

FOR SALE

QUAIL CANYON ESTATES

20 ENTITLED LOTS

***BUYER TO VALIDATE**

*in the tranquil and
private community of
Blossom Valley*

QUAIL CANYON ROAD
BLOSSOM VALLEY, LAKESIDE
SAN DIEGO COUNTY, CA 92021

**FLOCKE &
AVOYER**

Commercial Real Estate

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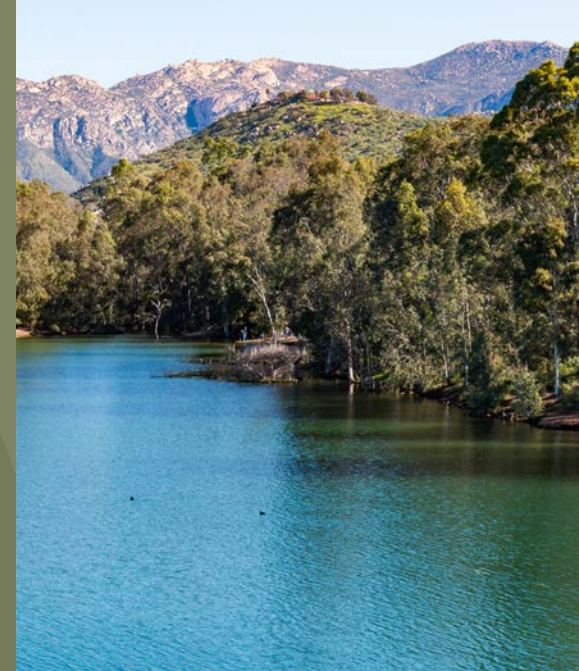


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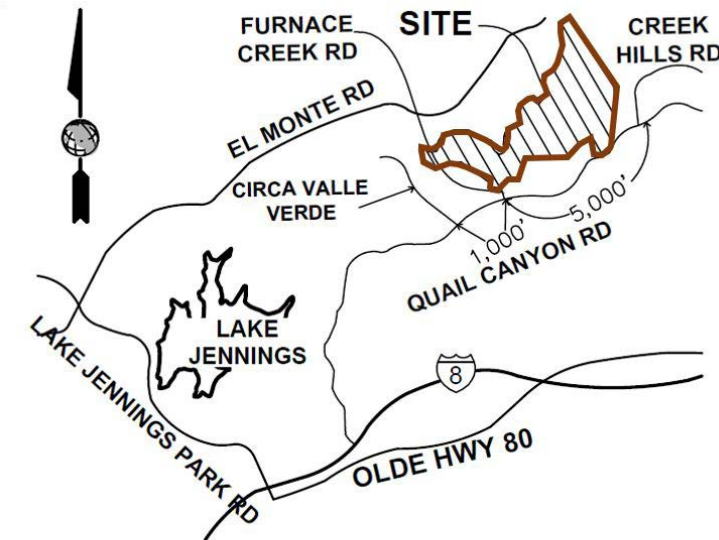
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Flocke & Avoyer is pleased to exclusively present 20 entitled residential lots located in Blossom Valley, Lakeside, California 92021.



VICINITY MAP
NOT TO SCALE

Quail Canyon Estates presents a rare opportunity located in the tranquil and private community of Blossom Valley right off Quail Canyon Road. Quail Canyon Road is one of most desirable streets within Blossom Valley, with homes averaging over ±\$1.5M (per Zillow). This property is in the perfect nook of the neighborhood that provides scenic valley views. This neighborhood is a home-on-the-range kind of environment with quick access to hiking and riding trails, as well as the lovely 350-acre Lake Jennings recreation area where residents fish, camp and picnic. Although it's far-flung from city glitz or traffic buzz, it is an easy drive to Interstate 8 which leads to shopping and dining in El Cajon. The subject property is located just up the hill from Blossom Valley Elementary and Los Coches Middle School, joining many other surrounding schools and churches.

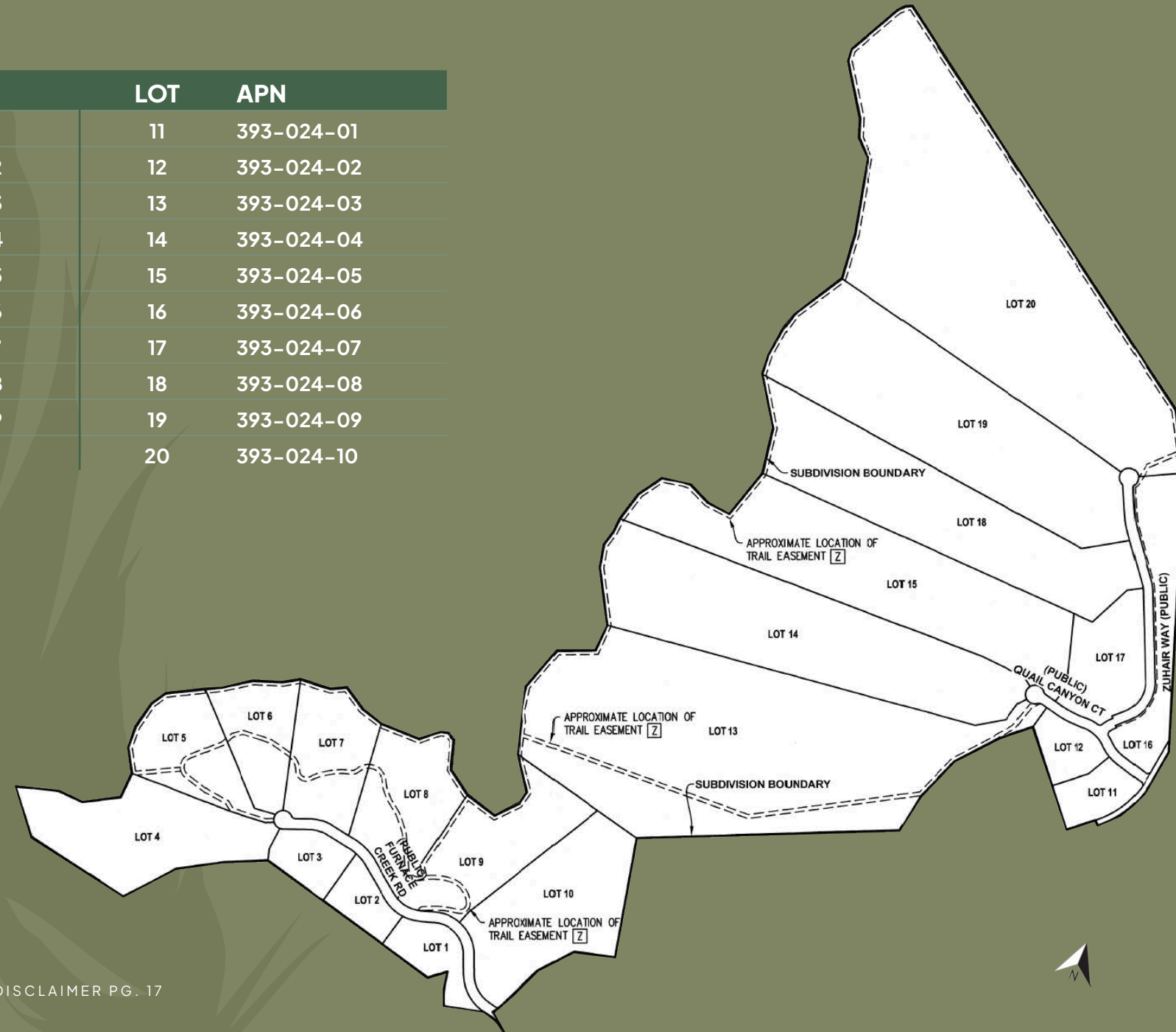
TERMS

The property is being offered at \$7,500,000 (contact brokers for details.)

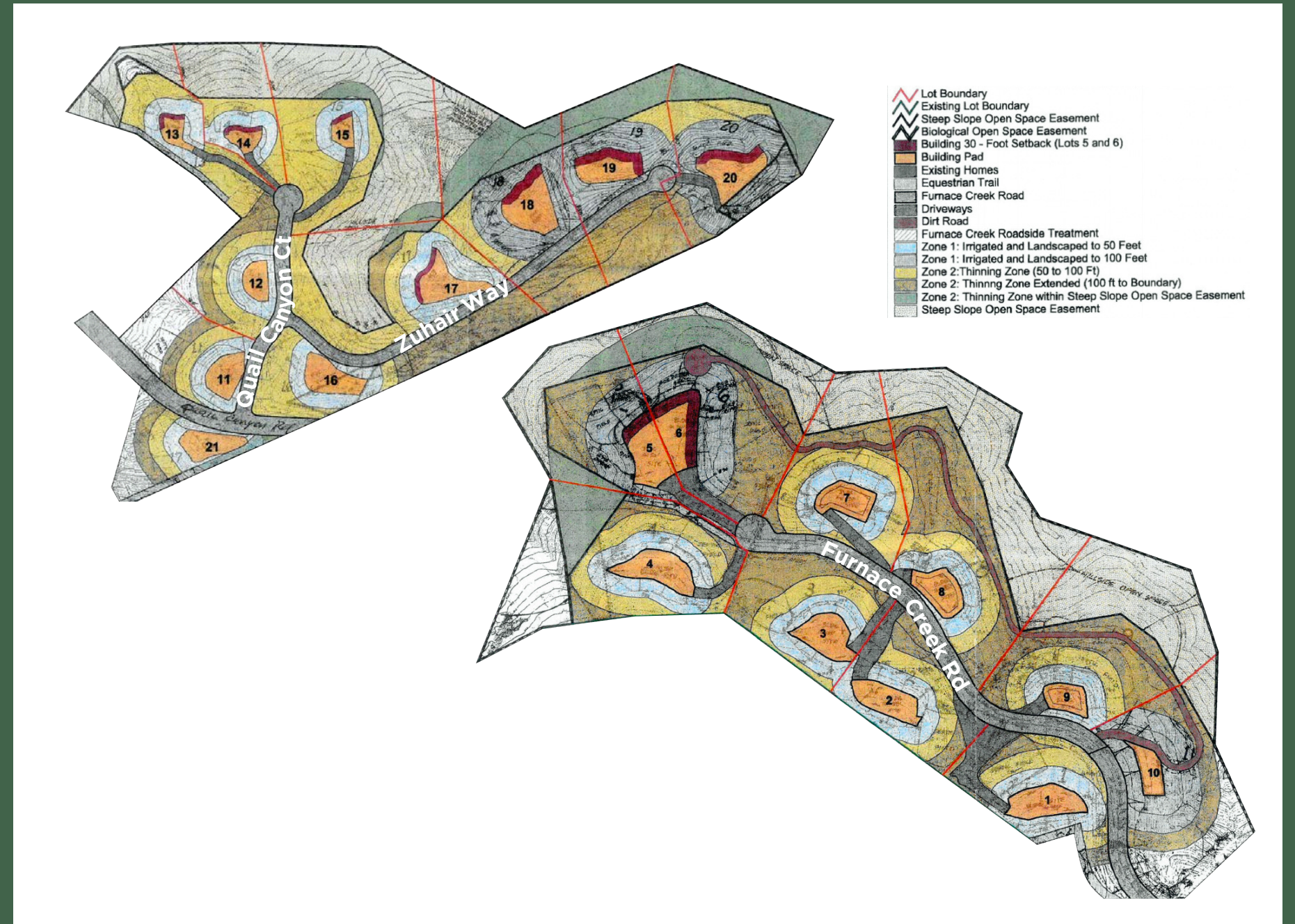
LAND AREA	253.12 AC
APNS	See page 6
LOTS FOR SALE	20
OFFERING PRICE (TOTAL)	\$7.5 Million

TRACT MAPS

LOT	APN	LOT	APN
1	393-023-01	11	393-024-01
2	393-023-02	12	393-024-02
3	393-023-03	13	393-024-03
4	393-023-04	14	393-024-04
5	393-023-05	15	393-024-05
6	393-023-06	16	393-024-06
7	393-023-07	17	393-024-07
8	393-023-08	18	393-024-08
9	393-023-09	19	393-024-09
10	393-023-10	20	393-024-10



LOTS ON PROPOSED LANDSCAPING PLAN



OWNER STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEPICTED AS AN EASEMENT FOR PUBLIC PURPOSES.

WE HEREBY DEDICATE TO THE PUBLIC A PORTION OF FURNACE CREEK ROAD, QUAIL CANYON COURT AND ZUHAR WAY FOR USE AS A STREET AS SHOWN ON SAID MAP...

WE HEREBY RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOTS 11 AND 16 IN AND TO QUAIL CANYON ROAD EXCEPT AT THE ACCESS OPENING FOR QUAIL CANYON COURT...

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PEDESTRIAN AND EQUESTRIAN NON-MOTORIZED TRAIL EASEMENT...

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO, A PERPETUAL EASEMENT OVER, UPON, AND ACROSS THE ENTIRE AREA OF THIS MAP AS DELINEATED ON THIS MAP AND DESIGNATED HEREON AS "LIMITED BUILDING ZONE EASEMENT"...

1) STRUCTURES DESIGNATED OR INTENDED FOR OCCUPANCY BY HUMANS OR ANIMALS LOCATED NO LESS THAN 100 FEET FROM THE NEAREST BIOLOGICAL OPEN SPACE EASEMENT BOUNDARY...

2) SHEDS, GAZEBOS, AND DETACHED GARAGES, LESS THAN 250 SQUARE FEET IN TOTAL FLOOR AREA, THAT ARE DESIGNED, CONSTRUCTED AND PLACED SO THAT THEY DO NOT REQUIRE CLEARING OR FUEL MODIFICATION...

3) DECKING, FENCING, AND SIMILAR FACILITIES.

THE COUNTY OF SAN DIEGO SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE LAND SUBJECT TO THIS EASEMENT AND REMOVE ANY MATERIAL, STRUCTURE OR OTHER THING PLACED OR MAINTAINED CONTRARY TO THE TERMS OF THIS EASEMENT...

WE HEREBY RESERVE A PRIVATE FIRE ACCESS EASEMENT.

QUAIL CANYON ESTATES LTD., A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER.

Signature of Saad Hirmez, President.

COUNTY OF SAN DIEGO TRACT NO. 5202-2 TITLE SHEET

BEING A SUBDIVISION OF REMAINDER LOT 4 OF COUNTY OF SAN DIEGO TRACT NO. 5202-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16363, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 11, 2019.

SUBDIVISION GUARANTEE FOR THIS SUBDIVISION FURNISHED BY: CHICAGO TITLE INSURANCE COMPANY INC., ORDER NUMBER 00105541-996-501-R14.

OPEN SPACE EASEMENTS FOR STEEP SLOPES AND SENSITIVE BIOLOGICAL AREAS, GRANTED TO THE COUNTY OF SAN DIEGO RECORDED JUNE 15, 1992 AS DOCUMENT NO. 1992-0370404, ARE NOT SHOWN ON THIS MAP BECAUSE THEY HAVE BEEN VACATED PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.

NOTARY 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...

STATE OF California COUNTY OF San Diego

ON 2-2-2023 BEFORE ME, John Bohr A NOTARY PUBLIC, PERSONALLY APPEARED Saad Hirmez

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/THER) AUTHORIZED CAPACITY(IES), AND THAT BY (HIS/HER/THER) 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: John Bohr PRINT NAME: John Bohr A NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY OF San Diego

MY COMMISSION EXPIRES 1-25-2025

COMMISSION # OF NOTARY 2343558

BOND AND ASSESSMENT CERTIFICATE SIGNATURE OMISSION STATEMENT

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...

3. QUAIL CANYON LAND COMPANY, A LIMITED PARTNERSHIP, FOR ROAD, SEWER, WATER, GAS, POWER TELEPHONE LINES AND APPURTENANCES THEREON, RECORDED SEPTEMBER 17, 1971 AS FILE/PAGE NO. 210654, OF OFFICIAL RECORDS.

5. SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, ZONE 2, RECORDED NOVEMBER 1, 1978 AS FILE/PAGE NO. 78-473776.

6. THE COUNTY OF SAN DIEGO, FOR A REJECTED OFFER OF DEDICATION AS SHOWN ON MAP 9134.

9. EASEMENT FOR COUNTY HIGHWAY RECORDED SEPTEMBER 21, 2000 AS DOC # 2000-0505910.

A. THE COUNTY OF SAN DIEGO FOR AN OPEN SPACE EASEMENT FOR THE PROTECTION OF SENSITIVE BIOLOGICAL AREAS, RECORDED FEBRUARY 3, 2023, AS INSTRUMENT NO. 2023-0234444

BOND AND ASSESSMENT CERTIFICATE

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR 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 BY THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN MCALLISTER COUNTY TREASURER-TAX COLLECTOR

DATE: 5/4/2023

DEREK CADE - INTERIM DIRECTOR OF PUBLIC WORKS

DATE: 3-2-23

MAP NO. 16564

SHEET 1 OF 18 SHEETS

SURVEYOR STATEMENT

I, RYAN J. WAKEFIELD, A PROFESSIONAL LAND SURVEYOR, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN OCTOBER 2015 AND JANUARY 2016, AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN...

Signature of Ryan J. Wakefield, dated 2-2-2023.



COUNTY SURVEYOR STATEMENT

I, RAYMOND L. MATHE, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF...

Signature of Raymond L. Mathe, dated 3-2-23.



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 TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES, AND (b) CERTIFICATION OF THE ABSENCE OF LENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

Signature of Andrew Potter, Clerk of the Board of Supervisors.



Signature of Samantha Sautman, Deputy, dated 05/04/2023.

RECORDER CERTIFICATE

FILE NO. 2023-7000204 JORDAN Z. MARKS

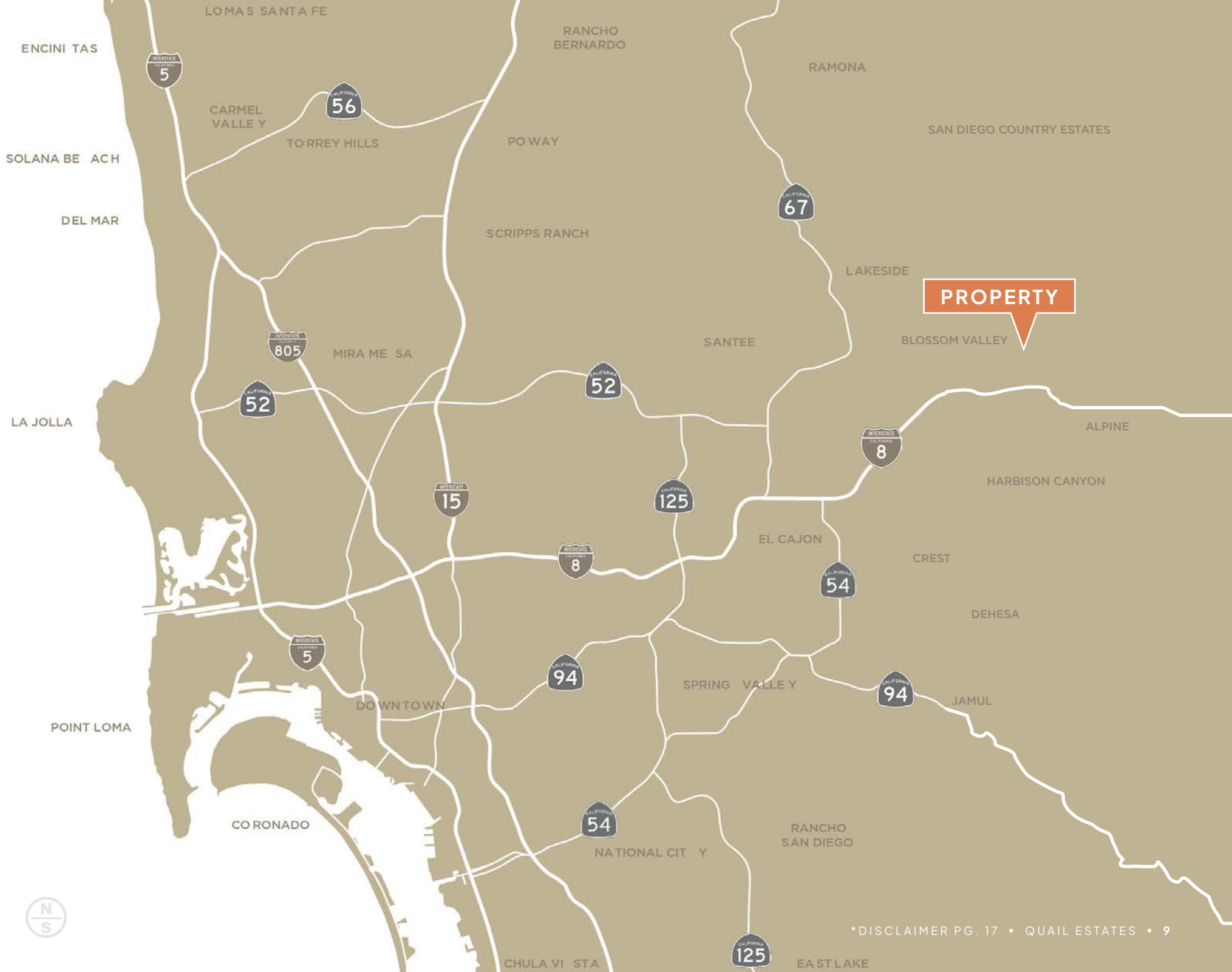
I, ERNEST J. DRONENBURG, RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR THE RECORDATION THIS MAP FILED AT THE REQUEST OF RYAN J. WAKEFIELD THIS 4th DAY OF FEBRUARY 2023 AT 12:28 O'CLOCK P.M.

Signature of Ernest J. Dronenburg, County Recorder.

DATE: 179.00 BY: [Signature] DEPUTY

COUNTY TM 5202-RPL7 PDS2020-LDMAP-00370

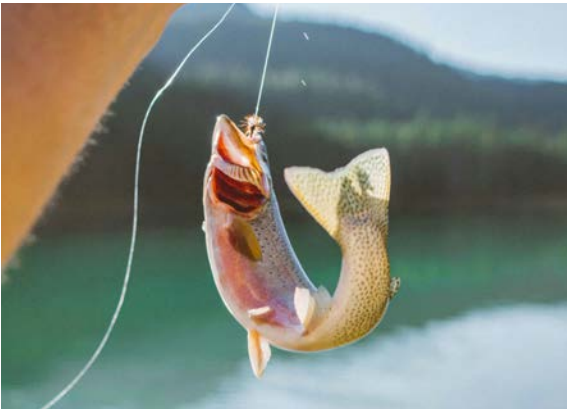
GRADING PLAN: PDS2016-LDGRMN-20079 CALIF. COORD. INDEX 258-1815 (NAD 27)



RECREATIONAL WILDERNESS

Fishing

Nestled within the serene landscape, this area lies a haven for fishing enthusiasts seeking a wilderness escape. The lakeshores offer a tranquil setting, where the rhythmic cast of lines melds with the gentle rustle of surrounding foliage. Surrounded by the embrace of nature, anglers can try their luck in the crystal-clear waters, home to a variety of freshwater treasures. From Lake Jennings, Lindo Lake, El Capitan, or even San Vicente Reservoir, there are endless fishing opportunities right in your backyard.



Camping

Discover serenity with a camping escape surrounded by nature's beauty. From rustic tent sites to well-equipped campgrounds, Lakeside offers diverse options. Popular spots like Lake Jennings and Lindo Lake provide the perfect backdrop for a memorable camping experience. Underneath starlit skies, enjoy campfires and waking up to crisp mornings and the sun rising between rising hills. Whether in a tent or RV, Lakeside's camping spots promise a retreat amid San Diego's natural splendor.



Hiking/Riding

Embark on outdoor adventures in Lakeside, where a tapestry of hiking and riding trails awaits. Explore the scenic wonders of El Monte Park Trail, offering a mix of nature and moderate challenges. Equestrian enthusiasts can enjoy the picturesque Eucalyptus Hills, meandering through rolling hills. Trails like the Louis Stelzer County Park Trail promise unique journeys for hikers and riders alike. Discover natural beauty through these trails, where every path is an invitation to explore the captivating outdoors.



PROPERTY

- Oma's Family Farm
- Lakeside Polo Club
- Mapleview Baptist Church
- The Church of Latter-day Saints
- Lake Jennings Campgrounds
- Lakeside Christian Church
- East County Animal Practice
- Blossom Valley Elementary 506 Students
- Rios Baseball Park
- Los Coches Middle School 543 Students
- Quest Church
- El Capitan Reservoir Recreation Area
- El Capitan Reservoir
- Tierra Del Sol Middle School 698 Students
- Lakeview Elementary 483 Students
- Mobil
- Jack
- Lakeside Fire Station
- Starbucks
- TRACTOR SUPPLY CO.
- Flinn Springs County Park
- Rios Elementary Computer Science Magnet School 284 Students
- Suncrest Residential Senior
- Denny's
- Walmart
- Shell
- McDonald's
- DOLLAR TREE
- Smart & Final
- TACO BELL
- WELLS FARGO
- PANDA EXPRESS
- SALLY BEAUTY

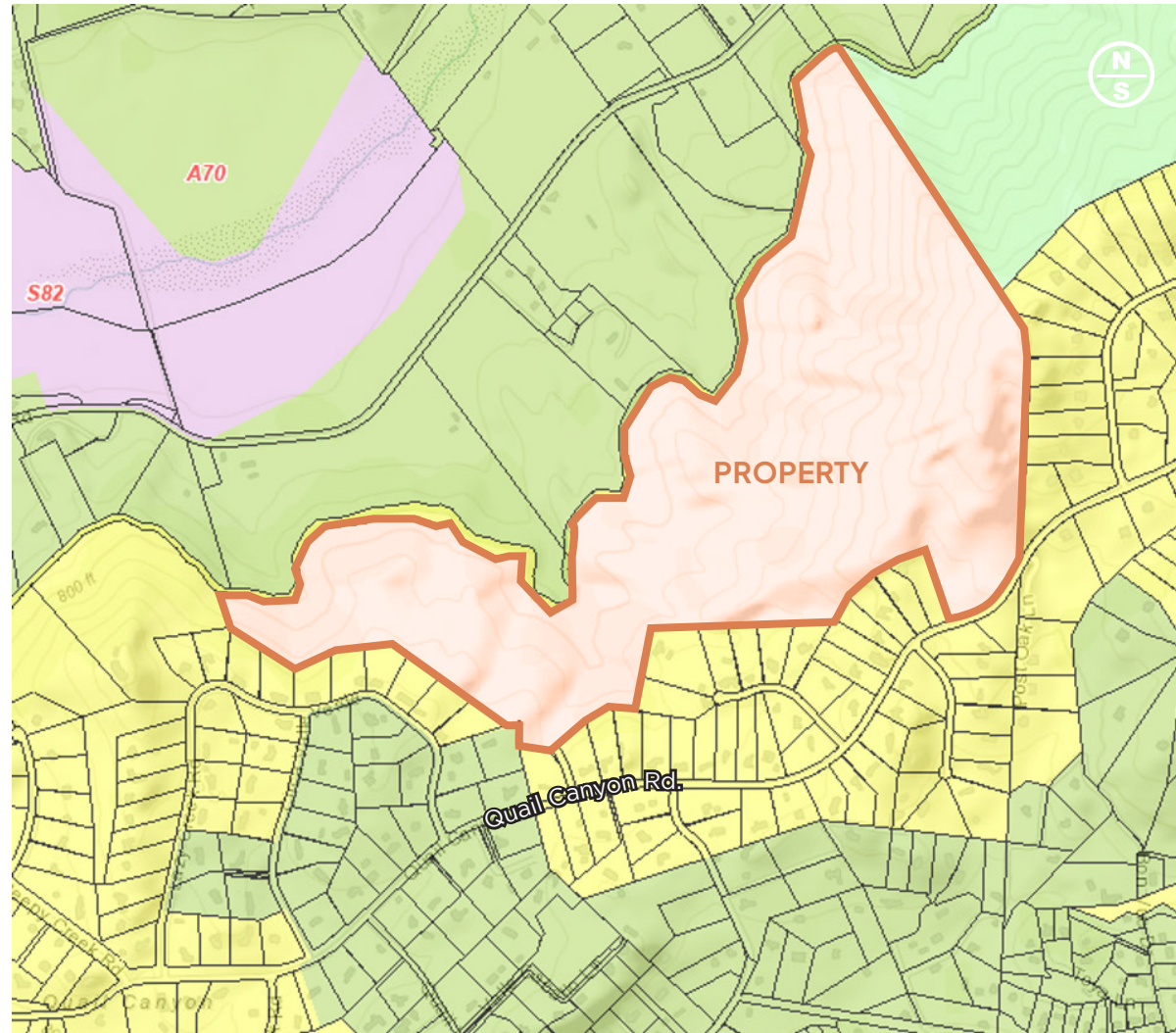
AMENITIES MAP

ZONING

County of San Diego - PDS - Zoning & Property Information

ZONING DESIGNATION: RR
JURISDICTION: County of San Diego

The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

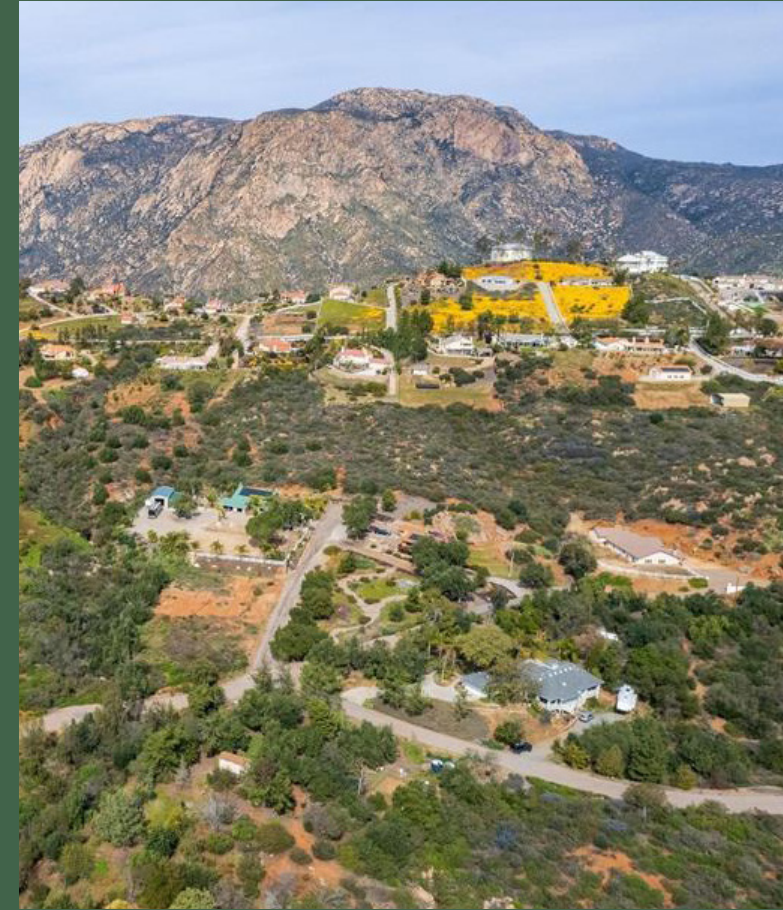


LAKE SIDE

Nestled in the picturesque landscape of Lakeside, California, this charming community offers an idyllic setting for an exceptional living experience. Families are drawn to Lakeside for its top-notch educational opportunities, with renowned schools like Blossom Valley Elementary, Los Coches Middle School, and El Capitan High School providing a strong foundation for students. The area boasts an abundance of parks and recreational spaces, including the scenic Lindo Lake County Park, where residents can enjoy picnics, hiking, and fishing. Beyond the natural beauty, Lakeside also features a thriving retail scene, with local shops and boutiques catering to diverse tastes. The quaint downtown area exudes a welcoming atmosphere, creating a perfect blend of small-town charm and modern conveniences. With a strong sense of community, excellent schools, and recreational amenities, Lakeside, California, stands out as an ideal destination for those seeking a peaceful yet vibrant place to call home.



THE PERFECT
OASIS FOR A
DREAM HOME LOT



DEMOGRAPHICS

Population

1 MILE - 1,366
3 MILES - 10,006
5 MILES - 48,487

Average Household Income

1 MILE - \$161,018
3 MILES - \$137,200
5 MILES - \$136,473

Households

1 MILE - 514
3 MILES - 3,793
5 MILES - 17,428

Businesses

1 MILE - 68
3 MILES - 392
5 MILES - 1,539

Employees

1 MILE - 307
3 MILES - 2,072
5 MILES - 8,950

Drive Times

El Cajon

15 MINUTES

Grossmont Center

16 MINUTES

Fashion Valley

27 MINUTES

Snapdragon Stadium

25 MINUTES

Investment Team

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Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

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This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest

confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner. If you have no further interest in the Property, please return this Investment Offering forth with.

All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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