

Division of Real Estate

D. D. WATSON, Commissioner

MAIN OFFICE

1021 O Street, Sacramento 14

LOS ANGELES OFFICE
Room 310, Spring Arcade BuildingSAN DIEGO OFFICE
613 Orpheum Theatre BuildingSAN FRANCISCO OFFICE
1182 Market StreetOAKLAND OFFICE
Room 304, 1744 BroadwayFRESNO OFFICE
308 Rowell BuildingFINAL
SUBDIVISION PUBLIC REPORT

ON

TRACT NO. 1798, FAIRVIEW PARK SUBDIVISION
KERN COUNTY, CALIFORNIA
Res. No. 618 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 Kern; south of the City of Bakerfield; located southwest of the intersection of Fairview Road and Farrell Drive.

Map of said Tract No. 1798 is recorded in Book 9, of Maps at Page 39; Official Records of Kern County.

SIZE: Approximately 17.3 acres, divided into 87 parcels.

TITLE: Title Policy dated January 17, 1956, shows title vested in Anjewerden, Inc., a corporation, subject to: County taxes; assessments, restrictions, easements and rights of way of record; also a reservation of 75% of all oil, gas or minerals as conveyed or excepted in the Deeds recorded January 17, 1929 in Book 286, Page 69, of Official Records and March 25, 1941 in Book 2013, Page 349 of Official Records.

By Deeds recorded December 27, 1955 in Book 2534, Pages 317, 318, and 320 of Official Records, the owners of said excepted products surrendered all rights to the use of the surface or any other portion of said land above a depth of 500 feet for the purpose of prospecting for, mining or removing oil, gas, petroleum or other hydrocarbon substances; and two Deeds of Trust, recorded December 27, 1955 and January 17, 1956, respectively, Official Records of Kern County.

NOTE: The subdivider advises that all money received will be impounded in an escrow per section 11013.2(a) of the Business and Professions Code.

RESTRICTIONS: A Declaration of Conditions, Reservations and Restrictions will be recorded, according to the subdivider, containing a provision for approval of all construction plans by an Architectural Control Committee.

Purchasers should investigate the Conditions, Reservations and Restrictions that may run with the land, including County zoning restrictions.

Copies of these 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 Garden Acres Water Company whose address is 1613 W. Casa Loma Drive, Bakersfield, 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 and Gas: Pacific Gas & Electric Co, 1918 "H" St, Bakersfield
Telephone: Pacific Telephone & Telegraph Company, Bakersfield.
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, in substance, that septic tank installations must meet the requirements of the Kern County Ordinance Code and the Uniform Plumbing Code as adopted by the County governing such installations.

Final disposal of sewage on all lots adjoining Central Branch Canal shall be not less than 50 feet distance for leaching trench from the west bank of said canal. Sewage disposal on these said lots shall be located to the front of the lots.

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. 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 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 Greenfield sub-station will furnish fire protection to this tract.

Dated at San Francisco, California
this 9th day of March 1956

MJM:mh

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

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