19	21/19
	17	20	75 2306
	14 120	21 122 78	3097
	22	23 5	79 8-4
	21 23	25 5 15 20	392
	3	24 25	17 1145
	13	26 27	1455
	4 11	28	04 1208
	8 24	29-31	08 1988
	10 30	31	28 28 30
	21	31	30 64

SEC 34-T11S-R2W-POR N 1/4
 SEC 27-T11S-R2W
 ROS 4475, 5310, 5910, 8665, 9954, 18154

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

ES 7-13-70
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 187 PAGE 06