

Division of Real Estate

D. D. WATSON, Commissioner

MAIN OFFICE

1021 O Street, Sacramento 14

LOS ANGELES OFFICE
Room 310, Spring Arcade Building

SAN DIEGO OFFICE
613 Orpheum Theatre Building

SAN FRANCISCO OFFICE
1182 Market Street

OAKLAND OFFICE
Room 304, 1744 Broadway

FRESNO OFFICE
308 Rowell Building

FINAL
SUBDIVISION PUBLIC REPORT

ON

TRACT NO. 119, CARTER SUBDIVISION
KINGS COUNTY, CALIFORNIA
RES. NO. 615 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.

LOCATION: In the County of Kings; approximately 1/2 mile north of the City of Hanford; located southwest of the intersection of Cortner Street and North Douty Street.

Map of said Tract No. 119, Carter Subdivision is recorded in Book 4 of Maps at Page 93; Official Records of Kings County.

SIZE: Approximately 3.65 acres, divided into 8 parcels.

TITLE: Title Policy dated January 11, 1956, shows title vested in Lloyd W. Carter and Jeannette E. Carter, husband and wife, as joint tenants, 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 an escrow or trust account per section 11013.4(a) of the Business and Professions Code.

RESTRICTIONS: A Declaration of Restrictions was recorded January 18, 1956 in Book 636 Page 366 and an addenda to the Declaration was recorded January 25, 1956 in Book 637, Page 326, Official Records of Kings 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 Kings County Recorder. Information about zoning may be obtained at the office of the Kings 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 California Water Service Company whose address is Hanford, California advises it will supply water to this tract.
This company is a public utility water company operating under the supervision of the Public Utilities Commission of the State of California.

UTILITIES: The subdivider advises that utility services are available subject to company extension rules and regulations, from the following companies:
Electricity: Southern California Edison Company, Hanford
Gas: Southern California Gas Company, Hanford
Telephone: Pacific Telephone and Telegraph Co., Hanford.
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 Kings County Health Department advises, in substance, that sewage disposal by means of septic tank systems will be approved providing that Kings County Ordinance #192 is complied with relative to securing a permit from said Department.

MISCELLANEOUS: The subdivider advises that it is approximately 1/2 mile to the nearest high school, 1/4 mile to the nearest grammar school, and 1 mile to the nearest community shopping center.

FIRE PROTECTION: The North Hanford Volunteer Fire Department advises it will furnish fire protection to this tract.

Dated at San Francisco, California
this 1st day of May, 1956

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

MJM: pd
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