



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



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

For Sale, MJM Ranch: 188 and 28 Acre Parcels

Located near Escondido in unincorporated San Diego County

Includes 360 degree views of the mountains, ocean and city lights. Excellent as long-term investment opportunity, spectacular home sites, or conservation or mitigation land. Adjacent to the 3,000-acre preserved Daley Ranch, both parcels could be an equestrian's dream ranch. SD Co. General Plan update may increase development potential. Parcels have appraised higher than offered prices.

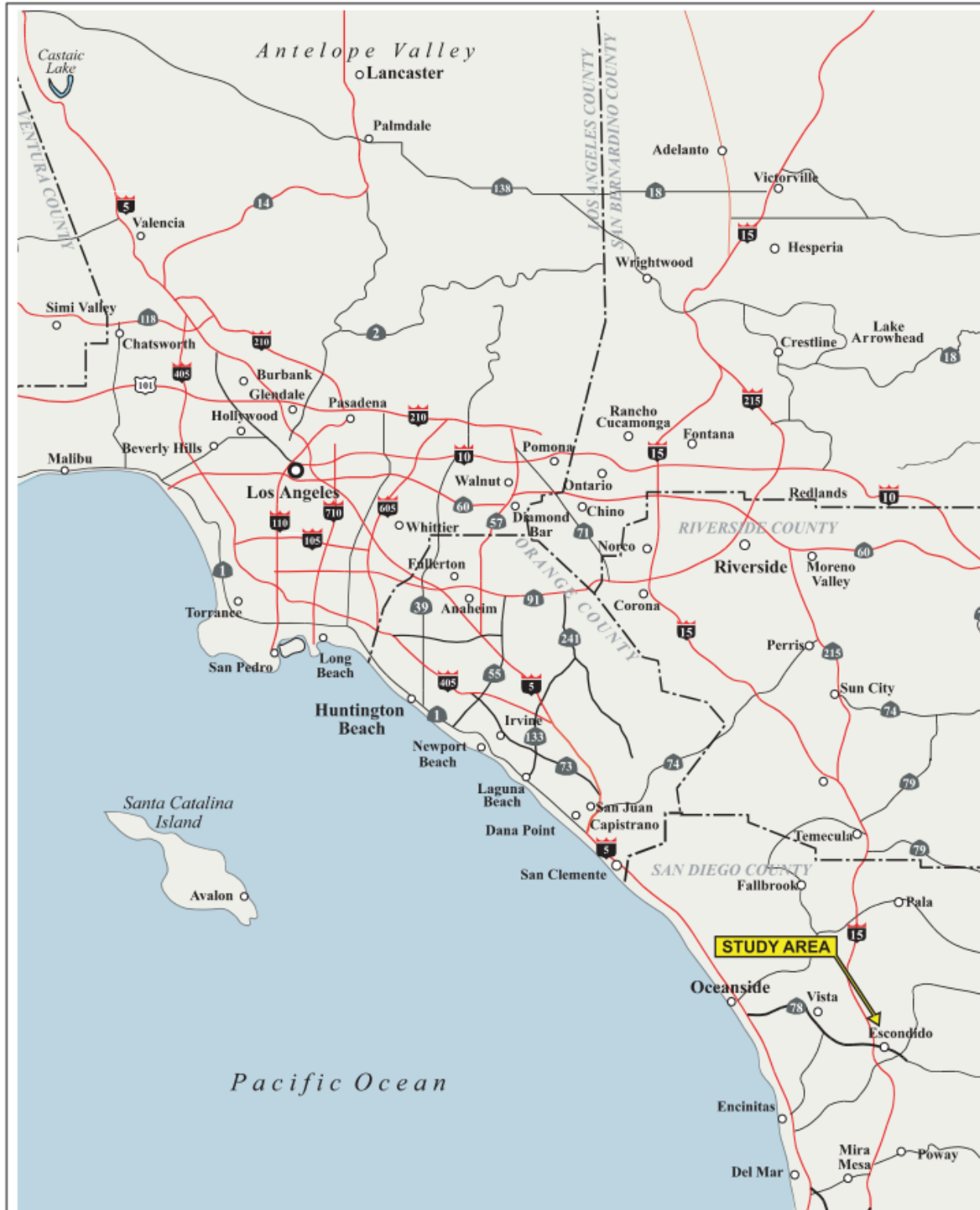
Offered at \$2,500,000 (188 acres) and \$500,000 (28 acres)
Contact: Ann Van Leer, President, DRE #0140249, ann@landconserve.com

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 together or separately: 187-060-32 and 187-060-33. Parcels were appraised at \$3,500,000 and \$595,000.
Ownership	MJM Ranch, LLC
Condition	The property is currently un-entitled.
Natural Features	<p>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 3,000-acre preserved Daley Ranch. Most of the site is located within the North County pre-approved mitigation area for the Multiple Species Conservation Plan (MSCP).</p> <p>Habitat on the MJM Ranch is scrub and chaparral, with southern mixed chaparral dominating (125 acres). The second most common vegetative community includes coastal sage scrub including Diegan coastal sage scrub in the low-lying southwest facing slopes (62 acres). Several coast live oaks occur on site. A portion of the site is designated USF&WL Critical Habitat for the Coastal California Gnatcatcher (2007) though gnatcatchers have not been documented.</p>
Comments	Current zoning would allow 21 lots with county entitlement approvals. Under the pending County General Plan Update, up to 50 lots would be allowed with county approvals. 28-acre parcel, APN187-060-33, is shown on the Plat map on page 7 in the northwest corner of the ranch. Daley Ranch is extremely popular with hikers and equestrians. Buyer to confirm all details.
Pre-development work	Pre-development work on the MJM Ranch includes: aerial photo taken for topo; full survey; biological study; twenty, twenty feet deep perc test holes (nineteen look good per engineer) and each parcel with two approved septic systems for a 5-BR house. Sewer main is approx 2000 feet from the property and no pump station should be required; water mains are installed. 188-acre parcel has two, 2" water meters and two separate paved roads to property. GP 2020 Co. General Plan update could up-zone approximately 60 acres of this 188-acre parcel to 1 acre zoning. Buyer to verify all information.

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)



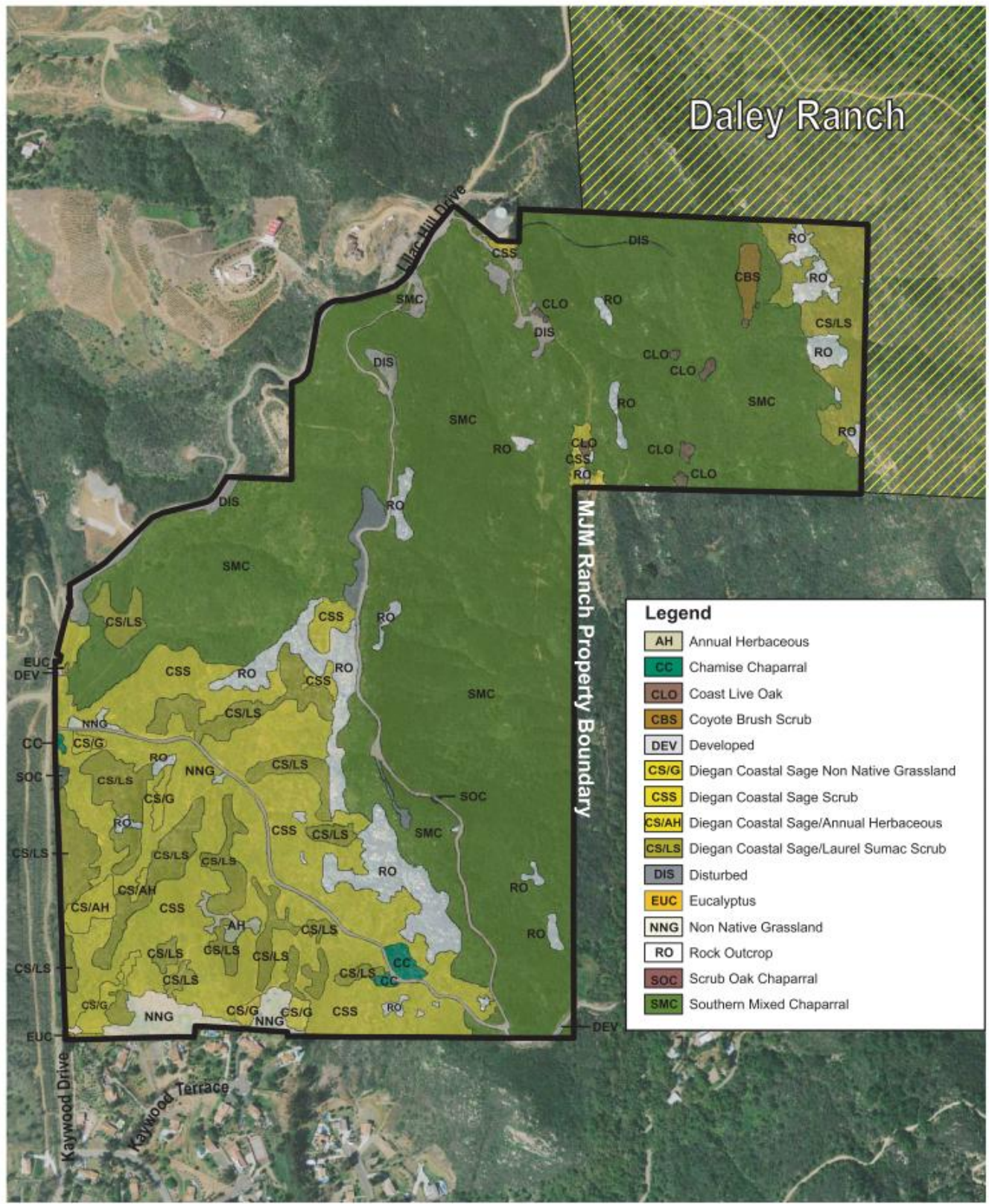
MJM Ranch: Local Map



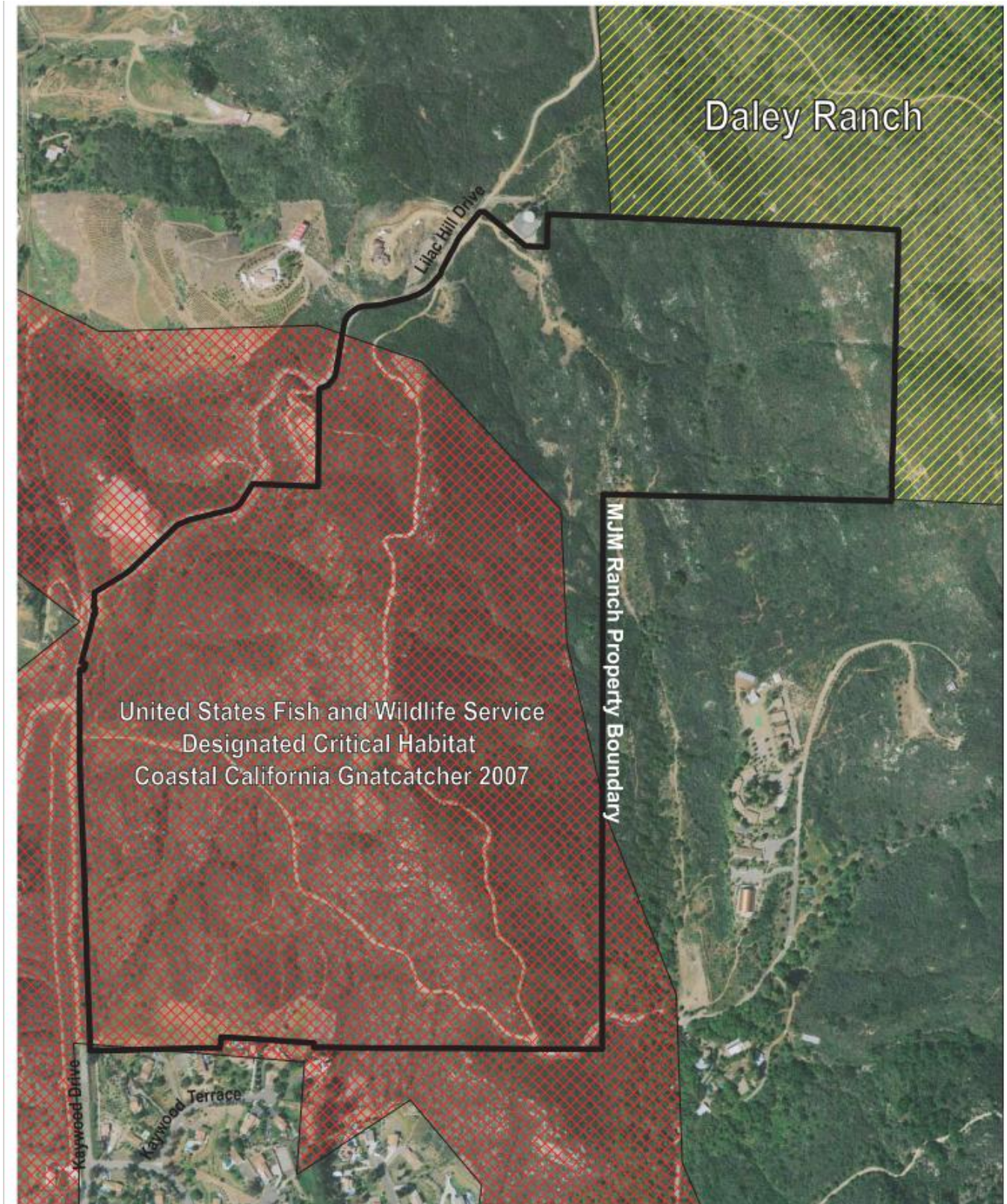
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MJM Ranch: Habitat Map

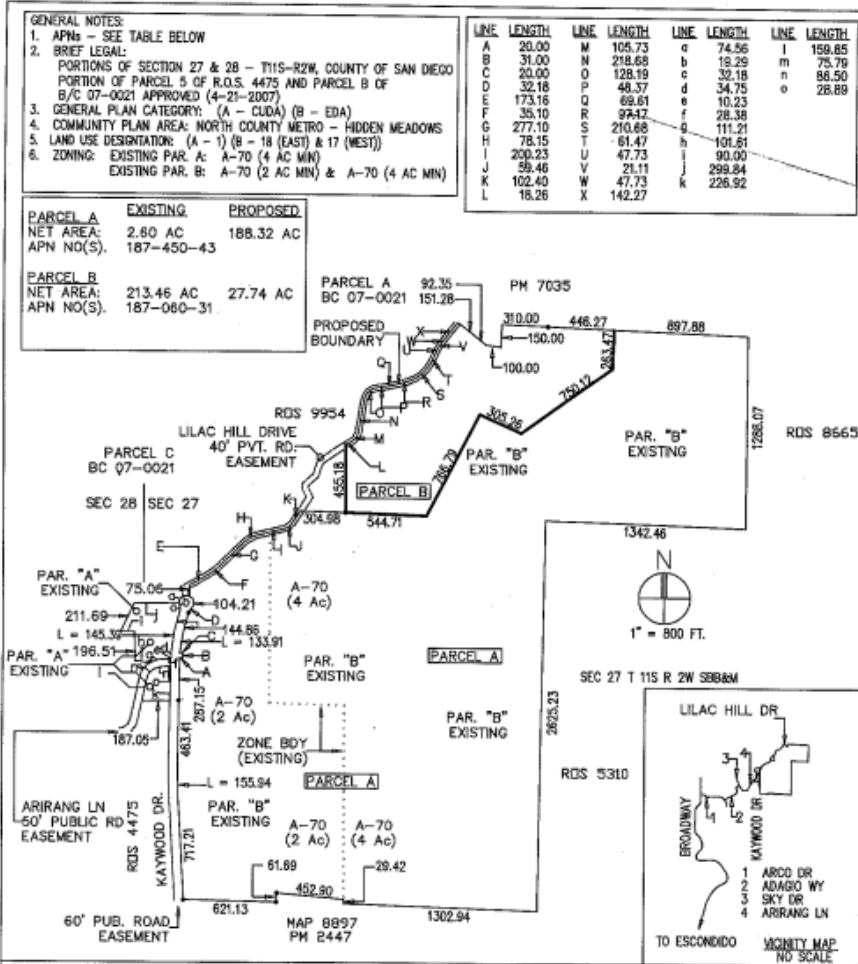


MJM Ranch: Critical Habitat Designation



MJM Ranch: Approved Plat Map (Reflects Boundary Adjustment)

SAN DIEGO COUNTY DEPARTMENT OF PLANNING AND LAND USE PLAT



DATE FILED
2/16/2009
REC'D 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
CITY ZIP 92111 PHONE 858.565.9512

