

FOR SALE

APACHE TRAIL VENTURE, LLC is offering to sell a Commercial site or sites totaling approximately 5 Acres. The site is comprised of five separate contiguous parcels and may be purchased as shown below.

ZONING: C-1 / C-P (General Commercial)

LOCATION: Apache Trail, Cabazon, Riverside County, CA.

TOPOGRAPHY: Basically flat.

SEWER: Cabazon Water District (Has purchased sewer plant site South of I-10)

WATER: Cabazon Water District

POWER: Southern California Edison

GAS: Southern California Gas Co.

SITE 4.82 Ac. Net.

Cabazon is located midway between Riverside, CA. and Palm Springs. The Morongo Indian Tribe has its famous Casino located there and has completed a New 27-story Hotel, Casino and Spa which opened on December 10, 2004.

Assessors Parcel 519-210-023 has a small rental house, which is currently rented; property address is 14030 Apache Trail.

The site is located South of Interstate Highway 10 one block south of the Cabazon Apache Trail off ramp if you are heading East. The property is a strategic location for a Motel, Restaurant, and Gas Station and can also be considered for many other uses included in a list of over 90 permitted uses.

The Cabazon Area is at the point of a great "GROWTH CORRIDOR", that extends easterly from Riverside and San Bernardino. The Morongo Hotel/Casino added 4000 jobs to this area. The Hotel and Casino, coupled with a New Sewer Plant, should allow the Cabazon Area to "BLOSSOM OUT".

The Cabazon Apache Trail off ramp is the main ramp to exit I-10 to visit the Cabazon Outlets consisting of over 130 stores and the Morongo Hotel / Casino. Fast food is available at the Outlet Stores, however no good sit down restaurant has been provided.

Traffic counts at Apache Trail on Highway 10. According to figures shown on Caltrans Traffic Operations Program, traffic counts exceed 110,000 vehicles /day.
See Web site www.dot.ca.gov

Note: Information contained in this brochure / package has been obtained from sources deemed to be reasonably reliable. Seller/owner/brokers make no warranty, representation, expressed or implied. Any person or Buyer who is investigating the property for purchase and development should make its own independent investigation and due diligence as to all potential development requirements and any risks associated with such development.

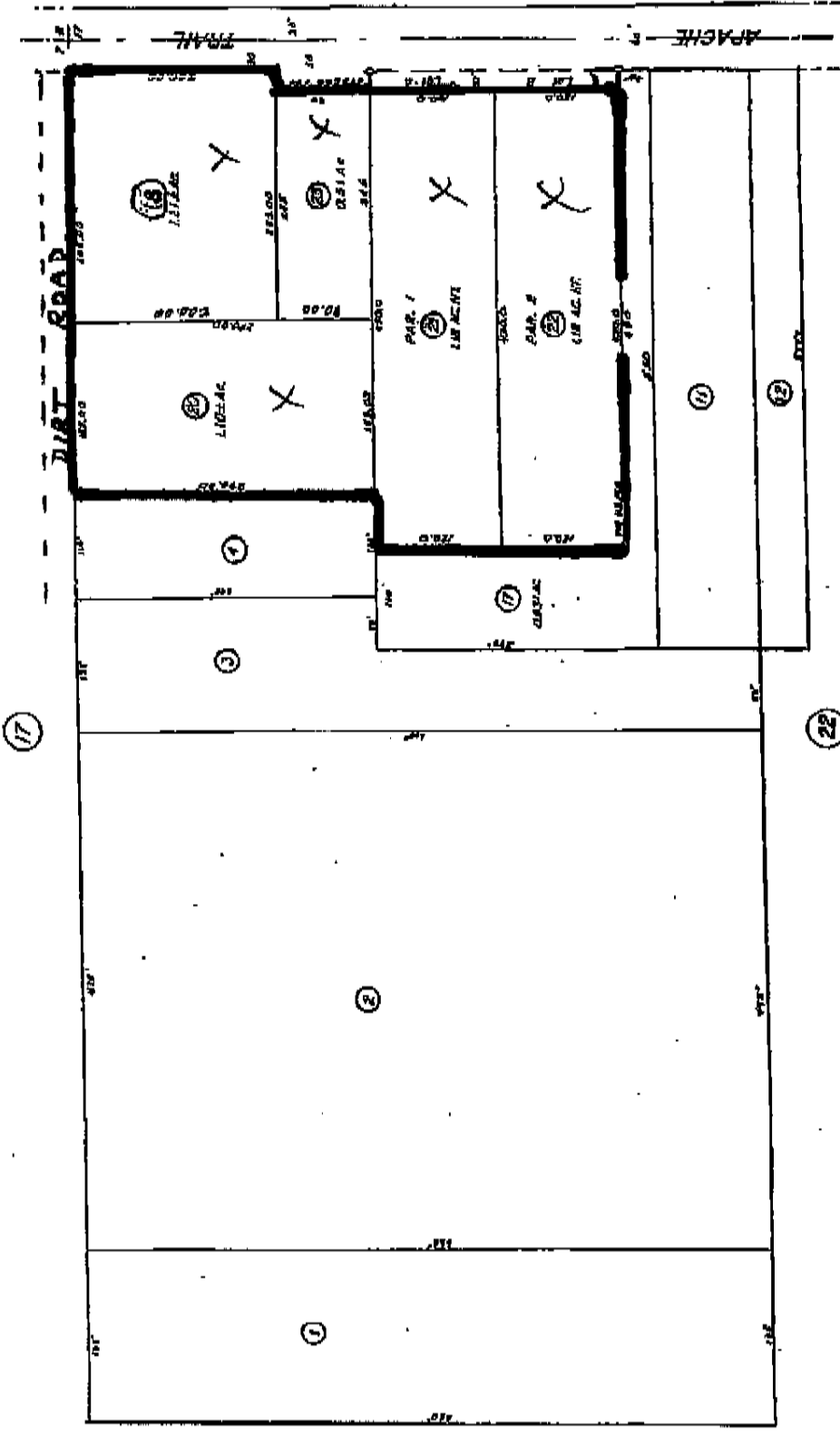
THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

N1/2 NE1/4 NE1/4 SEC.18, T3S. R2E.

24-33-3

T.C.A. 5530
5532
5576

519-21



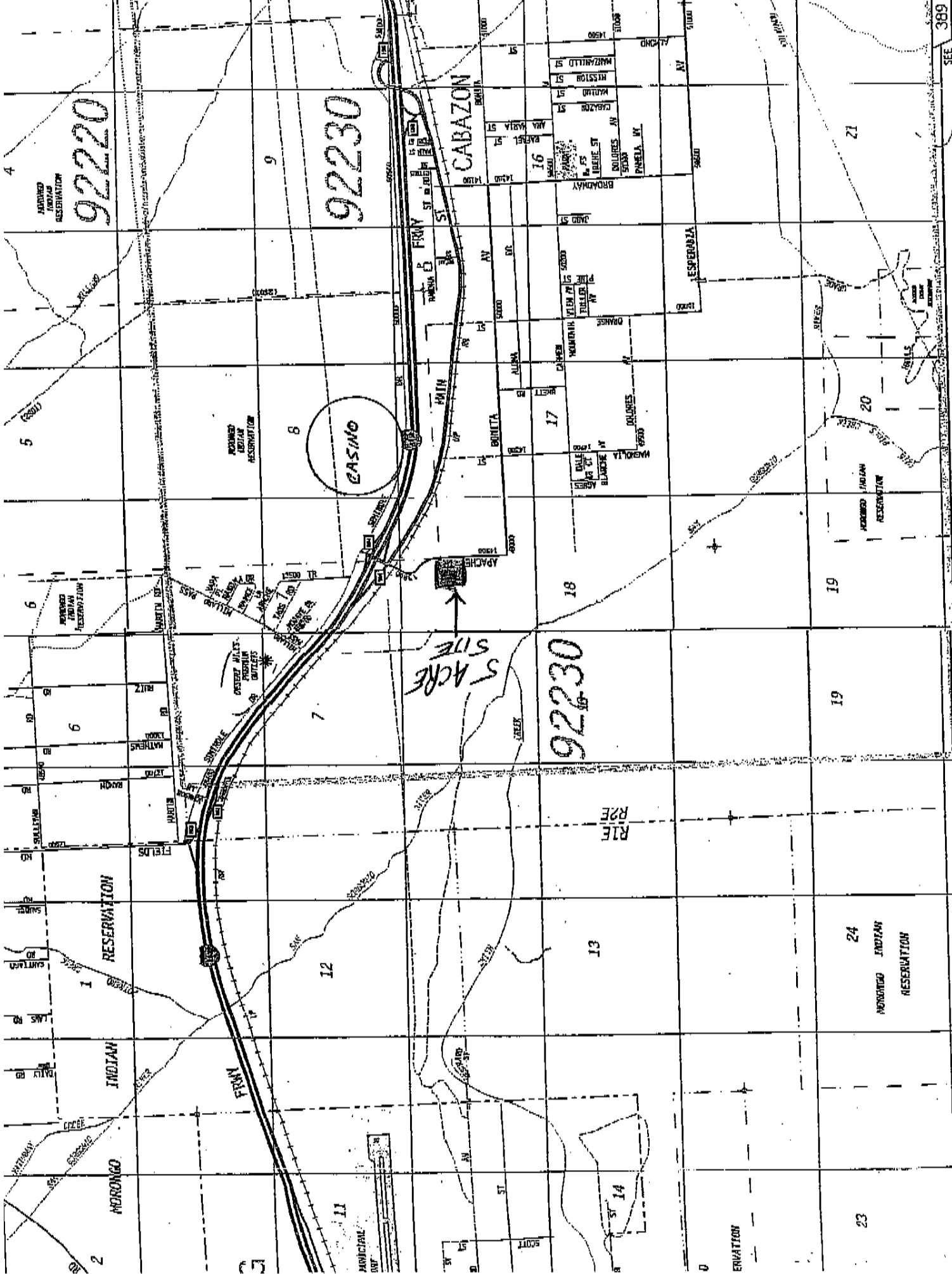
R.M. 143/56-57 Parcel Map No. 15614

ASSESSOR'S MAP BK.519 PG.21
RIVERSIDE COUNTY, CALIF.

DIST. C.L.D.
2148274

FEB. 1969

PARCEL	AREA	ACRES	PERCENTAGE
1	1.172	16.11	18
2	1.172	16.11	18
3	1.172	16.11	18
4	1.172	16.11	18
17	1.172	16.11	18
18	1.172	16.11	18
20	1.172	16.11	18
21	1.172	16.11	18
22	1.172	16.11	18



APACHE
INDIAN
RESERVATION

92220

92230

CABAZON

CASINO

S ACRES
SITE

92230

RTE 210

RESERVATION

INDIAN

MARICOPA

24

MOHAVE INDIAN
RESERVATION

23

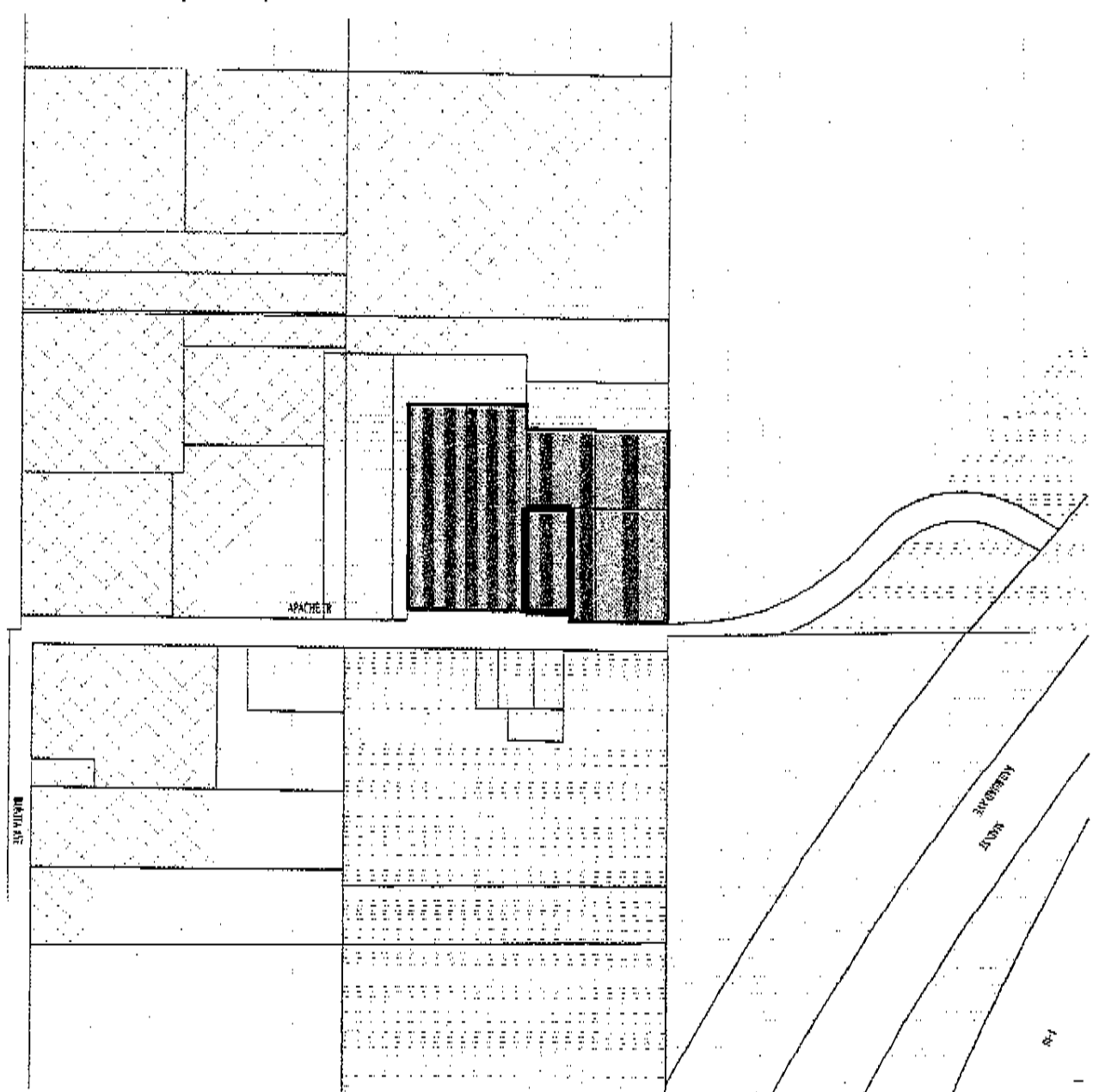
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SEE

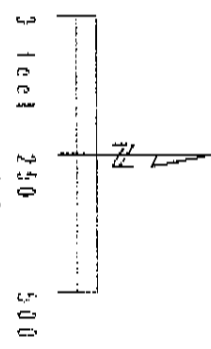
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ZONING DESIGNATION
06/18/04



- W-2-10
- M-SC
- W-2
- W-2-5
- C-1/C-P
- W-2-M

IMPORTANT NOTICE: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan provides new land use designations for all parcels in the unincorporated area of Riverside County. For any parcel, the General Plan may provide for a different type of land use than is provided for under existing zoning. During the next one to two years, the County will undertake a program to review all the zoning in the unincorporated area, and where necessary, change the zoning, following advertised public hearings. To confirm to the County's new General Plan, until then, please be advised that there may be a difference between the zoning and General Plan designations on any parcel. This may result in, at a minimum, the need to change the zoning before desired development may proceed. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 945-3700, or Murrieta at (909) 600-8170, or in Indio at (760) 363-2377.



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C-1 ZONE**C-P ZONE****(GENERAL COMMERCIAL)**

The following regulations shall apply in all C-1 Zones and C-P Zones:

SECTION 9.1. USES PERMITTED.

a. The following uses are permitted, only in enclosed buildings with not more than 200 square feet of outside storage or display of materials appurtenant to such use, provided a plot plan shall have been approved pursuant to provisions of Section 18.30 of this ordinance:

- (1) Ambulance services.
- (2) Antique shops.
- (3) Appliance stores, household.
- (4) Art supply shops and studios.
- (5) Auction houses.
- (6) Auditoriums and conference rooms.
- (7) Automobile repair garages, not including body and fender shops or spray painting.
- (8) Automobile parts and supply stores.
- (9) Bakery goods distributors.
- (10) Bakery shops, including baking only when incidental to retail sales on the premises.
- (11) Banks and financial institutions.
- (12) Barber and beauty shops.
- (13) Bars and cocktail lounges.
- (14) Billiard and pool halls.
- (15) Blueprint and duplicating services.
- (16) Book stores and binders.
- (17) Bowling alleys.
- (18) Catering services.
- (19) Cleaning and dyeing shops.
- (20) Clothing stores.
- (21) Confectionery or candy stores.
- (22) Costume design studios.
- (23) Dance halls.
- (24) Delicatessens.
- (25) Department stores.
- (26) Drug stores.
- (27) Dry goods stores.

- (29) Escort bureaus.
- (30) Feed and grain sales.
- (31) Florists shops.
- (32) Food markets and frozen food lockers.
- (33) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (34) Gift shops.
- (35) Hotels, resort hotels and motels.
- (36) Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.
- (37) Hobby shops.
- (38) Ice cream shops.
- (39) Ice sales, not including ice plants.
- (40) Interior decorating shops.
- (41) Jewelry stores, including incidental repairs.
- (42) Labor temples.
- (43) Laboratories, film, dental, medical, research or testing.
- (44) Laundries and laundromats.
- (45) Leather goods stores.
- (46) (Deleted)
- (47) Locksmith shops.
- (48) Mail order businesses.
- (49) Manufacturer's agent.
- (50) Market, food, wholesale or jobber.
- (51) Massage parlors, Turkish baths, health centers and similar personal service establishments.
- (52) Meat markets, not including slaughtering.
- (53) Mimeographing and addressograph services.
- (54) Mortuaries.
- (55) Music stores.
- (56) News stores.
- (57) Notions or novelty stores.
- (58) Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.
- (59) One on-site operator's residence, which may be located in a commercial building.
- (60) Paint and wallpaper stores, not including paint contractors.
- (61) Pawn shops.
- (62) Pet shops and pet supply shops.

- (64) Plumbing shops, not including plumbing contractors.
- (65) Poultry markets, not including slaughtering or live sales
- (66) Printers or publishers.
- (67) Produce markets.
- (68) Radio and television broadcasting studios.
- (69) Recording studios.
- (70) Refreshment stands.
- (71) Restaurants and other eating establishments.**
- (72) Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming.
- (73) Shoe stores and repair shops.
- (74) Shoeshine stands.
- (75) Signs, on-site advertising.
- (76) Sporting goods stores.
- (77) Stained glass assembly.
- (78) Stationer stores.
- (79) Stations, bus, railroad and taxi.
- (80) Taxidermist.
- (81) Tailor shops.
- (82) Telephone exchanges.
- (83) Theaters, not including drive-ins.
- (84) Tire sales and service, not including recapping.
- (85) Tobacco shops.
- (86) Tourist information centers.
- (87) Toy shops.
- (88) Travel agencies.
- (89) Typewriter sales and rental, including incidental repairs.
- (90) Watch repair shops.
- (91) Wholesale businesses with samples on the premises but not including storage.
- (92) Car washes.
- (93) Fortune telling, spiritualism, or similar activity.
- (94) Recycling collection facilities.
- (95) Convenience stores, not including the sale of motor vehicle fuel.
- (96) Day care centers. (97) Deleted.

Amended Effective:

09-10-99 (Ord. 348.3883) repealed

10-21-99 (Ord. 348.3888)