



As a property owner here in Borrego Springs, our director of golf David Hunter, asked that I follow up with you. Allow me to introduce myself. My name is Ann Patricia Cusa and I have been hired as a Resort Real Estate Specialist here at Montesorio in Borrego Springs, CA. I hope that you can find some time to come down to the clubhouse so that we can meet in person and I can give you an idea of what we are doing and take you on a little tour, if you like. Montesorio is the first resort community in the Southern California desert which embodies and defines the Southern California lifestyle of quality, activity and health. Greg Perlman, David Itzikman, and our team of experts are committed to making Montesorio the finest desert resort community in the country!

Montesorio: Easily Accessible by Car or Plane

Located in Borrego Springs, California, this destination resort community is located less than 2 hours from San Diego, 90 minutes from Palm Desert and less than five minutes from the Borrego Springs County Airport. Because this majestic community is surrounded by the 650,000 acres of Anza Borrego State Park, it offers the opportunity for true desert living without the concern for over development

Montesorio: Fazio Signature Golf...The Experience

Montesorio's first amenity is its brand new 7,100 yard Tom Fazio signature golf course. With over 600 feet of elevation change and numerous lakes and water features, this course has been called Tom Fazio's best desert course ever.

Montesorio is very fortunate to have David Hunter as its director of golf operations. A former European tour member and current Callaway Master Staff member, David Hunter was recognized by Golf Magazine as one of "America's Most Outstanding Golf Teachers" as well as a National Teacher of the Year Nominee in 2005 David is overseeing the development of Montesorio's state-of-the art golf learning center and a golf program designed for members of all levels and ages.



Montesoro: An Entire Lifestyle Dedicated to "Living Well"

At Montesoro, residents will enjoy endless opportunities to "play well". We are currently constructing our elite sports training facility under the guidance of Dr. Edith Heus, creator of the Probodyx training method used by numerous professional and Olympic athletes. Montesoro also will feature a 20,000 s.f. activity center with resort pools, a seven court Tennis pavilion a kids clubhouse, an outdoor Outfitters Post with guided hiking, mountain biking, rock climbing and horseback riding, a 25,000 s.f. Ayurvedic Spa with meditation gardens, personalized life coaching, spa and wellness treatments of every nature, a Corazon pedestrian village with boutiques, cafes, antique old-world furniture & accessory shops, and a five star boutique spa hotel will be but some of the amenities offered at Montesoro.

Think "Canyon Ranch meets Wyoming meets Californian Desert"! Imagine an opportunity where you could actually own a home in an environment with life coaches, medical experts and programming designed specifically for you!

Montesoro: ...Our Founder's Club Program

The developers of Montesoro have created a special program for the current home owners and members, and their personal friends and family members also. They are calling it the "Founder's Club". This is a very limited and exclusive offering where only 50 homes & home sites will be pre-released at the end of June. The introductory pricing for our friends and family program is essentially at our developer's cost. 1/3 of an acre home sites on the golf course will start at \$275,000. Carizzo homes ranging from 1700 – 1850 sf. will start in the high \$500,000 price range, approximately. Hacienda floor plans are 3100 – 4300 sf. and construction costs for those will be in the range of \$250/sf. Additionally, there are incentives being offered to Founding Members which include an \$85,000 golf membership, 3 years of golf dues waived, and more.

The progress of our development is moving at a rapid pace, and I would like to extend this very limited and exclusive opportunity to you and your family. Please call me at your convenience to find out how to get involved, but remember that time is of the essence. We will be closing out from taking anymore reservations in the very near future for the Founder's program. Our main sales event is scheduled to take place this coming

fall, so you will have an opportunity to purchase a property at that time if you miss out on the Founder's offering. I look forward to hearing from you and helping you become a part of something very special that your family will thank you for, for generations to come!

Montesoro:Your Personal Invitation

Please understand that we are currently at the very ground floor level of this development, which is obviously the best time to consider getting involved! Do not hesitate to call or email me with any questions that you may have, or any further information that you may require. I will be happy to arrange a personal tour as soon as you can fit it into your schedule. At your convenience, please review the enclosed copy of an article that appeared in the April edition of the Orange Coast Magazine. It does a wonderful job of articulating many of the spectacular characteristics that define Montesoro.

The trails of Montesoro will always be your path to relaxation, recreation and unexpected discoveries.

Please call me at (866) 839-3936 to find out how to get involved and receive more detailed information as we move closer to our Founders Sales Event this coming June!

Warm regards,



Resort Real Estate Specialist

MONTESORO
the desert reborn

Direct: 866-839-3936

Cell: 772-215-4393

e-Fax: 772-382-2997

www.Montesoro.com

AnnC@Montesoro.com