

GOODWIN J. KNIGHT, Governor

STATE OF CALIFORNIA

Division of Real Estate

D. D. WATSON, Commissioner
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SAN FRANCISCO OFFICE
1182 Market Street

OAKLAND OFFICE
Room 304, 1744 Broadway

FRESNO OFFICE
308 Rowell Building

FINAL SUBDIVISION PUBLIC REPORT

ON
TRACT 1563 - BEL AIR NO. 6
FRESNO COUNTY, CALIFORNIA
RES. NO. 617 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 Fresno; City of Fresno; bounded on the north by W. Shields Avenue, south by W. Cornell Avenue, east by N. Crystal Avenue and west by private property.
Map of said Tract 1563 - Bel Air No. 6 is recorded in Book 18 of Plats at Page 38; Official Records of Fresno County.

SIZE: Approximately 10 acres, divided into 40 parcels.

TITLE: Preliminary Report dated February 9, 1956 shows title vested in Bowen Land Company, a corporation, subject to: City and County taxes; assessments, restrictions, easements and rights of way of record; taxes of the Fresno Irrigation District, property annexed to City of Fresno April 21, 1956; and a Deed of Trust, recorded November 3, 1955 in the Official Records of Fresno County.

All money received will be impounded in an escrow per Section 11013.2(a) of the Business and Professions Code.

RESTRICTIONS: A Declaration of Restrictions was recorded July 20, 1956 in Book 3798 Page 473 Official Records of Fresno County.

No building shall be erected, altered, placed or permitted to remain without written approval of the architectural Committee.

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 Fresno County Recorder. Information about zoning may be obtained at the office of the Fresno 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, except that certain strips designated as temporary easements for road purposes for temporary use only.

Property has since been annexed to the City of Fresno.

WATER: The Fresno City Water Division whose address is Fresno 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 & Gas: Pacific Gas & Electric Co., 1401 Fulton Street, Fresno

Telephone: Pacific Telephone & Telegraph Co., 1455 Van Ness Avenue, Fresno

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 public sewers will be installed and the cost will be included in the sales price of lots.

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

He also advises that available public transportation consists of City of Fresno Bus Lines.

FIRE PROTECTION: The City of Fresno will furnish fire protection to this tract.

Dated at San Francisco, California
this 31st day of August, 1956

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

JNP:pd
RES NO 517 Fresno