

Division of Real Estate

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A M E N D E D
FINAL

SUBDIVISION PUBLIC REPORT

ON

TRACT 1651

Kern County, California

Res. #46 Fresno

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.

(SPECILL NOTE: Your attention is especially directed to the
paragraph below headed (X) CONTRACTS OF SALE.)

LOCATION: In the County of Kern; approximately 2 miles north of the unincorporated town of Ridgcrest; southwest of the intersection of the Ridgcrest-Inyokern Highway and Kaye Street, in the China Lake Area.

Map of said Tract No. 1651 is recorded in Book 8 of Maps at Page 34; Official Records of Kern County.

SIZE: Approximately 40 acres, divided into 163 parcels.

TITLE: Title Report dated March 9, 1956, shows title vested in Mirror Investment Corporation, Ltd., a corporation, subject to: County taxes; assessments, restrictions, easements and rights of way of record.

NOTE: The subdivider advises that all money received will be impounded in a Trust Account per Section 11013.4(a) of the Business and Professions Code.

RESTRICTIONS: A Declaration of Restrictions was recorded February 27, 1956 in Book 2567 Page 15, Official Records of Kern County.

Purchasers should investigate the Conditions, Reservations and Restrictions that may run with the land, including 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. Information on these items may also be obtained from the subdivider.

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

WATER: The Ridgecrest County Water District, P. O. Box 426, Ridgecrest, advises it will supply water to this tract.

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, Ridgecrest. (but power lines at present do not service this tract.)

Telephone: California Interstate Telephone Co., Ridgecrest.

Purchasers are advised to personally contact the companies supplying such services regarding the possibility of service connections and the costs involved.

SANITATION: The subdivider advises that septic tanks are to be used for sewage disposal. The Kern County Health Department advises it will approve the installation of septic tank systems subject to certain conditions. These conditions must be determined by purchasers prior to installation of private sewage disposal systems.

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 this 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 service adjacent to the tract.

Purchasers are advised to contact the local School Board regarding school busses because such service is sometimes provided in only specific areas or under certain conditions.

FIRE PROTECTION: The Kern County Fire Department advises that its Ridgecrest sub-station will furnish fire protection to this tract.

FLOOD CONDITIONS: The County Surveyor advises, in part, as follows: "This area is occasionally subject to high intensity rainfall but no evidence of flooding is present on the ground and 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."

(X) CONTRACTS OF SALE: Information furnished by the subdivider indicates that an option agreement exists between the subdivider, as optionor, and Sam L. Seley, Inc., as optionee, for the sale of lots in this tract to the optionee; and optionee has indicated that some lots may be marketed to the public under contracts of sale. Purchasers are advised to read and understand the terms of such contract prior to signing same.

Dated at San Francisco, California
this 3rd day of January, 1957

(SIGNED) D. D. WATSON
REAL ESTATE COMMISSIONER
OF THE STATE OF CALIFORNIA

MJM:pd
RES NO 46 Fresno