

Department of Real Estate
of the
State of California

FINAL SUBDIVISION PUBLIC REPORT

In the matter of the application of

STANDARD

JOHN W. NEUMAN AND MARY C. NEUMAN,
AS CO-TRUSTEES OF THE NEUMAN FAMILY TRUST,
UTA DATED FEBRUARY 1, 1983; KATHY A.
NEUMAN; AND SCOTT W. NEUMAN

FILE NO.: 013904SA-A06
ISSUED: OCTOBER 27, 1977
RENEWED & **JUL 10 1991** *AP*
6TH AMENDMENT:
EXPIRES: **JUL 9 1996**

for a Final Subdivision Public Report on

"WILDWOOD FARMS"

CLARK WALLACE
Real Estate Commissioner

by *Grantley for K... Marshall*
Deputy Commissioner

TUOLUMNE COUNTY, CALIFORNIA

CONSUMER INFORMATION

- ❖ THIS REPORT IS NOT A RECOMMENDATION OR ENDORSEMENT OF THE SUBDIVISION; IT IS INFORMATIVE ONLY.
- ❖ BUYER OR LESSEE MUST SIGN THAT (S)HE HAS RECEIVED AND READ THIS REPORT.
- ❖ A copy of this subdivision public report along with a statement advising that a copy of the public report may be obtained from the owner, subdivider, or agent at any time, upon oral or written request, *must* be posted in a conspicuous place at any office where sales or leases or offers to sell or lease interests in this subdivision are regularly made. [Reference Business and Professions (B&P) Code Section 11018.1(b)]

This report expires on the date shown above. All material changes must be reported to the Department of Real Estate. (Refer to Section 11012 of the B&P Code; and Chapter 6, Title 10 of the California Administrative Code, Regulation 2800.) Some material changes may require amendment of the Public Report; which Amendment must be obtained and used in lieu of this report.

Section 12920 of the California Government Code provides that the practice of discrimination in housing accommodations on the basis of race, color, religion, sex, marital status, national origin, physical handicap or ancestry, is against public policy.

Under Section 125.6 of the B&P Code, California real estate licensees are subject to disciplinary action by the Real Estate Commissioner if they discriminate or make any distinction or restriction in negotiating the sale or lease of real property because of the race, color, sex, religion, ancestry, national origin, or physical handicap of the client. If any prospective buyer or lessee believes that a licensee is guilty of such conduct, (s)he should contact the Department of Real Estate.

READ THE ENTIRE REPORT ON THE FOLLOWING PAGES BEFORE CONTRACTING TO BUY OR LEASE AN INTEREST IN THIS SUBDIVISION.

SPECIAL NOTES

1. THIS AMENDED REPORT COVERS ONLY PARCELS 5, AND 11-21, INCLUSIVE.
2. THE PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS SHALL CONTAIN THE FOLLOWING LANGUAGE:
 - A. NO ESCROW SHALL CLOSE AND FUNDS SHALL NOT BE RELEASED FROM ESCROW UNTIL BUYER HAS RECEIVED EVIDENCE SATISFACTORY TO BUYER THAT THE LOT BEING PURCHASED HAS A SOURCE OF POTABLE DOMESTIC WATER AVAILABLE OR SUCH WATER WILL BE AVAILABLE.
 - B. NO ESCROW SHALL CLOSE AND FUNDS SHALL NOT BE RELEASED FROM ESCROW UNTIL THE BUYER HAS RECEIVED A WRITTEN OPINION, SATISFACTORY TO THE BUYER, FROM THE LOCAL HEALTH AUTHORITY, A REGISTERED CIVIL ENGINEER OR GEOLOGIST, THAT THE LOT/PARCEL IS SUITABLE FOR INSTALLATION OF A SEPTIC SYSTEM OR OTHER INDIVIDUAL SEWER SYSTEM AND A INDIVIDUAL WATER WELL SYSTEM AND A PERMIT WOULD BE ISSUED ON THE DATE OF THE OPINION, IF AN APPLICATION FOR A PERMIT FOR SEPTIC AND WELL WERE MADE IN COMPLIANCE WITH LOCAL PERMIT REQUIREMENTS ON THAT DATE.
3. ZONING FOR PARCELS COVERED BY THIS PUBLIC REPORT IS A-E (EXCLUSIVE AGRICULTURAL). THE GENERAL PLAN USE DESIGNATION IS WA (WILLIAMSON ACT LAND CONTRACT). PERMITTED USES INCLUDE ONE SINGLE FAMILY DWELLING UNIT PER PARCEL.
4. GEOLOGIC CONDITIONS: THE UNIFORM BUILDING CODE, CHAPTER 70, PROVIDES FOR LOCAL BUILDING OFFICIALS TO EXERCISE PREVENTIVE MEASURES DURING GRADING TO ELIMINATE OR MINIMIZE DAMAGE FROM GEOLOGIC HAZARDS SUCH AS LANDSLIDES, FAULT MOVEMENTS, EARTHQUAKE SHAKING, RAPID EROSION OR SUBSIDENCE. THIS SUBDIVISION IS LOCATED IN AN AREA WHERE SOME OF THESE HAZARDS MAY EXIST. SOME CALIFORNIA COUNTIES AND CITIES HAVE ADOPTED ORDINANCES THAT MAY OR MAY NOT BE AS EFFECTIVE IN THE CONTROL OF GRADING AND SITE PREPARATION.

PURCHASERS MAY DISCUSS WITH THE DEVELOPER, THE DEVELOPER'S ENGINEER, THE ENGINEERING GEOLOGIST AND THE LOCAL BUILDING OFFICIALS TO DETERMINE IF THE ABOVE-MENTIONED HAZARDS HAVE BEEN CONSIDERED AND IF THERE HAS BEEN ADEQUATE COMPLIANCE WITH CHAPTER 70 OR AN EQUIVALENT OR MORE STRINGENT GRADING ORDINANCE DURING THE CONSTRUCTION OF THIS SUBDIVISION.
5. IF YOU PURCHASE FIVE OR MORE SUBDIVISION INTERESTS (LOTS) FROM THE SUBDIVIDER, HE/SHE IS REQUIRED TO NOTIFY THE REAL ESTATE COMMISSIONER OF THE SALE. IF YOU INTEND TO SELL YOUR INTERESTS OR LEASE THEM FOR MORE THAN ONE YEAR, YOU ARE REQUIRED TO OBTAIN AN AMENDED SUBDIVISION PUBLIC REPORT BEFORE YOU CAN OFFER THEM FOR SALE OR LEASE.

LOCATION AND SIZE: This subdivision contains 26 lots or parcels on approximately 1,051 acres in Tuolumne County on Priest-Coulterville Road approximately 8 miles westerly of Groveland.

TITLE: A Title Report shows title, among other things, to be subject to:

1. Reservations, easements and conditions as contained in the United States Land Patents:
 - A. Issued April 9, 1892 to Gian Batista Musante and recorded May 13, 1893 in Book E-1 of Patents, Page 148.
 - B. Issued October 11, 1888 to Gian Batista Musante and recorded May 13, 1893 in Book E-1 of Patents, Page 150.
 - C. Issued November 20, 1884 to Francisco Ferretti and recorded August 13, 1901 in Book E-3 of Patents, Page 213.
 - D. Issued October 6, 1910 to Frank J. Musante and recorded December 10, 1910 in Book 70 of Deeds, Page 372.
 - E. Issued December 10, 1923 to Frank J. Musante and recorded August 14, 1924 in Book 87 of Deeds, Page 461.
 - F. Issued March 23, 1923 to Ernest R. Deferrari and recorded July 27, 1923 in Book 85 of Deeds, Page 554.
2. The terms and provisions of that certain Land Conservation Contract dated February 5, 1969 between John W. Neuman, et ux, as owner or lessee, and the County of Tuolumne recorded February 27, 1969 in Volume 266, Page 691.

Said conservation contract was amended by agreement dated December 21, 1971 and recorded February 22, 1972 in Volume 349, Page 393.

NOTE: Item 2 above reflects the existence of a Williamson Act contract between the land owners and the County of Tuolumne. This contract poses certain restrictions and provisions governing the use of said lands.

EASEMENTS: Easements for utilities, drainage, rights-of-way and other purposes are shown on the Title Report and Subdivision Map recorded in the Office of the Tuolumne County Recorder, Volume 9 of Parcel Maps, Pages 98-107.

Easements of record include, but may not be limited to the following:

1. An easement, as reserved in the United States Land Patent herein referred to, for the proprietor of any vein or lode to extract or remove the ore therefrom should the same be found to penetrate or intersect the herein described property.

EASEMENTS: (Continued)

2. Rights of the public and the County of Tuolumne over that portion of premises lying within the lines of Priest-Coulterville Road, Road Easement A and Road Easement B as the same now exist.
3. Right-of-way for the natural flow of waters of Cobbs Creek together with incidentals in connection therewith that include but shall not be limited to rights of implied dedication for recreation purposes that may be subsequently adjudicated in favor of the public based on their continuous use without interference. (Affects Parcel 5)
4. Right-of-way for the natural flow of waters of Big Jackass Creek together with incidentals in connection therewith that include but shall not be limited to rights of implied dedication for recreation purposes that may be subsequently adjudicated in favor of the public based on their continuous use without interference. (Affects Parcels 12, 20 and 21)
5. Easements, notes, recitals, provisions and dedications as shown, provided for or delineated on the Official Map as follows:
 - A. Easement for road maintenance, operation or construction purposes extends 5 feet beyond the top of cuts or toe of fills of each side of Priest-Coulterville Road.
 - B. Public utility easements 8 feet in width along all interior lot lines and 16 feet in width along all exterior lines.
 - C. Overhead public utility easements 8 feet in width along each side of Road Parcel A and Road Parcel B.
 - D. 20-foot drainage easements over portions of Parcels 5, 12, 16, 19, 20 and 21.
 - E. An existing road easement over portions of Parcels 16, 17 and 18.

RESTRICTIONS: This subdivision is subject to Restrictions recorded in the Office of the Tuolumne County Recorder, Book 499, Page 42, which include, among other provisions, the following:

No family dwellings greater than 2 stories are to be allowed.

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

FIRE PROTECTION: The Tuolumne County Fire Department advises as follows:

1. "Fire protection for Wildwood Farms is provided by the Tuolumne County Fire Department for year round structural fire protection

FIRE PROTECTION: (Continued)

and by the California Department of Forestry for wildland fire protection during declared fire season. During the fire season there is an approximate response time of 10 minutes from the Coulterville CDF station with 2 engines and one bulldozer unit if the engines are on base. The response time for the closest TCFD engine is approximately 35 minutes.

2. To the knowledge of the TCFD there are no hydrants or usable water sources with the possible exception of Priest Lake. I do not at this time know if access is available for engines at the lake site.
3. The two closest TCFD Stations are located at Moccasin (located at the bottom of Priest Grade) and Smith Station located approximately 10 miles above Groveland. Also an automatic aid agreement exist between TCFD and the Groveland Community Service District. The response times into this area are too long to be effective. The fire protection provided by the stations named above are volunteers with the exception of the Chief Officer coverage.
4. The area of the subdivision is located and falls into the extreme fire hazard rating for wildland fires as classified by the CDF.
5. Initial response into this area during fire season are two each fast attack engines and one Class 'A' engine with two water tenders and one chief officer from the TCFD and four CDF engines and one bulldozer unit from CDF. During non fire season the CDF response would be eliminated."

SEWAGE DISPOSAL: Septic tanks will be used for sewage disposal. You must pay for your septic tank, at an estimated cost of between \$2,500.00 and \$3,500.00. Prior to commencing construction, you should contact the local health department for specifications, requirements and any local problems.

The sales contract and escrow instructions used in the offering of these lots/parcels will provide that prior to close of any sale of a lot/parcel in this subdivision, the purchaser must receive a written opinion, satisfactory to the purchaser, from the local health authority, a registered civil engineer or geologist that the lot/parcel is suitable for the installation of a septic system or other individual sewer system and a individual water well system and a permit would be issued, at the date of the opinion, if an application for a permit were made in compliance with local permit requirements on that date.

SEWAGE DISPOSAL: (Continued)

This information will be applicable at the time of purchase. If you do not intend to install a sewage disposal system at that time, there is no guarantee that the lot/parcel will later qualify for use of a septic system. Prior to purchasing a lot/parcel and commencing construction, you should contact the local health department for specifications, requirements and any local problems.

The Tuolumne County Health Department advises as follows:

Parcels from this subdivision must each be evaluated for individual sewage disposal systems prior to issuance of a building permit. This will require application for a permit with review entailing site and soil evaluation. This would include, but may not be limited to, soil profile trenching.

All parcels may be served by individual wells. All must apply for a permit and are subject to a site review to ensure compliance with well ordinance.

SOIL CONDITIONS: A Soils Report is available at Tuolumne County Planning Department, 48 West Yaney Street, Sonora, California 95370.

WATER: There is no regular water service to this tract. Private water wells are the only source of water in this tract; and you will be required to pay all costs to have a well installed.

The subdivider's well driller advises as follows:

"It is in my opinion after going over the property that the underlying formations contain adequate amounts of water for domestic use. We have drilled wells in this area from 300 feet to 500 feet deep producing 6 to 15 gallons per minute.

It is in my opinion that additional wells drilled in this area at other locations on this property would produce sufficient water for domestic use.

The cost of drilling and developing a domestic water supply on these lots are as follows:

Drill 6 inch diameter well and casing.

Estimated Depth 300 to 500 ft.	Estimated Yield 6 to 15 G.P.M.
Estimated Casing Depth 20 to 50 ft.	Estimated Water Quality Good
Estimated Drilling Cost \$12 per ft.	\$3,600.00 to \$6,000.00
Estimated Casing Cost	\$100.00 to \$250.00
Estimated Cost for Submersible Pump and Pressure System Installed	\$1,975.00 to \$3,500.00

WATER: (Continued)

Estimated Cost for Total System \$5,675.00 to \$9,750.00."

The State Water Code requires a Notice of Intention to drill a well and a Report of Completion to be filed with the Department of Water Resources.

TELEPHONE: Pacific Bell advises as follows:

The development on Priest-Coulterville Road is located within Pacific Bell's serving area.

"We expect to be in a position to provide underground telephone service to applicants with the above development upon request and in accordance with rules and regulations of and at rates specified in Company's tariffs on file with the California Public Utilities Commission.

The Developer or Applicant will be required to provide the underground supporting structure for separate service connection facilities on the property to be served."

The subdivider advises as follows:

"Pacific Bell in Sonora advised me that the costs for telephone are as follows: There is Free footage of 300 feet on Private Property and there is Free footage of 750 feet on a Public Road, the cost per foot after the free footage allowance is \$1.10 per foot, to purchasers.

Lot purchasers will be responsible for the above-referenced costs.

GAS: Natural gas is not available.

ELECTRICITY: Pacific Gas and Electric Company advises as follows:

"The subdivider of Wildwood Farms, located in Tuolumne County, California, has advised us that he does not plan to make arrangements with PG&E to provide electric service to the lot line of each lot within this subdivision.

This is to advise you that the most remote lot within this subdivision is approximately 15,200 feet from our existing electrical distribution facilities. Based on current costs, it is determined that an electric extension to the site would be too costly, relative to the expected revenue, to warrant construction by PG&E under the standard provisions of our extension rule (Rule 15). Under these circumstances, any extension would be treated as an 'exceptional case'. In accordance with this rule, PG&E would make part of the necessary investment, based on expected revenue. The remainder of the cost, plus the cost-of-ownership on that amount of investment, would be advanced by the applicant.

ELECTRICITY: (Continued)

Using rough estimates, we determined that the amount to be advanced might be in the neighborhood of \$173,000, this amount includes the 'Contribution-In-Aid-of-Construction' (CIAC) tax, which is presently 28%. This also assumes a cross county overhead pole line requiring rights-of-way from various parties, including the City and County of San Francisco (Hetch-Hetchy property). The proposal would be incorporated in a special agreement which would require approval by all parties. Unfortunately, this process could take as long as six months or more."

Lot purchasers will be responsible for the above-referenced costs.

TAXES: The maximum amount of any tax on real property that can be collected annually by counties is 1% of the full cash value of the property. With the addition of interest and redemption charges on any indebtedness, approved by voters prior to July 1, 1978, the total property tax rate in most counties is approximately 1.25% of the full cash value. In some counties, the total tax rate could be well above 1.25% of the full cash value. For example, an issue of general obligation bonds previously approved by the voters and sold by a county water district, a sanitation district or other such district could increase the tax rate.

For the purchaser of a lot or unit in this subdivision, the full cash value of the lot or unit will be the valuation, as reflected on the tax roll, determined by the county assessor as of the date of purchase of the lot or unit or as of the date of completion of an improvement on the lot if that occurs after the date of purchase.

PURCHASE MONEY HANDLING: The subdivider must impound all funds received from you in an escrow depository until legal title is delivered to you. [Refer to Sections 11013, 11013.1 and 11013.2(a) of the Business and Professions Code.]

If the escrow has not closed on your lot within six (6) months of the date of your deposit receipt, you may request return of your deposit.

NOTE: Section 2995 of the Civil Code provides that: "No real estate developer shall require as a condition precedent to the transfer of real property containing a single family residential dwelling that escrow services effectuating such transfer shall be provided by an escrow entity in which the developer . . . (owns or controls) 5% or more of the escrow entity."

CONDITIONS OF SALE: Pursuant to Civil Code Sections 2956 through 2967, inclusive, subdividers and purchasers must make certain written disclosures regarding financing terms and related information. The subdivider will advise purchasers of disclosures needed from them, if any.

CONDITIONS OF SALE: (Continued)

If your purchase involves financing, a form of deed of trust and note will be used. The provisions of these documents may vary depending on the lender selected. These documents may contain the following provisions:

Acceleration Clause. This is a clause in a mortgage or deed of trust which provides that if the borrower (trustor) defaults in repaying the loan, the lender may declare the unpaid balance of the loan immediately due and payable.

Due-on-Sale Clause. If the loan instrument for financing your purchase of an interest in this subdivision includes a due-on-sale clause, the clause will be automatically enforceable by the lender when you sell your property. This means that the loan will not be assumable by a purchaser without the approval of the lender. If the lender does not declare the loan to be all due and payable on transfer of the property by you, the lender is nevertheless likely to insist upon modification of the terms of the instrument as a condition to permitting assumption by the buyer. The lender will almost certainly insist upon an increase in the interest rate if the prevailing interest rate at the time of the proposed sale of the property is higher than the interest rate of your promissory note.

A Balloon Payment. This means that your monthly payments are not large enough to pay off the loan, with interest, during the period for which the loan is written and that at the end of the loan period, you must pay the entire remaining balance in one payment. If you are unable to pay the balance and the remaining balance is a sizeable one, you should be concerned with the possible difficulty in refinancing the balance. If you cannot refinance or sell your property, or pay off the balloon payment, you will lose your property.

A Prepayment Penalty. This means that if you wish to pay off your loan in whole or in part before it is due, you must in addition pay a penalty.

A Late Charge. This means that if you fail to make your installment payment on or before the due date, you in addition must pay a penalty.

BEFORE SIGNING, YOU SHOULD READ AND THOROUGHLY
UNDERSTAND ALL LOAN DOCUMENTS.

STREETS AND ROADS: The roads within this subdivision are private.

The repair and maintenance of these private roads will be in accordance with a Road Maintenance Agreement. This Agreement is recorded in Volume 539, Page 683, amended by document recorded in Volume 546, Page 54, and Volume 1051, Page 231.

STREETS AND ROADS: (Continued)

The subdivider's engineer advises as follows:

Primary access to the 25 parcels is Priest-Coulterville Road, a 20 foot wide asphalt concrete road which is maintained by the County of Tuolumne. Thirteen of the parcels which front directly on Priest-Coulterville County Road do not benefit from any privately maintained road.

Parcel 5 is served by a private road which passes between Parcels 4 and 6, but is used only by Parcel 5. This road is 686 feet in length but any of the large lots which front on the county maintained road could have a driveway length comparable to or greater than this so Parcel 5 is similar to the 13 parcels which front directly on Priest-Coulterville County Road.

The estimated annual maintenance cost of the private driveway to Parcel 5 is \$137.00 per year. This estimate includes an allowance for adding gravel to the surface at an average rate of about 5 tons per year.

The remaining 11 parcels front on a private road 11,088 feet in length. This road averages about 20 feet in width with a gravel surface having an average width of 14 feet.

The cost to maintain this 11,088 linear feet of private road has averaged \$796.00 per year for the last 10 years, but no additional gravel has been needed during this period. It is recommended that additional gravel be added within the next 9 years with an average thickness of one inch, i.e. 840 tons should be distributed to either repair, thicken, or widen the existing gravel surface.

Allowing \$1,300.00 per year for the recommended future addition of gravel and \$900.00 per year for grading and maintenance work, the total annual cost for maintenance of 11,088 linear feet of private road will be \$2,200.00 or \$0.20 per linear foot.

The annual cost per parcel will be \$200.00. The lots which are to pay the annual assessment of \$200.00 per lot are those numbered: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21.

SCHOOLS: The Tuolumne County Superintendent of Schools advises as follows:

The above subdivision is located in the Big Oak Flat-Groveland Unified School District. Grades K-8, will be located on the Tenaya campus at 19177 Highway 120, Groveland, California. Grades 9-12 are served by Tioga High, located at 19304 Ferretti Road, Groveland, California.

The residential developer fee rates in this tax rate area are \$1.58 per square foot.

SCHOOLS: (Continued)

This school information was provided prior to the date of issuance of this Public Report and is subject to change. For the most current information regarding school assignments, facilities and bus service, purchasers are encouraged to contact the above school district.

If you need clarification as to the statements in this Public Report or if you desire to make arrangements to review the documents submitted by the subdivider which the Department of Real Estate used in preparing this Public Report you may call (916) 739-3631.