



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Assessor's Parcel Number:	224-370-17-00-0	Listed on Tax Record APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	Inyanga Road, TEHACHAPI, CA 93561	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Kern County, CA	County and State property is located in
Subdivision:	N/A	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	2	What is the lot number (If applicable)
Legal Description:	PM 7795 LOT 2	Listed on Tax Record
TRS:	T32S-R34E-S4	Township, Range & Section (If applicable)
Parcel Size:	1.83 acres	What is the acre size? Listed on Tax Record
Terrain Type:	Hills / Slope / Light Wooded	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Demensions:	712.34 feet North 80.2 feet West 524.28 feet South 459.06 feet East	Lot Dems, approximate in feet (N, E, S, W or Front, Sides, Rear from road) Please specify depending on shape of property. Use GIS / MapRight measure tool
Elevation:	1300.0 m or 4265.1 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	No	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	N/A	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/TADfS8eLxcmupSKy5	Link to property from google maps
GPS Coordinates (Center):	35.1683, -118.3372	Coordinates for this property
GPS Coordinates (4 corners):	35.1692, -118.3369 NE1 35.16923, -118.33679 NE2 35.1686, -118.3366 E 35.1682, -118.3381 W 35.1680, -118.3381 SW 35.1680, -118.3363 SE	Coordinates from all 4 corners of this property (if more than 4 corners, list main points, no curves)
City or County Limits:	County	Is the property within the city or county limits? Use Google / MapRight
School District:	Tehachapi Unified School District	What school district is the property located in?
Access To Property:	Yes, Inyanga Road	Is there direct road access to property, if so what roads/streets?
Road Type:	Dirt	What are the roads like? (dirt, gravel, paved) Use GIS / Google Maps / Street View
Who Maintains Roads:	County	City, County, Private, HOA or Not Maintained?
Closest Highways:	Blue Star Men Hwy / Aerospace Hwy	Use google map
Closest Major City:	Lancaster, California (47 min, 45.0 miles)	Use google map to get mileage/locations
Closest Small Town:	Monolith, California 93561 (11 min, 8.2 miles)	Use google map to get mileage/locations
Closest Gas Station:	Chevron Tehachapi, 400 E Steuber Rd, Tehachapi, CA 93561 (14 min, 10.9 miles)	Use google map to get mileage/locations
Nearby Attractions:	Tomo-Kahni State Historic Park, Tehachapi, CA 93561 (6 min, 1.7 miles) The S. S. Minnow, Mojave, CA 93501 (13 min, 9.1 miles) Tehachapi Depot Museum, 101 W Tehachapi Blvd, Tehachapi, CA 93561 (18 min, 14.1 miles)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	N/A	Anything you think is important to note?

Property Tax Information

Assessed Taxable Value:	\$36,590.00	Per Assesor's Website
Assessed Actual Value:	\$36,590.00	Per Assesor's Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Annual Property Taxes:	\$423.94	Yearly amount per county website
Notes:	N/A	Anything you think is important to note?

Zoning & Restriction Information

Zoning / Property Use Code:	ESTATE 2.5 ACRES, RESIDENTIAL SUBURBAN COMBINING, MOBILEHOME COMBINING (E(2 1/2)	What is the property zoned for per County CC&R's HOA?
What can be built on the property?	Accessory dwelling unit, Manufactured home, Residential accessory structures, Residential facility, serving six (6) or fewer persons, Single-family dwelling, with a width greater than sixteen (16) feet (For further information see the Attached file of land uses)	Per County CC&R's HOA? Attach documents if available.
Time limit to build?	Once the permit is pulled it is good for 6 months	Find out time lines for building per County CC&R's HOA
Is camping allowed?	No	Is camping allowed per Zoning CC&R's HOA? Yes/No/Unknown
Camping restrictions if any:	N/A	Details on camping if allowed or N/A
Are RV's allowed?	No	Are RV's allowed per Zoning CC&R's HOA? Yes/No/Unknown
RV restrictions if any:	N/A	Details on RV's if allowed or N/A
Are mobile homes allowed?	Yes	Are mobile homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Mobile home restrictions if any:	Must be 10 years old or newer. A manufactured home more than 10 years old would require approval of a conditional use permit.	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	No	Are tiny homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Tiny home restrictions if any:	N/A	Details on tiny homes if allowed or N/A
Short Term Vacation Rentals allowed?	No	Are vacation rentals allowed per Zoning CC&R's HOA? Yes/No/Unkown
Vacation rental restrictions if any:	N/A	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	No	Is the land part of an existing association? Yes/No/Unknown
HOA or POA dues, if any:	N/A	What are the dues / back dues owed, if any? Unknown / N/A
Subdivision CC&R Availability:	Unable to locate if any	Copy of CC&R's (If available at no charge) Attach documents if available.
CC&R Information:	N/A	Reception / Book / Page #'s or Unknown / N/A
Deed Availability:	There is a fee of \$3 for first page and 50 cents for each additional page.	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Instrument 218069762	Reception / Book / Page #'s or Unknown / N/A
Notes:	This parcel is OUTSIDE the city limits. Unable to locate subdivision CC&R's, if any.	Anything you think is important to note?

Utility Information

Water?	Would have to dig a well. Quail Valley Water District	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	would have to install a septic.	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact Pacific Gas and Electric Company 1-800-743-5000 or Southern California Edison +1 (800) 655-4555	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact WM - Propane (+16618226871) or Delta Liquid Energy (+16617710101)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Kern County Landfills (+16618628900) or Mojave Sanitation	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	As per county public works, well and septic would be required.	Anything you think is important to note?

County Contact Information

County Website:	https://www.kerncounty.com/	Website Link
Assessor Website:	https://www.kerncounty.com/government/departments/assessor-recorder/property/assessor-property-search	Website Link
Treasurer Website:	https://www.kcttc.co.kern.ca.us/	Website Link
Recorder Website:	http://recorderonline.co.kern.ca.us/	Website Link
GIS Website:	https://maps.kerncounty.com/H5/index.html?viewer=KCPublic	Website Link
Zoning Link:	https://kernplanning.com/planning/	From County Website
Phone number for Planning Dept:	(661) 862-8600	Phone number per website (zoning/building/planning)
Phone number for Recorder:	N/A	Phone number per website
Phone number for Treasurer:	(661) 868-3490	Phone number per website
Phone number for Assessor:	(661) 868-3485	Phone number per website
City Website:	N/A	Website (if within city limits or N/A)
Phone number for City:	N/A	Phone number per website (if within city limits or N/A)
Notes:	N/A	Anything you think is important to note?