



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	MENSHEW, CATHERINE M	Listed on Tax Record
Assessor's Parcel Number:	035-182-006-000	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Mustang Rd, Alturas, CA 96101	#, street name, city, state, zip (if applicable)
County:	Modoc County, CALIFORNIA	County property is located in
Subdivision:	N/A	Is the property in a subdivision?
Lot number:	14	What is the lot number (If applicable)
Legal Description:	LOT 14, BLOCK 6, UNIT 1	Listed on Tax Record
TRS:	T40n R11e S7	Township, Range & Section (If applicable)
Parcel size:	0.93 acres	What is the acre size?
Terrain type:	Wooded / Mountain / Slope	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1696.0 m or 5564.3 feet	What is the elevation of the property?
Flood zone:	Unknown	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:	https://goo.gl/maps/Ep5efAudWCbsMzv69	Link to property from google maps
GPS Coordinates:	41.3182, -120.7617	Coordinates for this property
GPS Coordinates (4 corners):	41.3185, -120.7623 - NW 41.3183, -120.7610 - E 41.3180, -120.7611 - SE 41.3182, -120.7624 - W	Coordinates from all 4 corners of this property
Access to property:	Yes, Mustang 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 28 min (120 miles)	Use google map to get mileage/locations
Closest small town:	Alturas, California 96101 (29 min (20.3 miles)	Use google map to get mileage/locations
Closest gas station:	Gils Gas And Grocery, 402 N Main St, Alturas, CA 96101 (29 min (20.3 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 1 min (47.2 miles) Lava Beds National Monument (1 hr 7 min (54.4 miles) Captain Jack's Stronghold, North Monument Road, Tulelake, CA 96134 (1 hr 19 min (68.2 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, \$1,123.24	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable
Annual property taxes:	\$321.30	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?	One one-family dwelling and accessory uses, Residential care facility - Please see the attachment for more details - Must review the CC&Rs before building anything.	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) / 30 days per year (Per CC&Rs)	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) / 30 days per year (Per CC&Rs)	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) / No mobile homes are allowed. Modular homes are allowed on permanent foundation (Per CC&Rs)	Details on mobile homes if allowed
Is property part of an HOA or POA?	Unable to make contact with HOA -- It appears to be part of California Plines (http://californiapinespoa.org/)	Is the land part of an existing Home owners association?
HOA or POA dues if any:	Unable to contact HOA to confirm dues. HOA Fee: \$95.00/ Year	What are the dues?
Subdivision CC&R availability:	Please visit the website for CC&Rs: http://californiapinespoa.org/calpinespoaccrs.html	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:	Document# 2019R0000211	Reception / Book / Page #'s
Notes:	Please review CC&R's for additional details and before building anything.	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 a septic system	What does the property call for - Sewer or Septic?
Electric?	Would have to contact Surprise Valley Electric (+15302333511)	Is there service available in the area? List contact info.
Gas?	Would have to contact Leo S Jones Propane Services Inc (+15305493100) or Ed Staub & Sons (+15302332610)	Is there service available in the area? List contact info.
Waste?	Would have to contact Community Service District (CSD)	Is there service available in the area? List contact info.
Notes:	N/A	Anything you think is important to note?
County Contact Information		

County Website:	https://www.co.modoc.ca.us	Website Link
Assessor Website:	https://www.co.modoc.ca.us/departments/assessor/index.php	Website Link
Treasurer Website:	https://www.co.modoc.ca.us/departments/treasurer.php	Website Link
Recorder Website:	https://www.co.modoc.ca.us/departments/recorder/index.php	Website Link
GIS Website:	N/A	Website Link
Zoning Link:	https://www.co.modoc.ca.us/departments/planning/zoning_ordinance_2.php	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?