

**Division of Real Estate**

F. W. GRIESINGER, Commissioner

MAIN OFFICE

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LOS ANGELES OFFICE  
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613 Orpheum Theatre Building

SAN FRANCISCO OFFICE  
1182 Market Street

OAKLAND OFFICE  
1815 Telegraph Avenue

FRESNO OFFICE  
308 Rowell Building

2nd AMENDED

**FINAL  
SUBDIVISION PUBLIC REPORT**

ON  
TRACT NO. 1651  
KERN COUNTY, CALIFORNIA  
RES. NO. 46 F

**Prospective Purchasers Should Read This Report Before Buying!**

**This Report Is Not an Approval or Disapproval of This Subdivision**

It reflects information presented by the subdivider of the above-subject tract and other information obtained by the Division of Real Estate in its investigation and examination of said tract. This report is issued in accordance with the provisions of Sections 11010 and 11018 of the Business and Professions Code of the State of California.

Subdivision reports are issued by the Commissioner on subdivisions for the purpose of preventing fraud, misrepresentation or deceit. The Real Estate Commissioner does not regulate or govern the size of parcels, drainage, sanitation, water, and the physical aspects of subdivisions. All such matters are regulated and passed on by the local public bodies and officials.

**Seller Should Note the Following:**

Rule No. 2795 of the Commissioner's Rules and Regulations (Chapter 6, Title 10, California Administrative Code) requires that:

- (1) a true copy of this report must be given to the prospective purchaser;
- (2) *the prospective purchaser must be given an opportunity to read this report before a deposit is taken or an agreement of sale is executed;*
- (3) a receipt must be taken from the buyer showing not only that he received a copy but that he had an opportunity to read it before buying; and
- (4) the receipts so taken must be kept available for inspection by the Commissioner or his deputies.

DATE OF THIS REPORT: November 20, 1958

LOCATION: In the County of Kern; approximately 2 miles north of the town of Ridgecrest; southwest of the intersection of the ridgecrest Inyokern Highway with Kaye Street, in the China Lake area.  
It consists of approximately 40 acres divided into 163 parcels.

SUBDIVIDER: MIRROR INVESTMENT CORPORATION LTD., a corporation.

DEPOSIT MONEY HANDLING: The subdivider advises that all money will be impounded in an escrow or trust account in accordance with Section 11013.4(a) of the Business and Professions Code.

RESTRICTIONS: Purchasers should investigate the conditions, reservations, and restrictions that may run with the land, including city or county zoning restrictions.  
Copies of those items which are recorded may be inspected at the office of the Kern County Recorder. Information about zoning may be obtained at the office of the Kern County Planning Commission.

STREETS: Streets within this subdivision have been offered for dedication for public use and have been accepted by the county.

WATER: The China Lake Mutual Water Company has advised that it will supply water to this tract.

This is a mutual water company. A mutual water company is not subject to supervision or regulation as is a public utility company. No public agency has any supervision or control over the management, rates, assessments, charges or conduct of business by a mutual water company.

Usually you must be a stockholder in the mutual water company in order to be entitled to get water. A stockholder is not a customer, but rather one of the owners of the company. A stockholder must share in the problems, costs and possible losses resulting from operations.

In some instances a subdivider or some other person may own the majority of the stock and thus control the mutual water company. If this is so, the stockholders may find it difficult or impossible to get improvement if the service is unsatisfactory.

UTILITIES: The subdivider advises that utility services are available, subject to company extension rules and regulations, from the following companies:

Electricity: California Electric Power Company (Randsburg California) but power lines not at present in tract.

Gas: None

Telephone: Interstate Telegraph Company (Ridgecrest)

In many of the more remote areas, utility service has not been brought within the borderlines of the tract and the earlier applicants for service may be called upon to deposit funds to bring service within boundaries of the tract. As later service is installed portions of these deposits may be refunded.

Purchasers should contact the above companies regarding service connections and the costs involved.

SEWAGE DISPOSAL: The subdivider advises that septic tanks are to be used for sewage disposal. Prior to installation purchasers should contact the local Health Department for specifications and requirements.

DESERT WIND AND RAINS: Heavy winds blow from time to time in all desert regions in California, and this may or may not prove detrimental to the subdivision.

During certain periods of the year heavy rains may occur in desert regions of California. Damage may result to property along natural drainage courses which have not been protected by sufficient flood control measures.

MISCELLANEOUS: The subdivider advises that it is approximately 2 miles to the nearest high school, 3 miles to the nearest grammar school, and 1 mile to the nearest community shopping center.

He also advises that school bus service is available to both schools and that available public transportation consists of bus adjacent to tract.

Purchasers should contact the local School Board regarding school facilities and bus service.

FIRE PROTECTION: Kern County Fire Department advises it will furnish fire protection to this tract.

CONTRACTS OF SALE: The subdivider has indicated that sales may be made on contracts of sale. Prospective purchasers should read and understand the terms of these contracts before signing them.

FLOOD CONDITIONS: The County Surveyor of Kern County advises that, in his opinion, "This area is occasionally subject to high intensity rainfall but no evidence of flooding is present on the ground. However, ponding and collecting of waters may occur during these types of storms. Such storms are infrequent but it may be possible that sheet overflow could occur under certain conditions."

The Division of Real Estate has no engineering personnel to make independent judgments on the suitability of drainage arrangements. Purchasers should make further inquiry of the subdivider or local government officials.

(Signed) F. W. GRIESINGER  
REAL ESTATE COMMISSIONER  
OF CALIFORNIA