

GOODWIN J. KNIGHT, Governor

STATE OF CALIFORNIA

Division of Real Estate

F. W. GRIESINGER, Commissioner

MAIN OFFICE

1015 L Street, Sacramento 14

A M E N D E D

FINAL

SUBDIVISION PUBLIC REPORT

ON

TRACT NO. 1798 - FAIRVIEW PARK SUBDIVISION
KIERN COUNTY, CALIFORNIA
RES. NO. 613 FRESNO

LOS ANGELES OFFICE
Room 310, Spring Arcade Building

SAN DIEGO OFFICE
613 Orpheum Theatre Building

SAN FRANCISCO OFFICE

1182 Market Street

OAKLAND OFFICE
1815 Telegraph Avenue

FRESNO OFFICE
308 Rowell Building

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.

NOTE: This report covers Lots 29, 32 through 40, 43 thru 60, and 65 thru 87, ONLY.

DATE OF THIS REPORT: June 30, 1958.

LOCATION:

This subdivision is located south of the City of Bakersfield southwest of the intersection of Fairview Road and Farrell Drive. It consists of approximately 17.3 acres, divided into 87 parcels.

SUBDIVIDER: Sam J. Harris.

DEPOSIT MONEY HANDLING:

The subdivider advises that all money will be impounded in an escrow in accordance with Section 11013.2(a) of the Business and Professions Code.

RESTRICTIONS:

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.

A reservation of 75% of all minerals, oil and gas below a depth of 500 feet and without right of surface entry affects this tract.

STREETS:

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

WATER:

The Garden Water Corp., Bakersfield, has advised that 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: Pacific Gas & Electric Co.

Gas: Pacific Gas & Electric Co.

Telephone: Pacific Telephone & Telegraph Co.

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.

MISCELLANEOUS:

The subdivider advises that it is approximately 5-1/2 miles to the nearest high school, 2 blocks to the nearest grammar school and 3 miles to the nearest community shopping center.

He also advises that school bus service is available to the high school, and that available public transportation consists of Greyhound bus service, 1/2 mile from the tract.

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

FIRE PROTECTION:

The Kern County Fire Department advises that its Greenfield sub-station will furnish fire protection to this tract.

RES. 618 Fresno
MJM:pd

(SIGNED) F. W. GRIESINGER
REAL ESTATE COMMISSIONER
OF THE STATE OF CALIFORNIA