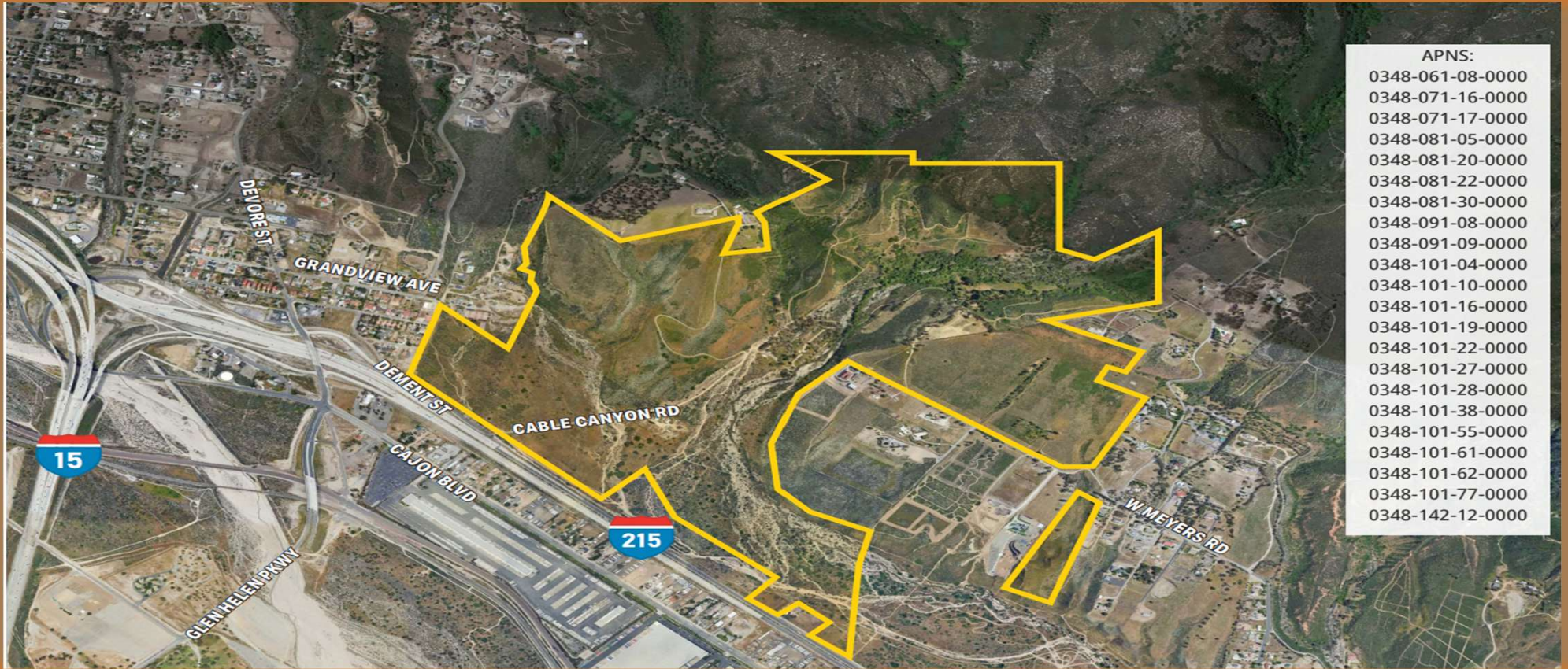


+/-540 ACRES RESIDENTIAL ZONED | SAN BERNARDINO CA



- APNS:
- 0348-061-08-0000
 - 0348-071-16-0000
 - 0348-071-17-0000
 - 0348-081-05-0000
 - 0348-081-20-0000
 - 0348-081-22-0000
 - 0348-081-30-0000
 - 0348-091-08-0000
 - 0348-091-09-0000
 - 0348-101-04-0000
 - 0348-101-10-0000
 - 0348-101-16-0000
 - 0348-101-19-0000
 - 0348-101-22-0000
 - 0348-101-27-0000
 - 0348-101-28-0000
 - 0348-101-38-0000
 - 0348-101-55-0000
 - 0348-101-61-0000
 - 0348-101-62-0000
 - 0348-101-77-0000
 - 0348-142-12-0000

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PROPERTY HIGHLIGHTS

- **+/-540 Acre Residential Zoned Development Opportunity**
- **Includes +/- 350K Engineering, Survey, Studies and Plans**
- **Most Utilities Close to the Property Boundary**
- **Located in Highly Desirable Verdemont area of North San Bernardino**
- **Close to New Home Building- Century Communities & GFR Homes**
- **Central to Major Employment, Logistics & Transportation Hubs:**
 - **Las Vegas & Los Angeles, Orange, Riverside & San Diego Counties**

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540 ACRES RESIDENTIAL ZONED | SAN BERNARDINO CA

LOCATION:

SAN BERNARDINO : EAST OF 215 FREEWAY, SOUTH OF DEVORE ROAD.

ENTITLEMENT:

TRACT MAP: N/A

GRADING/ IMPROVEMENTS : PROPERTY IS UNIMPROVED.

ZONING:

RESIDENTIAL ZONING: R-4.5 DU PER ACRE & R-1 DU PER ACRE

SCHOOLS:

SAN BERNARDINO UNIFIED SCHOOL DISTRICT:

UTILITIES:

WATER/SEWER/FIRE: SAN BERNARDINO WATER & SEWER

ELECTRICITY: SOUTHERN CALIFORNIA EDISON

GAS: SOUTHWEST GAS

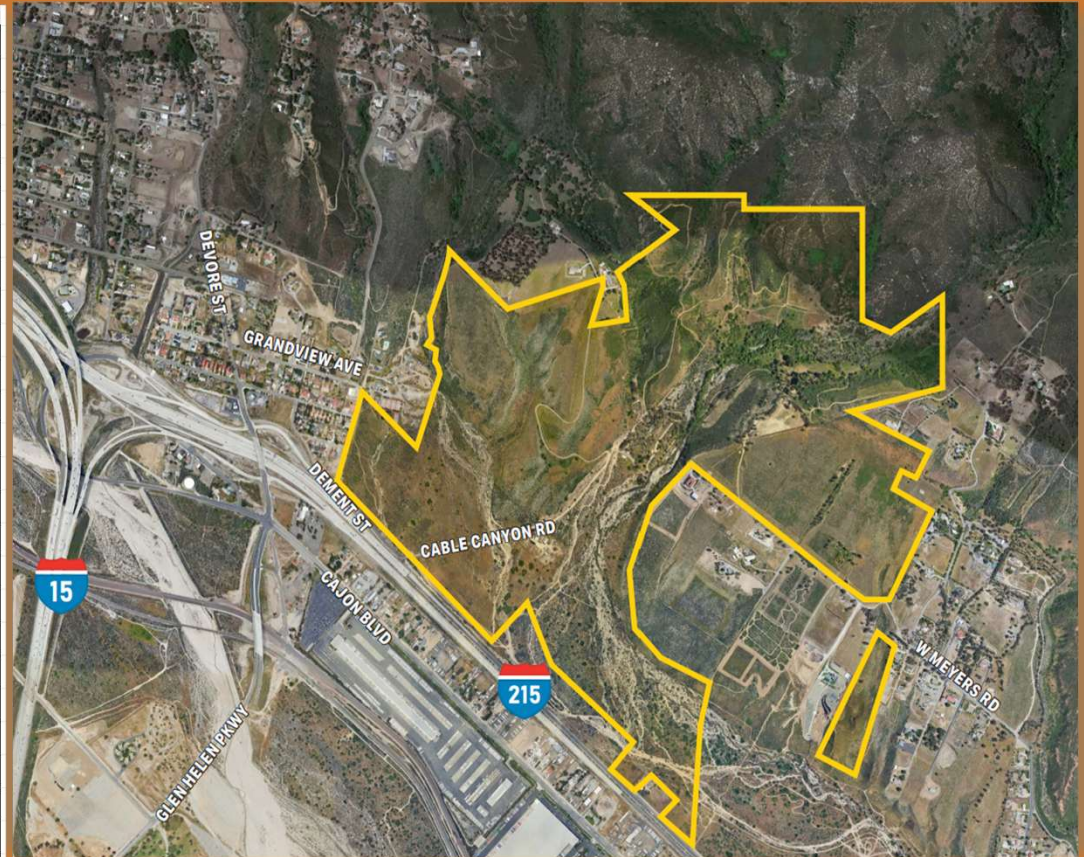
TV/CABLE: CHARTER/SPECTRUM

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+/-540 ACRES RESIDENTIAL ZONED | SAN BERNARDINO CA

APN	ACRES	Owner
0348-061-08-0000	12.36	Muscupiabe Ranch LLC
0348-071-16-0000	25.68	Muscupiabe Ranch LLC
0348-081-05-0000	24.68	Muscupiabe Ranch LLC
0348-081-20-0000	37.30	Muscupiabe Ranch LLC
0348-081-22-0000	2.00	Muscupiabe Ranch LLC
0348-081-23-0000	11.30	Muscupiabe Ranch LLC
0348-081-30-0000	95.45	Muscupiabe Ranch LLC
0348-101-27-0000	15.50	Muscupiabe Ranch LLC
0348-101-55-0000	36.54	Muscupiabe Ranch LLC
0348-101-61-0000	10.75	Muscupiabe Ranch LLC
0348-101-62-0000	3.85	Muscupiabe Ranch LLC
0348-071-17-0000	8.30	Muscupiabe Ranch LLC
0348-091-08-0000	107.43	Muscupiabe Ranch LLC
0348-142-012-0000	2.37	Muscupiabe Ranch LLC
0348-091-09-0000	26.23	Muscupiabe Ranch LLC
0348-101-04-0000	0.17	Muscupiabe Ranch LLC
0348-101-16-0000	13.00	Muscupiabe Ranch LLC
0348-101-19-0000	25.96	Muscupiabe Ranch LLC
0348-101-22-0000	36.99	Muscupiabe Ranch LLC
0348-101-28-0000	4.50	Muscupiabe Ranch LLC
0348-101-38-0000	20.80	Muscupiabe Ranch LLC
0348-101-77-0000	15.40	Muscupiabe Ranch LLC
Total	536.56	



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+/-540 ACRES RESIDENTIAL ZONED | SAN BERNARDINO CA



Northerly view from I-215



Easterly view from Dement Street

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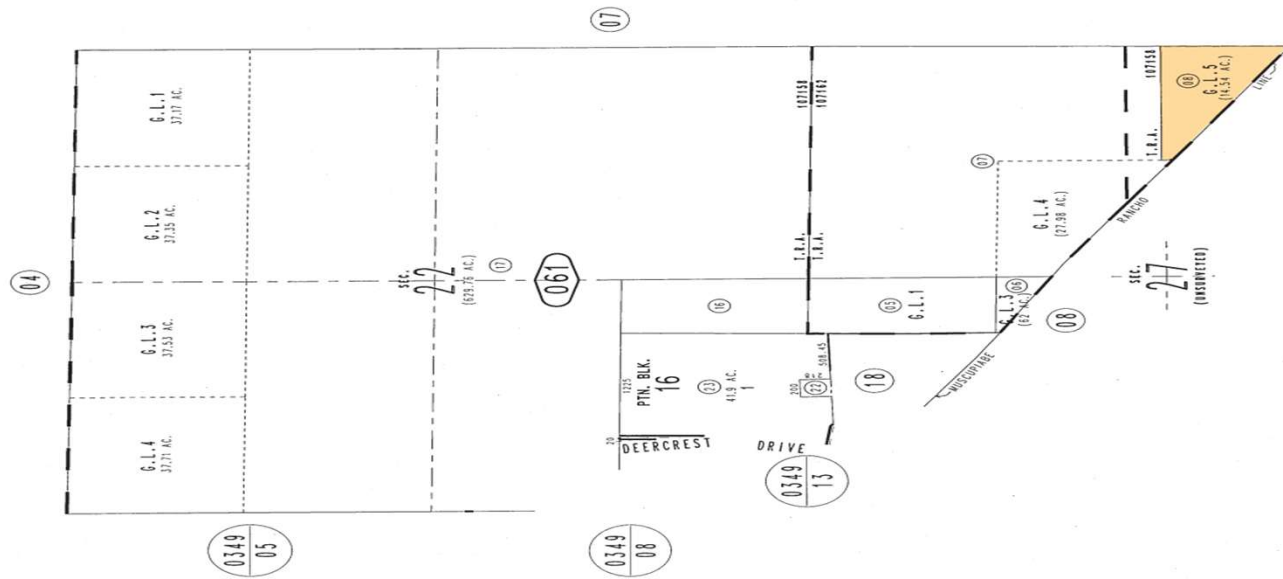
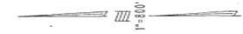
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+/-540 ACRES RESIDENTIAL ZONED | SAN BERNARDINO CA

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Sec.22, & Ptn. Sec.27, T.2N.,R.5W., S.B.B.&M.
Ptn. Map of Devore, M.B. 17/79

San Bernardino Unified 0348-06
Tax Rate Area
107158,107162



September 2004

Assessor's Map
Book 0348 Page 06
San Bernardino County

REVISED
06/04/09 CW

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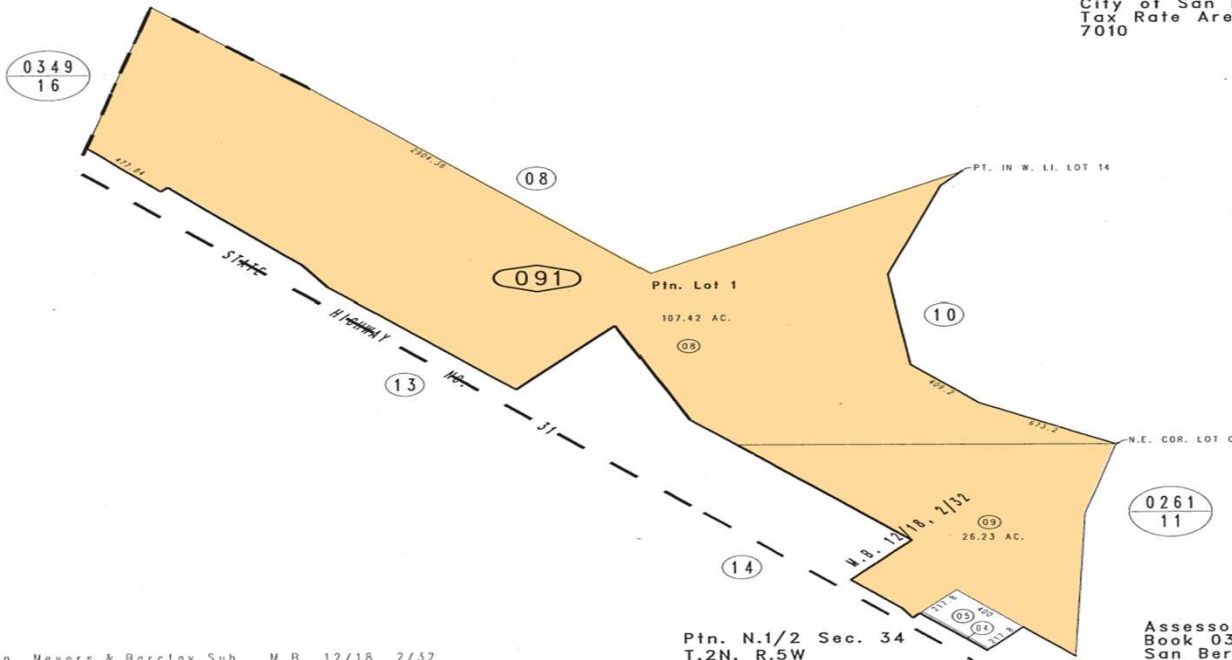
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Rancho Muscupiabe, M.B. 7/23
(Sometimes Known as Belmont & Belmont Springs Tracts, Unrecorded)

0348-09

City of San Bernardino
Tax Rate Area
7010



Assessor's Map
Book 0348 Page 09
San Bernardino County

REVISED
03/18/15 GW

September 2004

Ptn. Meyers & Barclay Sub., M.B. 12/18, 2/32

Ptn. N.1/2 Sec. 34
T.2N, R.5W

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