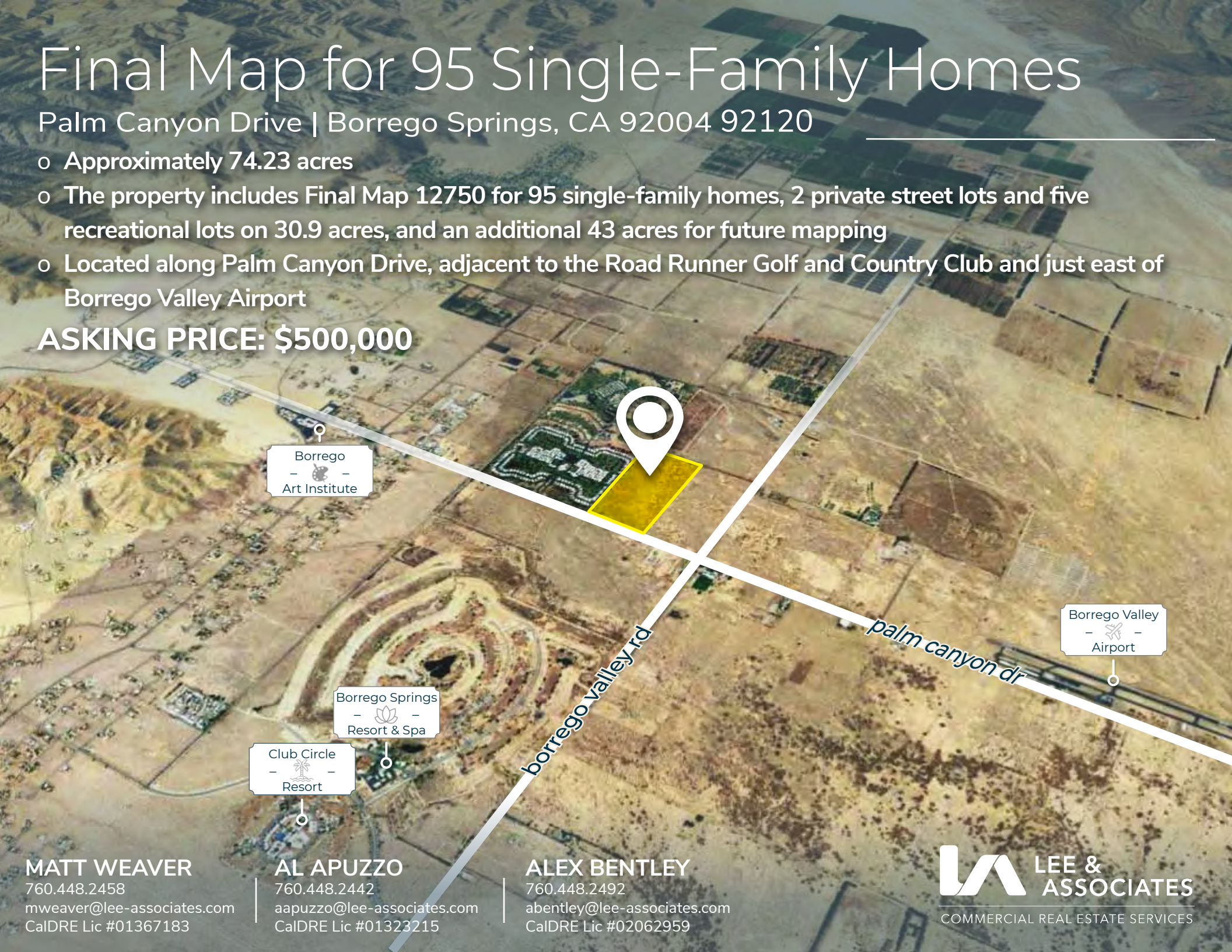


Final Map for 95 Single-Family Homes

Palm Canyon Drive | Borrego Springs, CA 92004 92120

- o Approximately 74.23 acres
- o The property includes Final Map 12750 for 95 single-family homes, 2 private street lots and five recreational lots on 30.9 acres, and an additional 43 acres for future mapping
- o Located along Palm Canyon Drive, adjacent to the Road Runner Golf and Country Club and just east of Borrego Valley Airport

ASKING PRICE: \$500,000



MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic #01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic #01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

2 The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



contents

4 aerals

6 location map

7 property information

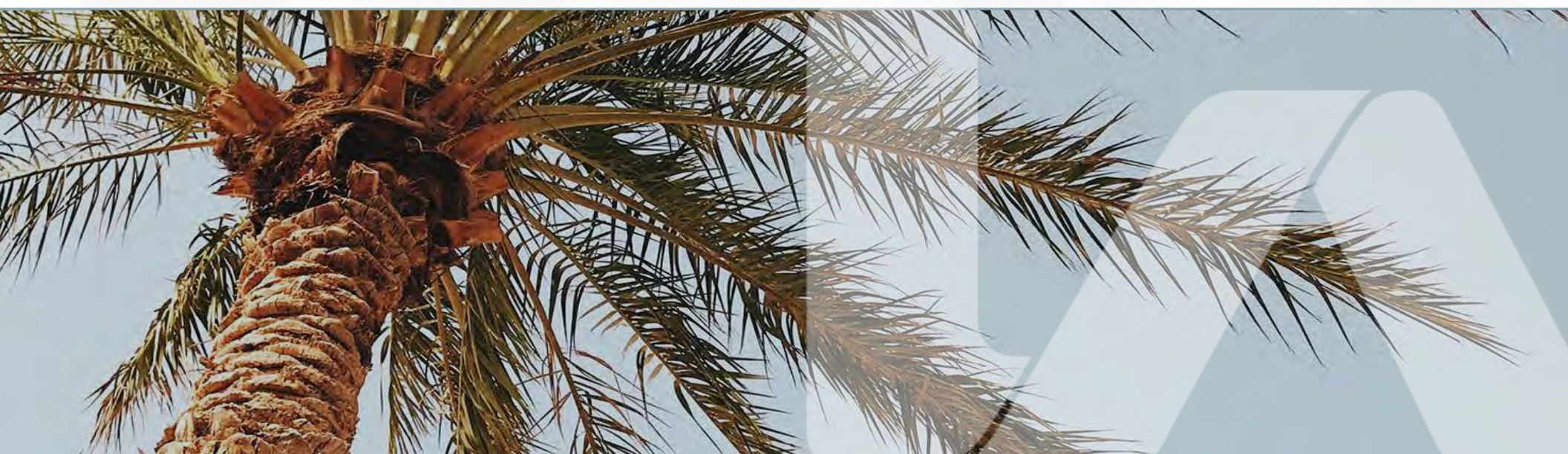
8 plat map

9 final map

16 document links

17 education

18 demographics







10

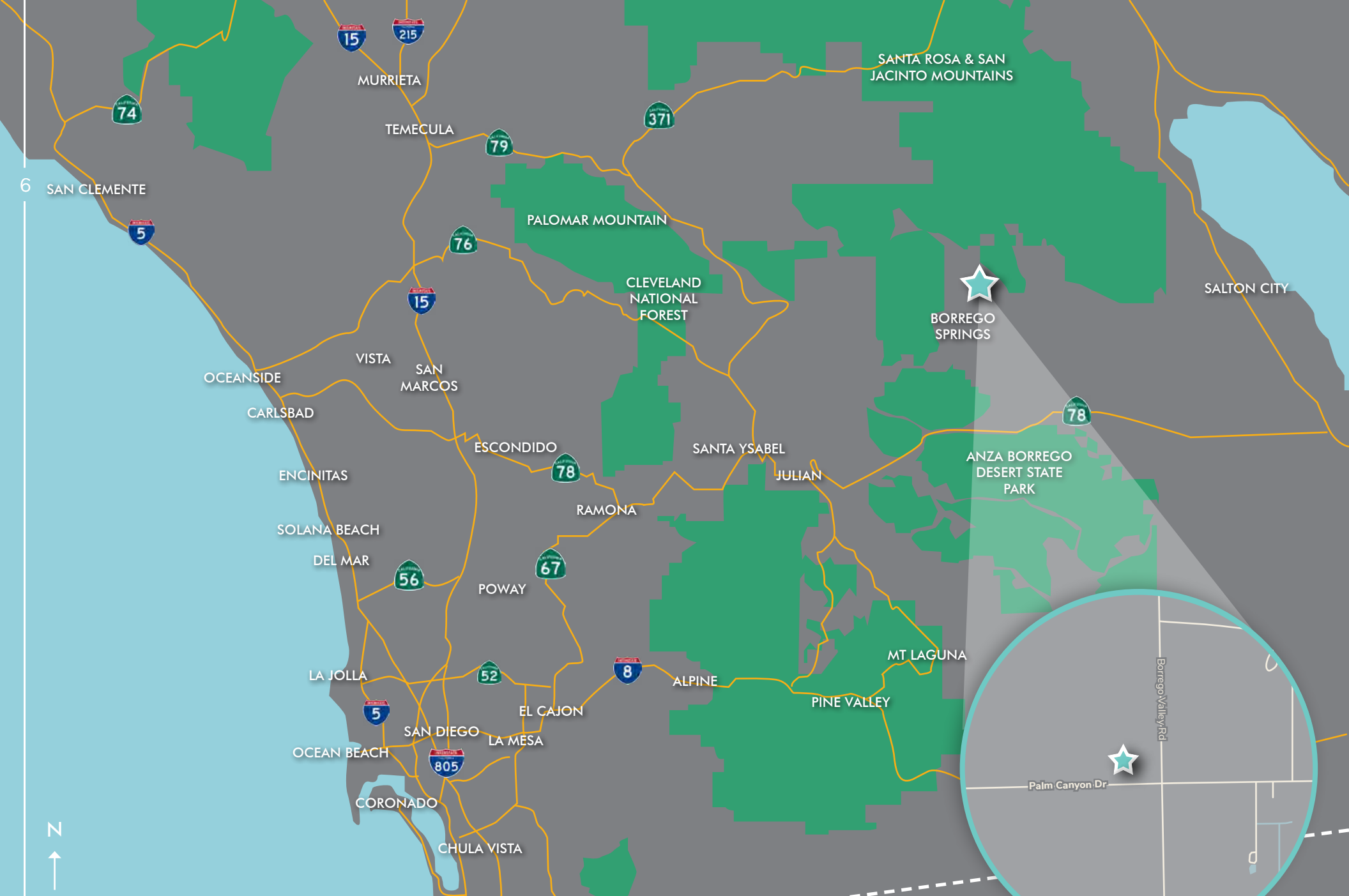


9

- ① Seley Ranches
- ② The Palms Hotel
- ③ Chamber of Commerce
- ④ Stalton Sea
- ⑤ Borrego Valley Airport
- ⑥ Club Circle Golf Course
- ⑦ Ensign Ranch Air Strip
- ⑧ Club Circle Resort
- ⑨ La Casa del Zorro Resort & Spa
- ⑩ Rams Hill Golf Club & Lodge



10



location map

property information

7

location:

The subject property is located on the northeast corner of Palm Canyon Drive and Mickey Wright Lane in Borrego Springs, California. It is immediately adjacent to the Road Runner Golf and Country Club and just east of Borrego Valley Airport.

property profile:

The subject property has a Final Map for 95 single-family homes along Palm Canyon Drive, one of the main roads in Borrego Springs. The property is surrounded by beautiful golf resorts, Borrego Spring Elementary and High Schools and the Borrego Valley Airport. The property provides an ideal location for those seeking a desert oasis within San Diego.

jurisdiction:

County of San Diego

acreage:

Approximately 74.23 acres

zoning:

RMH4

general plan:

Village Residential (VR-4.3 and VR-2)

density:

4.3 du/acre

minimum lot size:

6,000 square feet

max height:

35' or 2 stories

entitlement status:

There is currently an approved final map for 95-single-family homes, two private street lots and five recreational lots on 30.9 acres (Tract 4470-1, Final 12750). Approximately 43.33 acres remain for future mapping. The entitled portion is designated VR-4.3 and the remaining land is designated VR-2.

school district:

Borrego Springs Unified School District

services:

Water/Sewer- Borrego Springs Water District

Gas/Electric- SDG&E

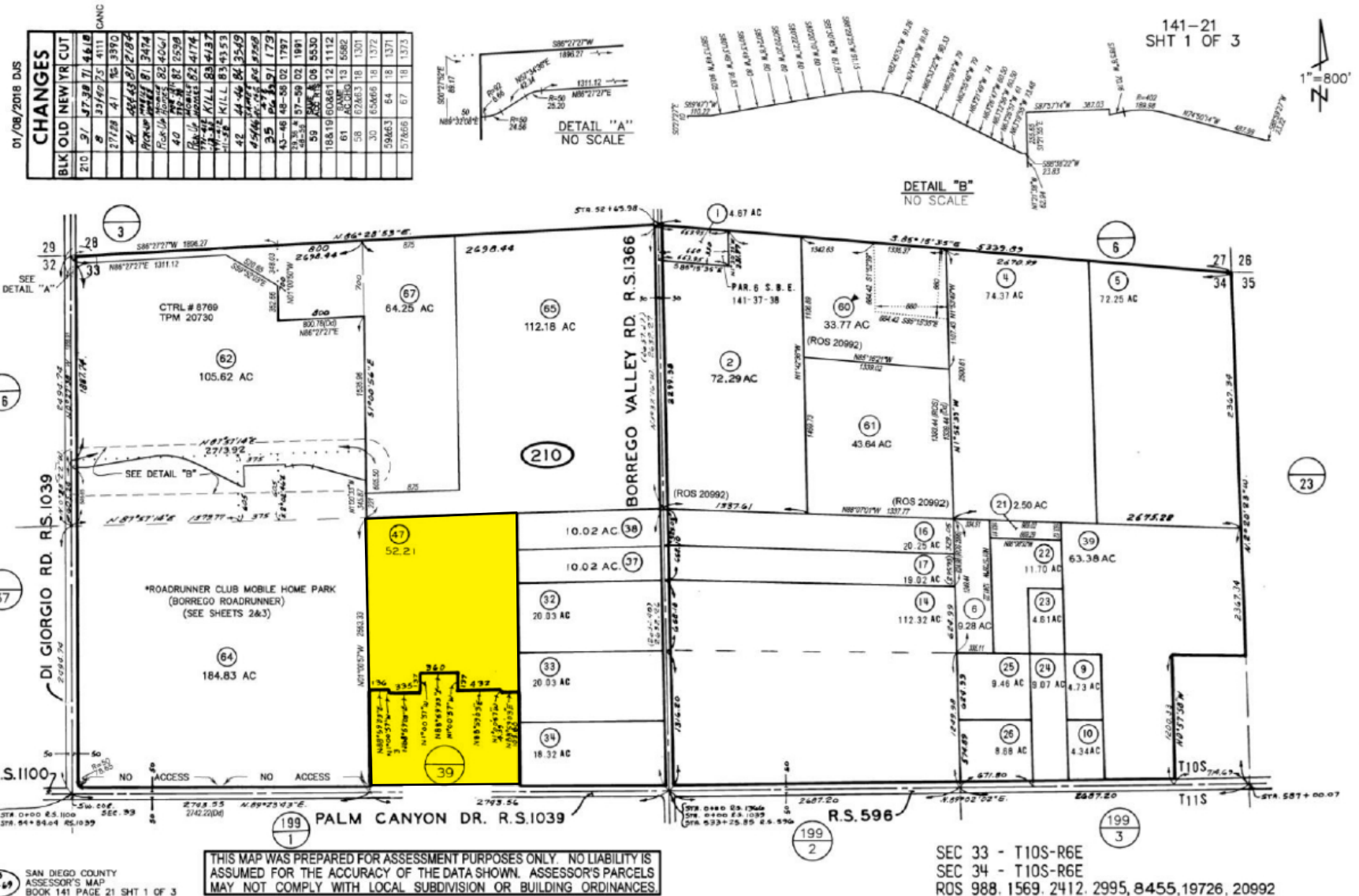
Fire- Borrego Springs Fire District

Police- San Diego County Department- Borrego Springs District

plat map

8

141-20 & 21



MAP NO. 12750

SHEET 1 OF 7 SHEETS

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC THE PORTION OF PALM CANYON DRIVE AS SHOWN HEREON FOR USE AS A STREET AND RELINQUISH AND WAIVE THE ABUTTERS RIGHTS OF ACCESS APPURTENANT TO LOTS 97 AND 98 IN AND TO PALM CANYON DRIVE AS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO BORREGO WATER DISTRICT THE SEWER AND WATER EASEMENTS AS SHOWN ON SAID MAP.

BORREGO SPRINGS 341 LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP,
AS OWNER

BY: BORREGO SPRINGS 341 CORPORATION, AS GENERAL PARTNER

BY: Gerald Addis
SECRETARY

PACIFIC FORECLOSURE, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED MARCH 23, 1990, AS RECORDER'S FILE NO. 90-154235 OF OFFICIAL RECORDS.

VICE-PRESIDENT
GERALD ADDIS

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE BORREGO WATER DISTRICT, A PUBLIC CORPORATION, SAN DIEGO COUNTY, CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 45 DUES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT THE GRANT OF ALL INTERESTS IN REAL ESTATE FOR PUBLIC PURPOSES AS SHOWN ON THIS MAP, BY AND BETWEEN THE BORREGO WATER DISTRICT AND BORREGO SPRINGS 341 LIMITED PARTNERSHIP, AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID MAP.

BORREGO WATER DISTRICT

DATE: 10-16-90
GENERAL MANAGER

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) **

ON THIS 16th DAY OF OCTOBER, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED L.R. Burrell

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE GENERAL MANAGER OF BORREGO WATER DISTRICT, A PUBLIC CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND,
MY COMMISSION EXPIRES Sept 20 1993

Edith Theresa Graham
EDITH THERESA GRAHAM
NOTARY PUBLIC IN AND
FOR SAID STATE.
PRINCIPAL PLACE OF
BUSINESS: SAN DIEGO COUNTY

COUNTY OF SAN DIEGO TRACT NO. 4470-1

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FOR COMPLETE METES AND BOUNDS LEGAL DESCRIPTION OF THE BOUNDARY OF THIS SUBDIVISION, SEE CERTIFIED TITLE COMPANY DESCRIPTION AND REPORT ON FILE IN THE OFFICE OF THE COUNTY ENGINEER.
SUBDIVISION GUARANTEE FURNISHED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 98402-6

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) **

ON THIS 14th DAY OF OCTOBER, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GERALD ADDIS PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SECRETARY OF BORREGO SPRINGS 341 CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNER AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED, SAID CORPORATION BEING (PERSONALLY KNOWN TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE GENERAL PARTNER OF BORREGO SPRINGS 341 LIMITED PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 2-9-94

Michelle Faller Allen
MICHELLE FALLER ALLEN
NOTARY PUBLIC IN AND
FOR SAID STATE.
PRINCIPAL PLACE OF BUSINESS: SAN DIEGO COUNTY

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR, DEPARTMENT OF PUBLIC WORKS OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

PAUL BOLAND, COUNTY TREASURER-TAX COLLECTOR

DATED: 10-24-90 BY: Paul Boland
DEPUTY

GRANVILLE M. BOWMAN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

DATED: 11-5-90 BY: Charles Moore
FOR DIRECTOR

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF THE EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a) (3) (A) (1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

-----A. THE COUNTY OF SAN DIEGO PER DOCUMENTS RECORDED MARCH 8, 1946, IN BOOK 2058, PAGE 340 OF OFFICIAL RECORDS.

-----B. SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED OCTOBER 15, 1945 IN BOOK 1956, PAGE 340 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) **

ON 10-13-90 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Gerald Addis PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE-PRESIDENT OF PACIFIC FORECLOSURE, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS TRUSTEE AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 2-9-94

Michelle Faller Allen
MICHELLE FALLER ALLEN
NOTARY PUBLIC IN AND
FOR SAID STATE.
PRINCIPAL PLACE OF
BUSINESS: San Diego County

I, KATHRYN A. NELSON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS MAP, HAS ACCEPTED, SUBJECT TO IMPROVEMENT, THE PORTION OF PALM CANYON DRIVE AS DEDICATED HEREON AND HAS ACCEPTED THE ABUTTERS RIGHTS OF ACCESS APPURTENANT TO LOTS 97 AND 98 IN AND TO PALM CANYON DRIVE, AS RELINQUISHED AND WAIVED.

KATHRYN A. NELSON, CLERK OF THE BOARD OF SUPERVISORS

DATE 11-21-90 BY: Edith Theresa Graham
DEPUTY

I, STEPHEN R. BOBBETT, A REGISTERED CIVIL ENGINEER, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN OCTOBER OF 1985 AND APRIL OF 1990 AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. (SEE LEGEND ON SHEET 2)

Stephen R. Bobbett
STEPHEN R. BOBBETT, RCE 27711
LICENSE EXPIRES 3-31-1994



I, GRANVILLE M. BOWMAN, COUNTY ENGINEER, STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND DIVISION I OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

GRANVILLE M. BOWMAN
COUNTY ENGINEER, RCE 13681
BY: Charles E. Moore
CHARLES E. MOORE
LS3068



FILE NO. 90-637047
I, VERA L. LYLE, RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF STEPHEN R. BOBBETT THIS 29th DAY OF November 1990, AT 3:55 O'CLOCK P.M.

VERA L. LYLE, COUNTY RECORDER

BY: Edith Theresa Graham
DEPUTY

FEE \$17.00
1.00
16

GRADING PLAN L-2058
CALIF COORD INDEX 394-1695 (X)

COUNTY TM 4470-1

This map/plan is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

MAP NO. 12750

SHEET 2 OF 7 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 4470 - I

PROCEDURE OF SURVEY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION MAP IS THE SOUTHERLY LINE OF SECTION 33, T10S, R6E, S8M AS SHOWN ON PARCEL MAP 8500. VIZ: N 89°23'43"E

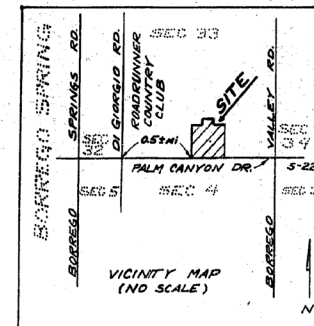
LEGEND

- FOUND AS NOTED HEREON
- SET 2" x 24" IRON PIPE WITH TAG RCE 27711
- △ SET STREET MONUMENT STAMPED RCE 27711 PER STD. DWGS. M-10 & M-13 - (SEE DEFERRED MONUMENTATION CERTIFICATE ON SHEET 1)

WALL INDICATES ABUTTERS RIGHTS OF ACCESS RELINQUISHED AND WAIVED.

NOTES

- UNLESS OTHERWISE SHOWN, A 1/2" x 10" STEEL PIN WITH CAP STAMPED RCE 27711 HAS BEEN SET AT ALL REAR LOT CORNERS, ALL FRONT LOT CORNERS AND ALL POINTS OF CURVE ALONG THE SIDELINES OF PRIVATE STREETS. (SEE DEFERRED MONUMENTATION CERTIFICATE ON SHEET 1)
- THE BEGINNING AND ENDING LOT NUMBERS ARE 1 AND 103 RESPECTIVELY.
- THE TOTAL NUMBER OF LOTS IS 103
- ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET SOLAR ACCESS FOR EACH EXISTING AND/OR PROPOSED DWELLING UNIT AS REQUIRED BY SECTION 51.4(d)(1) OF THE SUBDIVISION ORDINANCE.
- THE TOTAL GROSS AREA IS 30.90 ACRES.
- ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDRETHS.
- ALL BEARINGS AND/OR DELTAS SHOWN WITHOUT SECONDS REPRESENT THAT BEARING TO ZERO SECONDS.



GRADINGS PLAN L-205B

CALIF. COORD. INDEX 394-1965 (X)

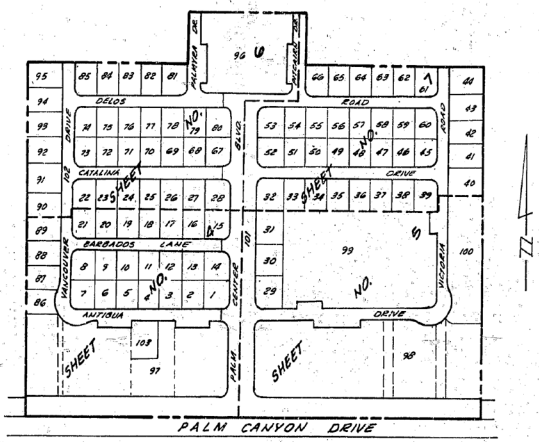
COUNTY TM 4470-I

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown hereon.

MAP NO. 12750

SHEET 3 OF 7 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 4470-I



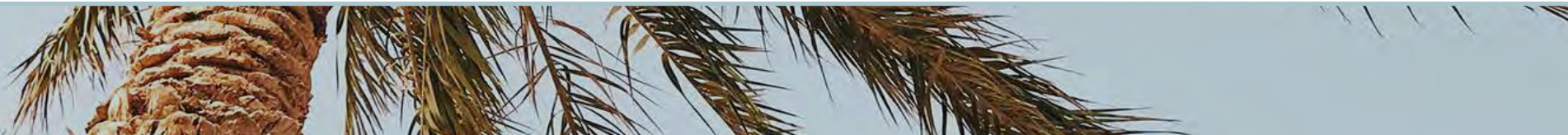
INDEX MAP
SCALE: 1"=200'

J.O. #1535
JO 12554

GRADING PLAN L- 2058
CALIF. COORD. INDEX 394-1965 (X) COUNTY TM 4470-I

This map/plan is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Order: 153953
Doc: SDM 12750



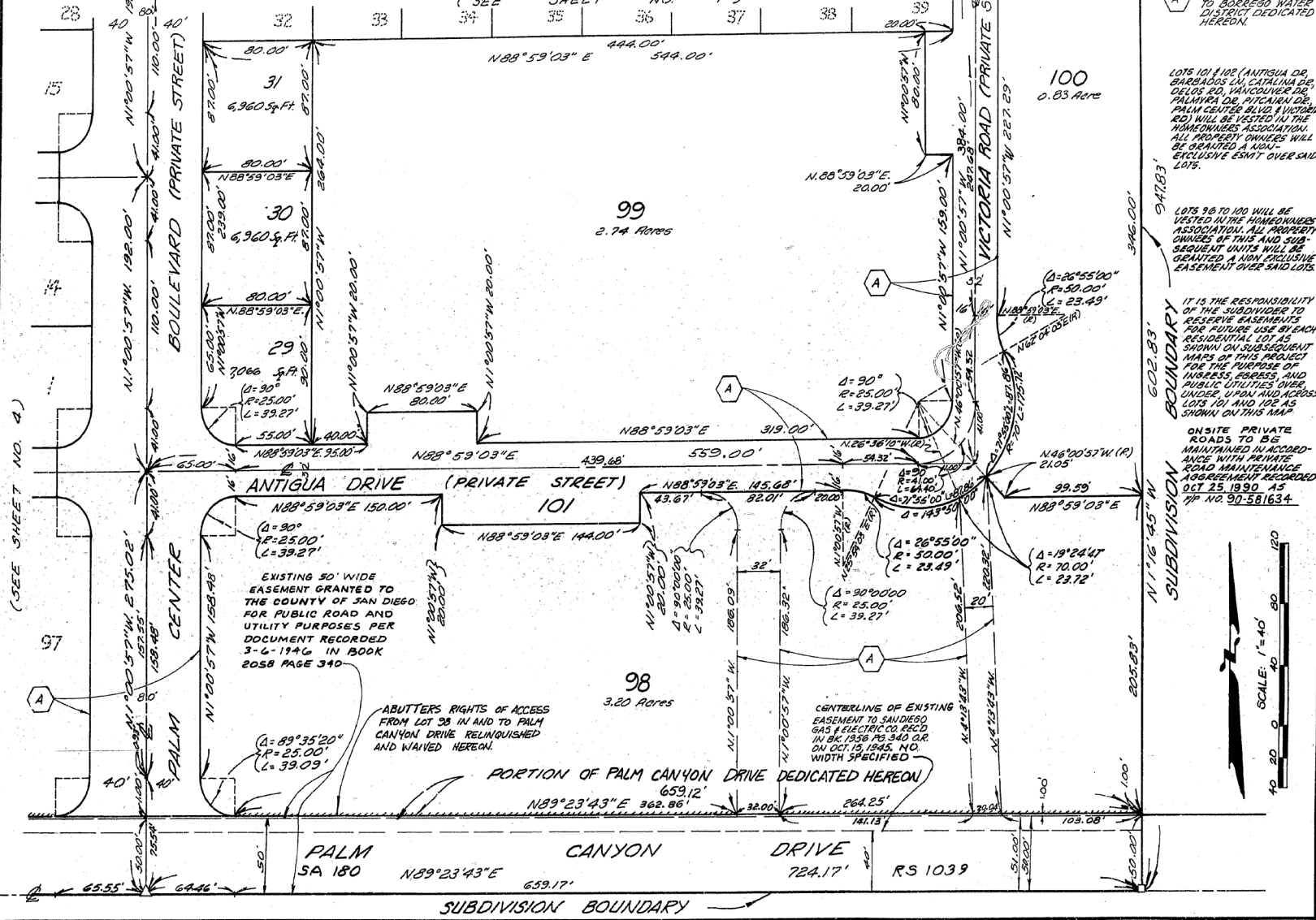
MAP NO. 12750

(SEE SHEET NO. 7) SHEET 5 OF 7 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 4470-I

(SEE SHEET NO. 7)

(SEE SHEET NO. 6)



SEWER & WATER ESMT TO BORRERO WATER DISTRICT DEDICATED HEREON.

LOTS 101 & 102 (ANTIGUA DR, BARBADOS LN, CATALINA DE, DELLOS RD, HANCOCK DR, PALMVIEW DR, PITCAIRN DR, PALM CENTER BLVD & VICTORIA RD) WILL BE VESTED IN THE HANCOCK ASSOCIATION. ALL PROPERTY OWNERS OF THIS AND SUBSEQUENT UNITS WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER SAID LOTS.

LOTS 98 TO 100 WILL BE VESTED IN THE HANCOCK ASSOCIATION. ALL PROPERTY OWNERS OF THIS AND SUBSEQUENT UNITS WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER SAID LOTS.

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO RESERVE EASEMENTS FOR FUTURE USE BY EACH RESIDENTIAL LOT AS SHOWN ON SUBSEQUENT MAPS OF THIS PROJECT FOR THE PURPOSES OF INTEREST, EGRESS, AND PUBLIC UTILITIES OVER, UNDER, UPON AND ACROSS LOTS 101 AND 102 AS SHOWN ON THIS MAP.

ON-SITE PRIVATE ROADS TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED OCT 25, 1990 AS PP NO 90-581634.



GRADING PLAN L-2058

CALIF. COORD. INDEX 394-1965(X)

COUNTY TM 4470-I

MAP NO. 12750

SHEET 6 OF 7 SHEETS

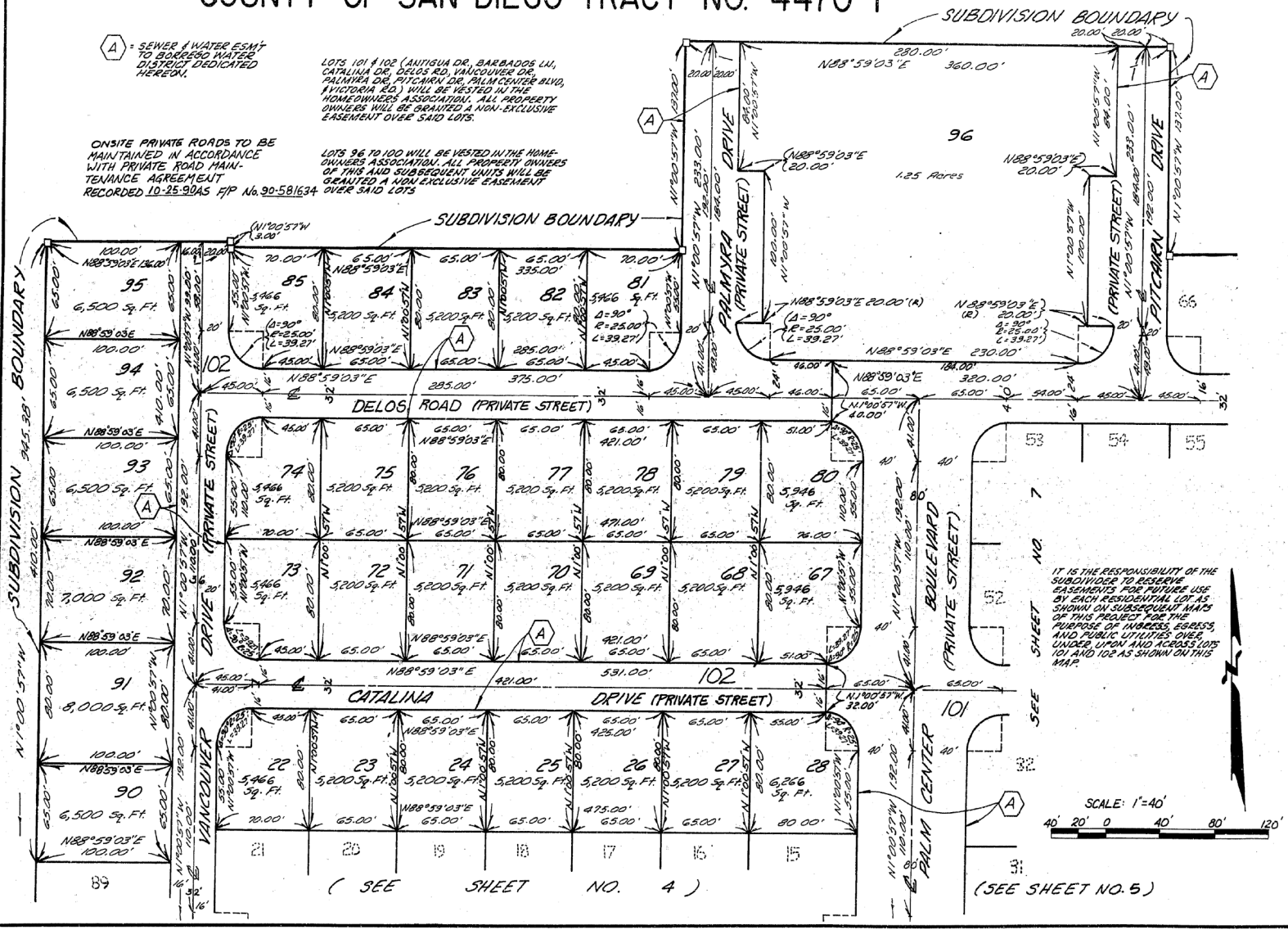
COUNTY OF SAN DIEGO TRACT NO. 4470-1

A = SEWER & WATER ESMY TO BORRERO WATER DISTRICT DEDICATED HEREON.

LOTS 101 & 102 (ANTISUA DR. BARBADOS LVI, CATALINA DR. DELOS RD. VANCOUVER DR. PALMYRA DR. FITCHARD DR. PALM CENTER BLVD. VICTORIA RD.) WILL BE VESTED IN THE HOMEOWNERS ASSOCIATION. ALL PROPERTY OWNERS WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER SAID LOTS.

ONSITE PRIVATE ROADS TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED 10-25-90AS F/P No. 90-581634

LOTS 96 TO 100 WILL BE VESTED IN THE HOMEOWNERS ASSOCIATION. ALL PROPERTY OWNERS OF THIS AND SUBSEQUENT UNITS WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER SAID LOTS.



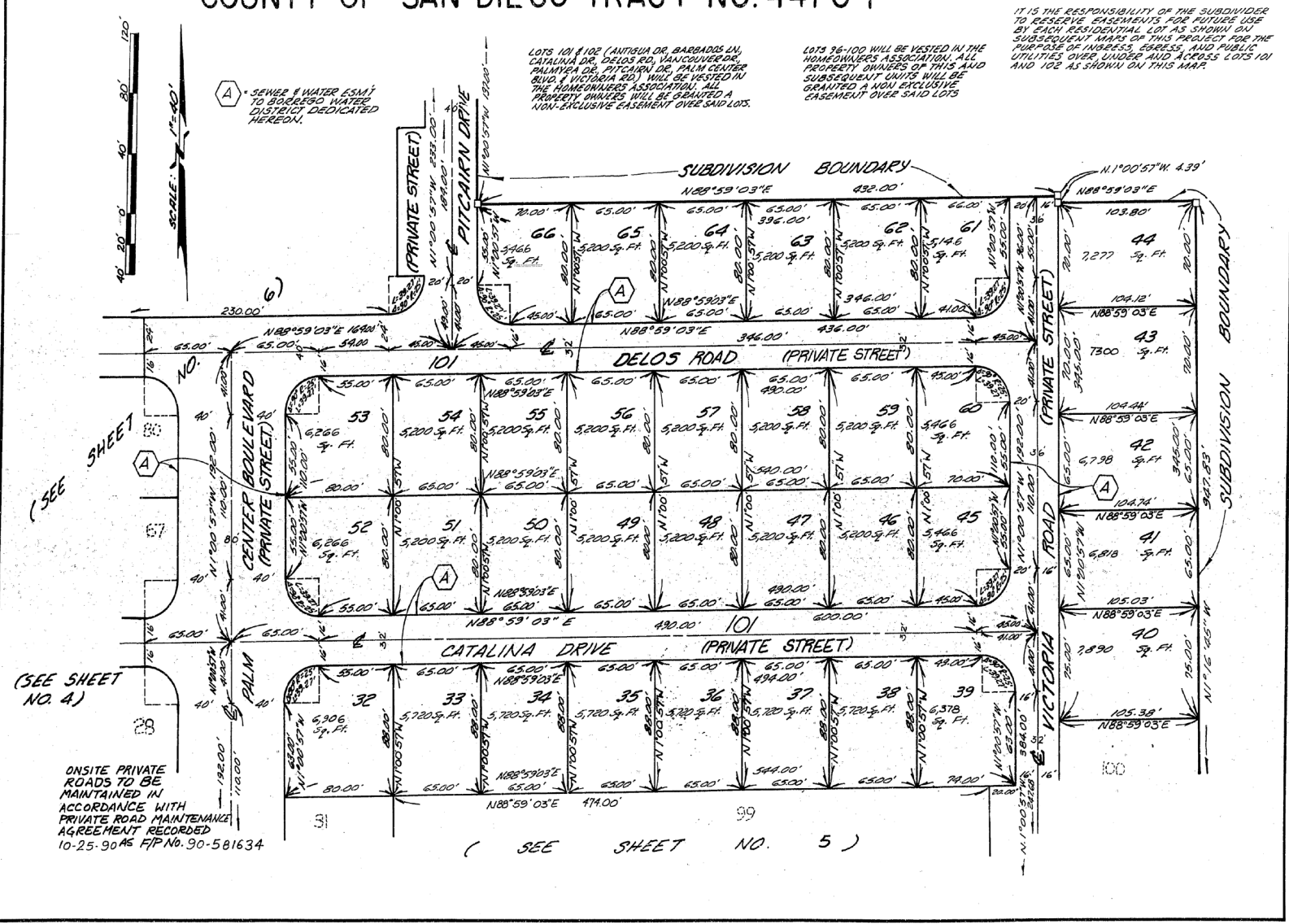
GRADING PLAN L-2058
CALIF. COORD. INDEX 394-1965 (X)

COUNTY TM 4470-1

MAP NO. 12750

SHEET 7 OF 7 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 4470-I



IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO RESERVE EASEMENTS FOR FUTURE USE BY EACH RESIDENTIAL LOT AS SHOWN ON SUBSEQUENT MAPS OF THIS PROJECT FOR THE PURPOSE OF ADDRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER AND ACROSS LOTS 101 AND 102 AS SHOWN ON THIS MAP.

LOTS 101 & 102 (ANTHONY DR. BARBADOS LN, CATALINA DR. DELOS RD, HANCOCK BLVD, PALMYRA DR, PITCAIRN DR, PALM CENTER BLVD & VICTORIA RD) WILL BE VESTED IN THE HANCOCK ASSOCIATION. ALL PROPERTY OWNERS OF THIS AND SUBSEQUENT UNITS WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER SAID LOTS.

LOTS 96-100 WILL BE VESTED IN THE HANCOCK ASSOCIATION. ALL PROPERTY OWNERS OF THIS AND SUBSEQUENT UNITS WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER SAID LOTS.

ONSITE PRIVATE ROADS TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED 10-25-90 AS FIP No. 90-581634

GRADING PLAN L-2058
CALIF. COORD. INDEX 394-1965 (X)

COUNTY TM 4470-I

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CLICK TO VIEW DOCUMENT LINKS

APPLICATIONS

TITLE REPORT

ENTITLEMENT EMAILS

CONDITIONS/RESOLUTIONS

ENVIRONMENTAL DOCUMENTS



borrego springs unified school district

BSUSD serves our community by pursuing educational excellence for all students, striving to strengthen parent involvement, soliciting community, business and university partners and pursuing additional funds for our district, our schools.

A small school and caring community working together to provide every single student a diverse and academically rich education. Aspiring to produce graduations who have their own visions for the future, armed with strong values and the tools for success in college, career, family and community life.

1 Borrego Springs Elementary School

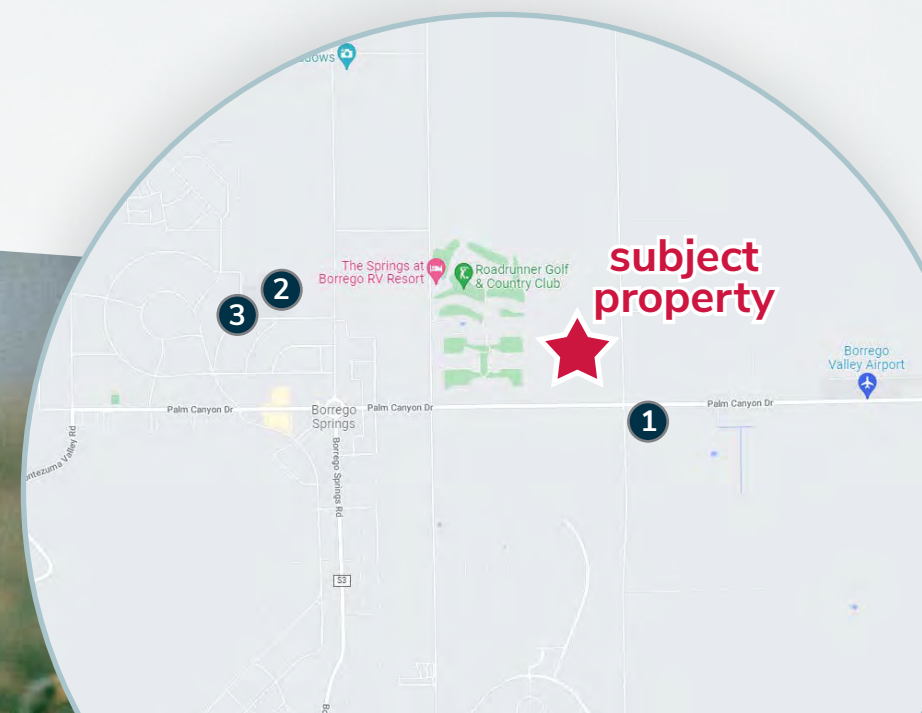
1315 Palm Canyon Drive
Borrego Springs, California 92004

2 Borrego Springs Middle School

2255 Diegueno Rd
Borrego Springs, California 92004

3 Borrego High School

2281 Diegueno Rd
Borrego Springs, California 92004



2021 demographics

1 mile



population

461



estimated households

206



average household income

\$68,099



median household income

\$38,299



total employees

28

3 miles



population

2,968



estimated households

1,377



average household income

\$48,332



median household income

\$62,075



total employees

340

5 miles



population

3,633



estimated households

1,693



average household income

\$45,941



median household income

\$66,007



total employees

442



for more information, please contact

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic #01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic #01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959

