



.....◆ **STAR RANCH | OFFERING PACKAGE**



All or Part of Up to ± 2,160 Acres of a Working Ranch with
Potential Residential Subdivision for Up to 455 Lots
Campo Area, San Diego County



Land Advisors[®]
ORGANIZATION

CalBRE #01225173 ◆ www.landadvisors.com



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.....◆ OFFERING SUMMARY | STAR RANCH



Property Overview



PROPERTY HIGHLIGHTS

Star Ranch ("Subject Property") consists of $\pm 2,160$ gross acres of open space zoned as Semi-Rural Residential, in the Campo Area, San Diego County, California. The Subject Property is located within the community of Cameron Corners, Buckman Springs Road and Highway 94, north of the United States and Mexico International Border. The immediate and long term potential for the Property is tremendous given:

- Significant studies have been completed on the Star Ranch and a Draft EIR showing 455 residential lots could be ready for public review within 6 months.
- Immediate access and visibility to Highway 94 as well as access to Interstate 8.
- Access to job centers in San Diego County, Riverside County and Coachella Valley as well as the international border of Mexico and the United States.
- Subject Property adjoins to the Cleveland National Forest.
- Hour drive from Downtown San Diego.
- Nearby Lake Morena Reservoir.

Executive Summary

MUNICIPALITY

Campo Area, San Diego County.

LOCATION

The Subject Property is located within the community of Cameron Corners, in the unincorporated area of Campo, San Diego County, California. Star Ranch is generally located along Buckman Springs Road and Highway 94, north of the United States and Mexico International Border in southeastern San Diego County.

ACRES

Star Ranch consists of approximately ±2,160 gross acres.

LOT COUNT

Star Ranch consists of 9 parcels, shown on the table below. The lot count is to be determined.

ASSESSOR PARCEL NUMBER'S (APN'S)

Parcel	APN	Standard Use Code Category	Acres	Property Taxes
1	655-070-01	Open Space	40.47	\$101
2	655-010-01	Open Space	321.28	\$1,266
3	655-010-02	Open Space	40	\$144
4	655-080-01	Open Space	480	\$5,058
5	655-020-10	Open Space	434.68	\$2,699
6	655-030-36	Open Space	302.42	\$3,142
7	655-090-26	Open Space	378.7	\$3,740
8	656-030-22	Open Space	125.46	\$936
9	655-100-11	Open Space	8.96	\$78
Total			2,160	\$17,164

Source: County of San Diego and Land Advisors Organization Research

OWNER OF RECORD

Star Ranch Enterprises LLC

PROPERTY CONDITION

Star Ranch is in an unimproved condition.

ENTITLEMENTS

The Subject Property is unentitled.

ZONING

The Subject Property has a zoning designation of Rural Lands (RL-40) as well as Semi-Rural Residential (SR-2 & SR-4).

The Star Ranch is designated as a Special Study Area (SSA) in the Mountain Empire Sub Regional Plan of the San Diego County General Plan adopted in August 2011.

For more information, see page 17-19 of the document link below:

http://www.sandiegocounty.gov/pds/gpupdate/docs/BOS_Aug2011/C.2_10_MTN_EMPIRE_08_03_11.pdf

TOPOGRAPHY

Star Ranch consists of generally flat terrain with some hills.

COST TO COMPLETE

To be determined.

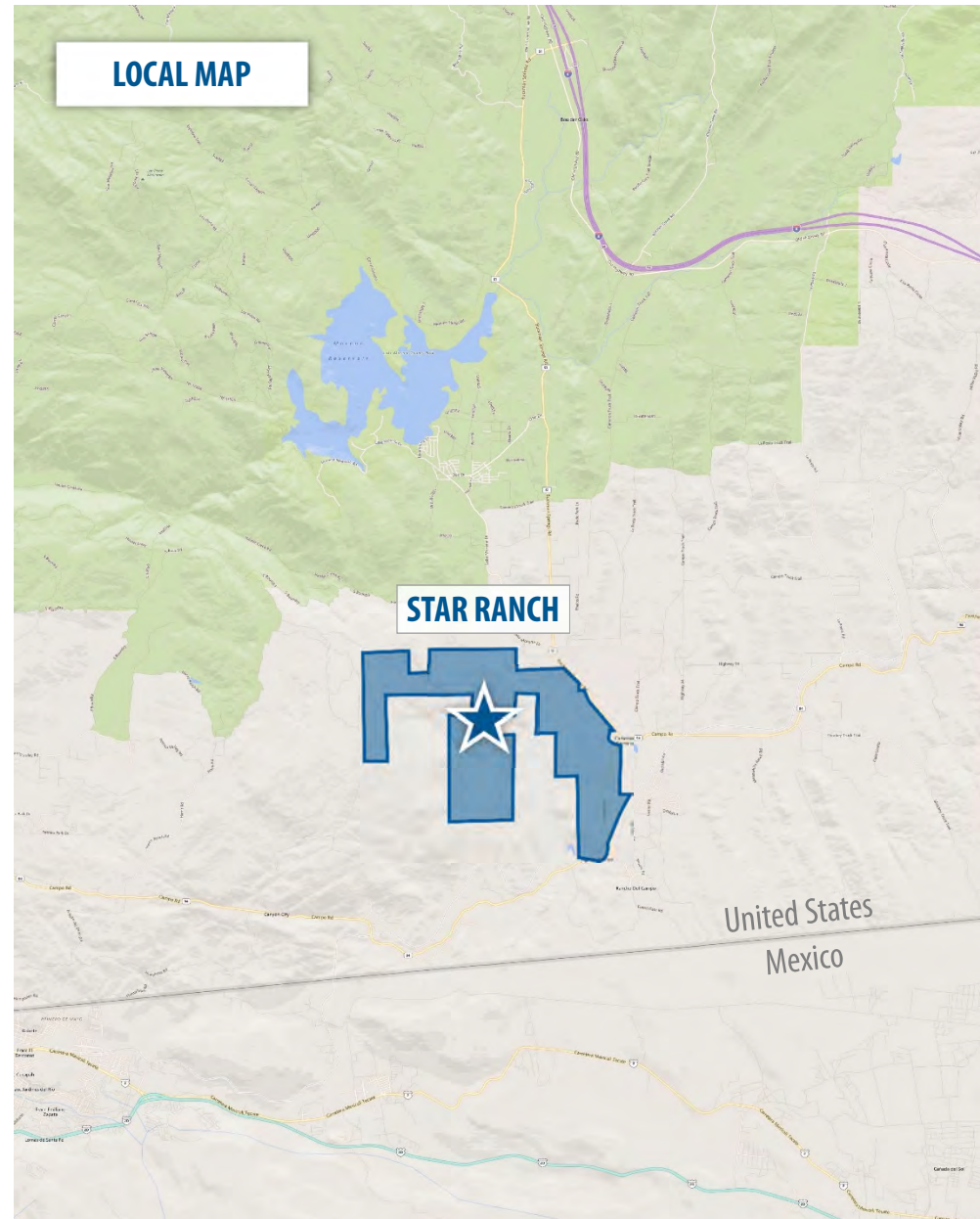
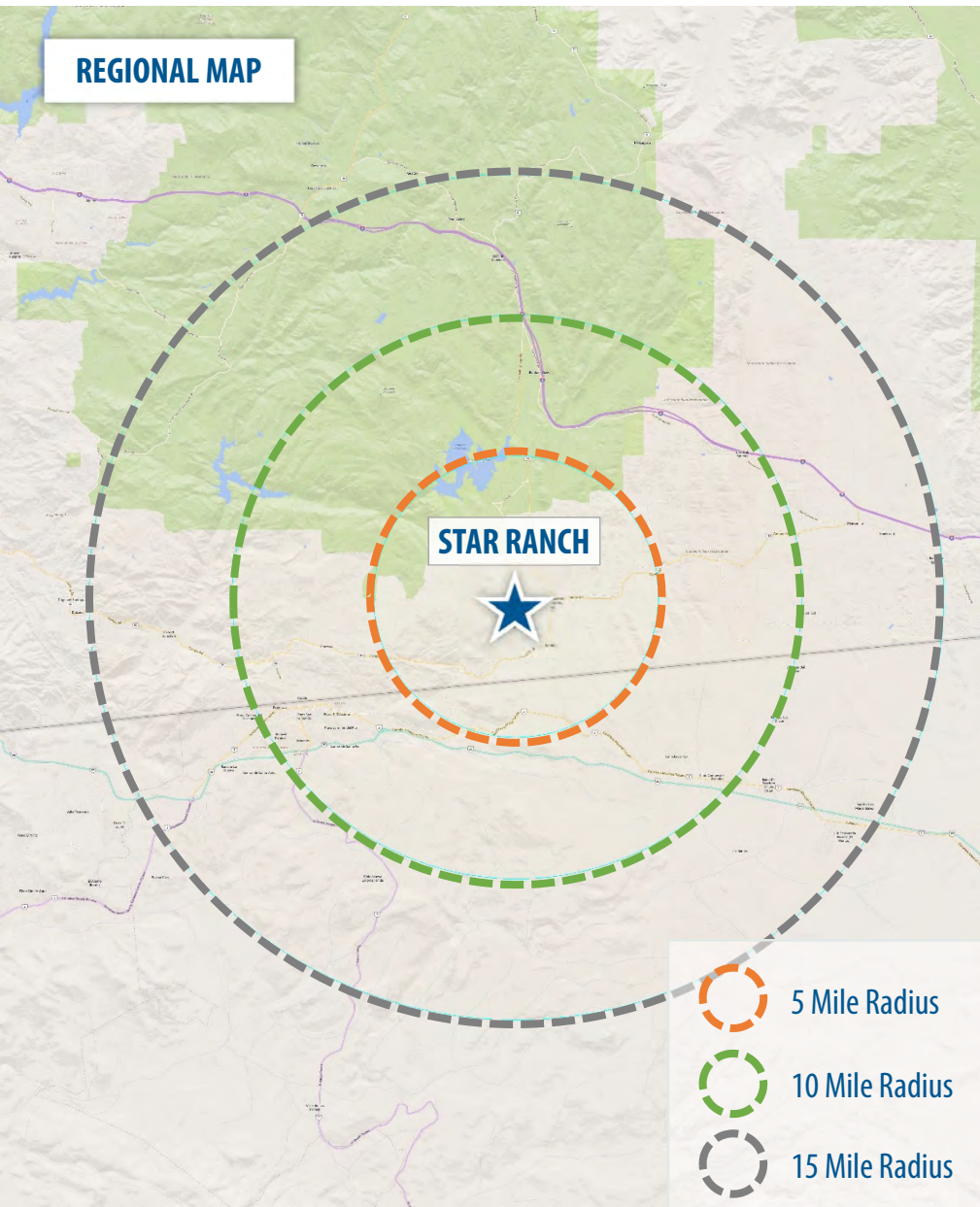
SCHOOLS

Mountain Empire Unified School District

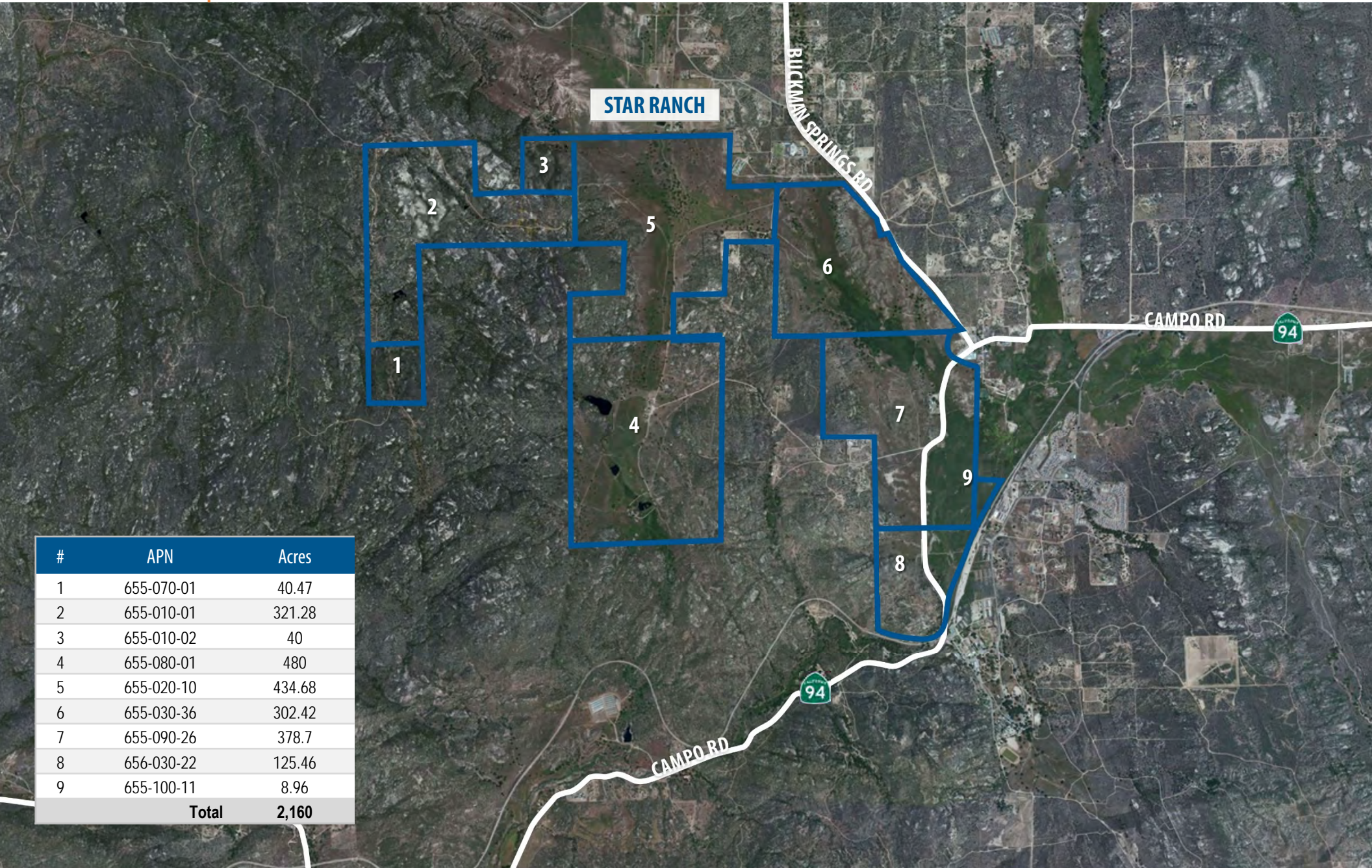
- Campo Elementary School
- Pine Valley Middle School*
- Mountain Empire High School

*There is a proposed Middle School projected to be built next to the Library, which adjoins to Star Ranch.

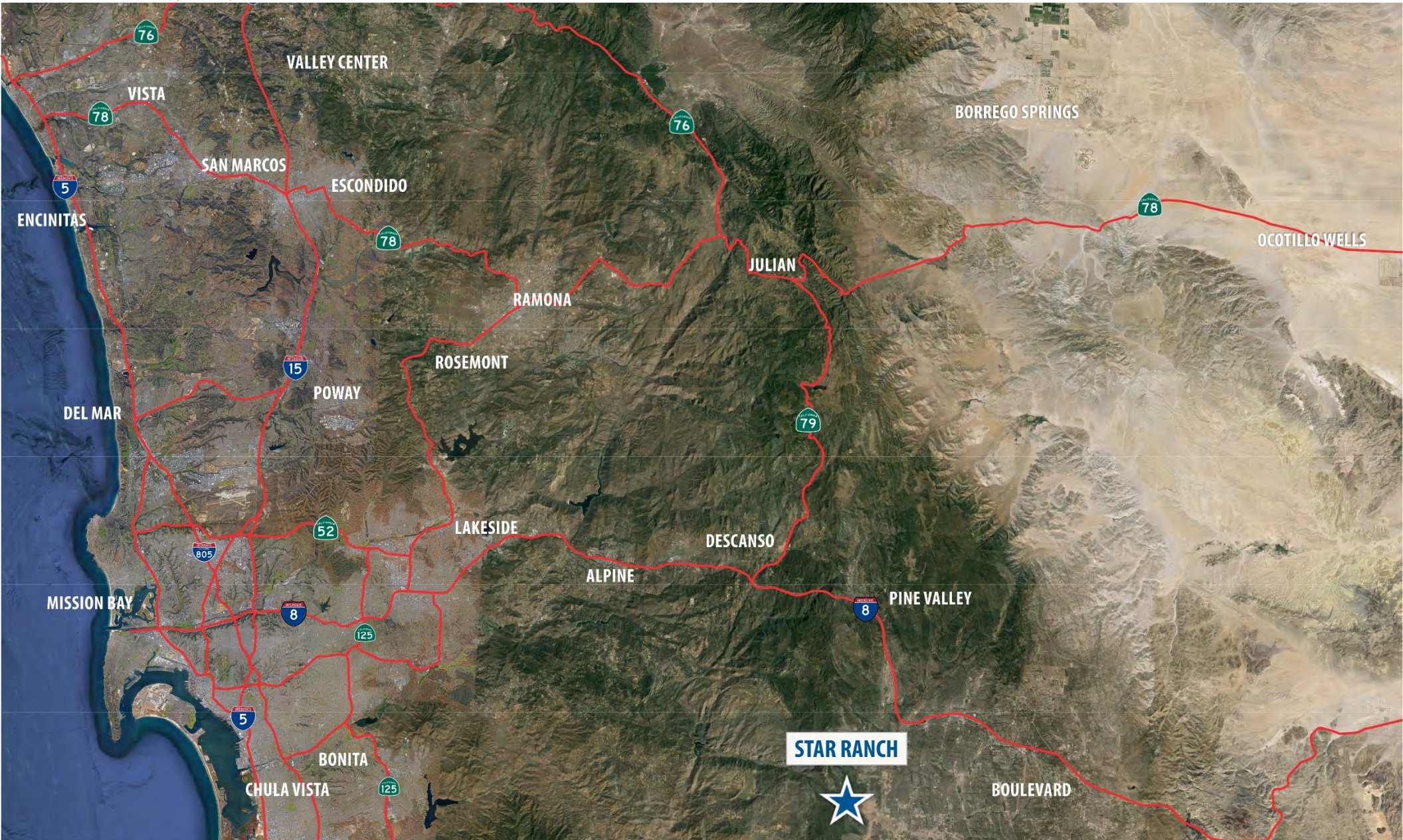
Location



Aerial Map

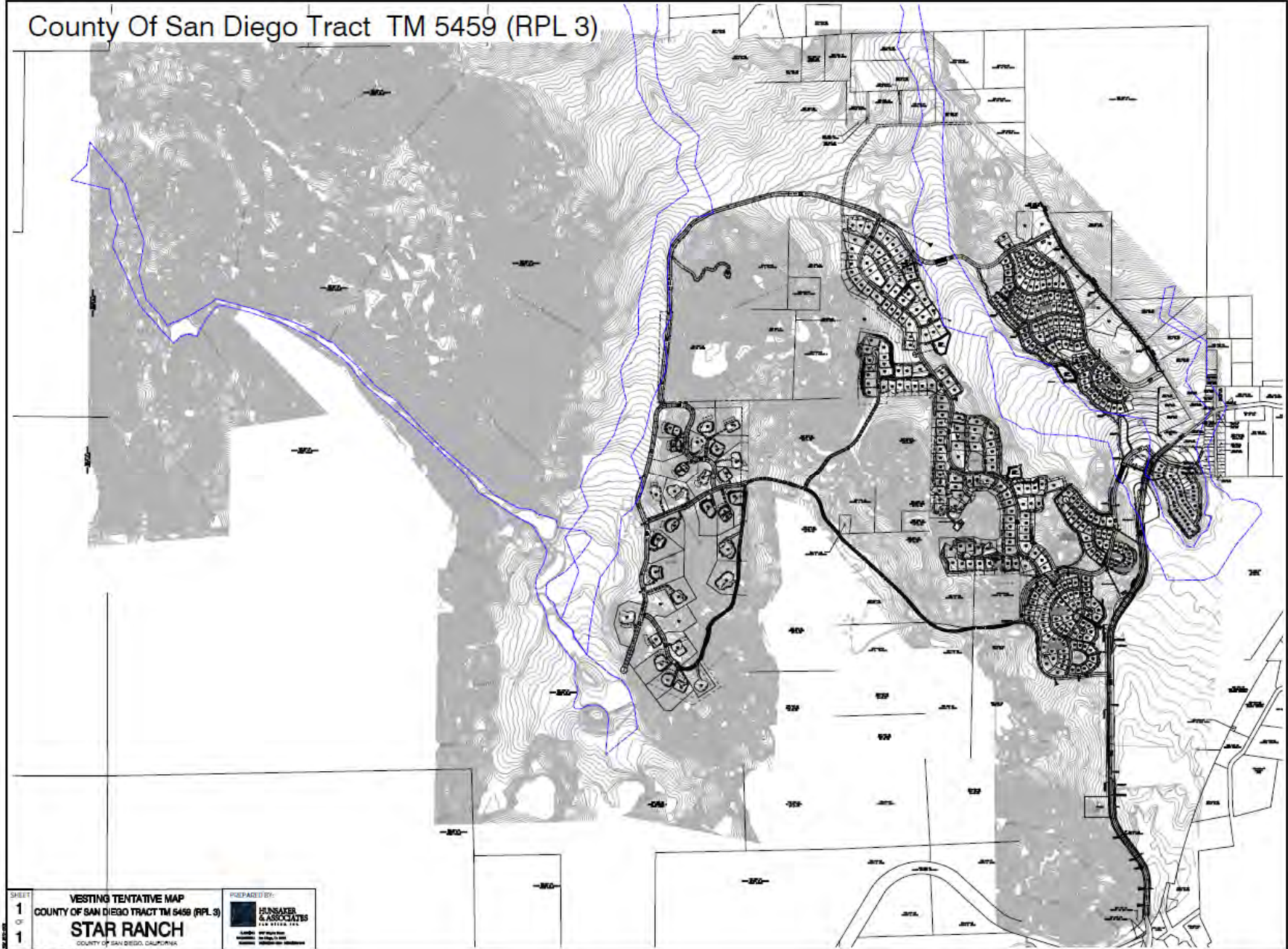


Vicinity Map





TTM #5459





Site Photos

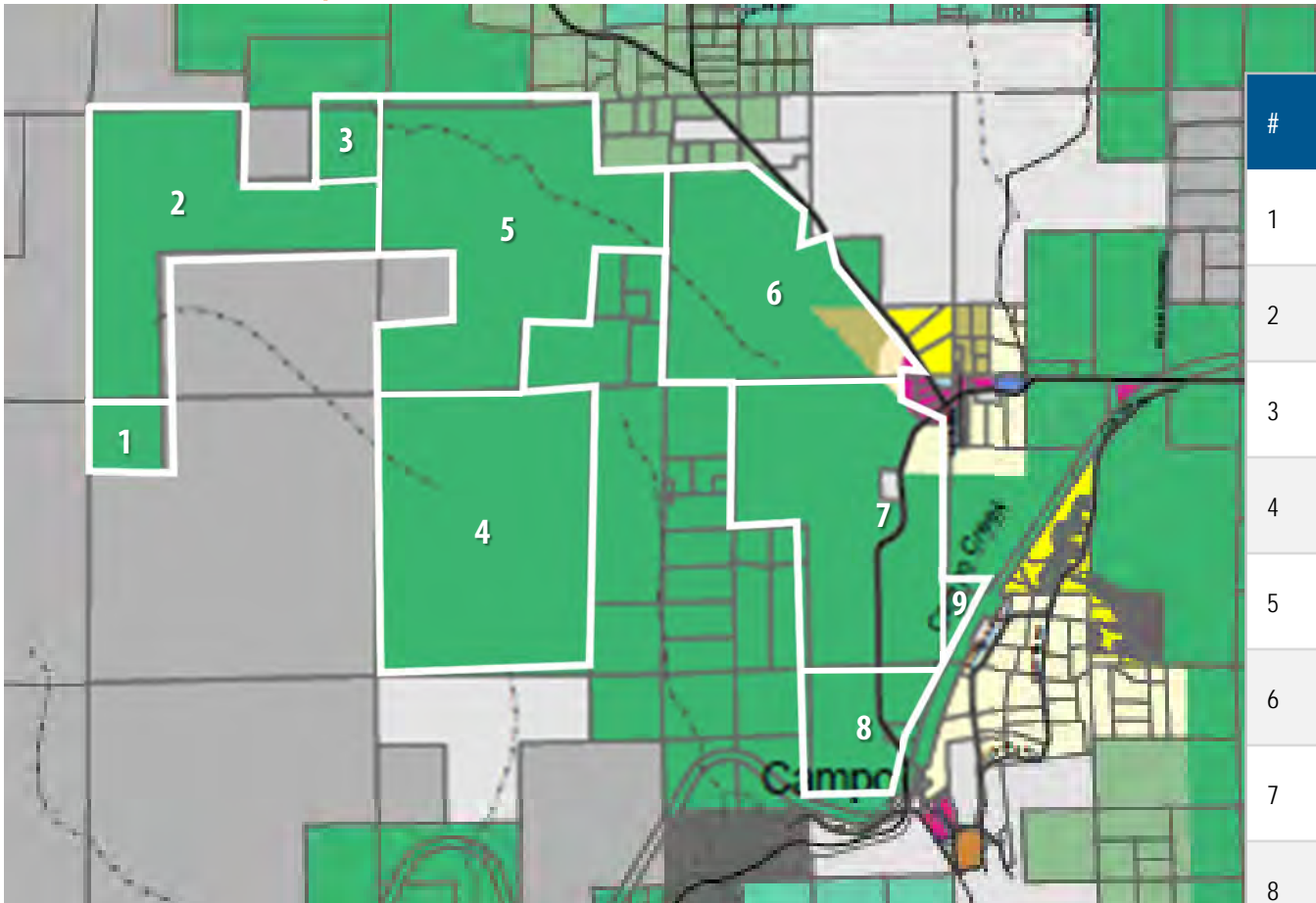




Site Photos



Land Use Map



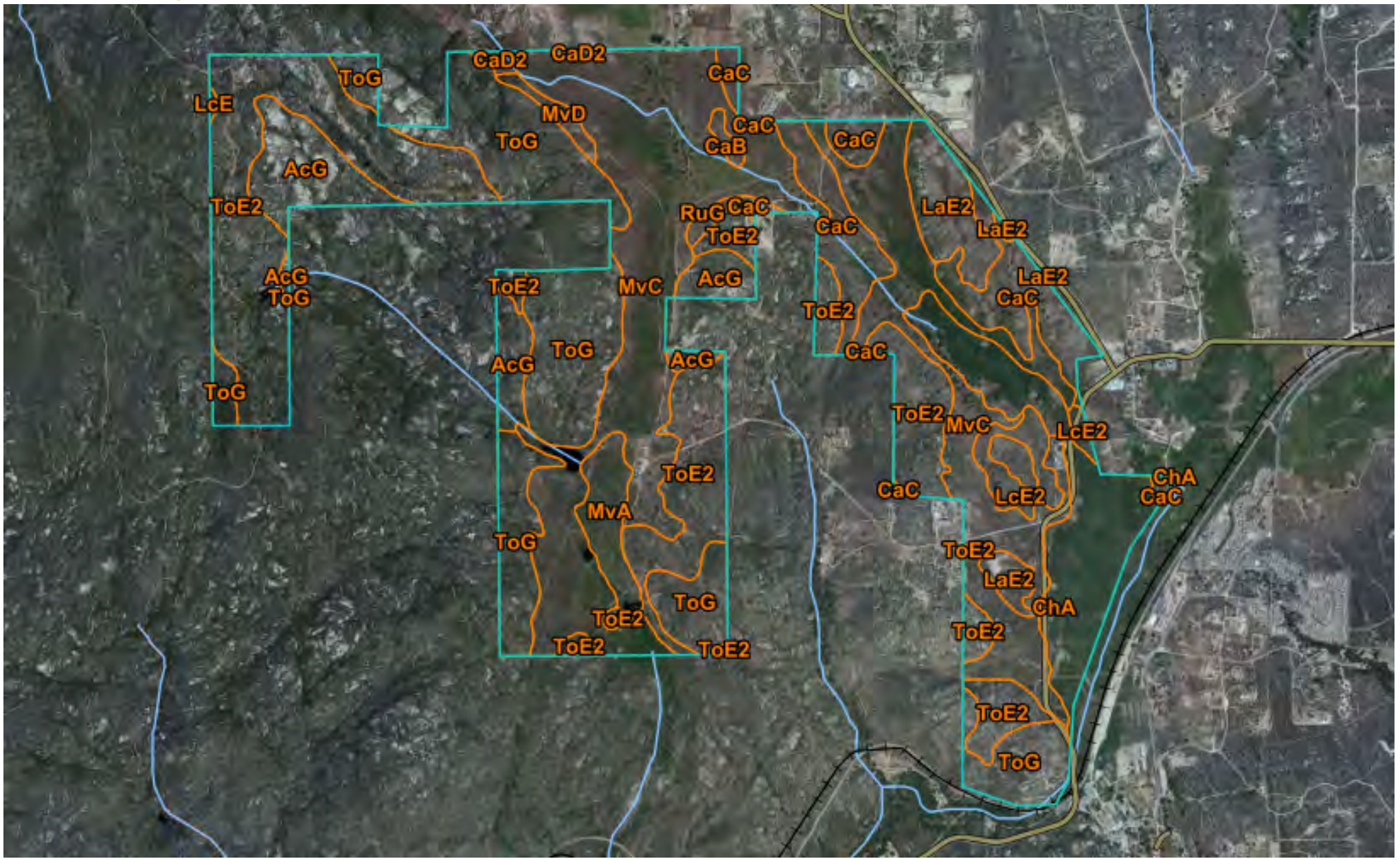
#	APN	Acres	Land Use Designation
1	655-070-01	40.47	Rural Lands (RL-20)
2	655-010-01	321.28	Rural Lands (RL-20)
3	655-010-02	40	Rural Lands (RL-20)
4	655-080-01	480	Rural Lands (RL-20)
5	655-020-10	434.68	Rural Lands (RL-20)
6	655-030-36	302.42	Rural Lands (RL-20) Semi-Rural Residential (SR-2) & (SR-4) Rural Commercial
7	655-090-26	378.7	Rural Lands (RL-20) Semi-Rural Residential (SR-4) Public/Semi Public Facilities
8	656-030-22	125.46	Rural Lands (RL-20)
9	655-100-11	8.96	Rural Lands (RL-20)
Total		2,160	

General Plan Land Use Designations^{1,2}

Adopted August 2011

- Semi-Rural Residential (SR-1)
- Rural Commercial³
- Semi-Rural Residential (SR-2)
- Public/Semi-Public Facilities³
- Semi-Rural Residential (SR-4)
- Public/Semi-Public Lands
(Solid Waste Facility)
- Semi-Rural Residential (SR-10)
- Public Agency Lands
- Rural Lands (RL-20)
- Tribal Lands
- Rural Lands (RL-40)
- Open Space (Recreation)
- Rural Lands (RL-80)
- Open Space (Conservation)

Soils Map



Corresponding legend on the following page.

Soils Map

San Diego County Area			
Map Unit Symbol	Map Unit Name	Acres	Percent
AcG	Acid igneous rock land	124.4	5.7%
CaB	Calpine coarse sandy loam, 2-5% slopes.	6.1	0.3%
CaC	Calpine coarse sandy loam, 5-9%	158.6	7.3%
CaD2	Calpine coarse sandy loam, 9-15% slopes	7.5	0.3%
ChA	Chino fine sandy loam, 0-2% slopes	168.3	7.8%
LaE2	La Posta loamy coarse sand, 5-30% slopes	73.6	3.4%
LcE	La Posta rocky loamy coarse sand, 5-30% slopes	1.3	0.1%
LcE2	La Posta rocky loamy coarse sand, 5-30% slopes eroded	36.8	1.7%
MvA	Mottsville loamy coarse sand, 0-2% slopes	43.5	2.0%
MvC	Mottsville loamy coarse sand, 9-15% slopes	663.0	30.6%
MvD	Mottsville loamy coarse sand, 9-15% slopes	11.7	0.5%
RuG	Rough broken land	4.5	0.2%
ToE2	Tollhouse rocky coarse sandy loam, 5-30% slopes eroded	485.2	22.4%
ToG	Tollhouse rocky coarse sandy loam, 30-65% slopes	385.5	17.8%



.....◆ LOCAL OVERVIEW | STAR RANCH



Local Overview



CAMPO AREA

Campo is located 40 miles east of San Diego, in the Mountain Empire area of southeastern San Diego County, CA. Campo is made up of three clusters of development including Campo, Lake Morena and Cameron Corners.

The Mountain Empire Sub-region contains six areas with their own unique identities, but they are similar in many natural characteristics such as topography, water resources, and environment. These areas are Tecate, Potrero, Boulevard, Campo, Jacumba, and the remainder of the plan area.

RECREATION

Home to Lake Morena Regional Park, the area of Campo shows characteristics of desert, coastal and mountain habitats, great for fishing, hiking and camping. Lake Morena Reservoir lies in the middle of 3,250 acres of chaparral, oak woods and grasslands, making it a popular spot for hiking along its eight miles of trails. Largemouth bass, catfish and trout are among some of the fish offered in the lake.

Campo is also in close proximity to many other popular hiking and camping sites offered in San Diego County.

Source: County of San Diego of Agriculture and Land Advisors Organization Research

QUALITY OF LIFE

When looking to reside in Campo, there are many positive variables to consider. The quality of life index for the area of Campo is higher than California overall and, more specifically, scores well in the amusement, education, culture and religion indexes.

2012 Quality of Life Indexes	Campo	California	United States
Quality of Life Index	200	196	100
Amusement Index	141	142	100
Culture Index	98	131	100
Education Index	97	108	100
Medical Index	103	58	100
Religion Index	160	50	100
Restaurant Index	72	65	100
Weather Index	11	16	100

Index score: (100 = National Average) for an area is compared to the national average of 100. A score of 200 indicates twice the national average, while 50 indicates half the national average. (Source – CLR Search)

Regional Overview



SAN DIEGO COUNTY

Bordered by the Pacific Ocean to the west, the Anza-Borrego Desert and the Laguna Mountains to the east, and Mexico to the south, the diverse neighborhoods of San Diego are spread out over 4,200 square miles, offering endless opportunities for exploration and activities. Spend a day relaxing in one of the many beach communities, then hiking in the east San Diego County mountains the next. Explore the urban neighborhoods of San Diego's downtown, from the iconic Gaslamp Quarter to the eclectic community of Hillcrest. Visit the quaint and charming island town of Coronado or the picturesque village of La Jolla. San Diego's regions are so unique and diverse; there are plenty of options to discover something new each time you visit.

Elevation ranges from sea level to 6,500 feet. It borders (to the north) Orange and Riverside Counties, (to the east) the agricultural communities of Imperial County, (on the west) the Pacific Ocean, and (to the south) the State of Baja California, Mexico.

San Diego County is comprised of 18 incorporated cities and 17 unincorporated communities. According to the U.S. Census 2000, San Diego is the third largest county (based on population) in the state.

The physical, social and economic development of the region has been influenced by its unique geography, which encompasses over 70 miles of beautiful coastline, broad valleys, lakes, forested mountains and the desert. The county can be divided into three basic geographic areas, all generally running in the north-south direction.

Source: County of San Diego of Agriculture and Land Advisors Organization Research

FAST FACTS	
Founded:	1850
Size:	4,206.63
Incorporated Cities:	18
Population (2015):	3,299,521
Estimated Median Age:	35.6
Unemployment Rate:	4.8% (April 2015)
Per Capita Income:	\$45,974
Median Household Income:	\$62,962
Estimated Housing Units:	1,176,718

Regional Overview

The coastal plain extends from the ocean to inland areas for 20 to 25 miles. The foothills and mountains, rising in elevation to 6,500 feet, comprise the middle section of the county. The third area is the desert, extending from the mountains into Imperial County, 80 miles east of the coast. San Diegans can live in the mountains, work near the ocean, and take recreational day trips to the desert.

The City of San Diego has the 7th largest population of all cities in the U.S. and roughly half of San Diego County's total population resides in the City of San Diego.

San Diego's Gross Regional Product was estimated to have reached \$110.2 billion at the end of 2000. Analysts forecast San Diego's 2001 GRP to exceed \$117 billion.



TOP 10 ATTRACTIONS

- **Beaches:** The beach is more than a boundary dividing land from sea, more than a place to swim or sunbathe. In San Diego, the beach is a way of life, a source of pride and joy, a defining influence in people's lives.
- **Sea World:** SeaWorld sits on a beautiful bay overlooking San Diego's oceanfront. It is only one of three parks ranked in the Top 10 that enjoys ocean frontage.
- **San Diego Zoo:** The 100-acre Zoo is home to over 4,000 rare and endangered animals representing more than 800 species and subspecies, and a prominent botanical collection with more than 700,000 exotic plants
- **USS Midway:** Prepare yourself for a lifetime memory aboard the USS Midway Museum. You'll explore a floating city at sea and relive nearly 50 years of world history aboard the longest-serving Navy aircraft carrier of the 20th century.
- **Legoland:** Legoland California is a 128-acre park geared specifically towards youngsters ages two through 12. With over 50 family rides, "hands-on" attractions and shows, Legoland California provides education, adventure and fun in this first park of its kind in the United States
- **Wild Animal Park:** The Wild Animal Park is an expansive wildlife sanctuary that is home to more than 3,500 animals representing more than 400 species. Its renowned botanical collection represents 3,500 species and 1.5 million specimens Hotel Del Coronado: Since it was first built more than 120 years ago, the Hotel del Coronado has been a beacon of grandeur and refinement among vacation destinations in Southern California and the world.
- **Balboa Park and Museums:** Balboa Park - the nation's largest urban cultural park. Home to 15 major museums, renowned performing arts venues, beautiful gardens and the San Diego Zoo, the Park has an ever-changing calendar of museum exhibitions, plays, musicals, concerts, and classes—all in the beautiful and timeless setting of this must-see San Diego attraction.
- **Gaslamp Quarter:** The Gaslamp Quarter is San Diego's dining, entertainment and urban shopping district.
- **Seaport Village:** A 14 acre waterfront shopping, dining and entertainment complex recreating a harbor side setting of a century ago. Includes 54 one of a kind shops, 13 casual dining eateries, 4 fine dining waterfront restaurants.

Demographics



Description	5 Miles	10 Miles	15 Miles
Area & Density:			
Area (Square Miles):	98.725654	233.022036	476.04052
Density:	37.2	22.2	20
Population By Year:			
Population (1990):	2,153	3,164	6,858
Population (2000):	2,630	4,142	8,369
Population (2010):	3,580	5,081	9,462
Population (Current):	3,673	5,169	9,533
Population (5 Yr. Forecast):	3,798	5,354	9,849
Percent Growth (Current Yr./ Previous Year):	2.6	1.14	0.26
Percent Forecast (5 Yr. Forecast / Current Yr.):	3.4	3.71	3.15
Households By Year:			
Households (1990):	793	1,184	2,306
Households (2000):	857	1,369	2,769
Households (2010):	1,235	1,693	3,369
Households (Current):	1,258	1,710	3,369
Households (5 Yr. Forecast):	1,320	1,794	3,536
Percent Growth (Current Yr. / Previous Yr.):	1.86	0.28	-0.44
Perfect Forecast (5 Yr. Forecast / Current Yr.):	4.93	4.9	4.95

Description	5 Miles	10 Miles	15 Miles
General Population Characteristics:			
Male:	2,295	3,012	5,296
Female:	1,378	2,157	4,237
Density:	37.2	22.2	20
Urban:			
Rural:	3,673	5,169	9,533
General Household Characteristics:			
Households (Current):	1,258	1,710	3,369
Families:	840	1,169	2,045
Average Size of Household:	2.71	3.01	2.53
Median Age of Householder:	52	51	54
Median Value Owner Occupied (\$):	361,826.00	348,409.53	385,712.60
Median Rent (\$):	645.00	624.12	691.11
Median Vehicles Per Household:	3	3	3
General Housing Characteristics:			
Housing Units:	1,554	2,081	4,194
Owner Occupied Units:	902	1,243	2,563
Renter Occupied Units:	356	467	806
Vacant Units:	296	371	825
Population By Race:			
White Alone:	2,840	3,669	7,253
Black Alone:	127	132	224
Asian Alone:	42	66	134
Native American and Alaska Native Alone:	160	180	430
Other Race Alone:	341	901	1,086
Two or More Races:	163	221	406
Population By Ethnicity:			
Hispanic:	1,092	2,100	2,927
White Non-Hispanic:	2,193	2,559	5,625
General Income Characteristics:			
Median Household Income (\$):	59,609.00	59,590.50	61,839.24
Total Household Income (\$):	82,307,388	109,497,638	241,925,673
Average Household Income (\$):	65,427	64,034	71,809
Per Capita Income (\$):	22,409	21,184	25,378
Retail Sales:			
Total Retail Sales (\$):	15,230	15,230	24,785
Consumer Expenditures:			
Total Consumer Expenditures (\$):	67,366.7	90,930.4	185,594.3
Employment by Place of Business:			
Total Employees:	728	765	1,052



.....◆ OFFERING GUIDELINES | STAR RANCH



Offering Guidelines

ASKING PRICE

The nine parcels comprising Star Ranch are being offered separately or in bulk. Pricing is based on the parcel: The owner will consider offers for all or part of the Star Ranch.

Parcel	APN	Acres	Use	Price per Acre	Total Value
1	655-070-01	40.47	Open Space	\$3,000	\$121,410
2	655-010-01	321.28	Open Space	\$3,000	\$963,840
3	655-010-02	40	Open Space	\$3,000	\$120,000
4	655-080-01	480	Working Ranch	\$7,000	\$3,360,000
5	655-020-10	434.68	Working Ranch	\$5,000	\$2,173,400
6	655-030-36	302.42	Highway Frontage	\$5,000	\$1,512,100
7	655-090-26	378.7	Highway Frontage	\$5,000	\$1,893,500
8	655-030-22	125.46	Open Space	\$3,000	\$376,380
9	655-100-11	8.96	Open Space	\$3,000	\$26,880
Total:		2,160			

PURCHASE TERMS

Seller would prefer an all-cash, quick close escrow for all or part of the Subject Property.

LETTER OF INTENT (“LOI”)

The Feasibility Period shall commence upon signing a mutually executed Letter of Intent (LOI).

DEPOSITS

The Initial Deposit shall be equal to one-hundred thousand dollars (\$100,000). Said Deposit shall be paid at the Opening of Escrow and shall remain refundable during the Feasibility Period. Upon approval of Buyer’s Feasibility, said Deposit shall be increased to ten percent (10%) of the purchase price, immediately non-refundable and released to Seller.

BROKERAGE FEE

The brokerage fees will be paid for by the Seller. No cooperating brokerage fees will be offered. Seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice.

FEASIBILITY PERIOD

Buyer shall have a Feasibility Period in which to investigate all aspects of the Subject Property, including the physical condition of the Subject Property. The Due Diligence Period shall expire forty-five (45) days from the execution of the LOI.

PROPERTY CONDITION AT CLOSE OF ESCROW

The Subject Property will be delivered in “as-is” condition.

CLOSE OF ESCROW

The Close of Escrow shall occur thirty (30) days after the expiration of the Feasibility Period.

OFFERS DUE

Please submit all offers to:

Land Advisors Organization

Attn: **David Landes**

2890 Pio Pico Drive, Suite 200, Carlsbad CA 92008

Tel: 858.692.8626 | Fax: 949-852-8108

Email: dlandes@landadvisors.com

OFFER DETAILS

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed Buyer, its principals and/or material aspects of its corporate organization. Buyer’s submission should include information regarding Buyer’s relevant experience and financial wherewithal, and its intended equity and debt sources for consummating the Transaction.



.....◆ **CONFIDENTIALITY & DISCLAIMER | STAR RANCH**



Confidentiality & Disclaimer

The information contained in this offering material ("Brochure") is confidential, furnished solely for the purpose of a review by prospective purchaser of any portion of Assessor Parcel Nos. 655-010-02; 655-070-01; 655-010-07; 655-080-01; 655-020-10; 655-090-26; 655-030-36; 656-030-22 & 655-100-11, also known as Star Ranch, in the area of Campo, San Diego County, California ("Subject Property") and is not to be used for any other purpose. The material is based in part upon information supplied by STAR RANCH ENTERPRISES LLC ("Seller") and in part upon information obtained by Land Advisors Organization from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Land Advisors Organization, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Land Advisors Organization or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and Land Advisors Organization expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. Land Advisors Organization is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of Land Advisors Organization and may be used only by parties approved by Land Advisors Organization. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to Land Advisors Organization immediately upon request of Land Advisors Organization or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Land Advisors Organization and Seller.

The terms and conditions set forth above apply to this Brochure in its entirety.

**DISCLOSURE AND CONSENT FOR REPRESENTATION
OF MORE THAN ONE BUYER OR SELLER
EXCERPTS FROM – C.A.R. FORM DA, 11/06**

A real estate broker, whether a corporation, partnership or sole proprietorship, (“Broker”) may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual license as a broker or through different associate licensees acting for the Broker. The associates licensees may be working out of the same or different office locations.

Broker may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller’s property and consents to Broker acting as a dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of a dual agency, Seller and Buyer agree that: (a) Broker, without the prior notice written consent of the Buyer, will not disclose to the Seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer’s offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent’s marketing strategy and the instructions of the seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.

EXCLUSIVELY REPRESENTED BY:



Land Advisors[®]
ORGANIZATION

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