

LAND FOR SALE  
**BEEK'S PLACE**  
SANTA ANA MOUNTAINS



CUSHMAN &  
WAKEFIELD



# LAND FOR SALE

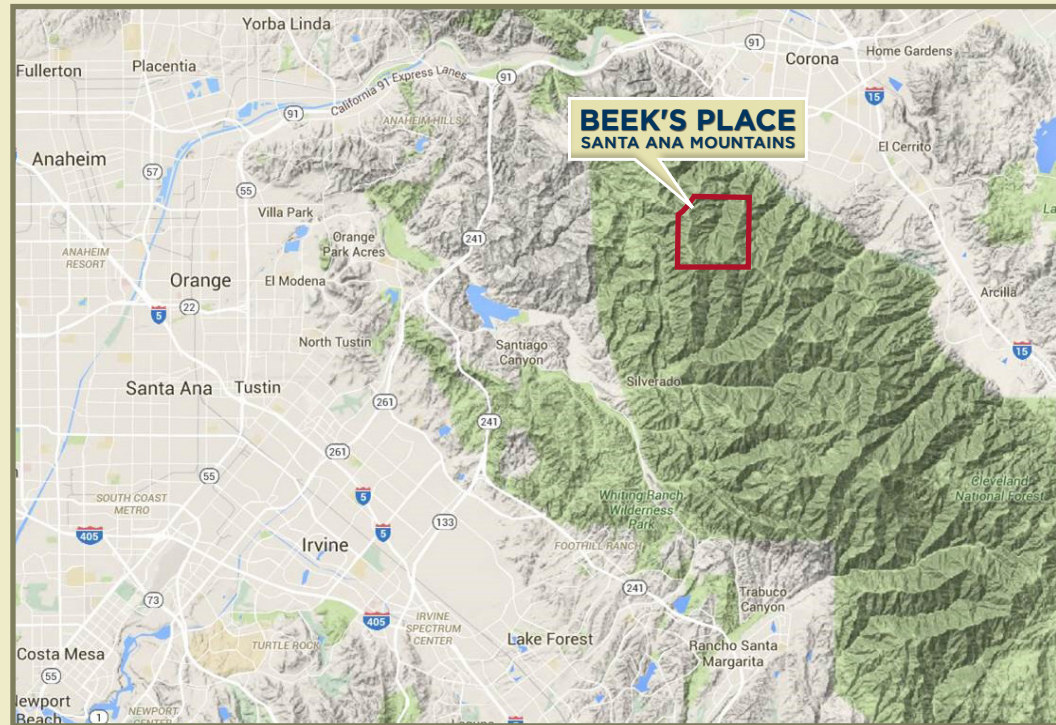
## **BEEK'S PLACE**

### SANTA ANA MOUNTAINS



## O V E R V I E W

This **633 ACRE** wilderness property is a large privately owned holding in the Santa Ana Mountains, part of the Cleveland National Forest which has been owned by the same family for nearly 100 years. The property consists of rolling to steep terrain within an area that is noted for its scenic beauty and sweeping views of Orange and Riverside Counties, including the Pacific Ocean and Catalina Island. The property is a noteworthy landmark and a part of the history of Orange County.







# H I S T O R Y

Joseph Beek, founder of the Balboa Island Ferry, purchased the nearly one square mile parcel from the railroads in the 1920's. He had fallen in love with the views, the ruggedness and the splendor of the wilderness. He was an avid horticulturist and planted dozens of pines from a wide array and diversity of species. He discovered a spring, and constructed a series of cisterns to capture the water and then he built a pump to carry the water to the cabin he and his 3 sons built from the stones located on the property. In approximately 1930, the Beek family built a stone cabin, cistern, and several wells. Remnants of these structures are standing to this day. He also built a wind-powered generator that not only ran the pump, but brought electricity and lighting to the cabin.





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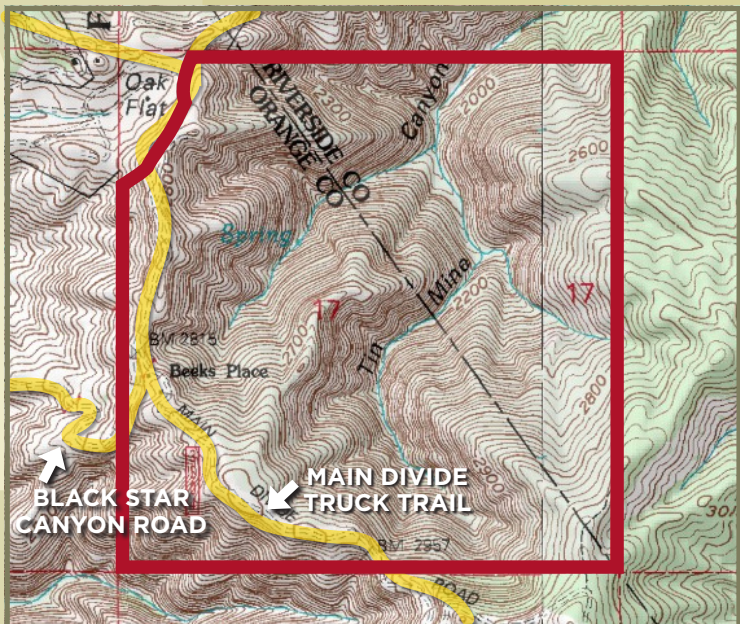
## F E A T U R E S

- **Location:** Main Divide Road at Black Star Canyon Road
- **Access to the property through locked gates**
  - City of Corona on the eastside is Skyline Drive
  - City of Irvine on the westside Black Star Canyon Road
- Incredible near-360 degree Panoramic views of the mountains and ocean
- USGS designation on Quad maps as Beek's Place
- The Property has electricity and two springs in Tin Mine Canyon
- Winds on the crest of the property could be a potential site for wind turbines
- The Owners have planted a variety of Pine Trees on the crest of the property from various parts of the USA
- Elevation range from 2,800 to 2,900 feet above sea level
- 16 miles to John Wayne Airport (as the crow flies)
- U.S. Government Doppler Weather tower on the crest of the Property provides \$16,400 annual income
- **Highest and Best Use:** Recreation and Mitigation



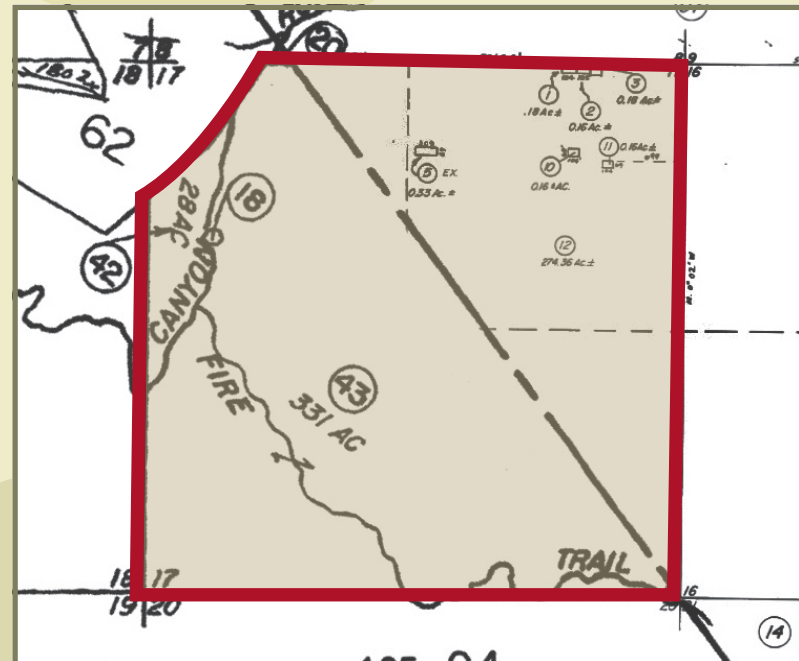


- **Land Use Designations:**
  - ▶ W2 (Controlled Development) - Riverside County
  - ▶ A-1 (General Agriculture) - Orange County
- **Legal Description:** Section 17, T.4S.R.7W.
  - ▶ APN No. Orange County: 085-080-42 & 43
  - ▶ APN No. Riverside County: 275-110-012



# LEASE

**NOAA Weather Radar Lease:** There is a lease to NOAA (National Oceanographic and Atmospheric Administration) for a weather radar station. The lease covers approximately 1 acre and includes access rights. The annual payment for the lease is \$16,400 per year.





Catalina Island

Palos Verdes

Santa Monica

San Gabriel

San Bernardino



# MARKETABILITY

The key characteristics of the site relative to marketability are the same today as they were when the Beek family acquired the land. The extraordinary views and natural amenity make the site a unique recreational opportunity, whether used by an individual owner, private group or for public access. The market for recreational properties such as the subject property is regional in nature. Individuals, groups, non-profits and public agencies seeking mountain retreat recreational sites would consider properties in the Santa Monica, Santa Ana, San Gabriel, San Bernardino and/or San Jacinto Mountains. The relevant market area for recreational use of the subject property encompasses nearly all of the six county area (Ventura, Los Angeles, Orange, San Bernardino, Riverside and San Diego).

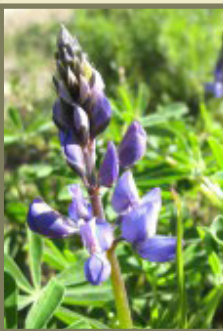
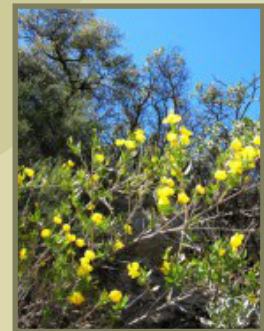
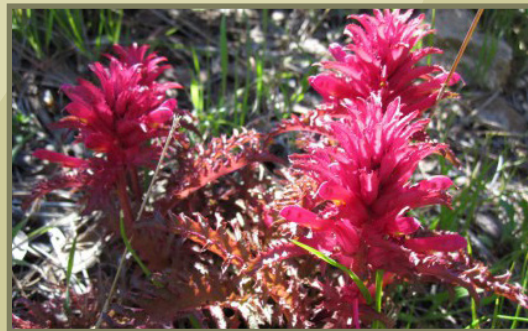






# ENVIRONMENTAL

The sensitive habitat on site is oak woodland, riparian, sycamore, grassland, coastal sage scrub, and chaparral. These habitats are considered to be sensitive due to their scarcity on Orange County and their habitat requirements. There is a variety of sensitive animal and bird species occurring or likely to occur on the site, including mule deer, bobcat, coyote, mountain lion, golden eagle, Cooper's hawk, gnatcatcher, San Diego horned lizard, and orange throated whiptail lizard. Sensitive plant species include Parry's Molina and Prickly Poppy. The subject property also has several ephemeral streams, springs and seeps. These riparian areas are protected under Army Corp of Engineers (ACOE) and California Department of Fish and Game (CDFG) policies. The area is also identified as an important wildlife corridor





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