

Intrastate Exemption Statement

Name of Seller: LandAuction.com
Address: 1 Mauchly, Irvine, CA. 92618

Name of Subdivision: **California City**
Location: Kern County, California

Without representation or warranty, LandAuction.com discloses and has met its duty of disclosure to any prospective purchaser or purchaser of any lot(s) or parcel(s) of real property in the California City Subdivision of Kern County, State of California, hereafter the "Property", regarding the liens, reservations, taxes, assessments, and restrictions which are applicable to the Property to be purchased, hereafter collectively the "Encumbrances".

The Property may be subject to the following Encumbrances:

Liens: None

(As used in this statement, liens are security interests such as mortgages or deeds of trust, tax liens, mechanics liens or judgments existing prior to the sale date to purchaser)

Reservations: (All easements and reservations affecting the Property)

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public record.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public record.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. The lien of Supplemental Taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.
7. Taxes and assessments for the Antelope Valley East Kern Water District which are collected with the county taxes.
8. Easements over the Property for roadways, access, drainage, holding basin, sewer, sanitary sewer, water, community or common access, public utilities, telephone lines, electrical lines to serve the subdivision, ingress, egress, slope purposes, subsurface oil, gas, or mineral rights reserved, and incidental purposes.

9. Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments, and liens provided in the covenants, conditions and restrictions above mentioned, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to Handicap, but does not discriminate against Handicapped persons.

10. An easement for the public utility purposes affecting the Northerly 5 feet and rights incidental thereto or as offered for dedication of the recorded map of the tract for the property.

11. An easement granted to Southern California Edison Company, a Corporation for the purpose of public utilities recorded January 19, 1965 in Book 3805, Page 783 Official Records affecting all those certain parcel of lands intended for use as public utilities, easements, more particularly designated and delineated as P.U.E.'s.

12. An easement granted to Boron Valley Water Development Company for the purpose of water pipelines recorded January 17, 1966 in Book 3911, Page 164 Official Records affecting all of the public streets shown on and dedicated by the map of the tract of the Property.

13. The fact that the Property is included within a project area of the Redevelopment Agency of California City, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document recorded December 5, 2002 as Instrument No. 0202204461 Official Records, Ordinance 88-401.

14. Covenants, conditions, and restrictions as set forth in the document recorded June 4, 1958 in Book 2960, Page 332 or October 8, 1964 in Book 3773, Page 762 of Official Records. These covenants, conditions, and restrictions omit any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that the covenant, condition, or restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607 or (c) relates to a handicap but does not discriminate against handicapped persons.

15. An easement granted to California Electric Power Company, a Corporation for the purpose of public utilities recorded June 5, 1958 in Book 2960, Page 569 Official Records.

16. Purchaser shall not own any and all mineral, oil, gas or water rights under the land, if any. The right to surface entry has been waived.

Taxes: (Information to enable Purchaser to estimate the annual taxes due)

1. General and Special Taxes, including personal property taxes, for the calendar year of the Sale Date and for all periods of time from and after the Sale Date;

2. The lien of supplemental taxes assessed pursuant to chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code;

3. 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 approved by the voters and sold by county water district, a sanitation district or other district could increase the tax rate.

Assessments: (Assessments, fees and dues that have been or may be imposed)

1. The Property is located within the Antelope Valley East Kern Water District and is subject to all taxes, assessments and obligations thereof, charges, for which, if any, are included in the County Taxes.

Restrictions: (All restrictions that apply to the Property being offered)

1. Covenants, Conditions and Restrictions of record
2. Building Set Backs, Zoning, building codes, subdivision regulations, and/or any other land use restrictions.
3. Covenants, conditions, and restrictions as set forth in the document recorded June 4, 1958 in Book 2960, Page 332 or October 8, 1964 in Book 3773, Page 762 of Official Records. These covenants, conditions, and restrictions omit any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that the covenant, condition, or restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607 or (c) relates to a handicap but does not discriminate against handicapped persons. Modification of said covenants, conditions and restrictions are set forth in a document recorded August 17, 1966 in Book 3972, Page 670, Official Records.

Purchaser acknowledges receipt of a verbatim copy of any and all covenants, conditions, restrictions, reservations and easements prior to entering into any contract for purchase of the Property.

Utility Cost Estimates: (Good faith estimates for the cost to the Purchaser of providing water, electric, telephone, sewage disposal, and gas service to each lot)

Vendor names and rates provided are for informational purposes only and in no manner does the Seller endorse any of the vendors' services or rates herein. Rates are subject to change. Buyers should contact area vendors for the most updated information and or restrictions prior to development.

Water:

The California City Water Department advises that it will supply water services to each lot in this unit. The Department is located at 21000 Hacienda Blvd., California City, CA 93505. The Department can be contacted at 760-373-8661. Purchaser will be required to pay for the extension and hook-up of the water service. Lot owners may hook-up to the central system at the street. Typical one-time hook-up charges are \$650.00 for meter fee and \$20.00 installation fee for a total of \$670.00 for a 3/4 inch meter and a \$5,041.00 charge as a supplemental fee to the Antelope Valley East Kern Water District. There is a bi-monthly base service charge of \$34.52 per 2,000 cubic feet plus \$1.15 for every 100 cubic feet thereafter. A new customer deposit may be required before service is connected. California City is responsible for meter leak on street side only. The California City Utilities Department, Telephone: (760)373-7132, collects the trash, water and sewer service charges. There is a bi-monthly base service charge of \$33.43 for Trash and a bi-monthly base service charge of \$46.92 for Sewer.

Sewage Disposal:

The Central Sewer System is available to some portions of California City. If your lot is within 100 feet of a Central Sewer System you are required to hook into the Central Sewer System.

There is a one time sewer hook up fee. As of January 2008, the one-time hook up fee is \$1,550.00. Please contact the Planning Department for further information regarding this fee as it is subject to change. The Department is located at 21000 Hacienda Blvd., California City, CA 93505. Telephone: (760)373-7152. There is a bi-monthly service charge of \$46.92 billed by the California City Water Department for the use of the sewer once installed. Please contact the California City Water Department for updated prices as this price is subject to change.

Certain lots in the subdivision require septic tanks and leaching systems for sewage disposal. (Please refer to the attached sewer system maps to determine if this applies to your lot) A percolation test must be done to determine a lot's suitability for the septic system. Many lots are unable to be developed because of the requirements of this test, the topography and the lots proximity to potential geological hazards, etc. Consult a geologist or engineer before any purchase in California City.

For lots that are unable to hook into the central sewer system, septic systems must be used for sewage disposal in California City. You must pay for your septic system. As of January 2008, estimates for septic tank systems start from \$3,200.00 to \$4,500.00 for a conventional system. Please contact A Plus Superior Sanitation Action at (661) 269-0283 for updated prices as these rates are subject to change. Costs of other types of septic systems, or for larger than average systems, can be anticipated to be greater than costs of a conventional system. Prior to purchasing a lot and commencing construction, you should contact the local health department for specifications, requirements and any local problems. You will be required to have a percolation test on your lot prior to receiving approval from Kern County to install a septic tank. You should be aware that any particular lot may or may not pass such a test.

Electricity:

As of 2006, Southern California Edison informs that electricity is available to the subdivision in which the Property is located. Southern California Edison can be contacted at 510 S. China Lake Blvd., Ridgecrest, CA 93555. The phone number is (760)375-1852 or (760)375-9846. There is an allowance of \$1,481.00 if building a single family residence. A service planner from the Planning Department must be contacted so that they can inspect the Property and properly determine and assess the actual costs and expenses of extending electricity to the Property. The Property address, Assessors Parcel Number, the nearest residence, and the nearest electrical pole hook-up are some of the factors in determining such costs and expenses. Additional hook-up and/or installation charges, fees, or deposits would be required in addition to the cost of extending lines to install service in an average single family residence.

Telephone:

Telephone and cellular service in California City is provided and maintained by **Verizon**. Verizon can be reached at, 1-800-483-4000.

Gas:

There is no natural gas in California City. Propane may be supplied from Benz Propane, 19201 Neuralia Road, California City, California 93505, (760) 373-8777:

Below is an example of propane services for California City as of January 2008:

TANK CAPACITY	TANK RENTAL	PRICE PER GALLON
250 Gallon tank	\$69.72 per year plus tax	\$3.32

NOTE: Price of fuel is subject to change according to the wholesale price.

Service labor is charged \$65.00 per hour. The cost to plumb in propane lines from the tank to the house range between \$100.00 up to \$300.00 or \$2.25 per foot plus parts, 2 risers are generally needed at \$38.50 each. There is no charge for regular gas, just the fuel delivered. All prices will be plus sales tax, except labor. There is no deposit required for new accounts, except the annual tank rental and cost of product delivered.

Streets and Roads:

The estimated date that the existing public roads were completed is 1955. Roads that are built are maintained by the City of California City. Other roads in this area are private roads and are not maintained by the City of California City.

The undersigned Purchaser(s) acknowledge(s), that prior to entering into any contract to purchase any Property, he/she/they have read, received and understand the foregoing Intrastate Exemption Statement listing all liens, reservations, taxes, assessments, restrictions and estimates of utility costs applicable to the Property located in the California City Subdivision, Kern County, California from LandAuction.com. Purchaser agrees that this Intrastate Statement document in its entirety is made a part of the sales contract for the Property as though fully set forth therein.

Purchaser(s) represent(s) and warrant(s) that Purchaser is a legal resident of the State of California and that Purchaser(s) have made a personal on-the-lot inspection of the Property which Purchaser is purchasing, which Property is the lot I am interested in buying; I acknowledge that the Property (the lot I/we are purchasing) is specified on the sales contract.

Under Federal Law, if you receive this Intrastate Exemption Statement and inspected the property prior to signing the contract or agreement, you have the option to cancel your contract or agreement of sale by notice to the seller until midnight of the seventh day following the signing of the contract or agreement. However, if the state having jurisdiction over this transaction provides more than seven business days in which to cancel your Contract, you are automatically entitled to this longer period. If you are entitled to more than seven business days in which to cancel your Contract, you will find a full explanation of that right in your Contract.

Purchaser(s):

Date: _____

Date: _____