

EDMUND G. BROWN, Governor

STATE OF CALIFORNIA

Division of Real Estate

W. A. SAVAGE, Commissioner

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FRESNO OFFICE

308 Rowell Building

LOS ANGELES OFFICE
Room 310, Spring Arcade BuildingSAN DIEGO OFFICE
615 Orpheum Theatre BuildingFINAL
SUBDIVISION PUBLIC REPORT

ON

I.O.O.F. ODD FELLOWS SIERRA

CAMP SUBDIVISION NO. 1

TUOLUMNE COUNTY

RES 2213 SAC

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 an additional eight lots lettered A through H shown on map recorded April 27, 1959 in the office of the recorder of Tuolumne County, created in the Lodge site excluded from original report issued March 31, 1950.

DATE OF THIS REPORT: May 21, 1959

LOCATION:

In the County of Tuolumne; approximately 17 miles from the City of Sonora and 1-1/2 miles from Long Barn on State Highway No. 108. A map of the Odd Fellows Sierra Camp Subdivision No. 1 is recorded in Vol. 10 of Maps at Pages 44 to 48, Official Records of Tuolumne County. It consists of approximately 102 acres divided into 365 parcels.

TITLE:

A title search dated March, 1950, shows title vested in I.O.O.F. Odd Fellows Sierra Recreation Association, a non-profit corporation, subject to County taxes; assessments, restrictions, easements and rights of way of record; also a reservation of certain water rights and reservations contained in U. S. Patents to said lands.

DEPOSIT MONEY HANDLING:

The subdivider advises that all sales will be made to members of the I.O.O.F. and affiliates and not to the general public. Upon execution of a contract of sale or deed all monies will be deposited in the general funds of the Odd Fellows Sierra Recreation Association.

RESTRICTIONS:

A declaration of restrictions was recorded March 3, 1950, in Vol. 45, Page 197, Official Records of Tuolumne County. Purchasers should familiarize themselves with the Conditions, Reservations and Restrictions that run with the land.

ROADS:

Roads in this subdivision are private roads and are to be maintained by the lot purchasers. Present improvements are included in the purchase price of the lots.

WATER:

The subdivider advises that water service is "furnished by a system owned by the Corporation. Nominal annual water assessment charge is made to lot owner after water hook-up is made."

This Division is informed that the said water system is owned by the Odd Fellows Sierra Recreation Association, a California non-profit corporation and is not regulated by the California Public Utilities Commission.

UTILITIES:

Electric and telephone service is available, subject to utility company extension rules and regulations. Purchasers should contact the utility companies concerned to determine the possibility of service connection and the cost thereof.

SANITATION:

The use of septic tanks or cesspools is recommended by the Health Department for sewage disposal. Septic tank or cesspool installations must conform to the specifications of the Health Department.

MISCELLANEOUS:

The subdivider advises that it is approximately 17 miles to the Sonora High School; 1-1/2 miles to the Long Barn Grammar School, and that free bus services for students is available to these schools. The nearest community shopping center is 1-1/2 miles distant.

JMW/and
RES NO 2213 SAC

(SIGNED) W. A. SAVAGE
REAL ESTATE COMMISSIONER
OF THE STATE OF CALIFORNIA