

DEPARTMENT OF REAL ESTATE
OF THE
STATE OF CALIFORNIA
(916-322-2505)

In the matter of the application of
WOODED LAND DEVELOPMENT CORP. AND WILD LIFE
LAND DEVELOPMENT CORP. DBA
MODOC RECREATIONAL ESTATES
for a final subdivision public report on
MODOC RECREATIONAL ESTATES
MODOC COUNTY, CALIFORNIA

FINAL SUBDIVISION
PUBLIC REPORT

FILE NO. 7150 SAC

ISSUED MAY 27, 1965
4TH AMENDMENT

OCTOBER 25, 1974

EXPIRES AUGUST 23, 1975

**This Report Is Not a Recommendation or Endorsement of the Subdivision
But Is Informative Only.**

Buyer or Lessee Must Sign That He Has Received and Read This Report.

This Report Expires on Date Shown Above. If There Has Been a Material Change in the Offering, an Amended Public Report Must Be Obtained and Used in Lieu of This Report.

SPECIAL NOTES

1. ANY AGREEMENT OR CONTRACT TO PURCHASE OR LEASE A LOT OR PARCEL COVERED BY THIS REPORT MAY BE RESCINDED (CANCELLED) BY THE PURCHASER WITHIN 14 DAYS FOLLOWING THE DATE THE PURCHASER EXECUTES THE CONTRACT TO PURCHASE OR LEASE. THE SUBDIVIDER IS REQUIRED TO DISCLOSE THIS RESCISSION RIGHT TO YOU BY ATTACHING AN EXPLANATION OF THE RESCISSION PROCEDURE TO THIS PUBLIC REPORT.

IF THIS TRANSACTION IS COVERED BY FEDERAL LAW, UNDER CERTAIN CONDITIONS, YOU HAVE ADDITIONAL RIGHTS UNDER FEDERAL LAW TO RESCIND THE CONTRACT.

PROSPECTIVE PURCHASERS ARE URGED TO VISIT AND INSPECT THE PROPERTY BEFORE ENTERING INTO ANY AGREEMENT TO PURCHASE. THE PURCHASER SHOULD ASCERTAIN FOR HIMSELF THAT THE PROPERTY MEETS HIS PERSONAL REQUIREMENTS AND EXPECTATIONS. MISUNDERSTANDINGS MORE EASILY ARISE AS TO THE DESIRABILITY OF THE PROPERTY WHEN THIS IS NOT DONE.

2. THIS PROJECT IS A "PLANNED DEVELOPMENT". IT INCLUDES COMMON AREAS WHICH WILL BE OPERATED BY THE MODOC RECREATIONAL ESTATES ASSOCIATION. THE ASSOCIATION HAS THE RIGHT TO LEVY ASSESSMENTS AGAINST YOU FOR MAINTENANCE OF THE COMMON AREAS. YOUR CONTROL OF OPERATIONS AND EXPENSES IS LIMITED TO YOUR RIGHT TO VOTE AT MEETINGS.

SPECIAL NOTES - Continued:

3. PRIOR TO THE EXECUTION OF THE PURCHASING AGREEMENT, THE DEVELOPER SHOULD PROVIDE YOU WITH A COPY OF THE ASSOCIATION RULES. THIS DOCUMENT CONTAINS NUMEROUS MATERIAL PROVISIONS THAT SUBSTANTIALLY AFFECT AND CONTROL YOUR RIGHTS, PRIVILEGES, USE, OBLIGATIONS, AND COST OF MAINTENANCE AND OPERATION. YOU SHOULD READ AND UNDERSTAND THIS DOCUMENT BEFORE YOU OBLIGATE YOURSELF TO PURCHASE A LOT.
4. THIS REPORT DOES NOT INCLUDE THE FOLLOWING LOTS: BLOCK 12, LOTS 7 AND 8; BLOCK 35, LOTS 1, 2, 3, 7 AND 8; BLOCK 37, LOT 29; BLOCK 44, LOTS 1, 2, 3, 4 AND 5; BLOCK 45, LOT 1. INDIAN LAND

LOCATION AND SIZE: One mile north of the City of Alturas adjacent to Highway 395 and Pencil Line Road. Approximately 4,000 acres divided into 1,930 lots or parcels.

EASEMENTS: Easements for utilities, pipeline, roadway, reservoir site, ditches, drainage and other purposes are shown on the title report and the subdivision map recorded in the Office of the Modoc County Recorder, Book 2 of Maps.

USES AND ZONING: Vacant lots are to be sold for residential and recreational purposes.

RESTRICTIONS: This subdivision is subject to restrictions recorded in the Office of the Modoc County Recorder, Book 194, Page 140, which include, among other provisions, the following:

All owners of a parcel of property shall automatically become members of the Modoc Recreational Estates Association. (NO OPTION)

FOR INFORMATION AS TO YOUR OBLIGATIONS AND RIGHTS, YOU SHOULD READ THE RESTRICTIONS. THE SUBDIVIDER SHOULD MAKE THEM AVAILABLE TO YOU.

MANAGEMENT AND OPERATION: The Modoc Recreational Estates Association, which you must join, manages and operates the common areas which consist of roads, picnic area (barbeque pits, picnic tables), comfort station (heated building with shower, sink and toilet facilities), a lake.

MAINTENANCE AND OPERATIONAL EXPENSES: According to information submitted by the developer the annual assessment for each unit is \$10.00.

EXPENSES OF OPERATION ARE DIFFICULT TO ESTIMATE INITIALLY AND EVEN IF ACCURATELY ESTIMATED, TEND TO INCREASE SUBSTANTIALLY WITH PRICE INCREASES AND THE INCREASED AGE OF THE FACILITIES.

TAX ESTIMATES: If the subdivider is unable to give you the current tax information for your lot, you may approximate your taxes as follows:

TAKE 25% OF THE SALES PRICE, DIVIDE BY 100, AND THEN MULTIPLY BY THE TOTAL TAX RATE. THE TAX RATE FOR THE 1972-73 FISCAL YEAR IS \$8.1191. THE TAX RATE AND ASSESSED VALUATION MAY CHANGE IN SUBSEQUENT YEARS. FOR EXAMPLE, ANY BONDED DEBT OR SPECIAL DISTRICT ASSESSMENT APPROVED AFTER THE ABOVE TAX RATE HAD BEEN SET COULD INCREASE THE FUTURE RATE.

INSTALLMENT SALES CONTRACT: Sales may be made on installment sales contracts. Your rights and responsibilities are governed by the specific terms of such a contract. Prospective purchasers should read and understand the terms.

PURCHASE MONEY HANDLING: All funds received from each purchaser will be impounded in a neutral escrow depository until legal title is delivered to the purchaser.

Deposits or payments made by the purchaser under installment sales contracts will be impounded in the neutral escrow until the following conditions are met:

1. The land sales contract is delivered to the purchaser which contract shall contain a provision precluding the vendor from subsequently encumbering the property without the written consent of the contract vendee.
2. The contract between the subdivider and purchaser contains a provision precluding the vendor from undertaking any additional offsite improvements or performing any other work on the lot covered by such contract which may result in the creation of a mechanic's lien subsequent to the date of the contract without the written consent of the buyer and without filing a surety bond with the county for the performance and payment of materials and labor costs requisite to such additional improvements.
3. The contract states that in the event that such additional improvements or work are undertaken by the subdivider, he will furnish to the contractor making such improvements or performing such improvements a copy of the Final Subdivision Public Report pertaining to such tract or lot.

(Refer to Sections 11013.1, 11013.4(a) and 11013.4(f) of the Business and Professions Code, and Section 2814.5(1) of the Commissioner's Regulations.)

WATER: The Modoc Recreational Estates has entered into an agreement with the City of Alturas, California, to construct a 6-inch main water line for a distance of 4,900 feet from the city's existing main line to Lot 19 in Block 66 on Chucker Lane in the subdivision. Adequate financial arrangements for the above installation have been completed. The City of Alturas in a letter dated June 26, 1970, advises as follows:

A 6" water line has been extended from the northern limits of the City of Alturas on North East Street to Lots 14 and 15 in Block 66 on Chucker Lane in the Modoc Estates Subdivision.

Subdivider has an option which may be exercised by individual lot purchasers to construct additional water lines by depositing with the city the sum of \$2.50 per foot, plus the cost of installation of fire plugs, "tees" and booster pump to maintain adequate water pressure if deemed necessary, and any additional costs incurred by the city.

In addition to the foregoing, lot purchasers shall pay a connection fee of \$150.00 for a 3/4" meter, \$200.00 for a 1" meter and \$350.00 for a 2" meter from the available main on Chucker Lane or Dove Drive to the curb line of the property and a minimum monthly water charge of \$5.00 for 500 cubic feet and 10 cents for each cubic foot over said minimum, or such other monthly charges as the City Council may determine.

Lot purchasers desiring city water should be made aware that their extension costs will be \$2.50 per foot from the existing water main plus the additional costs above set forth. Some remote lots are as much as 4 miles distant from existing city water mains.

WATER - Continued:

Purchasers are not obliged to use city water but may obtain water from private sources. Two licensed well drillers report that water is obtainable in the southern portion of the tract at an average depth of 150 to 180 feet and in the northern portion at approximately 300 to 400 feet. The cost of drilling a 6" or 8" well ranges from \$2.50 to \$12.00 per foot depending on soil conditions encountered. The cost of casing is approximately \$2.20 to \$3.60 per foot. In addition the cost of pumping equipment is estimated at \$450.00 to \$600.00. The total cost of drilling, casing and installing pumping equipment may thus range from approximately \$1,000.00 to \$5,500.00 per lot.

There is no guarantee of the quality, quantity or availability of water on each lot or parcel.

The State Water Code requires a notice of intention to drill and a report of completion to be filed with the Department of Water Resources.

FIRE PROTECTION: Fire protection furnished by the Alturas Rural Fire District.

ELECTRICITY: Pacific Power and Light Company will provide electric service to the tract. A main arterial 12 KV distribution line is presently under construction starting at the south boundary and will run to Lot 20 in Block 22 near the north boundary through roughly the center of the property. The project is 2/3rds completed and is expected to be finished by the end of October, 1965. East and West taps for service will be installed, pursuant to extension rules of the Public Utilities Commission, as requests are received.

Pacific Power and Light Company reports that an electric customer is entitled to 1,610 feet of free footage. A charge of \$1.00 per foot is made in excess of the free footage allowance.

The power company in a letter dated June 29, 1970, advises in part as follows:

"Pursuant to your request for information about electric service to Lot 20, Block 22, Modoc Recreational Estates located in Modoc County, California, the following statements are offered.

Pacific Power and Light Company's distribution lines are located approximately 600 feet from the above mentioned property.

TELEPHONE: Telephone service will be supplied by the Citizens Utilities Company of California whose facilities are presently located on the south boundary of the subdivision. However, the bulk of the lots in this subdivision are presently outside of the said company's exchange area and will not be served.

SEWAGE DISPOSAL: The use of septic tanks for sewage disposal has been approved by the Modoc County Health Department.

The cost of the septic tank is to be borne by the lot purchasers. Prior to the commencing of any construction purchasers should contact the local County Health Department for specifications, requirements and permit.

STREETS AND ROADS: Streets within this subdivision have been offered for dedication and have been accepted by the county for public use.

The Modoc Recreational Estates Association has been formed for the purpose of maintaining roads in this subdivision. Dues shall be \$10.00 per lot per calendar year and shall be payable on or before November 30th of each year. The amount of said dues can

STREETS AND ROADS - Continued:

only be changed by a vote or written consent of 75% of the members of the association. The first year for which dues shall be assessed shall be the calendar year 1967. The assessment shall become and be a lien on the lot for which the assessment was levied and if such lien remains unpaid, the owner's interest may be foreclosed.

PUBLIC TRANSPORTATION: The nearest available public transportation consists of bus service located in Alturas.

SCHOOLS: The elementary school is in the Alturas Elementary School District. The high school is in the Modoc Union High School District.

NOTE: Purchasers should contact the local school board if they desire information regarding school facilities and bus service.

SHOPPING FACILITIES: Shopping facilities are located in Alturas.