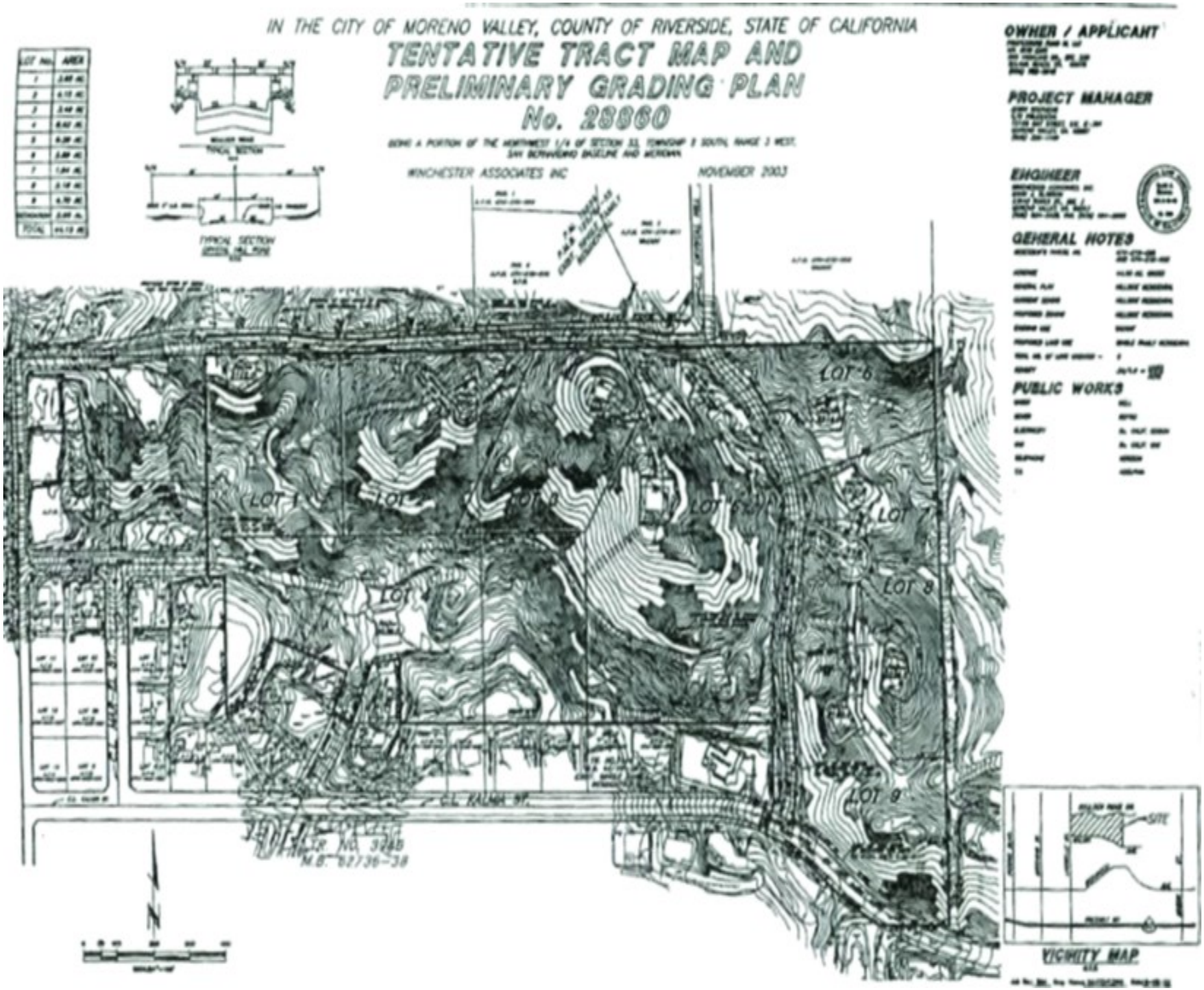
- 46.16 Acres—Panoramic Views
- North 60 Freeway
- Graded Custom Home Pads
- Most Prestigious Area of Rancho Belago
- Property is Located East of Lasselle and South of Boulder Ridge Dr
- Moreno Valley, CA

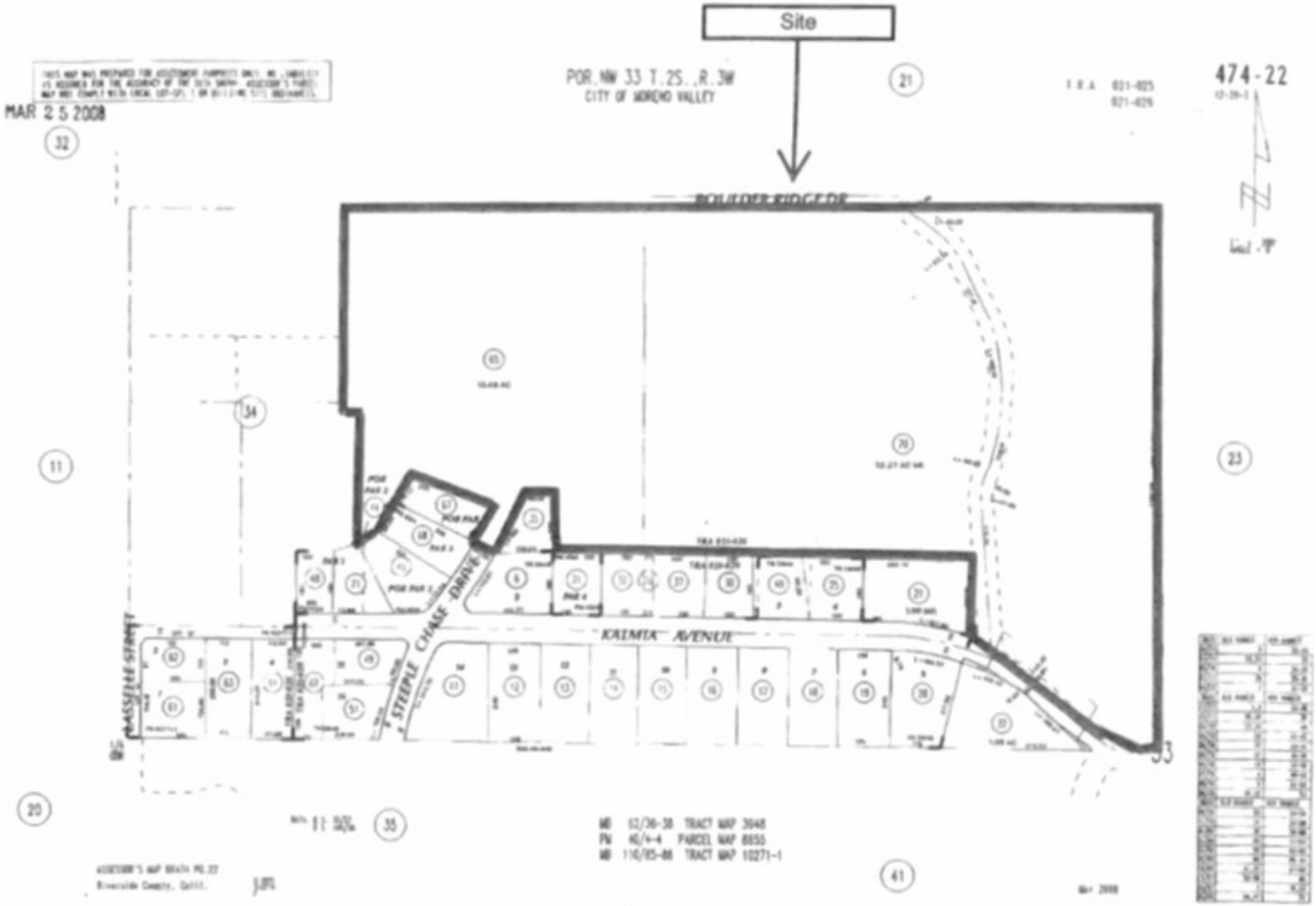
Diversified Realty, Inc

Jerry Stephens
Direct: (951) 567-3849
Email: Jerry@div-re.com
Broker DRE# 00547632

PROPERTY DESCRIPTION

- Property Consist of Two Parcels Totaling Approximately 46.16 Acres
- AP# 474-220-070,065
- Property is Zoned HR (Hillside Residential) Tract Map for 9 Lots has Expired
- Some Pads Graded with Incredible 270 degree views
- Cost to Complete is Not Estimated at this Time
- Near Skechers 1.8M S.F Distribution Center
- **Sales Price: $500,000 ($10,851 Per Acre)**


IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP AND
PRELIMINARY GRADING PLAN
No. 28860
WINCHESTER ASSOCIATES INC
NOVEMBER 2003
OWNER / APPLICANT
PROJECT MANAGER
ENGINEER
GENERAL NOTES
PUBLIC WORKS
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
TYPICAL SECTION
VICINITY MAP
SITE


Site
POR. NW 33 T.2S., R.3W
CITY OF MORENO VALLEY
474-22
MAR 2 5 2008
BOULDER RIDGE DR
KALMIA AVENUE
STEEPLE CHASE DRIVE
MD 12/36-38 TRACT MAP 3948
PM 40/4-4 PARCEL MAP 8855
MD 116/85-88 TRACT MAP 10271-1
ASSESSOR'S MAP BOOK NO. 22
Riverside County, Calif.

Site
Morrison St
Redlands Blvd
Day St
Frederick St
Nason St
Moreno Beach Dr
Alessandro Blvd
Cactus Ave
Riverside County Hospital
March Air Reserve Base
KaiserHospital
BEST BUY
LOWE'S
THE HOME DEPOT
WAL★MART
TARGET
Applebee's
chili's
COSTCO WHOLESALE
CALIFORNIA 60
KOHL'S
LA FITNESS
SKECHERS
CVS/pharmacy
RITE AID
Walgreens
Chevron
SUBWAY
STATER BROS.
Jack in the box
INTERSTATE CALIFORNIA 215

All information is deemed reliable but not guaranteed. Buyers responsible to verify information contained herein