



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Assessor's Parcel Number:	379-273-11-00-3	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	22920 CONSTANCE WAY, 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:	KERN CITRUS	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	102	What is the lot number (If applicable)
Legal Description:	TRACT 3426 , BLOCK , LOT 102	Listed on Tax Record
TRS:	T11N-R16W-S1/ 2	Township, Range & Section (If applicable)
Parcel Size:	2.56 acres	What is the acre size? Listed on Tax Record
Terrain Type:	Mountain / Slope / Wooded	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	289.81 feet North 460.25 feet West 286.71 feet South 456.65 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:	1771.0 m or 5810.4 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 From EZ map
Notes:	N/A	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/eBci8oGChjuR7s4F8	Link to property from google maps
GPS Coordinates (Center):	35.07393, -118.53962	Coordinates for this property
GPS Coordinates (4 corners):	35.07440, -118.54035 NW 35.07463, -118.53941 NE 35.07347, -118.53886 SE 35.07322, -118.53978 SW	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, Constance Way	Is there direct road access to property, if so what roads/streets?



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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:	CA-58/ E Bear Mountain Blvd	Use google map
Closest Major City:	Lancaster, California (57 min, 51.7 miles)	Use google map to get mileage/locations
Closest Small Town:	Tehachapi, California 93561 (19 min, 9.8 miles)	Use google map to get mileage/locations
Closest Gas Station:	Shell, 20521 W Valley Blvd, CA-202, Golden Hills, CA 93561 (13 min, 6.3 miles)	Use google map to get mileage/locations
Nearby Attractions:	Brite Lake, 22902 Banducci Rd, Tehachapi, CA 93561 (9 min, 3.4 miles) Tehachapi Depot Museum, 101 W Tehachapi Blvd, Tehachapi, CA 93561 (20 min, 10.0 miles) Tehachapi Mountain Park, 17350 Water Canyon Rd, Tehachapi, CA 93561 (20 min, 9.5 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:	\$33,562.00	Per Assessors' Website
Assessed Actual Value:	\$33,562.00	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	Yes, \$388.86	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:	\$388.86	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



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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
Are short term vacation rentals allowed?	No	Are vacation rentals allowed per Zoning CC&R's HOA? Yes/No/Unknown
Vacation rental restrictions if any:	N/A	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	County does not have information about this and nothing found online. Better to confirm with the owner.	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:	Book/Page: 06146/ 2338	Reception / Book / Page #'s or Unknown / N/A
Notes:	The information above is based on county restrictions, unable to locate subdivision CC&R's if any.	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? Confirm with County / City / HOA
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Sewer / Septic?	would have to install a septic system.	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	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:	(661) 868-6400	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?