



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name(s):	FRAUSTO, CARLOS	Listed on Tax Record
Assessor's Parcel Number:	035-263-013-000	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Mt. Bullion Rd, Alturas, CA 96101	#, street name, city, state, zip (if applicable)
County:	Modoc County, CALIFORNIA	County property is located in
Subdivision:	CALIFORNIA PINES HILL 02	Is the property in a subdivision?
Lot number:	13	What is the lot number (If applicable)
Legal Description:	LOT 13, BLOCK 20, UNIT 2	Listed on Tax Record
TRS:	T40n R10e S12	Township, Range & Section (If applicable)
Parcel size:	1.23 acres	What is the acre size?
Terrain type:	Mountain	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1853.0 m or 6079.4 feet	What is the elevation of the property?
Flood zone:	No	Is the property in a flood zone? Yes/No/Unknown
Notes:	N/A	Anything you think is important to note?

### Property Location / Access

Google map link:	<a href="https://goo.gl/maps/XE53xxA4Yq9bVUaf6">https://goo.gl/maps/XE53xxA4Yq9bVUaf6</a>	Link to property from google maps
GPS Coordinates:	41.3249, -120.7787	Coordinates for this property
GPS Coordinates (4 corners):	41.3252, -120.7790 - NW 41.3250, -120.7780 - E 41.3244, -120.7785 - SE 41.3249, -120.7794 - W	Coordinates from all 4 corners of this property
Access to property:	Yes, Mt. Bullion Road	Is there direct access to property if so what roads/streets?
Road surface/type:	Dirt	What are the roads like (dirt/paved,etc)?
Who maintains roads:	County	City or County or not maintained?
Closest highways:	CA-139, CA-299	Use google map
Closest major city:	Redding, CA 96001 (2 hr 41 min (119 miles)	Use google map to get mileage/locations
Closest small town:	Alturas, California 96101 (33 min (21.7 miles)	Use google map to get mileage/locations
Closest gas station:	Air Fuels, 901 Co Rd 56, Alturas, CA 96101 (34 min (22.6 miles)	Use google map to get mileage/locations
Nearby attractions:	West Valley Hot Spring United States, California, Likely, 邮政编码: 96116 (1 hr 14 min (46.8 miles) Goose Lake Overlook, US-395, Davis Creek, CA 96108 (1 hr 3 min (51.4 miles) Modoc County Museum, 600 S Main St, Alturas, CA 96101 (32 min (21.5 miles)	Use google to get mileage/locations
Notes:	N/A	Anything you think is important to note?

### Property Tax Information

Assessed property value:	\$3,000.00	Per Assesor's Website
Actual property value:	\$3,000.00	Per Assesor's Website (if different from assessed)
Back taxes owed? If so amount owed:	Yes, \$59.85	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable
Annual property taxes:	\$59.85	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?

### Zoning & Restriction Information

Zoning / Property use code:	RESIDENTIAL-HIGH DENSITY ZONE (RH)	What is the property zoned for?
What can be built on the property?	<b>One one-family dwelling and accessory uses, Residential care facility - Please see the attachment for more details - Must review the CC&amp;Rs before building anything.</b>	Homes, buildings, barns, etc
Time limit to build?	Permit is good for one (1) year. / 6 months per CC&Rs	Find out county time lines for building
Is camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	30 days per year (per Zoning) / Per POA, Upto 30 days out of the calendar year	Details on camping if allowed
Are RV's allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	Only during construction or 30 days/year (per Zoning) / Per POA, Upto 30 days out of the calendar year	Details on RV's if allowed
Are mobile homes allowed?	Yes	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	Must fulfill all requirements. Should not be older than 10 years (per Zoning) / Per POA, Pre fabs and modulars are allowed	Details on mobile homes if allowed
Is property part of an HOA or POA?	Yes, California Pines ( <a href="http://californiapinespoa.org/">http://californiapinespoa.org/</a> )	Is the land part of an existing Home owners association?
HOA or POA dues if any:	\$95.00 is currently due - HOA Fee: \$95.00/ Year	What are the dues?
Subdivision CC&R availability:	Please visit the website for CC&Rs: <a href="http://californiapinespoa.org/calpinespoaccrs.html">http://californiapinespoa.org/calpinespoaccrs.html</a>	Copy of CC&R (If available at no charge)
Deed availability:	There is a fee of \$2 for the first page and \$1 for all others	Copy of current deed (If available at no charge)
Deed information:	Book/ Page 350/261	Reception / Book / Page #s
Notes:	Please review CC&Rs for additional details and before building.	Anything you think is important to note?

### Utility Information

Water?	Would have to drill a well	What does the property call for - City or Well?
Sewer / Septic?	Would have to install septic	What does the property call for - Sewer or Septic?
Electric?	Would have to contact Surprise Valley Electric (+1530233511)	Is there service available in the area? List contact info.
Gas?	Would have to contact Ed Staub and Son's Propane (+15302332610) or Leo S Jones Propane Services Inc (+15305493100)	Is there service available in the area? List contact info.
Waste?	Would have to contact Waste Management (Now WM) - Alturas, CA (+18555231345) or Bieber Transfer Station (+15302521273)	Is there service available in the area? List contact info.
Notes:	Per POA, well and septic would have to be installed. Nearest visible power poles far S or E near CR-71, would need to run lines.	Anything you think is important to note?

### County Contact Information

County Website:	<a href="https://www.co.modoc.ca.us">https://www.co.modoc.ca.us</a>	Website Link
Assessor Website:	<a href="https://www.co.modoc.ca.us/departments/assessor/index.php">https://www.co.modoc.ca.us/departments/assessor/index.php</a>	Website Link
Treasurer Website:	<a href="https://www.co.modoc.ca.us/departments/treasurer.php">https://www.co.modoc.ca.us/departments/treasurer.php</a>	Website Link
Recorder Website:	<a href="https://www.co.modoc.ca.us/departments/recorder/index.php">https://www.co.modoc.ca.us/departments/recorder/index.php</a>	Website Link
GIS Website:	N/A	Website Link
Zoning Link:	<a href="https://www.co.modoc.ca.us/departments/planning/zoning_ordinance_2.php">https://www.co.modoc.ca.us/departments/planning/zoning_ordinance_2.php</a>	From County Website

Phone number for Planning Dept:	(530) 233-6406	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(530) 233-6217	Phone number per website
Phone number for Treasurer:	(530) 233-6223	Phone number per website
Phone number for Assessor:	(530) 233-6218	Phone number per website
Notes:	N/A	Anything you think is important to note?