

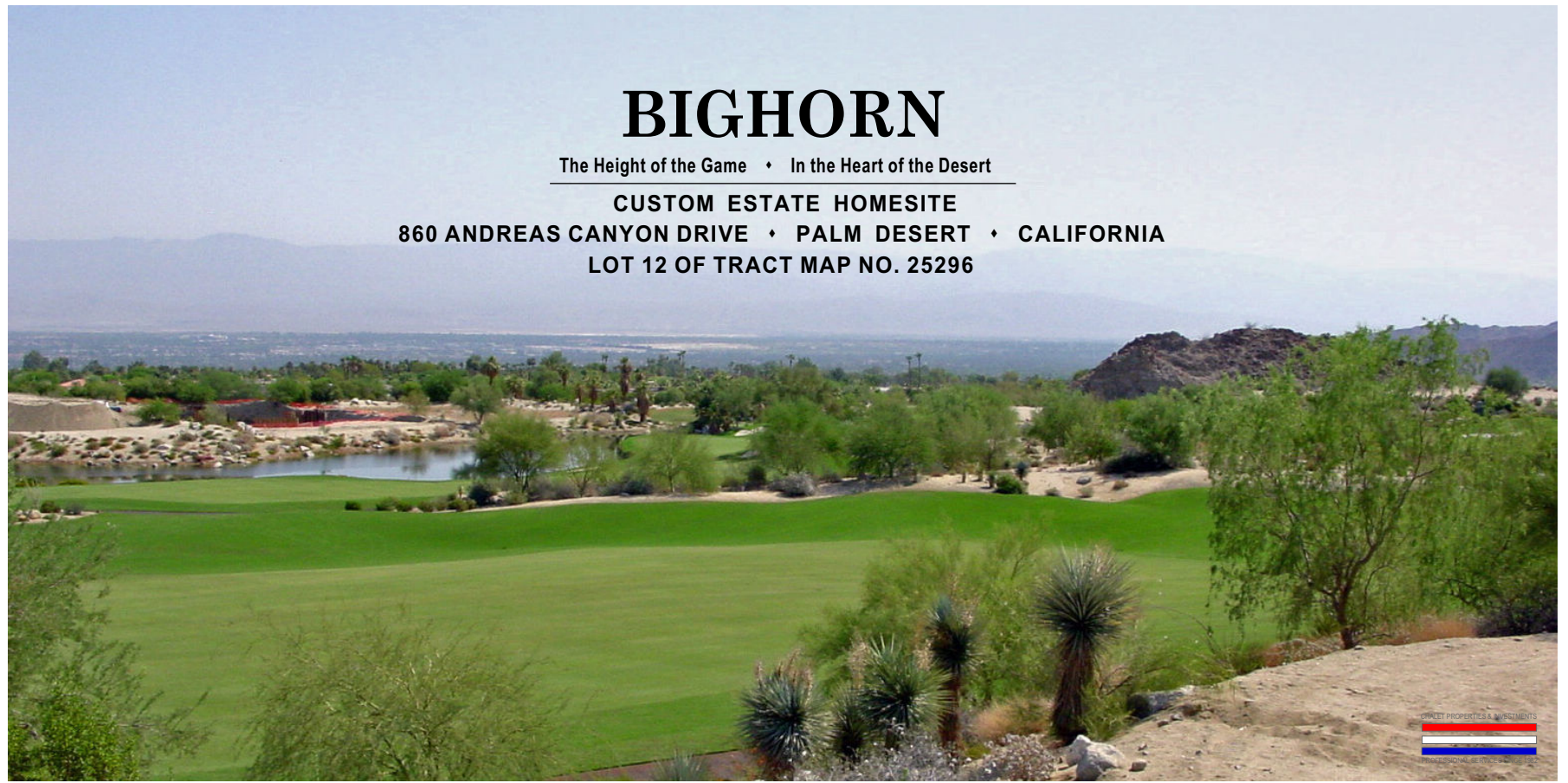
BIGHORN

The Height of the Game ♦ In the Heart of the Desert

CUSTOM ESTATE HOMESITE

860 ANDREAS CANYON DRIVE ♦ PALM DESERT ♦ CALIFORNIA

LOT 12 OF TRACT MAP NO. 25296



REVISED 01-25-08 / BRO-001

For Information & Professional Representation, Contact: Lynn D. Collins ♦ 949-493-6300 ♦ Chalet Properties & Investments ♦ Professional Real Estate Services Since 1982

DRE License No. 00799677

BIGHORN

The Height of the Game ♦ In the Heart of the Desert

CUSTOM ESTATE HOMESITE FOR SALE

860 ANDREAS CANYON DRIVE ♦ PALM DESERT ♦ CALIFORNIA

Privately located within Southern California's most prestigious and secure desert golf course community, 860 Andreas Canyon Drive is Bighorn's preeminent Custom Estate Homesite. This rare Custom Estate Homesite is uniquely situated on the promontory point, at the end of Andreas Canyon Drive, with phenomenal day and evening views of the beautiful Santa Rosa Mountains, Palm Desert, and celebrated Bighorn Canyons Golf Course.

A compelling Custom Estate Homesite set in a world class community.

PROPERTY INFORMATION:

Street Address:	860 Andreas Canyon Drive
City:	Palm Desert
County:	Riverside
State:	California
Lot & Tract:	Lot 12 of Tract 25296
Assessor's Parcel No.:	652-160-058
Lot Area:	34,956 Sq/Ft (0.80 Acres)
Pad Area:	24,078 Sq/Ft (0.55 Acres)
View Corridors:	First, Fifth, Sixth & Eighth Fairways Palm Desert & Surrounding Areas Santa Rosa Mountains
Setting:	World Class Golf Course High Security / Guard Gated Community Promontory Point / End Cul-De-Sac Large Elevated Building Pad Very Private / Only One Adjacent Property to the East
Preliminary Design:	Preliminary architectural plans for a magnificent 19,245 square foot Contemporary Santa Barbara style Custom Estate Residence have been designed for the property which take full advantage of its unique location and incredible view potential.
List Price:	\$ 5,500,000 (Five Million Five Hundred Thousand Dollars)

NOTICE:

All information herein contained is subject to change without any notice of any kind whatsoever.

For Information & Professional Representation, Contact:

LYNN D. COLLINS ♦ 949-493-6300

Chalet Properties & Investments ♦ Professional Real Estate Services Since 1982

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BIGHORN

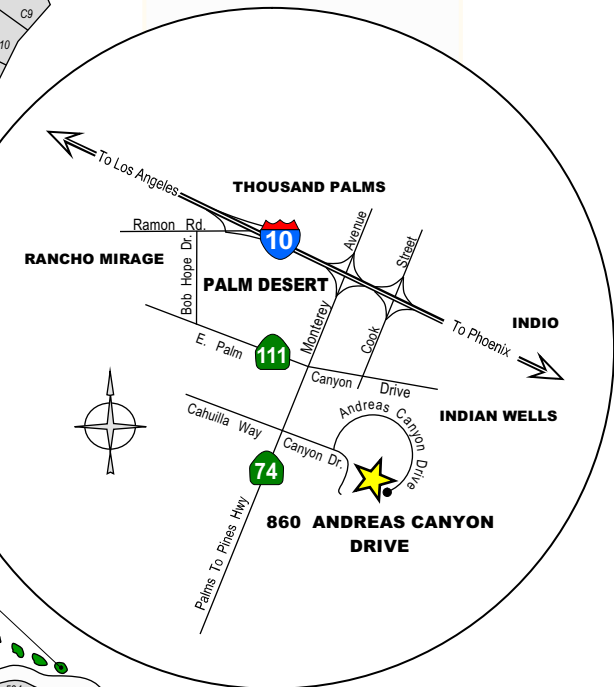
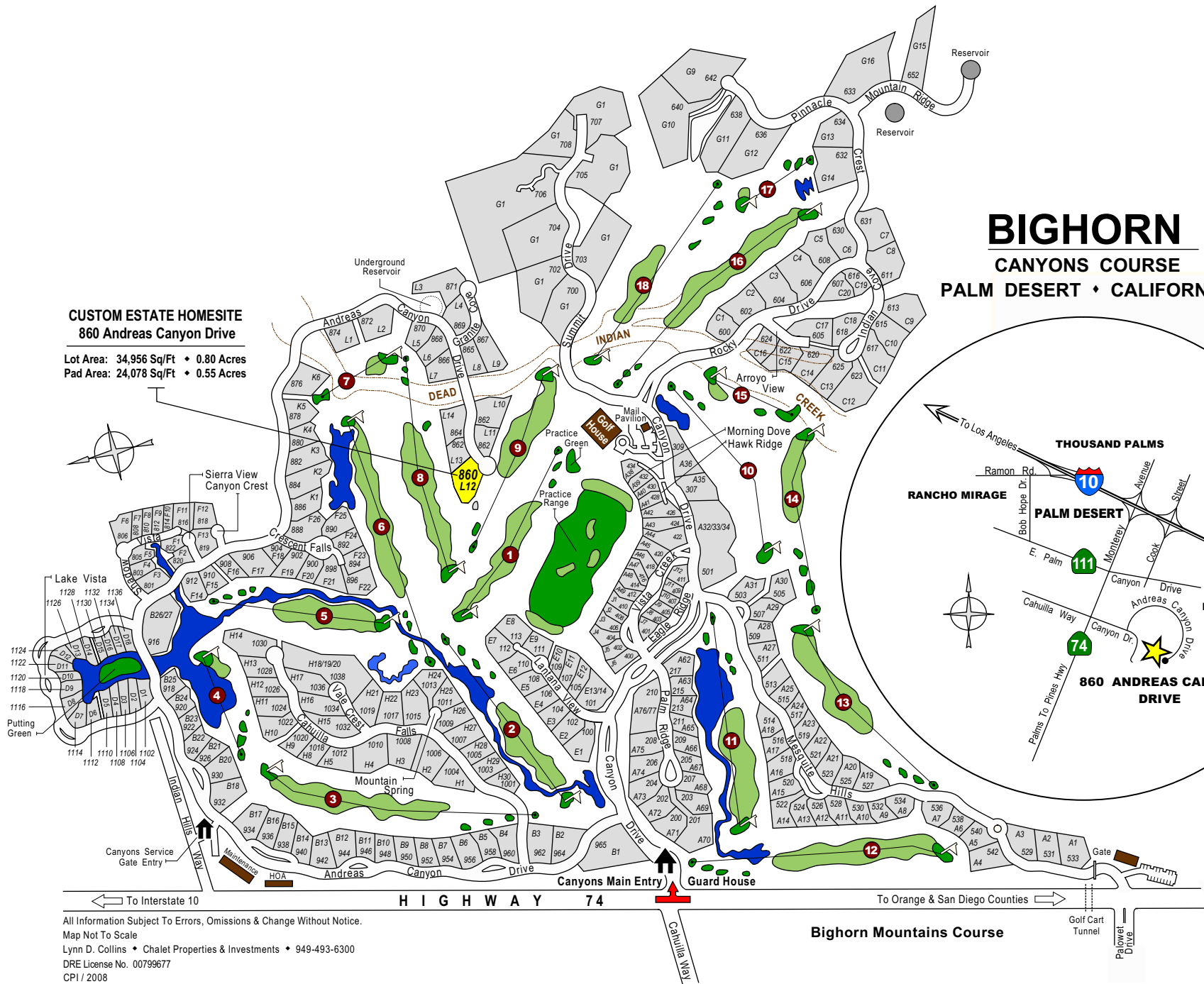
CANYONS COURSE

PALM DESERT • CALIFORNIA

CUSTOM ESTATE HOMESITE

860 Andreas Canyon Drive

Lot Area: 34,956 Sq/Ft • 0.80 Acres
Pad Area: 24,078 Sq/Ft • 0.55 Acres



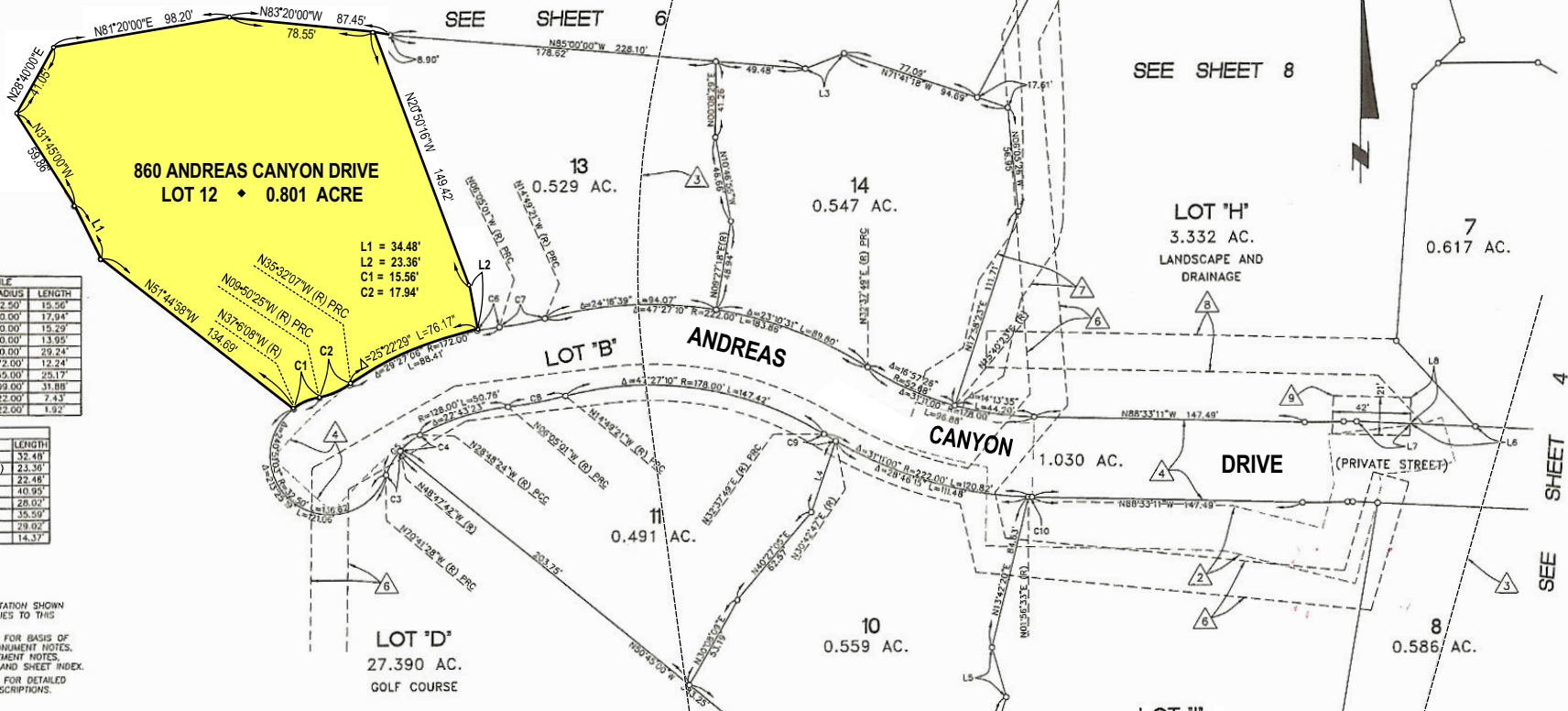
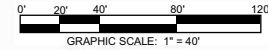
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Map Not To Scale
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CPI / 2008

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 25296

BEING A SUBDIVISION OF A PORTION OF
THE SOUTHEAST ONE-QUARTER OF SECTION 31, T. 5 S., R. 6 E., AND
A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 6, T. 6 S., R. 6 E., S. B. M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
FEBRUARY, 2005

SHEET 5 OF 9



CURVE	DELTA	RADIUS	LENGTH
C1	27°29'43"	32.50'	15.56'
C2	29°41'42"	40.00'	17.94'
C3	21°53'48"	40.00'	15.29'
C4	19°59'18"	40.00'	13.95'
C5	41°53'04"	40.00'	29.24'
C6	04°04'37"	172.00'	12.24'
C7	08°44'20"	165.00'	25.17'
C8	08°44'20"	209.00'	31.88'
C9	01°55'02"	222.00'	7.43'
C10	00°29'44"	222.00'	1.92'

LINE	BEARING	LENGTH
L1	N26°45'04"W	32.48'
L2	N10°09'38"W (R)	23.36'
L3	N68°54'24"E	22.46'
L4	N18°31'35"E	40.95'
L5	N16°21'30"W	28.02'
L6	N87°16'41"W	35.59'
L7	N87°16'41"W	29.02'
L8	N01°37'03"E	14.37'

NOTE: TABLE ANNOTATION SHOWN HEREON APPLIES TO THIS SHEET ONLY.
SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES, LEGEND, EASEMENT NOTES, VICINITY MAP AND SHEET INDEX.
SEE SHEET 9 FOR DETAILED EASEMENT DESCRIPTIONS.

- ⚠ EASEMENT TO COACHELLA VALLEY WATER DISTRICT TO BUILD AND MAINTAIN AN UNDERGROUND PIPELINE PER INSTRUMENT NO. 2000-093815, RECORDED MARCH 14, 2000, O.R.
- ⚠ EASEMENT TO COACHELLA VALLEY WATER DISTRICT FOR PIPELINES, TRANSMISSION, DISTRIBUTION, OVERFLOW, FLOOD WATERS, STORM DRAINAGE FACILITIES, RAMPS, AND DIKES PER INSTRUMENT NO. 125541, RECORDED APRIL 8, 1992, O.R.
- ⚠ EASEMENT TO COACHELLA VALLEY WATER DISTRICT FOR PUBLIC UTILITIES PER INST. NO. 2004-0694638, RECORDED SEPTEMBER 1, 2004, O.R.
- ⚠ 20.00-FOOT WIDE EASEMENT TO COACHELLA VALLEY WATER DISTRICT FOR SANITARY SEWER PURPOSES, DEDICATED HEREIN.
- ⚠ 25.00-FOOT WIDE EASEMENT TO COACHELLA VALLEY WATER DISTRICT FOR DOMESTIC WATER PURPOSES, DEDICATED HEREIN.
- ⚠ 20.00-FOOT WIDE EASEMENT TO COACHELLA VALLEY WATER DISTRICT FOR DOMESTIC WATER PURPOSES, DEDICATED HEREIN.
- ⚠ EASEMENT TO COACHELLA VALLEY WATER DISTRICT FOR RESERVOIR ELECTRICAL AND WATER PURPOSES, DEDICATED HEREIN.



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Map Not To Scale
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860 Andreas Canyon Drive ♦ Palm Desert ♦ California



REAR ELEVATION

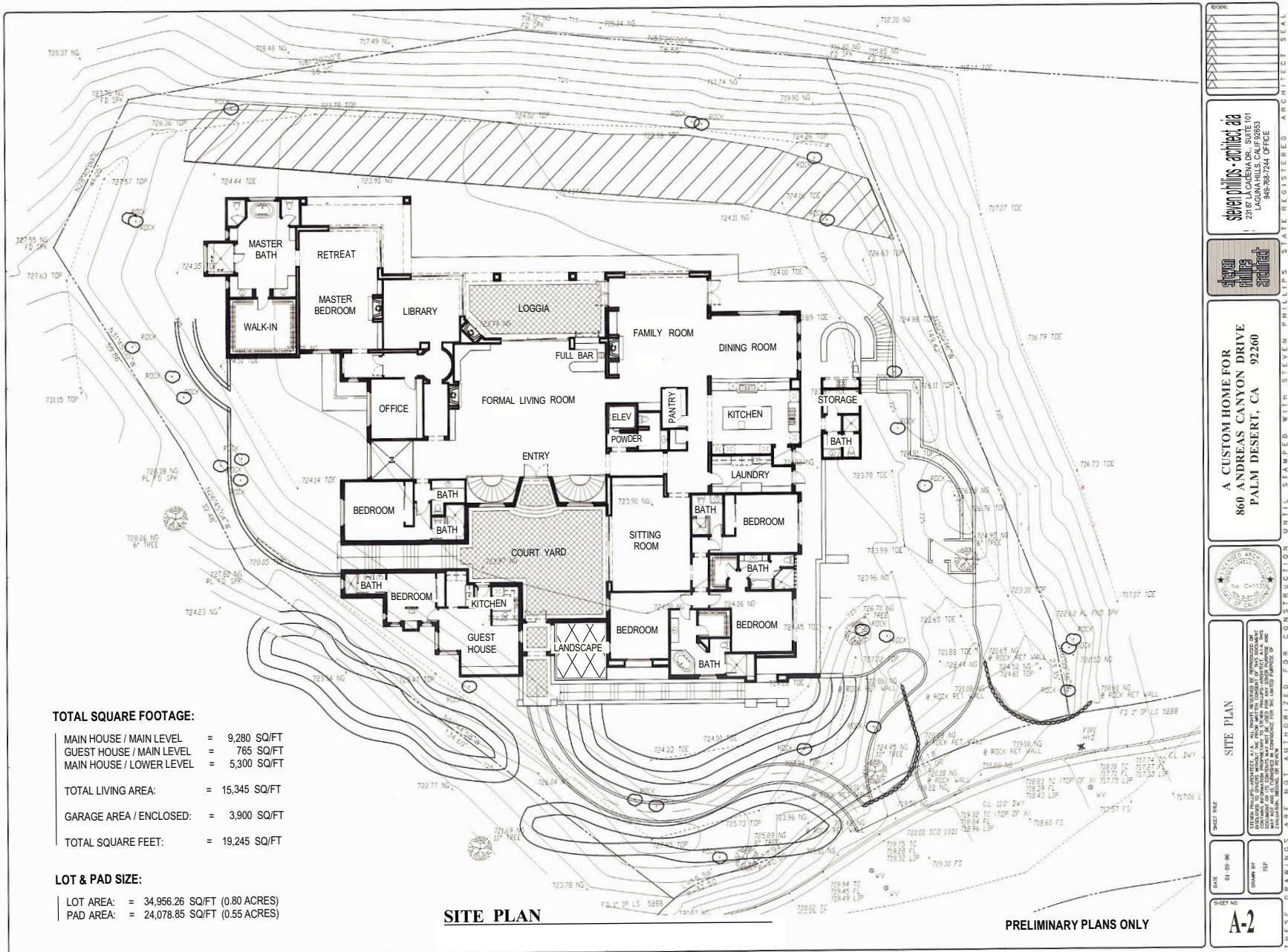
PRELIMINARY PLANS ONLY



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ILLUSTRATION, BEING, OF REVENUE

PRELIMINARY ARCHITECTURAL DESIGN ♦ SITE PLAN:

860 Andreas Canyon Drive ♦ Palm Desert ♦ California



860 Andreas Canyon Drive ♦ Palm Desert ♦ California



SHEET NO.

A-3

PRELIMINARY ARCHITECTURAL DESIGN ♦ LOWER LEVEL FLOOR PLAN:

860 Andreas Canyon Drive ♦ Palm Desert ♦ California

LOWER LEVEL FEATURES:

MAIN HOUSE:

EXERCISE ROOM
STEAM ROOM
SAUNA ROOM
GAME ROOM
FULL BAR
FOUR BATHROOMS
WINE CELLAR WITH WINE TASTING ROOM
BEDROOM / MAIDS QUARTERS
HOME THEATER
COMMERCIAL ELEVATOR
ELEVATOR EQUIPMENT ROOM
ELECTRICAL EQUIPMENT ROOM

GARAGE:

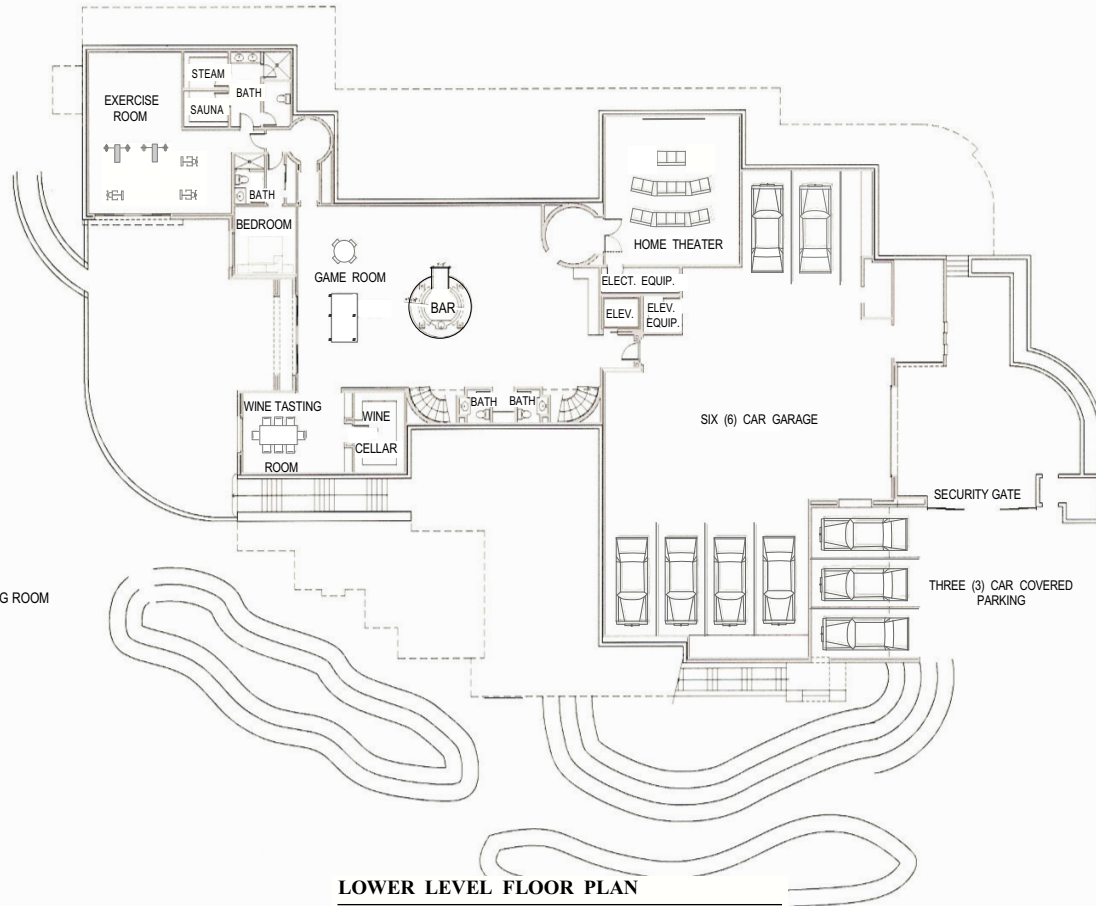
SIX CAR ENCLOSED GARAGE
THREE CAR COVERED

EXTERIOR:

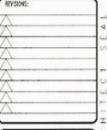
SECURITY GATE
THREE CAR COVERED PARKING

SQUARE FOOTAGE / LOWER LEVEL:

MAIN HOUSE = 5,300 SQ/FT
GARAGE = 3,900 SQ/FT



PRELIMINARY PLANS ONLY



STEVEN PHILLIPS-ARCHITECT, AIA
23187 LA CAÑENA DR., SUITE 101
LAGUNA HILLS, CALIF 92653
949-768-7244 OFFICE



A CUSTOM HOME FOR
860 ANDREAS CANYON DRIVE
PALM DESERT, CA 92260



LOWER LEVEL FLOOR PLAN
STEVEN PHILLIPS-ARCHITECT, AIA
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DATE: 01-08-06
DRAWN BY: JEP

PROJECT NO:
A-4