

# 30.13 acres – 3 Parcels – Equestrian or Estate Lots

Via Las Brisas | San Marcos, CA 92069

- o Potential Estate Lot Subdivision
- o Big views from all lots
- o Close proximity to the 78, I-15, Twin Oaks Golf Course, Cal State San Marcos University, retail centers and popular wineries
- o Ideal private compound with animal/equestrian uses

**Lot 1 Asking Price: \$495,000**

**Parcel 1 Asking Price: \$285,000**

**Parcel 2 Asking Price: \$285,000**

**ASKING PRICE: \$1,065,000**

**Lot 1**  
27.19 Acres  
MAY BE SOLD SEPARATELY

**Parcel 1**  
1.87 Acres  
MAY BE SOLD SEPARATELY

**Parcel 2**  
1.07 Acres  
MAY BE SOLD SEPARATELY



**MATT WEAVER**  
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CalDRE Lic#01323215

**ALEX BENTLEY**  
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CalDRE Lic#02062959

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

n twin oaks valley rd



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**Parcel 2**  
1.07 Acres  
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escondido  
10.5 miles

san marcos  
2.4 miles

twin oaks  
valley ranch park

twin oaks  
golf course

University of  
St. Augustine

**Parcel 2**

MAY BE SOLD SEPARATELY

**Parcel 1**

MAY BE SOLD SEPARATELY

**LOT 1**

MAY BE SOLD SEPARATELY

n twin oaks valley rd





altman  
plant nursery

rise church  
san marcos

emerald heights  
housing assoc.

twin oaks  
high school

twin oaks  
elementary

twin oaks valley  
winery

twin oaks  
golf course

**Parcel 1**  
MAY BE SOLD SEPARATELY

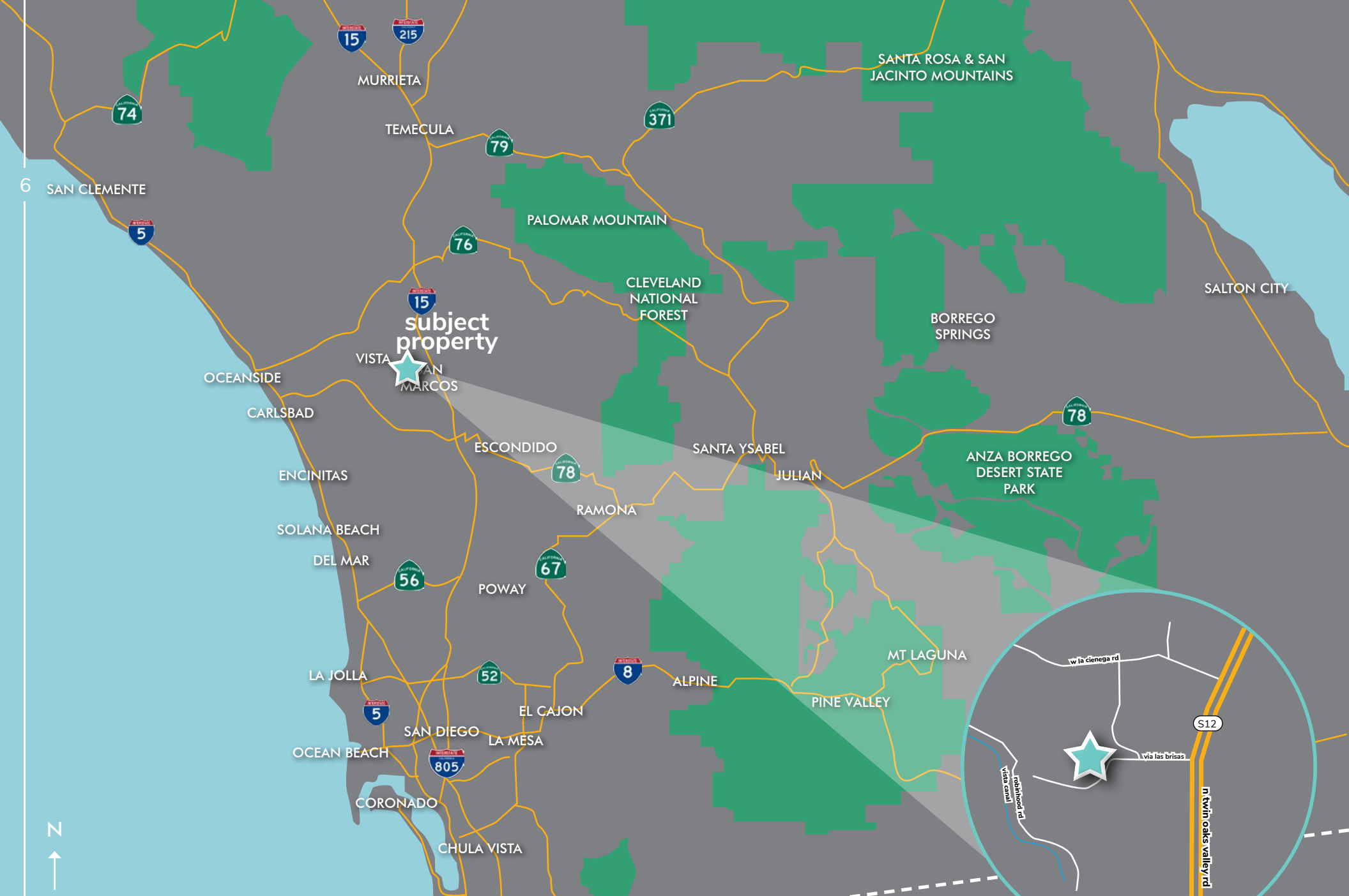
**Parcel 2**  
MAY BE SOLD SEPARATELY

**LOT 1**  
MAY BE SOLD SEPARATELY

n twin oaks valley rd







location map



# property information

## location:

The subject property is located on the west side of Twin Oaks Valley Road between Maloney Street and Via Las Brisas. It is across from the Twin Oaks Golf Course, approximately 3.5 miles from Cal State University San Marcos, 2.7 miles from the 78, and 3.3 miles from the I-15 offering residents an easy commute to San Diego, Orange and Riverside Counties.

## property description:

The subject property is in an excellent location between Las Brisas and Maloney Street, and across from Twin Oaks Golf Course in San Marcos, California. Based on the topography and designated open space, the site will most likely allow for approximately 10-14 Estate lots with lot sizes averaging one-acre. This property provides an excellent opportunity for builders and developers to create a private community with larger lots in San Marcos. The subject property may also be sold as three individual parcels. The two lots from TPM 580 may be purchased for \$285,000 per lot or \$570,000 for both lots, and the remaining parcel may be sold for \$595,000.

## jurisdiction:

City of San Marcos

## apn # & acreage:

182-210-30-00 → 1.87  
218-331-17-00 → 1.07  
182-360-16-00 → 27.19  
TOTAL → 30.13 gross acres

## zoning:

Estate Residential (R-1-20)

[Click here to view Zoning](#)

## general plan:

Rural Residential (RR)

[Click here to view General Plan](#)

## density:

2 du/acre

## min lot size:

20,000 square feet

## max height:

35' or 2 stories ; homes located on parcels 1 & 2 of TPM 580 will need to be single-story due to the location on the ridgeline

## estimated improvement fees for TPM 580:

Approximately \$250,000 per lot

- Offsite Improvements: Approximately \$175,000 per lot
- Onsite Improvements: Approximately \$75,000 per lot

## entitlement status:

There is a parcel map for two legal parcels (TPM 580). A final map was previously approved for 12 lots, TSM 412, or 14 total including the two lots in TPM 580, and there is a reversion map for the 27.19 acres. A portion of the development impact fees have been paid for the parcels located in TPM 580; only Fire Protection, School and Affordable Housing Fee remain.

## school district:

San Marcos Unified School District

## services:

- Water/Sewer- City of San Marcos
- Gas/Electric- SDG&E
- Fire- San Marcos Fire Department
- Police- San Diego County Sheriff's Department

[CLICK HERE TO VIEW EQUESTRIAN/ANIMAL USES](#)



## MAP OF REVERSION TO ACREAGE OF CITY OF SAN MARCOS TRACT NO. 412

### OWNER'S CERTIFICATE

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND EMBRACED WITHIN THIS MAP KNOWN AS CITY OF SAN MARCOS TRACT NO. 412, SAID MAP HAVING BEEN FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 24, 2004 OF OFFICIAL RECORDS, AND WE HEREBY CONSENT TO THE PREPARATION AND RECDATION OF THIS REVERSION TO ACREAGE MAP, CONSISTING OF 5 SHEETS, AND DESCRIBED IN CAPTION THEREOF.

WE HEREBY VACATE THE EASEMENT FOR GENERAL UTILITY, MUNICIPAL ACCESS AND INCIDENTAL PURPOSES.

WE HEREBY VACATE THE EASEMENT FOR EMERGENCY ACCESS AND INCIDENTAL PURPOSES.

LAS BRISAS REALTY ASSOCIATES, LLC. AS OWNER

BY: *J. Duffy*  
JAMES DUFFY, MANAGING MEMBER

LAS BRISAS REALTY ASSOCIATES, LLC. AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED JUNE 08, 2016 AS DOCUMENT NO. 2016-0282528, O.R.

BY: *J. Duffy*  
NAME: JAMES DUFFY  
TITLE: MANAGING MEMBER

LAS BRISAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED MAY 14, 2018 AS DOCUMENT NO. 2018-0193245, O.R.

BY: *D. Patton*  
NAME: DAVID PATTON  
TITLE: MANAGING MEMBER

### NOTARY'S CERTIFICATE:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF San Diego } SS

ON November 29, 2021, BEFORE ME, Aracelle Hanna Lackritz, A NOTARY PUBLIC, PERSONALLY APPEARED James Duffy AND David Patton, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/HEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITIES, AND THAT BY (HIS/HER/THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: *A. Hanna Lackritz* PRINT NAME: Aracelle Hanna Lackritz  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: San Diego

MY COMMISSION EXPIRES: 07/29/2024 COMMISSION # 2330894

BEING A REVERSION TO ACREAGE OF PORTIONS OF LOTS 1 THROUGH 12 AND LOTS A THROUGH C OF THE CITY OF SAN MARCOS TRACT NO. 412, ACCORDING TO THE MAP THEREOF NO. 14864 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 24, 2004.

TOGETHER WITH THE GENERAL UTILITY AND MUNICIPAL ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF SAN MARCOS AS VACATED BY FILING THIS REVERSION MAP AS PROVIDED IN SECTION 66499.18 OF THE SUBDIVISION MAP ACT, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

INCLUDING THE OPEN SPACE EASEMENT AND TRAIL EASEMENT GRANTED TO THE CITY OF SAN MARCOS PER MAP NO. 14864, WHICH WILL REMAIN.

SUBDIVISION GUARANTEE FOR THIS TRACT MAP IS FURNISHED BY FIRST AMERICAN TITLE CO. ORDER# NHSC-6016355 DATED OCTOBER 25, 2021.

AREA OF SUBDIVISION = 27.192 ACRES (SEE SURVEYOR'S NOTE 1 ON SHEET 2), TOTAL NO. OF LOTS = 1

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF San Diego } SS

ON November 29, 2021, BEFORE ME, Aracelle Hanna Lackritz, A NOTARY PUBLIC, PERSONALLY APPEARED David Patton AND Aracelle Hanna Lackritz, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/HEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITIES, AND THAT BY (HIS/HER/THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: *A. Hanna Lackritz* PRINT NAME: Aracelle Hanna Lackritz  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: San Diego, CA

MY COMMISSION EXPIRES: 07/29/2024 COMMISSION # 2330894

### SIGNATURE OMISSION

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

- (1) VISTA IRRIGATION DISTRICT, PER DOCUMENT RECORDED DECEMBER 17, 1925, IN BOOK 1131, PAGE 485 OF DEEDS.
- (2) JOHN E. GUSTASTON AND GAY ELIZABETH GUSTASTON, PER DOCUMENT RECORDED APRIL 1, 1985, AS FILE NO. 85-108606 OF OFFICIAL RECORDS.
- (3) SAN MARCOS COUNTY WATER DISTRICT, PER DOCUMENT RECORDED AUGUST 12, 1985, AS FILE NO. 85-288878 OF OFFICIAL RECORDS.
- (4) LEON NOTRICA, PER DOCUMENT RECORDED MARCH 8, 1989 AS FILE NO. 89-117716 OF OFFICIAL RECORDS.
- (5) PACIFIC BELL, A CALIFORNIA CORPORATION, PER DOCUMENT RECORDED MARCH 25, 1996, AS FILE NO. 96-0144345 OF OFFICIAL RECORDS.
- (6) HANS G. AND MAY R. DILL, PER DOCUMENT RECORDED JULY 12, 1996, AS FILE NO. 96-0351805 OF OFFICIAL RECORDS.
- (7) MIKE CROWELL AND CHRISTINA ALLEN, PER DOCUMENT RECORDED JUNE 20, 2000, AS FILE NO. 00-0324313 OF OFFICIAL RECORDS.
- (8) SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, PER DOCUMENT RECORDED FEBRUARY 16, 2005, AS INSTRUMENT NO. 2005-0128330 OF OFFICIAL RECORDS, DAVID OTT AND GORBE L. PARRER, PER DOCUMENT RECORDED MARCH 8, 2001 AS FILE NO. 01-119720 O.R.
- (9) VISTA IRRIGATION DISTRICT, PER DOCUMENT RECORDED SEPTEMBER 16, 2004, AS FILE NO. 04-0882778 OF OFFICIAL RECORDS.
- (10) JOHN G. AND RUIZ P. SLAGLE, PER DOCUMENT RECORDED MARCH 03, 2020, AS FILE NO. 20-0110904 OF OFFICIAL RECORDS.
- (11) CITY OF SAN MARCOS, AS HOLDER OF EASEMENTS AS DEDICATED ON MAP NO. 14864.

### SURVEYOR'S STATEMENT

I, DEAN JOHNSON, A PROFESSIONAL LAND SURVEYOR, STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JAMES DUFFY ON JULY 18, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. (SEE LEGEND ON SHEET 3)

BY: *Dean Johnson*  
DEAN JOHNSON  
L.S. 4878  
DATED: DEC. 3, 2021



### BOND & ASSESSMENT CERTIFICATE

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.

DAN McALLISTER  
COUNTY TREASURER-TAX COLLECTOR  
BY: *Dan McAllister*  
DATED: 12/02/21  
JANE MORALES  
RICHARD A. CRIGGION  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS  
BY: *Jane Morales*  
DATED: 12-23-21

I, JACK GRIFFIN, FISCAL AGENT OF THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF THIS OFFICE, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF AS SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

JACK GRIFFIN  
CITY MANAGER  
BY: *Jack Griffin*  
DATED: 12/14/2021

### CITY CLERK CERTIFICATE

I, PHIL SCOLLOCK, CITY CLERK OF THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT BY RESOLUTION NO. 20-0811 THE COUNCIL OF SAID CITY HAS APPROVED THE REVERSION TO ACREAGE AS SHOWN ON THIS MAP AND HAS APPROVED THE VACATION AND ABANDONMENT OF THE GENERAL UTILITY, MUNICIPAL ACCESS EASEMENT AND THE EMERGENCY ACCESS EASEMENT, ALL AS DEDICATED ON MAP NO. 14864 SHOWN ON THIS MAP AS VACATED HEREON.

PHIL SCOLLOCK, CITY CLERK, CITY OF SAN MARCOS  
DATED: 12/15/21

### COUNTY TAX DEPOSIT CERTIFICATE

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT, DIVISION 2 OF THE TITLE 7 OF THE GOVERNMENT CODE REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THAT NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER  
CLERK OF THE BOARD OF SUPERVISORS  
BY: *Andrew Potter*  
DEPUTY  
DATE: 12-20-2021

### CITY ENGINEER'S STATEMENT

I, ISAAC ETCHAMENDY, CITY ENGINEER, OF THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION ORDINANCE OF THE CITY OF SAN MARCOS HAVE BEEN COMPLIED WITH.

ISAAC ETCHAMENDY, CITY ENGINEER  
R.C.E. 81294, EXP. 09/30/2023  
DATED: 12/14/21



### SURVEY CONSULTANT'S STATEMENT

I, PATRICK A. MCMICHAEL, LAND SURVEYOR, SURVEY CONSULTANT TO THE CITY OF SAN MARCOS, STATE THAT I HAVE EXAMINED THIS MAP, AND AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

PATRICK A. MCMICHAEL, P.L.S. 6187  
DATED: 12-16-2021



### CITY ATTORNEY CERTIFICATE

APPROVED AS TO FORM THIS 21<sup>st</sup> DAY OF December, 2021.

BY: *Heleen Holmes Peak*  
HELEEN HOLMES PEAK  
CITY ATTORNEY

### RECORDER'S CERTIFICATE

FILE NO. 2021-7000517

I, ERNEST J. DRONENBURG JR., COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF DEAN JOHNSON THIS 23<sup>rd</sup> DAY OF DECEMBER, 2021, AT 10:04 O'CLOCK A.M.

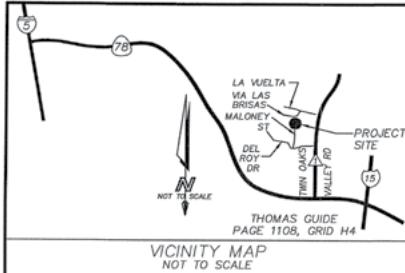
ERNEST J. DRONENBURG JR.  
COUNTY RECORDER  
BY: *Ernest J. Dronenburg Jr.*  
DEPUTY COUNTY RECORDER

FEE: \$75.00





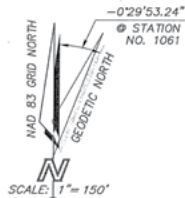
### MAP OF REVERSION TO ACREAGE OF CITY OF SAN MARCOS TRACT NO. 412



LINE DATA		
NO.	BEARING	DISTANCE
L1	N88°25'59"W	109.92'
[L1]	N88°59'45"W	110.00'
L2	N49°25'53"E	57.90'
L3	N89°11'04"W	140.43'
L4	N00°48'56"E	15.00'
L5	N89°11'04"W	150.00'
L6	N00°48'56"E	20.75'
L7	N25°43'20"W	6.43'
L8	N89°11'04"W	212.19'
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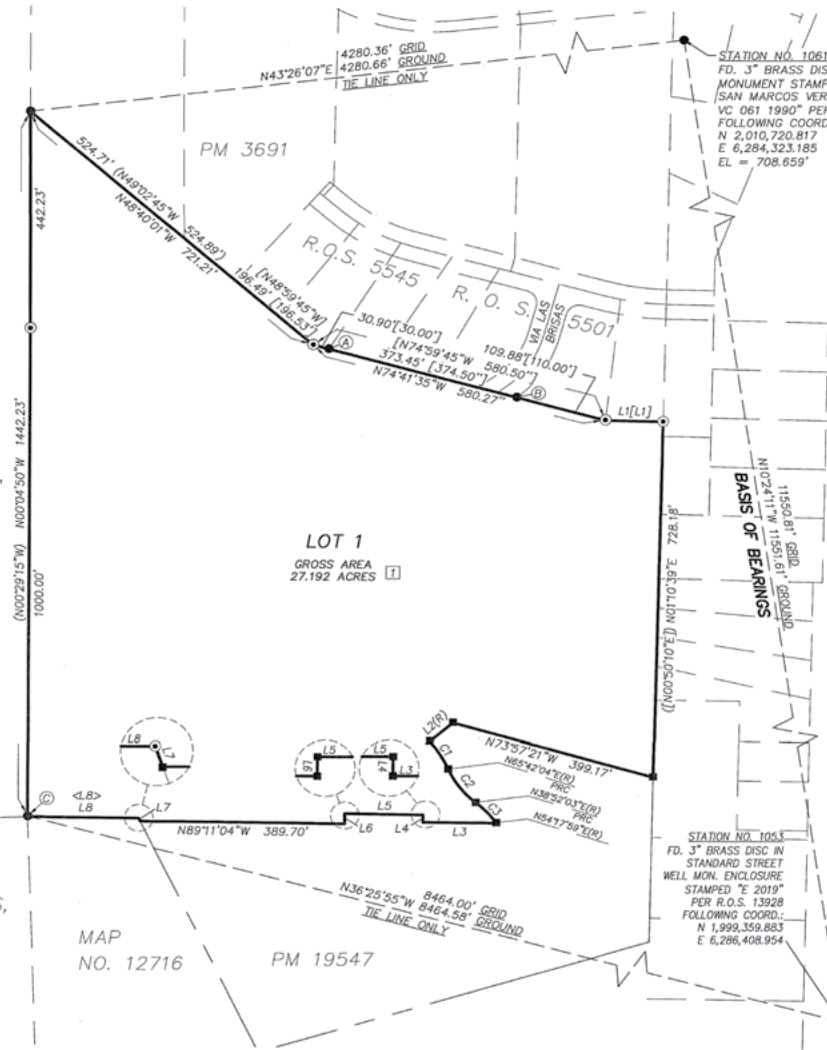
CURVE DATA				
NO.	RADIUS	DELTA	ARC	
[3]	C1	239.00'	16°16'11"	67.87'
	C2	186.00'	26°50'01"	87.11'
[4]	C3	214.00'	15°25'56"	57.84'

W 1/2 OF  
SEC. 35 T11S,  
R3W



W 1/2 OF  
SEC. 2 T12S,  
R3W

MAP  
NO. 12716  
PM 19547



#### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, GRID BEARING BETWEEN STATION NO'S 1061 & 1053, AS SAID STATIONS ARE PUBLISHED IN RECORD OF SURVEY MAP NO. 13928, I.E. N102°41'11"W.

THE COMBINED SCALE FACTOR AT STATION NO. 1061 IS 0.999928902.  
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

#### LEGEND:

- UNLESS NOTED OTHERWISE, FOUND 2" IRON PIPE WITH DISC MARKED "LS 2821" SET PER PARCEL MAP 3691.
- ⊙ UNLESS NOTED OTHERWISE, FOUND 2" IRON PIPE WITH DISC MARKED "LS 7226" SET PER MAP NO. 14864.
- FOUND 2" IRON PIPE WITH DISC STAMPED "LS 7226"; SET PER PM 19547.
- Ⓐ MONUMENT NOTATION.
- Ⓜ SURVEYOR'S NOTATION.
- ( ) RECORD DATA PER PM 3691.
- [ ] RECORD DATA PER ROS 5545.
- <> RECORD DATA PER M 12716.
- (R) RADIAL BEARING.
- SUBDIVISION BOUNDARY.

#### SURVEYOR'S NOTES:

- [1] GROSS AREA OF SUBDIVISION = 27.192 ACRES, IS SHOWN INCORRECTLY AS 26.709 ACRES IN THE CAPTION ON SHEET 1 OF MAP NO. 14864 AND 26.876 ACRES IN THE GENERAL NOTES ON SHEET 2 OF MAP NO. 14864.
- [2] BEARING AND DISTANCE = N49°25'53"E 57.90', ARE SHOWN INCORRECTLY AS N45°11'47"E 88.73' IN THE LINE DATA TABLE, NO. L2 ON SHEET 2 OF MAP NO. 14864.
- [3] DELTA AND ARC = 16°16'11" 67.87', ARE SHOWN INCORRECTLY AS 20°37'06" 86.01' IN THE CURVE DATA TABLE, NO. C1 ON SHEET 2 OF MAP NO. 14864.
- [4] DELTA = 15°25'56", IS SHOWN INCORRECTLY AS 15°25'55" IN THE CURVE DATA TABLE, NO. C10 ON SHEET 6 OF MAP NO. 14864.

#### MONUMENT NOTES

- Ⓐ FD 3/4" IRON PIPE W/PLUG STAMPED "LS 594", PER MAP NO. 14864.
- Ⓑ FD 1/2" IRON BAR W/CAP STAMPED "RCE 27", PER MAP NO. 14864.
- Ⓒ FD 1-1/2" IRON PIPE W/DISC STAMPED "LS 4088", PER PM 6692, PM 9153, R.O.S. 8097 & MAP NO. 14864.



## MAP NO. 16492

### SHEET 3 OF 5 SHEETS

### MAP OF REVERSION TO ACREAGE OF CITY OF SAN MARCOS TRACT NO. 412

#### EASEMENTS GRANTED OR RESERVED PER MAP NO. 14864 ABANDONED HEREON

#### LEGEND:

- (A) EASEMENT NOTATION.
- SUBDIVISION BOUNDARY.
- (R) RADIAL BEARING.

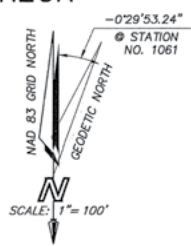
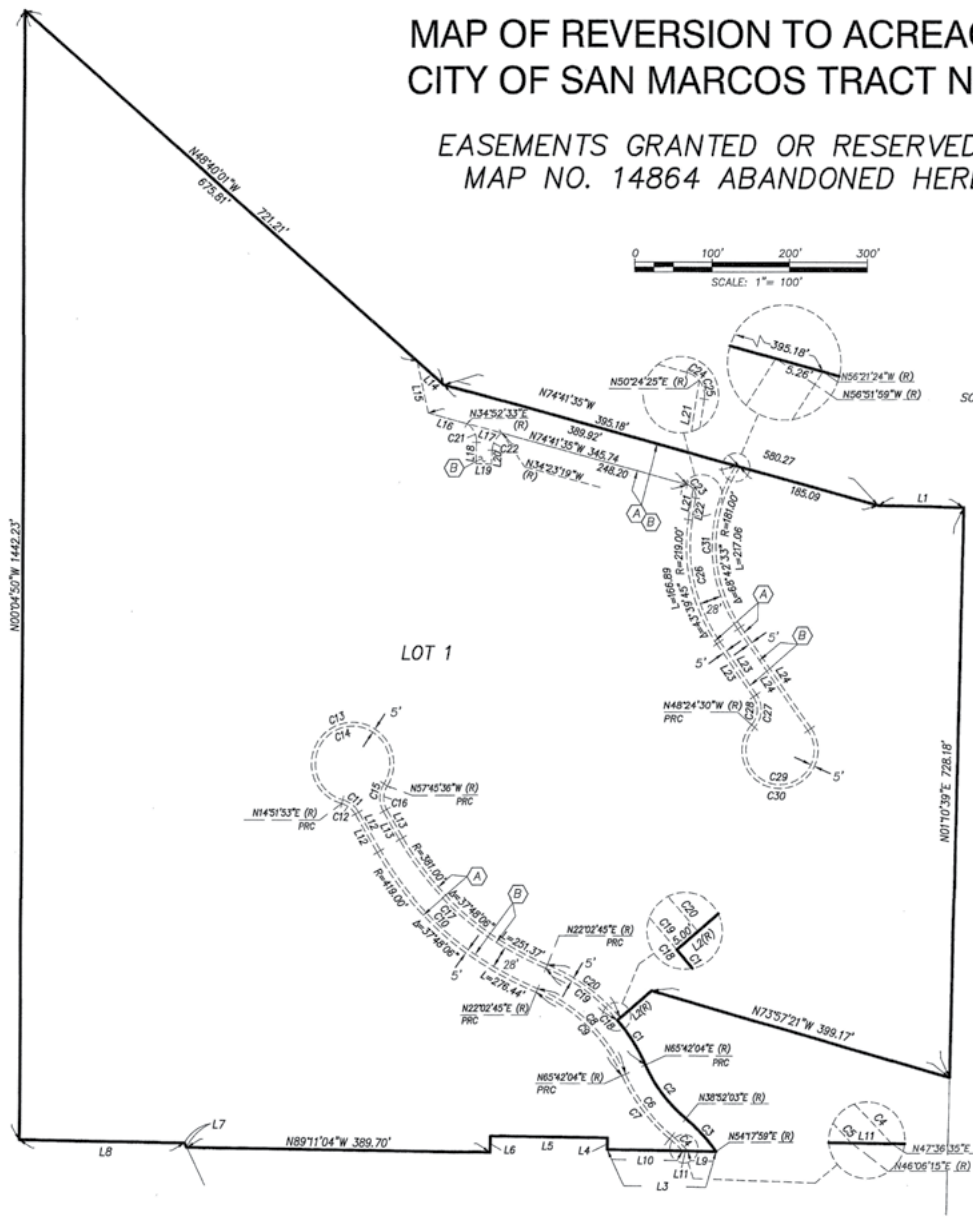
#### EASEMENT NOTES:

- (A) INDICATES GENERAL UTILITY AND MUNICIPAL ACCESS EASEMENT GRANTED PER MAP NO. 14864, VACATED HEREON.
- (B) INDICATES EMERGENCY ACCESS EASEMENT GRANTED PER MAP NO. 14864, VACATED HEREON.

#### EASEMENTS RESERVED PER MAP NO. 14864, RELEASED HEREON:

- PRIVATE DRAINAGE EASEMENT, VARIED WIDTH, TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- PRIVATE ACCESS EASEMENT, VARIED WIDTH.
- PRIVATE LANDSCAPE MAINTENANCE, DRAINAGE AND ACCESS EASEMENT, TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

EASEMENT GRANTED AND ACCEPTED BY VALLECITOS WATER DISTRICT PER MAP NO. 14864, QUITCLAIMED 01/24/2020 AS DOCUMENT NO. 2020-0039191 OF OFFICIAL RECORDS.



LOT 1

LINE DATA		
NO.	BEARING	DISTANCE
L1	N88°25'59\"W	109.92'
L2	N49°25'53\"E	57.90'
L3	N89°11'04\"W	140.43'
L4	N00°48'56\"E	15.00'
L5	N89°11'04\"W	150.00'
L6	N00°48'56\"E	20.75'
L7	N25°43'20\"W	6.43'
L8	N89°11'04\"W	212.19'
L9	N89°11'04\"W	36.41'
L10	N89°11'04\"W	97.07'
L11	N89°11'04\"W	6.95'
L12	N30°09'09\"W	56.59'
L13	N30°09'09\"W	41.89'
L14	N48°40'01\"W	45.40'
L15	N12°13'39\"W	67.58'
L16	N74°41'35\"W	51.92'
L17	N74°41'35\"W	45.62'
L18	N01°52'00\"E	27.19'
L19	N87°31'39\"W	20.00'
L20	N02°28'21\"E	18.00'
L21	N08°35'48\"E	40.08'
L22	N08°35'48\"E	28.90'
L23	N35°03'58\"W	82.75'
L24	N35°03'58\"W	158.64'

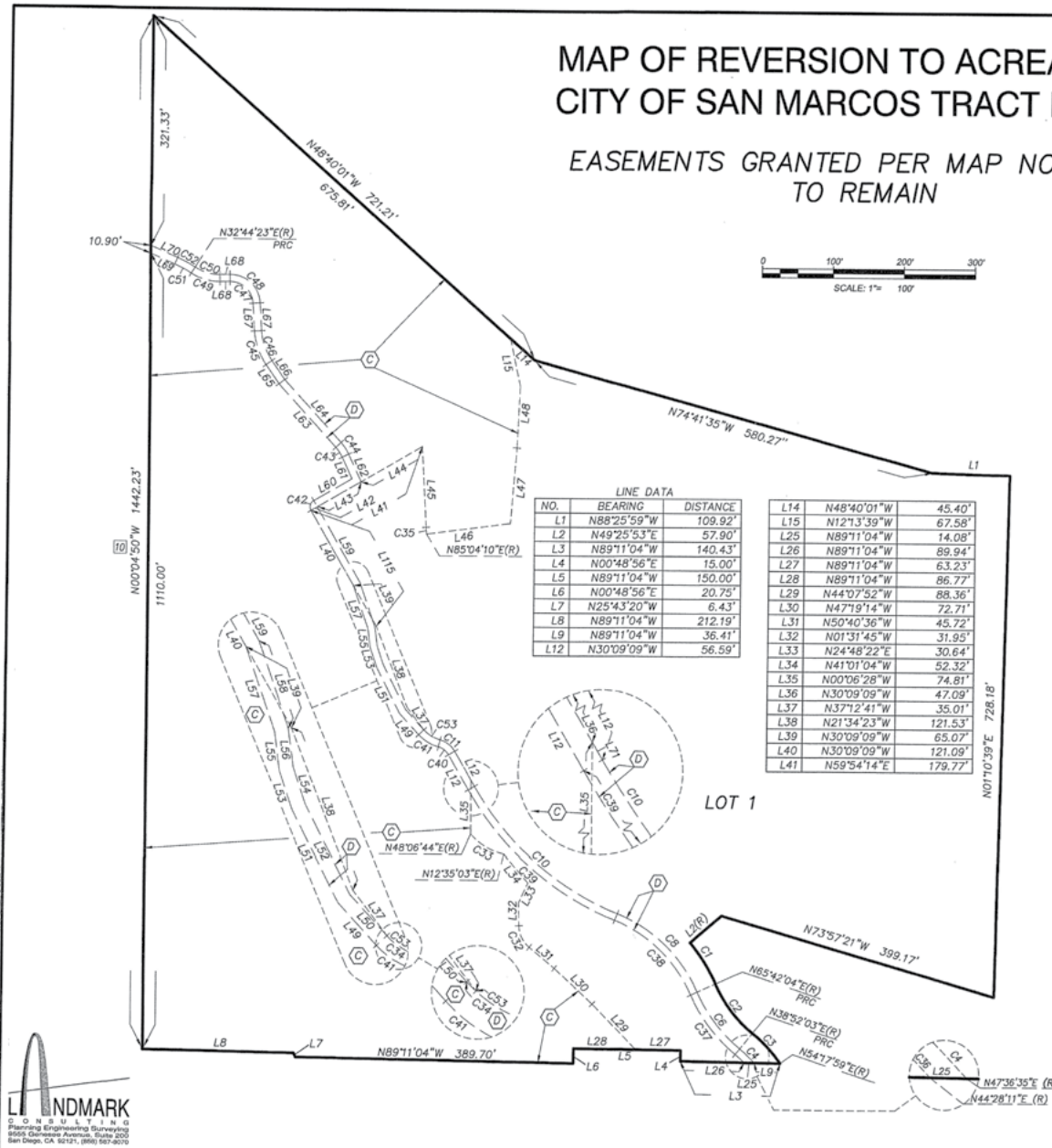
CURVE DATA			
NO.	RADIUS	DELTA	ARC
C1	239.00'	16°16'11\"	67.87'
C2	186.00'	26°50'01\"	87.11'
C3	214.00'	15°25'56\"	57.64'
C4	186.00'	08°44'32\"	28.38'
C5	181.00'	07°14'12\"	22.86'
C6	214.00'	26°50'01\"	100.22'
C7	219.00'	26°50'01\"	102.57'
C8	211.00'	43°39'19\"	160.77'
C9	206.00'	43°39'19\"	156.96'
C10	414.00'	37°48'06\"	273.14'
C11	34.00'	44°58'59\"	26.69'
C12	29.00'	44°58'59\"	22.77'
C13	53.00'	28°22'31\"	265.83'
C14	48.00'	28°22'31\"	240.75'
C15	34.00'	62°23'32\"	37.02'
C16	29.00'	62°23'32\"	31.58'
C17	386.00'	37°48'06\"	254.67'
C18	239.00'	43°39'19\"	182.10'
C19	239.00'	27°23'08\"	114.23'
C20	244.00'	27°23'08\"	116.62'
C21	28.00'	56°59'27\"	27.85'
C22	28.00'	53°08'20\"	25.97'
C23	15.00'	83°17'23\"	21.81'
C24	15.00'	35°06'00\"	9.19'
C25	15.00'	48°11'23\"	12.62'
C26	214.00'	43°39'45\"	163.08'
C27	34.00'	76°39'27\"	45.49'
C28	29.00'	76°39'27\"	38.80'
C29	44.00'	256°39'27\"	197.10'
C30	49.00'	256°39'27\"	219.50'
C31	186.00'	68°11'58\"	211.40'





### MAP OF REVERSION TO ACREAGE OF CITY OF SAN MARCOS TRACT NO. 412

### EASEMENTS GRANTED PER MAP NO. 14864 TO REMAIN



LINE DATA

NO.	BEARING	DISTANCE
L1	N88°25'59"W	109.92'
L2	N49°25'53"E	57.90'
L3	N89°11'04"W	140.43'
L4	N00°48'56"E	15.00'
L5	N89°11'04"W	150.00'
L6	N00°48'56"E	20.75'
L7	N25°43'20"W	6.43'
L8	N89°11'04"W	212.19'
L9	N89°11'04"W	36.41'
L12	N30°09'09"W	56.59'

L14	N48°40'01"W	45.40'
L15	N12°13'39"W	67.58'
L25	N89°11'04"W	14.08'
L26	N89°11'04"W	89.94'
L27	N89°11'04"W	63.23'
L28	N89°11'04"W	86.77'
L29	N44°07'52"W	88.36'
L30	N47°19'14"W	72.71'
L31	N50°40'36"W	45.72'
L32	N01°31'45"W	31.95'
L33	N24°48'22"E	30.64'
L34	N41°01'04"W	52.32'
L35	N00°06'28"W	74.81'
L36	N30°09'09"W	47.09'
L37	N37°12'41"W	35.01'
L38	N21°34'23"W	121.53'
L39	N30°09'09"W	65.07'
L40	N30°09'09"W	121.09'
L41	N59°54'14"E	179.77'

L42	N59°54'14"E	10.00'
L43	N59°54'14"E	70.70'
L44	N59°54'14"E	99.07'
L45	N37°15'14"W	112.52'
L46	N82°23'03"E	118.96'
L47	N04°30'43"E	105.79'
L48	N02°27'57"E	86.16'
L49	N42°43'01"W	40.01'
L50	N42°43'01"W	38.65'
L51	N27°13'03"W	72.67'
L52	N27°13'03"W	70.57'
L53	N18°47'52"W	29.00'
L54	N18°47'52"W	27.30'
L55	N07°51'35"W	27.21'
L56	N07°51'35"W	27.25'
L57	N19°19'36"W	62.59'
L58	N19°19'36"W	64.54'
L59	N30°09'09"W	122.03'
L60	N59°54'14"E	61.57'
L61	N24°55'38"W	33.19'
L62	N24°55'38"W	42.33'
L63	N42°40'15"W	118.78'
L64	N42°40'15"W	118.13'
L65	N35°11'29"W	32.89'
L66	N35°11'29"W	32.24'
L67	N03°29'48"W	38.66'
L68	N88°59'18"E	14.05'
L69	N6°41'28"W	37.07'
L70	N6°41'28"W	41.42'
L71	N30°09'09"W	9.50'
L115	N30°09'09"W	186.16'

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	239.00'	16°16'11"	67.87'
C2	186.00'	26°50'01"	87.11'
C3	214.00'	15°25'56"	57.64'
C4	186.00'	08°44'32"	28.38'
C6	214.00'	26°50'01"	100.22'
C8	211.00'	43°39'19"	160.77'
C10	414.00'	37°48'06"	273.14'
C11	34.00'	44°58'59"	26.69'
C32	40.00'	49°08'51"	34.31'
C33	90.00'	35°31'41"	55.81'
C34	48.00'	32°25'07"	27.16'
C35	325.00'	01°40'36"	9.51'
C36	176.00'	05°36'07"	17.21'
C37	224.00'	26°50'01"	104.91'
C38	201.00'	43°39'19"	153.15'
C39	424.00'	37°48'06"	279.74'
C40	24.00'	44°58'59"	18.84'
C41	58.00'	32°25'06"	32.82'
C42	10.00'	90°04'42"	15.72'
C43	53.00'	17°44'37"	16.41'
C44	63.00'	17°44'37"	19.51'
C45	90.00'	31°41'41"	49.79'
C46	80.00'	31°41'41"	44.25'
C47	32.00'	87°30'54"	48.88'
C48	42.00'	87°30'54"	64.15'
C49	73.00'	33°45'05"	43.00'
C50	63.00'	33°45'05"	37.11'
C51	159.00'	09°25'49"	26.17'
C52	169.00'	09°25'49"	27.82'
C53	48.00'	37°55'26"	31.77'

#### LEGEND:

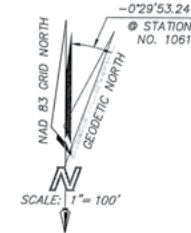
- (C) EASEMENT NOTATION.
- (S) SURVEYOR'S NOTATION.
- SUBDIVISION BOUNDARY.
- (R) RADIAL BEARING.

#### EASEMENT NOTES:

- (C) INDICATES OPEN SPACE EASEMENT GRANTED PER MAP NO. 14864, PRESERVED HEREON.
- (D) INDICATES 10' WIDE PUBLIC TRAIL EASEMENT GRANTED PER MAP NO. 14864, PRESERVED HEREON.

#### SURVEYOR'S NOTES:

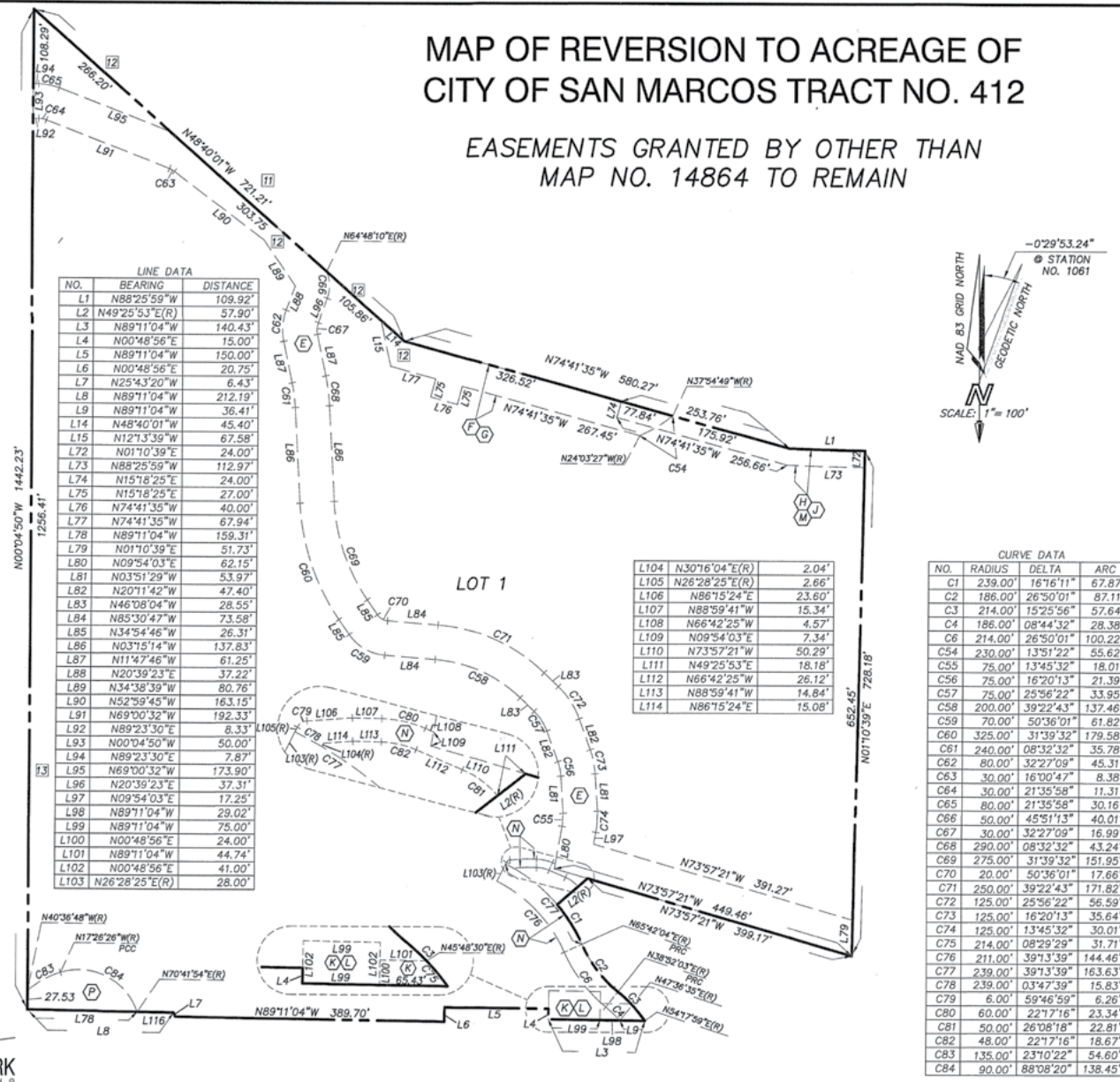
- (5) BEARING = N59°54'14"E, IS SHOWN INCORRECTLY AS N59°55'33"E IN THE LINE DATA TABLE, NO. L29 ON SHEET 7 OF MAP NO. 14864.
- (6) BEARING = N59°54'14"E, IS SHOWN INCORRECTLY AS N59°55'33"E IN THE LINE DATA TABLE, NO. L30 ON SHEET 7 OF MAP NO. 14864.
- (7) DISTANCE = 33.19', IS SHOWN INCORRECTLY AS 33.22' IN THE LINE DATA TABLE, NO. L31 ON SHEET 7 OF MAP NO. 14864.
- (8) DISTANCE = 42.33', IS SHOWN INCORRECTLY AS 42.36' IN THE LINE DATA TABLE, NO. L32 ON SHEET 7 OF MAP NO. 14864.
- (9) DISTANCE = 37.07', IS SHOWN INCORRECTLY AS 37.09' IN THE LINE DATA TABLE, NO. L41 ON SHEET 7 OF MAP NO. 14864.
- (10) BEARING = N00°04'50"W, IS SHOWN INCORRECTLY AS N00°04'49"W ON THE BOUNDARY LINE ON SHEET 7 OF MAP NO. 14864.





### MAP OF REVERSION TO ACREAGE OF CITY OF SAN MARCOS TRACT NO. 412

EASEMENTS GRANTED BY OTHER THAN  
MAP NO. 14864 TO REMAIN

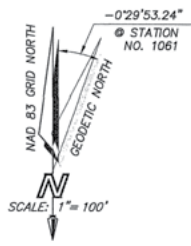


**LINE DATA**

NO.	BEARING	DISTANCE
L1	N88°25'59"W	109.92'
L2	N49°25'53"E(R)	57.90'
L3	N89°11'04"W	140.43'
L4	N00°48'56"E	15.00'
L5	N89°11'04"W	150.00'
L6	N00°48'56"E	20.75'
L7	N25°43'20"W	6.43'
L8	N89°11'04"W	212.19'
L9	N89°11'04"W	36.41'
L14	N48°40'01"W	45.40'
L15	N12°13'39"W	67.58'
L72	N01°10'39"E	24.00'
L73	N88°25'59"W	112.97'
L74	N15°18'25"E	24.00'
L75	N15°18'25"E	27.00'
L76	N74°41'35"W	40.00'
L77	N74°41'35"W	67.94'
L78	N89°11'04"W	159.31'
L79	N01°10'39"E	51.73'
L80	N09°54'03"E	62.15'
L81	N03°51'29"W	53.97'
L82	N20°11'42"W	47.40'
L83	N46°08'04"W	28.55'
L84	N85°30'47"W	73.58'
L85	N34°54'46"W	26.31'
L86	N03°15'14"W	137.83'
L87	N11°47'46"W	61.25'
L88	N20°39'23"E	37.22'
L89	N34°38'39"W	80.76'
L90	N52°59'45"W	163.15'
L91	N69°00'32"W	192.33'
L92	N89°23'30"E	8.33'
L93	N00°04'50"W	50.00'
L94	N89°23'30"E	7.87'
L95	N69°00'32"W	173.90'
L96	N20°39'23"E	37.31'
L97	N09°54'03"E	17.25'
L98	N89°11'04"W	29.02'
L99	N89°11'04"W	75.00'
L100	N00°48'56"E	24.00'
L101	N89°11'04"W	44.74'
L102	N00°48'56"E	41.00'
L103	N26°28'25"E(R)	28.00'

**CURVE DATA**

NO.	RADIUS	DELTA	ARC
C1	239.00'	16°16'11"	67.87'
C2	186.00'	26°50'01"	87.11'
C3	214.00'	15°25'56"	57.64'
C4	186.00'	08°44'32"	28.38'
C6	214.00'	26°50'01"	100.22'
C54	230.00'	13°51'22"	55.62'
C55	75.00'	13°45'32"	18.01'
C56	75.00'	16°20'13"	21.39'
C57	75.00'	25°56'22"	33.95'
C58	200.00'	39°22'43"	137.46'
C59	70.00'	50°36'01"	61.82'
C60	325.00'	31°39'32"	179.58'
C61	240.00'	08°32'32"	35.78'
C62	80.00'	32°27'09"	45.31'
C63	30.00'	16°00'47"	8.38'
C64	30.00'	21°35'58"	11.31'
C65	80.00'	21°35'58"	30.16'
C66	50.00'	45°51'13"	40.01'
C67	30.00'	32°27'09"	16.99'
C68	290.00'	08°32'32"	43.24'
C69	275.00'	31°39'32"	151.95'
C70	20.00'	50°36'01"	17.66'
C71	250.00'	39°22'43"	171.82'
C72	125.00'	25°56'22"	56.59'
C73	125.00'	16°20'13"	35.64'
C74	125.00'	13°45'32"	30.01'
C75	214.00'	08°29'29"	31.71'
C76	211.00'	39°13'39"	144.46'
C77	239.00'	39°13'39"	163.63'
C78	239.00'	03°47'39"	15.83'
C79	6.00'	59°46'59"	6.26'
C80	60.00'	22°17'16"	23.34'
C81	50.00'	26°08'18"	22.81'
C82	48.00'	22°17'16"	18.67'
C83	135.00'	23°10'22"	54.60'
C84	90.00'	88°08'20"	138.45'



- LEGEND:**
- (E) EASEMENT NOTATION.
  - (II) SURVEYOR'S NOTATION.
  - SUBDIVISION BOUNDARY.
  - (R) RADIAL BEARING.

- EASEMENT NOTES:**
- (E) INDICATES 50' VISTA IRRIGATION DISTRICT EASEMENT FOR CANAL AND PIPELINE PURPOSES, REC. 12/17/1925 IN BK. 1131, PG. 485, OF DEEDS, CENTERED ON LOCATION OF EXISTING FLUME.
  - (F) INDICATES JOHN E. AND GAY ELIZABETH GUSTASON EASEMENT FOR INGRESS AND EGRESS, ROAD, AND UTILITY PURPOSES, REC. 04/01/1985 AS INSTRUMENT NO. 85-108606 OF O.R.
  - (G) INDICATES SAN MARCOS COUNTY WATER DISTRICT EASEMENT FOR PIPELINE PURPOSES, REC. 08/12/1985 AS INSTRUMENT NO. 85-288878 OF O.R.
  - (H) INDICATES 24' WIDE LEON NOTRICA EASEMENT FOR UNSTATED PURPOSES, REC. 03/08/1989 AS INSTRUMENT NO. 89-117716 OF O.R.
  - (J) INDICATES 24' WIDE DAVID OTT AND GEORGE L. MOUSTAKAS EASEMENT FOR UNSTATED PURPOSES, REC. 03/08/1989 AS INSTRUMENT NO. 89-117720 OF O.R.
  - (K) INDICATES PACIFIC BELL EASEMENT FOR AERIAL COMMUNICATION FACILITY PURPOSES, REC. 03/25/1996 AS INSTRUMENT NO. 96-0144345 OF O.R.
  - (L) INDICATES HANS G. AND MAY R. DILL EASEMENT AND RIGHT-OF-WAY FOR INGRESS, EGRESS AND PARKING PURPOSES, REC. 07/12/1996 AS INSTRUMENT NO. 96-0351805 OF O.R.
  - (M) INDICATES 24' WIDE MIKE CROWELL AND CHRISTINA ALLEN EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND UTILITIES PURPOSES, REC. 06/20/2000 AS INSTRUMENT NO. 00-0324313 OF O.R.
  - (N) INDICATES VISTA IRRIGATION DISTRICT EASEMENT FOR PUBLIC UTILITY PURPOSES, REC. 09/16/2004 AS INSTRUMENT NO. 04-0882778 OF O.R.
  - (P) INDICATES JOHN G. AND RUZI P. SLAGLE EASEMENT FOR FIRE FUEL MANAGEMENT PURPOSES, REC. 03/03/2020 AS INSTRUMENT NO. 20-0110904 OF O.R.
- INDICATES SAN DIEGO GAS & ELECTRIC COMPANY EASEMENT FOR UNDERGROUND ELECTRIC AND COMMUNICATION FACILITY PURPOSES, REC. 02/16/2005 AS INSTRUMENT NO. 2005-0129359 OF O.R. THE LOCATION OF THIS EASEMENT IS NOT PLOTTABLE PER PUBLIC RECORD.

- SURVEYOR'S NOTES:**
- [1] DISTANCE = 721.21', IS SHOWN INCORRECTLY AS 721.20' ON THE BOUNDARY LINE ON SHEETS 5 AND 7 OF MAP NO. 14864.
  - [2] DISTANCES = 105.86' AND 45.40', ARE SHOWN INCORRECTLY AS 105.85' AND 45.05' ALONG THE BOUNDARY LINE ON SHEET 5 OF MAP NO. 14864 AND 268.20', 303.75', 105.86' AND 45.40' IN-LEU-OF 268.38', 304.04', 106.20' AND 45.05' ALONG THE BOUNDARY LINE ON SHEET 7 OF MAP NO. 14864.
  - [3] DISTANCE = 173.90' IN THE LINE DATA TABLE, NO. L95, IS SHOWN INCORRECTLY AS 173.59' ALONG THE EASEMENT LINE ON SHEET 7 OF MAP NO. 14864.

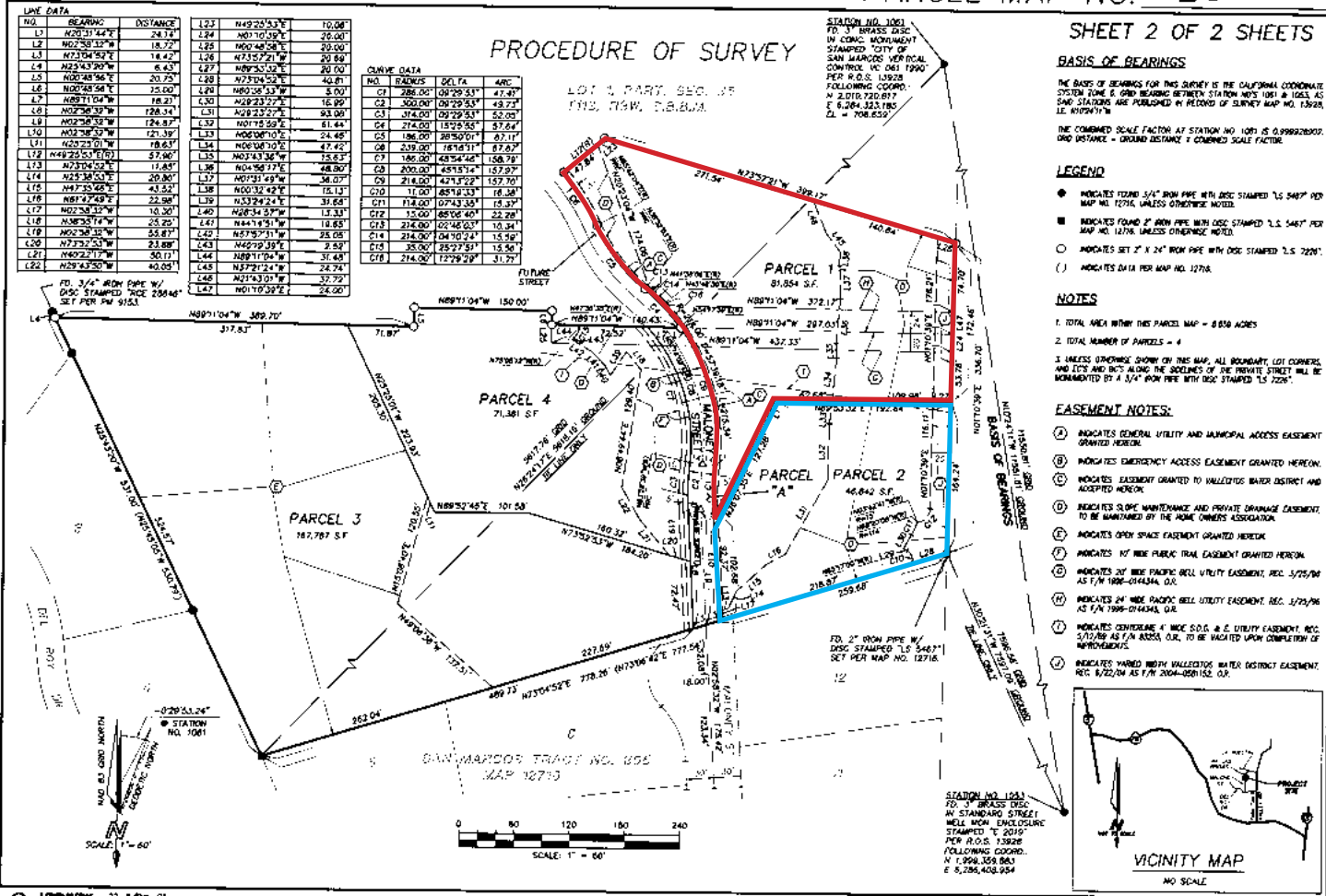




## TPM 580

### PARCEL MAP NO. 19547

#### SHEET 2 OF 2 SHEETS



22-B-19m-01  
 3535 Genesee Ave. Ste. 200  
 San Diego, CA 92121; (658) 587-8070

GP - 2233 IP - 4587  
 CAL. COORD. INDEX: 362-1719(X)(CCS27)

VWDO3-007



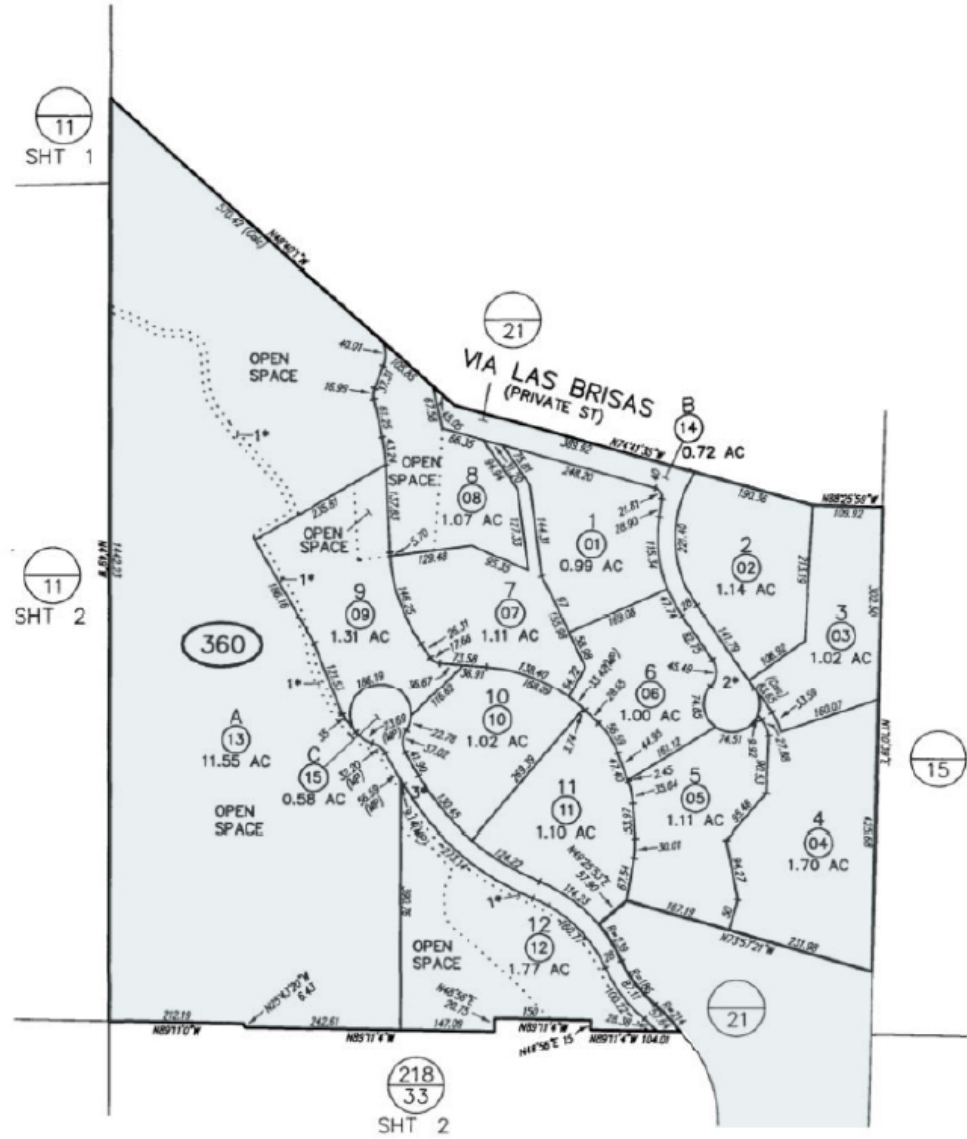
# topo map





# plat map

15

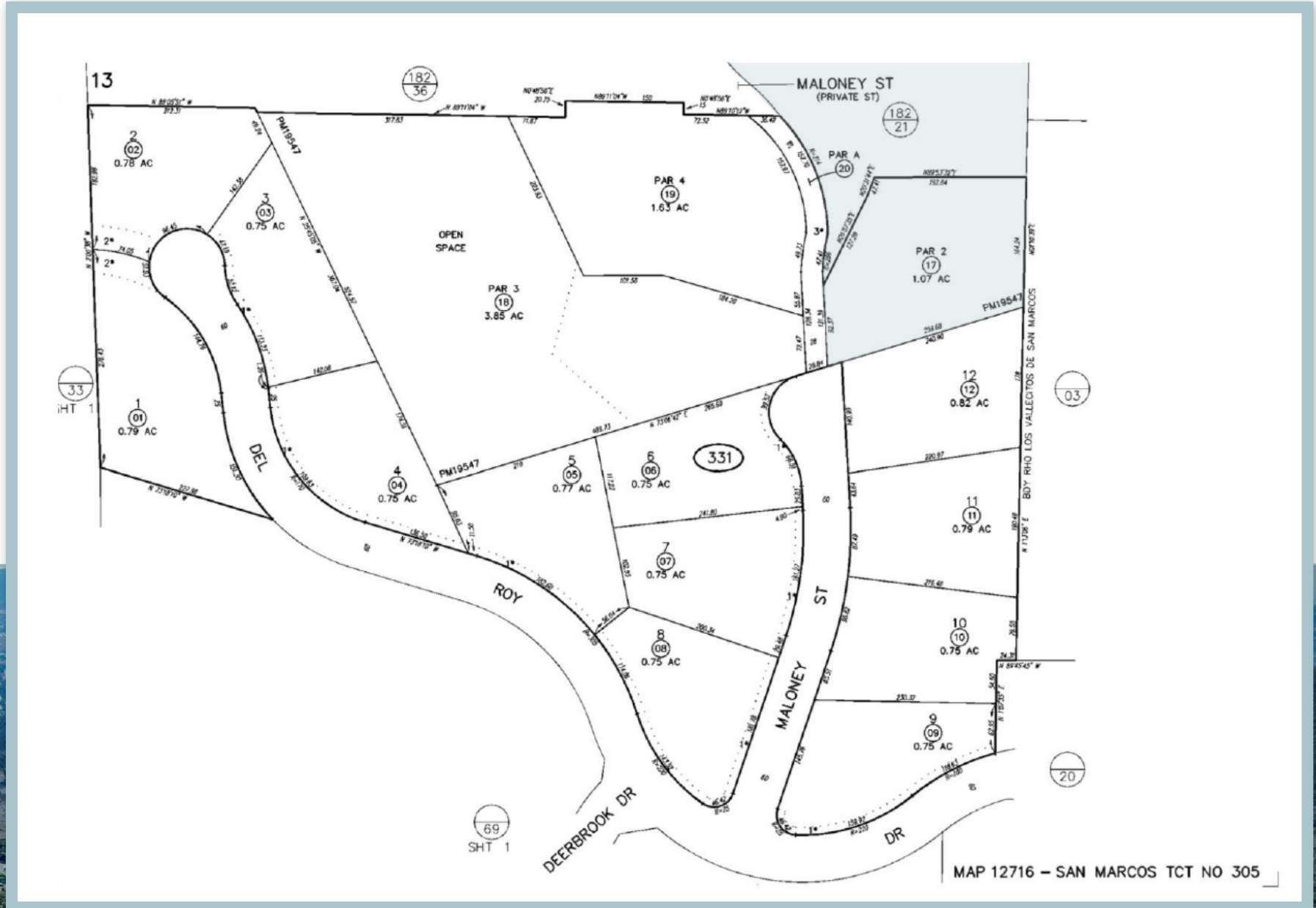


MAP 14864 – SAN MARCOS TCT NO 412



# plat map

16



MAP 12716 - SAN MARCOS TCT NO 305



# new home summary

17



project name:	Estates at San Elijo Hills	Crown Point at The Estates & The Summit	Summit at San Elijo Hills	Stone Summit Estates	Ashton on Brady Circle	Afton Way
builder name:	Davidson Communities	Lennar	Richmond American Homes	JNS Development & Construction	Pebble Creek Companies	Pebble Creek Companies
city:	San Marcos	San Marcos	San Marcos	Valley Center	Carlsbad	Carlsbad
master plan:	San Elijo Hills	San Elijo Hills	San Elijo Hills	-	-	-
open date:	2/18/2017	8/26/2017	5/5/2016	4/13/2019	1/4/2020	8/4/2018
product type:	Detached	Detached	Detached	Detached	Detached	Detached
typical lot size:	20,000	20,000	12,000	61,950	10,000	15,000
min. unit size:	3,946	4,471	3,070	3,000	2,837	2,934
max. unit size:	6,275	4,987	4,670	3,445	3,361	3,826
min. price:	\$1,725,840	\$1,349,990	\$1,185,990	\$824,900	\$1,345,000	\$1,249,990
max. price:	\$2,895,000	\$1,439,990	\$2,249,990	\$1,200,000	\$1,435,000	\$1,799,900
min. \$/sf:	\$437.36	\$288.75	\$386.32	\$274.97	\$426.96	\$426.04
max. \$/sf:	\$461.35	\$301.94	\$481.80	\$348.33	\$474.09	\$470.44
total units planned:	58	27	44	7	7	8
zip code:	92078	92078	92078	92082	92008	92008





## CMA Summary Report

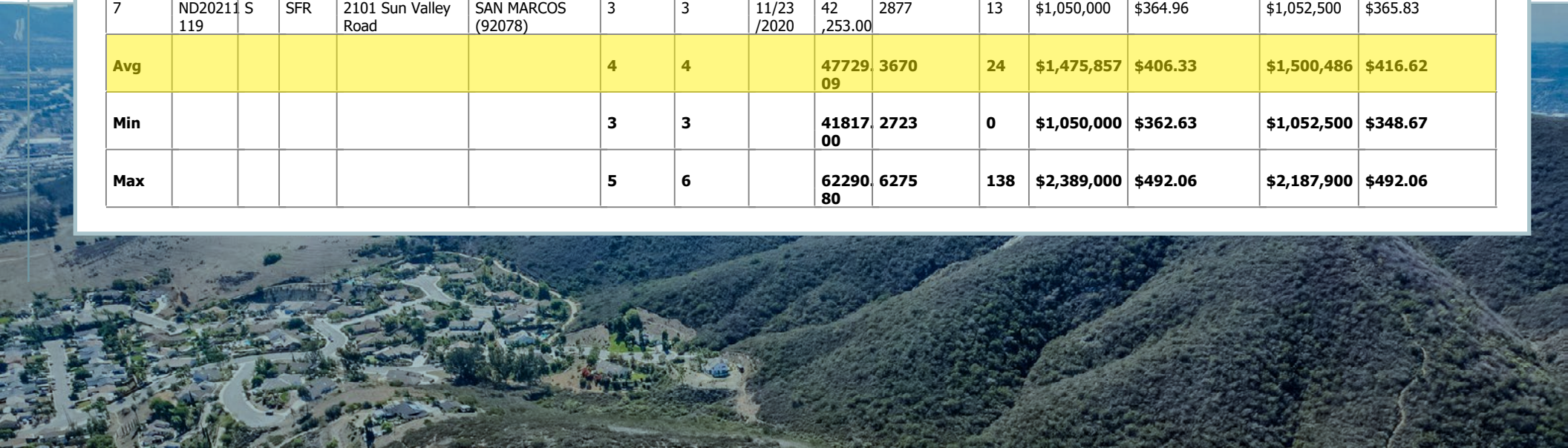
### RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$2,389,000	\$1,050,000	\$1,475,857	\$1,369,000
SP:\$2,187,900	\$1,052,500	\$1,500,485	\$1,550,000

### RESIDENTIAL - Sold

Number of Properties: 7

Num	MLS #	Stat us	PropSu bT	Address	MLSAreaMjr	TotalBdr ms	TotalBat hs	CloseDa te	LotSzS qft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	200032531	S	SFR	1549 Richland Rd	SAN MARCOS (92069)	4	3	8/11/2020	43,560.00	3447	2	\$1,250,000	\$362.63	\$1,275,000	\$369.89
2	NDP2105418	S	SFR	1751 Victoria Way	SAN MARCOS (92069)	4	4	6/15/2021	43,560.00	3650	9	\$1,495,000	\$409.59	\$1,650,000	\$452.05
3	NDP2100783	S	SFR	1245 San Pablo Drive	SAN MARCOS (92078)	4	4	2/19/2021	62,290.80	2723	0	\$1,228,000	\$450.97	\$1,228,000	\$450.97
4	NDP2103907	S	SFR	1538 Brighton Glen	SAN MARCOS (92078)	4	4	5/7/2021	51,400.80	3150	4	\$1,550,000	\$492.06	\$1,550,000	\$492.06
5	NDP2101941	S	SFR	1262 White Sands Drive	SAN MARCOS (92078)	4	5	4/19/2021	41,817.00	3571	4	\$1,369,000	\$383.37	\$1,560,000	\$436.85
6	200007003	S	SFR	921 Pearl Drive	SAN MARCOS (92078)	5	6	7/23/2020	49,222.00	6275	138	\$2,389,000	\$380.72	\$2,187,900	\$348.67
7	ND20211119	S	SFR	2101 Sun Valley Road	SAN MARCOS (92078)	3	3	11/23/2020	42,253.00	2877	13	\$1,050,000	\$364.96	\$1,052,500	\$365.83
<b>Avg</b>						<b>4</b>	<b>4</b>		<b>47729.09</b>	<b>3670</b>	<b>24</b>	<b>\$1,475,857</b>	<b>\$406.33</b>	<b>\$1,500,486</b>	<b>\$416.62</b>
<b>Min</b>						<b>3</b>	<b>3</b>		<b>41817.00</b>	<b>2723</b>	<b>0</b>	<b>\$1,050,000</b>	<b>\$362.63</b>	<b>\$1,052,500</b>	<b>\$348.67</b>
<b>Max</b>						<b>5</b>	<b>6</b>		<b>62290.80</b>	<b>6275</b>	<b>138</b>	<b>\$2,389,000</b>	<b>\$492.06</b>	<b>\$2,187,900</b>	<b>\$492.06</b>





## San Marcos Unified School District

San Marcos Unified School district is an innovative and collaborative community providing an unparalleled educational experience. Through an engaging and supportive environment, all our students are challenged, inspired, and poised to excel.

We believe that every student deserves to learn every day. Positive relationships and a strong sense of community connect students to learning. Teachers who challenge and care for students make a significant impact on students' lives. Excellence is attained when we accept only the best from every individual in our learning community.

We commit to providing each student with an appropriate and challenging educational experience. Maintaining a respectful environment that fosters learning through positive relationships among students, adults, and our diverse community. Providing quality education based on high standards, effective practice, continuous improvement, and innovation. Hiring and retaining only the best educators and investing in their success.

**1** Twin Oaks Elementary School

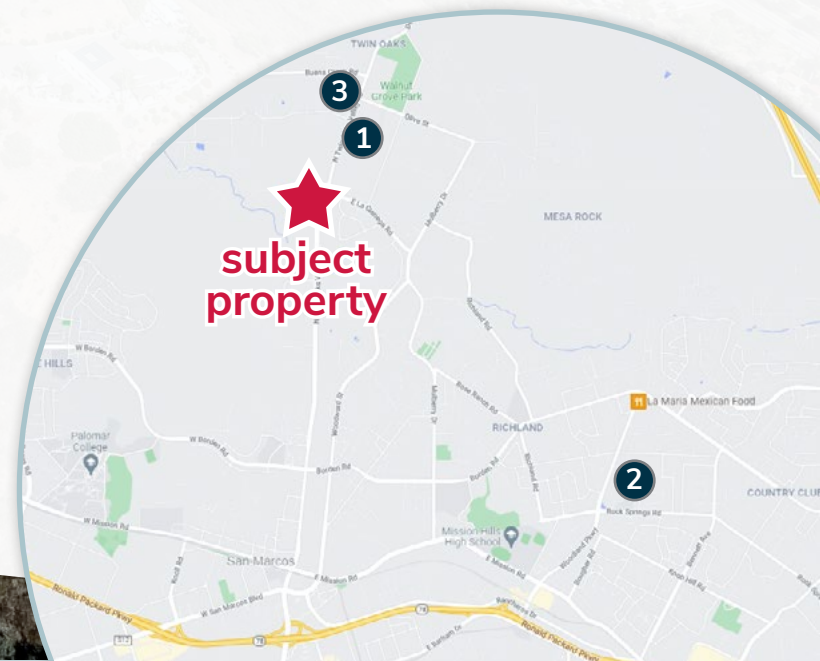
1 Cassou Rd.,  
San Marcos, CA 92069

**2** Woodland Park Middle School

1270 Rock Springs Rd.,  
San Marcos, CA 92069

**3** Twin Oaks High School

158 Cassou Rd.,  
San Marcos, CA 92069





# 2021 demographics

## 1 mile



population  
4,964



estimated households  
1,609



average household income  
\$129,837



median household income  
\$113,932



total employees  
1,096

## 3 miles



population  
69,989



estimated households  
22,047



average household income  
\$197,475



median household income  
\$87,911



total employees  
30,756

## 5 miles



population  
188,577



estimated households  
65,570



average household income  
\$102,787



median household income  
\$86,352



total employees  
94,805



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