

LOST VALLEY CAMPGROUND & RESERVATION

Wilderness camp & recreational reservation land covered with $\pm 1,100$ AC of oak, pine, and chaparral. Located 6.5 miles north of Grace Trading Post, the property is bordered by the Cleveland National Forest and the Anza-Borrego Desert State Park in Warner Springs, CA.

31422 CHIHUAHUA VALLEY RD
WARNER SPRINGS, CA

LOSTVALLEYCAMPGROUNDLAND.COM



Exclusively Listed by

MATT MARSCHALL,
ARA, MAI, AI-GRS, FRICS
Senior Vice President
619.540.5555
matt.marschall@kidder.com
LIC N° 01035488

WARREN MCCAFFERTY
Senior Associate
714.887.9465
warren.mccafferty@kidder.com
LIC N° 02200030

DYLAN MARSCHALL
First Vice President
760.420.1632
dylan.marschall@kidder.com
LIC N° 02045289

MILES REITEN
Debt & Structured Finance Specialist
858.369.3092
miles.reiten@kidder.com
LIC N° 02238656

LOSTVALLEYCAMPGROUNDLAND.COM

This is a confidential Offering Memorandum and is provided solely for your limited use and benefit in evaluating this investment opportunity.

Listed in conjunction with Bang Realty, Inc. Idaho License #DB49579. Neither the Owner or Kidder Mathews, nor any of their respective directors, officers, affiliates or representatives make any representation, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating this investment opportunity and any offer you make to purchase the Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivery and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential, that you will hold and treat them in the strictest confidence, that you will not disclose this Offering Memorandum to any of its 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) with the prior written authorization of Kidder Mathews and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property and you will not use the Offering Memorandum or any of the content in any fashion or manner detrimental to the interest of Owner or Kidder Mathews.

TABLE OF CONTENTS

01
EXECUTIVE SUMMARY

02
PROPERTY OVERVIEW

03
LOCATION OVERVIEW

04
CAMPGROUND HISTORY

EXECUTIVE SUMMARY

A *UNIQUE OASIS* BETWEEN THE HIGH DESERT & COASTAL MOUNTAINS

Kidder Mathews is pleased to present Lost Valley Campground & Reservation, a $\pm 1,100$ acre recreational reservation & campground in San Diego County, California. Lost Valley is about an hour south of Temecula, in Warner Springs. Lost Valley supports small gatherings to large conferences with numerous bunkhouses & private/family cabins. The vast land gives way to a spectrum of outdoor recreation: "open-air camping", zip lining & shooting ranges, only to name a few! This is an exceptional opportunity to own land & facilities purposed for wide ranges of traditional/group camping, corporate events, church retreats, large organizations and summer camps.

POSTAL ADDRESS	31422 Chihuahua Valley Road, Warner Springs, CA 92086
GROSS LAND SIZE	$\pm 1,100$ Acres
CAPACITY	± 600 Person Campground Capacity

*The topography
varies from gentle
meadows, with
meandering creeks,
to high-country
chaparral with
sky-high pines.*

HORSE STABLES

PROPERTY OVERVIEW

PROPERTY DETAILS

Lost Valley Campground & Reservation is one of the most recognized summer camps in Southern California. Purchased in 1959, Schoepe Campground & Reservation at Lost Valley opened for its first summer in 1964.

It's rich background & enormous acreage allow for a vast array of outdoor activity & adventure possibilities.

Over the decades, hundreds of scouts have earned many Merit Badges and experienced unique adventures attainable only at a true wilderness camp with corresponding adventure-fueling amenities.

Appearing like a mirage nestled in the hill country, Lost Valley Campground & Reservation greets its travelers after traversing a graded dirt road, which is passable by all cars, including minivans, as though it was their final destination. Lost Valley is truly a unique & a remarkably remote location. Secluded by the surrounding forests & mountains, within reasonable proximity to Temecula, Orange County and San Diego.

±1,100
ACRES GROSS
LAND SIZE

THREE
SEPARATE
CAMPGROUND
SITES

22
CABINS WITH
HEAT AND
POWER

FOUR
FULL HOOKUP
RV SITES



HORSE STABLES

INVESTMENT HIGHLIGHTS



CAMP PROGRAMS

Lost Valley Campground & Reservation has traditionally offered programs during spring, summer and fall, making it one of the busiest and finest camp facilities in California.



WILDERNESS EXPERIENCE

Each year, hundreds of scouts and campers enjoy Lost Valley Campground & Reservation's extensive facilities with unique adventures available only at a true wilderness camp with corresponding amenities.



CAMPGROUND STAFF

Lost Valley is staffed seasonally by over fifty young men and women who commit six weeks of their summer to serving youth with quality programs in a wide variety of outdoor activities and new skills.

WATER

Lost Valley Campground & Reservation has two (2) large storage tanks providing gravity fed water throughout, part of the extensive water distribution system. There are on-site wells for both irrigation & portable water.

Two (2) wells, a 75 gpm and a 25 gpm

1M gallon water storage, consists of two (2) 425K gallon tanks and one (1) 60Kk tank, balance in the piping

4" and 6" main lines

Head pressure from tanks feeds water system at approximately 40 psi for potable water & fire protection

Approximately 40 psi

±2 acre lake fed by well/solar pump

Water has been state tested and approved

Historic Agua Cliente Creek crosses the property diagonally along the valley meadow

ARCHERY RANGE



COPE COURSE



RECREATION

Lost Valley Campground & Reservation offers numerous activities that continues to bring scouts and campers alike back to its campgrounds

Active Observatory

All Terrain Vehicle Activities

Archery & Shotgun Range

Archaeological Digging

Arts and Crafts

Canoing on Lake Virginia

Hiking / Nature Walks

Horse Back Riding

Mountain Biking Through Trails

NRA & BSA Certified Rifle Range

Overnight Camping

Rock Climbing (65' Natural Wall)

Rope Course, Challenge Course, Zip Lining

Swimming in the Pool or Lake

PROPERTY OVERVIEW

LAKE VIRGINIA



ACORN GRINDER



RIFLE RANGE



CATHEDRAL ROCK



IMPROVEMENTS

*Lost Valley
Campground &
Reservation went
through some recent
improvements on some
of their amenities.*



*Fully Equipped
Dining Halls*



*Ancillary Facility
Buildings*



*Commercial
Kitchens*



*Full-Size
Swimming Pools*



Updated Lodges



Training Facilities



BECKMAN HALL

PROPERTY OVERVIEW

CAMP IRVINE

- 01 Conger Chapel
- 02 ATV Course
- 03 Wiatava Nature Center
- 04 Archery Range
- 05 Rifle Range
- 06 Lake Virginia
- 07 Stables
- 08 High COPE
- 09 Assembly Area
- 10 Zip-Line
- 11 Low COPE
- 12 Casey Lodge
- 13 Swimming Pool
- 14 Bergman Cabin
- 15 Bemies Observatory
- 16 Weatherby Shotgun Range

CAMP CENTRAL

- 01 Business Office
- 02 Health Lodge
- 03 LaBare Park

CAMP GRACE

- 01 Beckman Hall
- 02 STEM Center
- 03 Bike Lair
- 04 Swimming Pool
- 05 Assembly Area
- 06 Grace Trading Post
- 07 Outdoor Scouts Skills
- 08 Indian Village
- 09 Beshears Amphitheater



LOCATION

From Interstate 15, drive toward Temecula. On the Temecula Parkway/Highway 79 exit for Pechanga. Continue through passing Vail Lake, Oak Grove until reaching Chihuahua Valley Road.

Continue on this road for about 6 -6.5 miles to a sharp right turn, the dirt road entrance to Lost Valley. Drive cautiously and carefully along a scenic 10 miles, as you escape into historic California, passing the Camp Grace gate (stay to the right) & through the main gate to reach the Business Office on the left.





SAN CLEMENTE ISLAND

CATALINA ISLAND

LOS ANGELES

Angeles National Forest

JOHN WAYNE AIRPORT

IRVINE

SAN CLEMENTE

RIVERSIDE

PALOMAR AIRPORT

CARLSBAD

OCEANSIDE

TEMECULA

HEMET

SAN DIEGO INTL AIRPORT

DEL MAR

ESCONDIDO

SAN DIEGO

POWAY

Palomar Mountain

EL CAJON

JULIAN

WARNER SPRINGS

SUBJECT PROPERTY

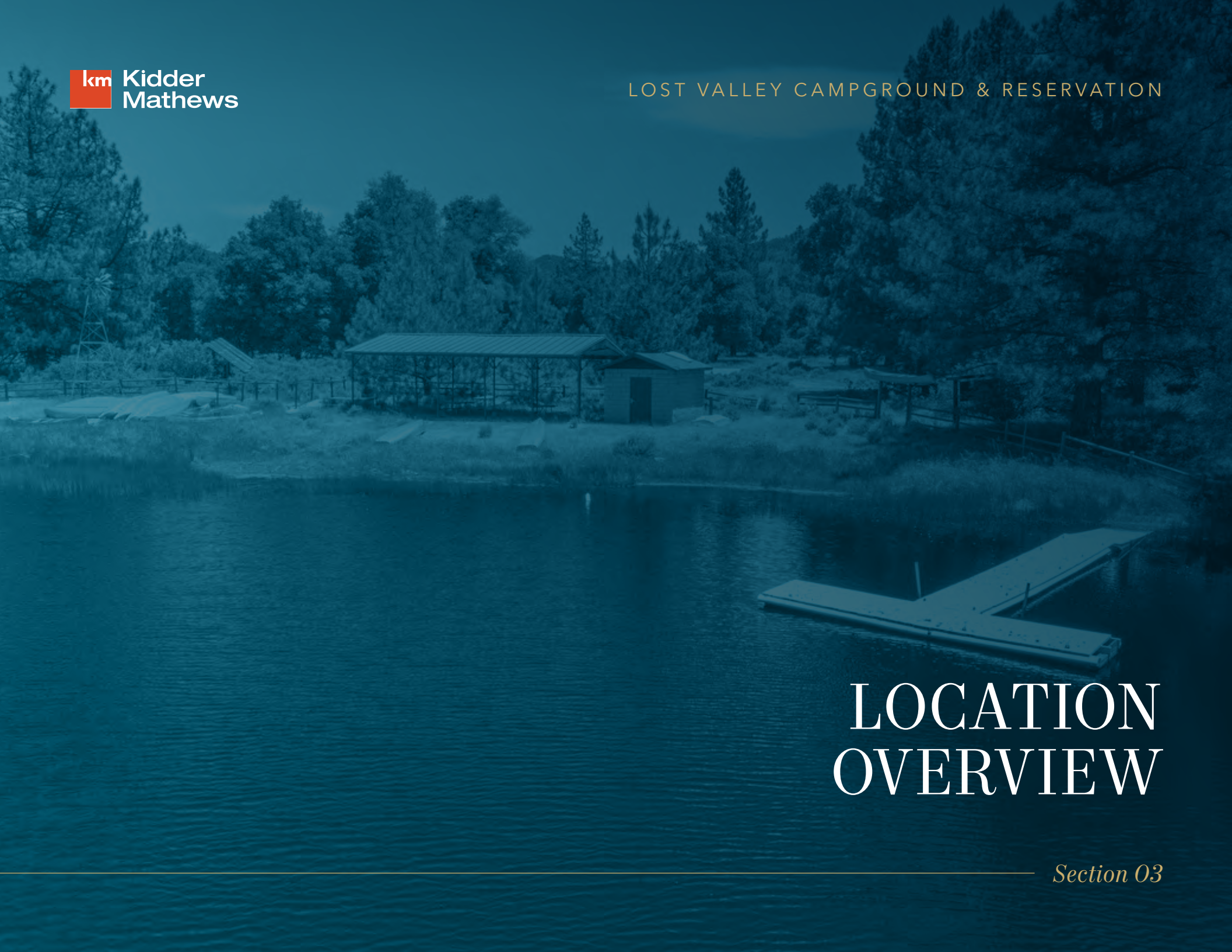
Cuyamaca Rancho State Park

PINE VALEY

Cleveland National Forest

BORREGO SPRINGS

Anza-Borrego Desert State Park

A photograph of a serene lake scene, likely at dusk or dawn, with a wooden dock extending into the water. In the background, there are several buildings, including a large covered pavilion and a smaller shed, surrounded by dense evergreen trees. The entire image is overlaid with a semi-transparent blue filter.

LOCATION OVERVIEW

A *HIDDEN GEM* IN CALIFORNIA'S COUNTRYSIDE

Warner Springs is unique blend of tranquility, natural beauty, and a close-knit community.

Greater Warner Springs is a rural back-country area, and set of springs, of San Diego County, in the North Mountain Sub-Region, that lies in a valley at the foot of the east side of Palomar Mountain. Juan Jose Warner received the 26,689-acre Rancho San Jose Del Valle Mexican land grant in 1844, and renamed the area Warner Springs. Warner established a trading post that served travelers between New Mexico and Los Angeles, thus instilling Warner Springs in California's history and future.

Warner Springs is the wild turkey capitol of this part of the world for hunters, and an important part of the Pacific Crest and California Hiking trails. It is associated with two National Historic Landmarks, the Oak Grove Butterfield Stage Station and Warner's Ranch, both connected to the Butterfield Overland Mail stagecoach line. Warner Springs is also popular for gliding due to the topography of the area, most commonly the Peninsular Ranges.

179

SQUARE MILES

1844

YEAR FOUNDED

3,130'

ELEVATION

LOCATION OVERVIEW

Lost Valley is a day-hiker's dream come true with acres of California's mountains, forests and meadows to explore.

LOCATION OVERVIEW



JULIAN, CA

Julian is a historic gold mining town located approximately one hour east of San Diego and roughly one hour and thirty minutes south of Lost Valley Campground.

Famous for its apples and superb apple pie, Julian has become the

center for visitors who wish to stay in the mountains, but take day trips to the nearby casinos, the Anza-Borrego Desert State Park and the coast.

Julian is known as "the B&B capital of Southern California" with its romantic atmosphere. Julian is also quickly becoming a great destination for families, hikers, weddings and corporate retreats.

Specialty shops line the historic streets of Julian, with unique attractions ranging from wineries, to gold mines, to a wolf preserve.

Data Source: visitjulian.com

ANZA-BORREGO DESERT STATE PARK

Located just two hours east of San Diego's beaches and one hour thirty minutes of Lost Valley Campground, Anza-Borrego Desert SP is California's largest state park. It protects 600,000 acres of desert terrain, including dramatic badlands, cool palm oases, twisting slot canyons, and cactus-studded slopes.

On your way into the park just outside the town of Borrego Springs, you can't miss artist



Ricardo Breceda's 130 enormous metal sculptures. They depict prehistoric animals that once roamed this land, such as a saber-tooth cat, as well as an assortment of mythical creatures, including a 350-foot-long serpent.

Data Source: visitcalifornia.com



CAMPGROUND HISTORY

SCHOEPE SCOUT RESERVATION



Countless camping excursions are just a few of the once-in-a-life adventures waiting for you at Schoepe Scout Reservation at Lost Valley, in Warner Springs.

Founded by the Orange County Council in 1964, Schoepe Scout Reservation has been teaching young scouts wilderness survival. Through the years, improvements and constant additions were made to improve the experience for all young and old, scouts and visitors. This camp has been built and rebuilt countless times due to changing times and ever-changing recreation. Each year, scouts & scouters return to embrace the outdoors & enjoy all it has to offer and teach.



1959

COUNCIL PURCHASES
LOST VALLEY

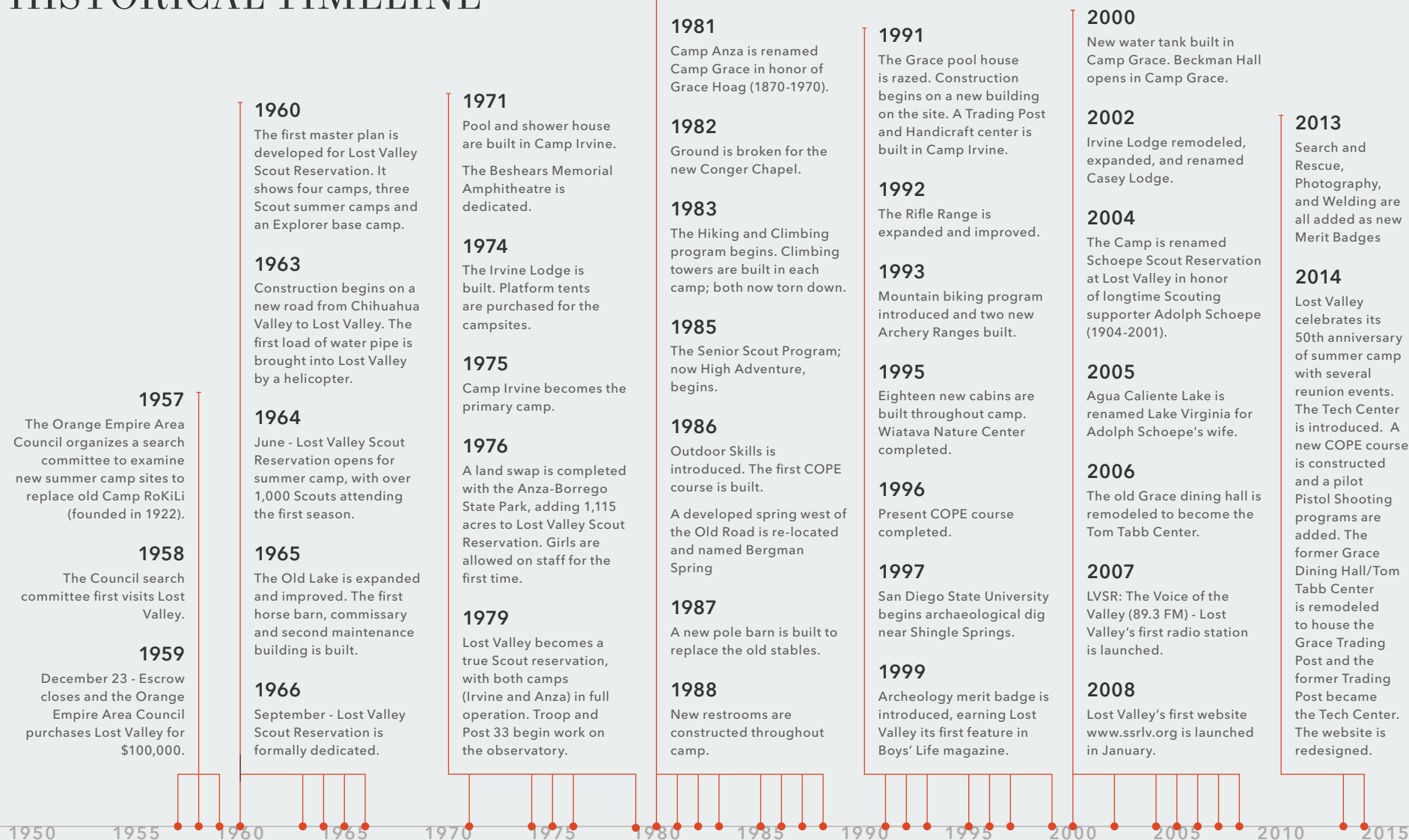
1964

CAMP AZNA OPENS
(FIRST CAMP)

1976

1,115 ACRE
EXPANSION

LOST VALLEY HISTORICAL TIMELINE



TERMS

The property is being offered at \$13,008,500 (contact brokers for details and guidance). Offers should include at minimum:

Price

90-Day Contingency period

45-Day Escrow period

Cash at close or terms

Exclusively Listed by

MATT MARSCHALL, ARA, MAI, AI-GRS, FRICS

Senior Vice President

619.540.5555

matt.marschall@kidder.com

LIC N° 01035488

DYLAN MARSCHALL

First Vice President

760.420.1632

dylan.marschall@kidder.com

LIC N° 02045289

WARREN MCCAFFERTY

Senior Associate

714.887.9465

warren.mccafferty@kidder.com

LIC N° 02200030

MILES REITEN

Debt & Structured Finance Specialist

858.369.3092

miles.reiten@kidder.com

LIC N° 02238656

LOSTVALLEYCAMPGROUNDLAND.COM

KIDDER.COM

