



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	COLLINS, GERALD W	Listed on Tax Record
Assessor's Parcel Number:	035-092-001-000	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	Apache Rd, Alturas, CA 96101	#, street name, city, state, zip (if applicable)
County, State:	Modoc County, CALIFORNIA	County and State property is located in
Subdivision:	CALIFORNIA PINES 01	Is the property in a subdivision?
Lot Number:	2	What is the lot number (If applicable)
Legal Description:	LOT 2, BLOCK 24, UNIT 1	Listed on Tax Record
TRS:	T40n R11e S6	Township, Range & Section (If applicable)
Parcel Size:	0.98 acres	What is the acre size?
Terrain Type:	Wooded / Mountain	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Elevation:	1527.0 m or 5009.8 feet	What is the elevation of the property?
Flood Zone / Wetlands:	Unknown Fema FZ area	Is the property in a flood zone or wetlands? Yes, No, Unknown
Notes:	N/A	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/ZFZDQ6R55RKfREkd6	Link to property from google maps
GPS Coordinates (Center):	41.3309, -120.7479	Coordinates for this property
GPS Coordinates (4 corners):	41.3313, -120.7483 - NW 41.3313, -120.7477 - NE 41.3306, -120.7477 - SE 41.3306, -120.7483 - SW	Coordinates from all 4 corners of this property
Access To Property:	Apache Road / Bidwell Road	Is there direct access to property, if so what roads/streets?
Road Type:	Dirt	What are the roads like (dirt, paved, etc.)?
Who Maintains Roads:	County	City, County or not maintained?
Closest Highways:	CA-139, US-395, CA-299	Use google map
Closest Major City:	Redding, CA 96001 (2 hr 36 min (122 miles)	Use google map to get mileage/locations
Closest Small Town:	Alturas, California 96101 (28 min (19.6 miles)	Use google map to get mileage/locations
Closest Gas Station:	Gils Gas And Grocery, 402 N Main St, Alturas, CA 96101 (28 min (19.6 miles)	Use google map to get mileage/locations
Nearby Attractions:	Modoc County Museum, 600 S Main St, Alturas, CA 96101 (27 min (19.4 miles) Captain Jack's Stronghold, North Monument Road, Tulelake, CA 96134 (1 hr 19 min (67.7 miles) West Valley Hot Spring United States, California, Likely, 邮政编码: 96116 (58 min (40.0 miles)	Use google to get mileage/locations (State parks, lakes, river's, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	N/A	Anything you think is important to note?
Property Tax Information		
Assessed Taxable 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, \$210.37	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable
Annual Property Taxes:	\$283.00	Yearly amount found from county website

Notes:	*prior year due 2021	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 - 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 Pines (http://californiapinespoa.org/)	Is the land part of an existing 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:	CC&Rs are attached	Copy of CC&R's (If available at no charge)
Deed Availability:	There is fee of \$2 for regular copy and \$3 for certified copy	Copy of current deed (If available at no charge)
Deed Information:	Book/ Page 261/624	Reception / Book / Page #'s
Notes:	Must review the CC&Rs for details and before build 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 septic.	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 AmeriGas Propane +15302332134 or ED STAUB & SONS PETROLEUM & Fuel Commander Cardlock +15302332610	Is there service available in the area? List contact info.
Waste?	Would have to contact California Pines Community Services District (530) 233-2766	Is there service available in the area? List contact info.
Notes:	Power poles visible far west on CR 71, would need to run lines or use alternative power.	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?