



STATE OF CALIFORNIA
Division of Real Estate

SUBDIVISION PUBLIC REPORT
On
I.O.O.F. ODD FELLOWS SIERRA CAMP SUBDIVISION NO. 1
Tuolumne County, California
Res. No. 2213, Sac.

This report is issued for the information of the public in accordance with the provisions of Sections 11010 and 11018 of the California Business and Professions Code. It is not an approval or disapproval of the project. It reflects information presented by the subdivider and obtained by the Division of Real Estate from examination of the property.

LOCATION: In the County of Tuolumne; approximately 17 miles from the City of Sonora and $1\frac{1}{2}$ miles from Long Barn on State Highway No. 108. A map of the Odd Fellows Sierra Camp Subdivision No. 1 is recorded in Vol. 10 of Maps at Pages 44 to 48, Official Records of Tuolumne County.

SIZE: Approximately 102.24 acres, divided into 357 parcels, excluding Lodge Site. The size of the lots average 75 feet by 100 feet.

TITLE: A title search dated March, 1950, shows title vested in I.O.O.F. Odd Fellows Sierra Recreation Association, a non-profit corporation, subject to County taxes; assessments, restrictions, easements and rights of way of record; also a reservation of certain water rights and reservation contained in U. S. Patents to said lands.

RESTRICTIONS: A declaration of restrictions was recorded March 3, 1950, in Vol. 45, Page 197, Official Records of Tuolumne County. Purchasers should familiarize themselves with the Conditions, Reservations and Restrictions that run with the land.

ROADS: Roads in this subdivision are private roads and are to be maintained by the lot purchasers. Present improvements are included in the purchase price of the lots.

WATER: Water for domestic use must be developed by the purchaser at his own expense. This Division is not advised as to the quality or quantity of water available.

UTILITIES: Electric and telephone service is available, subject to utility company extension rules and regulations. Purchasers should contact the utility companies concerned to determine the possibility of service connection and the cost thereof.

SANITATION: The use of septic tanks or cesspools is recommended by the Health Department for sewage disposal. Septic tank or cesspool installations must conform to the specifications of the Health Department.

MISCELLANEOUS: The subdivider advises that it is approximately 17 miles to the Sonora High School; $1\frac{1}{2}$ miles to the Long Barn Grammar School, and that free bus services for students is available to these schools. The nearest community shopping center is $1\frac{1}{2}$ miles distant.

Dated at Sacramento, California,
this 31st day of March, 1950.

AMD:MC:MC

(SIGNED) D. D. WATSON
REAL ESTATE COMMISSIONER OF THE
STATE OF CALIFORNIA

The undersigned owner, subdivider or agent, hereby certifies that the above and foregoing is a true and correct copy of a public report dated March 31, 1950, issued by the Real Estate Division of the State of California, as provided by Chapter 1 of Part 2 of the Business and Professions Code.

Witness my hand this 15th day of April 1950.

J. W. Bosmer
Secretary