

Division of Real Estate

D. D. WATSON, Commissioner  
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613 Orpheum Theatre Building

SAN FRANCISCO OFFICE  
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OAKLAND OFFICE  
Room 304, 1744 Broadway

FRESNO OFFICE  
308 Rowell Building

FINAL  
SUBDIVISION PUBLIC REPORT

ON  
TRACT NO. 220.  
Tulare County, California  
Res. No. 616 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 Tulare, approximately 1 mile north of the City of Lindsay; faces Hillcrest Drive north of Avenue 238.  
Map of said Tract No. 220 is recorded in Book 21 of Maps at Page 72, Official Records of Tulare County.

SIZE: Approximately 1-1/2 acres, divided into 9 parcels.

TITLE: Title Policy dated October 6, 1955, shows title vested in Trafton Farms, a corporation, subject to County taxes, assessments, restrictions, easements and rights of way of record.

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: This Division is advised there are no restrictions of record on this subdivision.

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 Tulare County Recorder. Information about zoning may be obtained at the office of the Tulare 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 Lindsay-Strathmore Irrigation District, whose address is P. O. Box 1205, Lindsay, California, advises it will supply water to this tract. Lot purchasers will be required to pay \$110.00 for installation of service to their house.

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, Lindsay

TELEPHONE: General Telephone Company of California, Lindsay

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 Tulare County Health Officer advises that said subdivision has been found to be satisfactory for sewage disposal by means of septic tanks and leach lines on each of the respective lots.

MISCELLANEOUS: The subdivider advises that it is approximately 1-1/2 miles to the nearest high school, 2 miles to the nearest grammar school, and 1-1/2 miles 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 Orange Belt Stage, 1-1/2 miles from tract.

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

FIRE PROTECTION: The State Division of Forestry advises it will furnish fire protection to this tract.

Dated at San Francisco, California  
this 10th day of February, 1956

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

MJM/re  
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