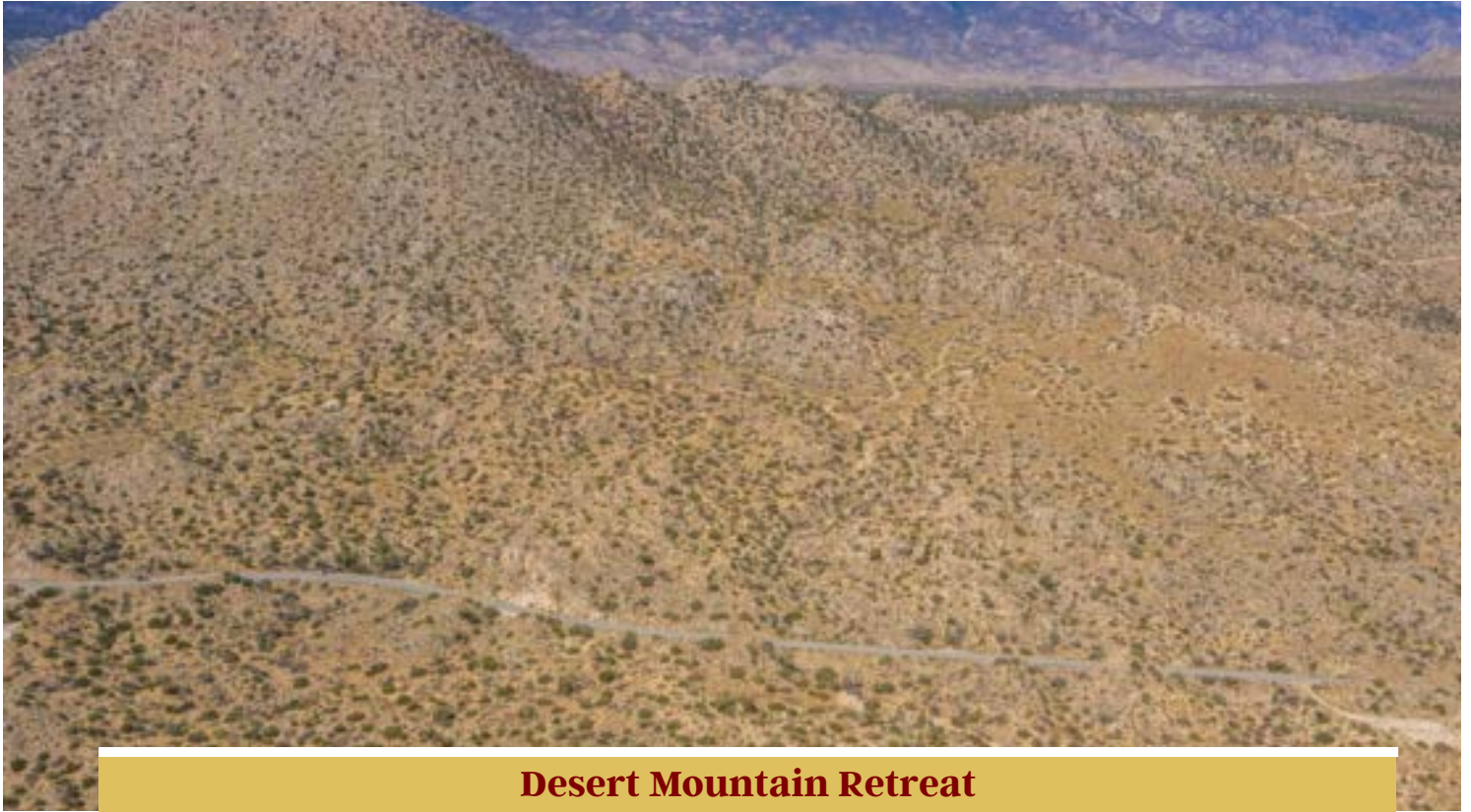


Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

**PREPARATION** ♦

**PROFICIENCY** ♦

**PROVEN RESULTS**



**Desert Mountain Retreat**  
**Highway 74, Mountain Center, CA 92561**  
**APNS 636-100-009 & 636-100-002**

*Property Highlights*

**Available for \$455,400**

Situated along a beautiful stretch of the Palms to Pines Highway (Hwy 74) lies this topographically varied +/-144.45 acre desert mountain getaway. Panoramic views from Mount Santa Rosa to the far reaches of the Coachella Valley can be had from multiple pristine homesites. Abundantly populated with native desert species, this serene location will serve as the backdrop for your own desert paradise.



**Kent Dover**

**415.205.8742**

CA DRE # 02047735

[KentDoverProperties@gmail.com](mailto:KentDoverProperties@gmail.com)



**Jake Swenson**

**760.822.7936**

CA DRE # 01995164

[SwensonAcres@gmail.com](mailto:SwensonAcres@gmail.com)

For more property info:  
**RedHawkRealty.com**  
**800.371.6669**



# Desert Mountain Retreat



Panoramic views, privacy and abundance of nature are what make this 144.45+/- acre so attractive. The call of soaring hawks often punctuate this quiet desert soundscape that is home to many native species. The elevation varies from around 3,700 ft. to around 4,300 ft., allowing for an imaginative and customized approach to developing the property.







RedHawkRealty.com



800-371-6669



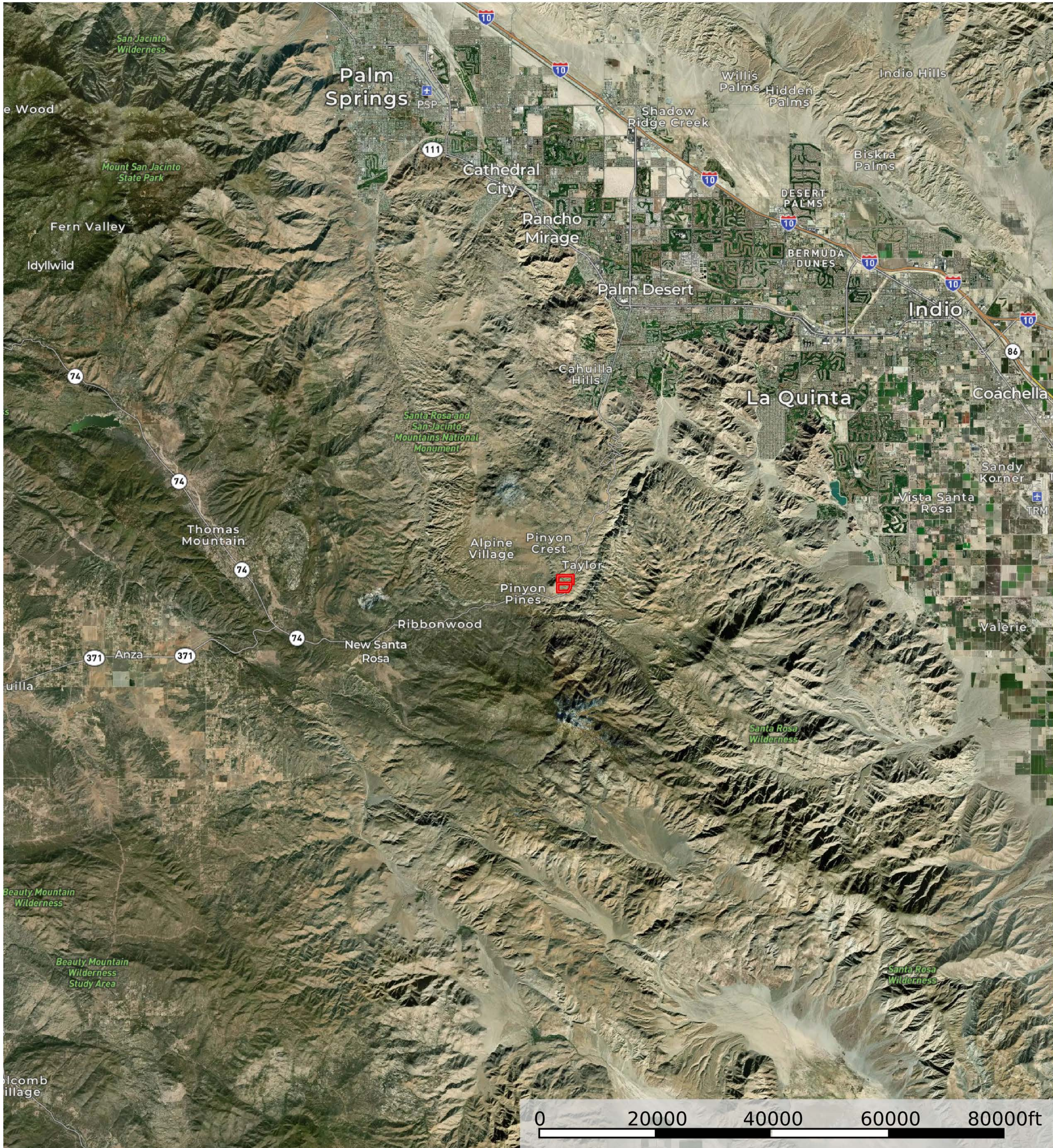
-  Gate
-  Potential Homesite
-  Road / Trail
-  Boundary



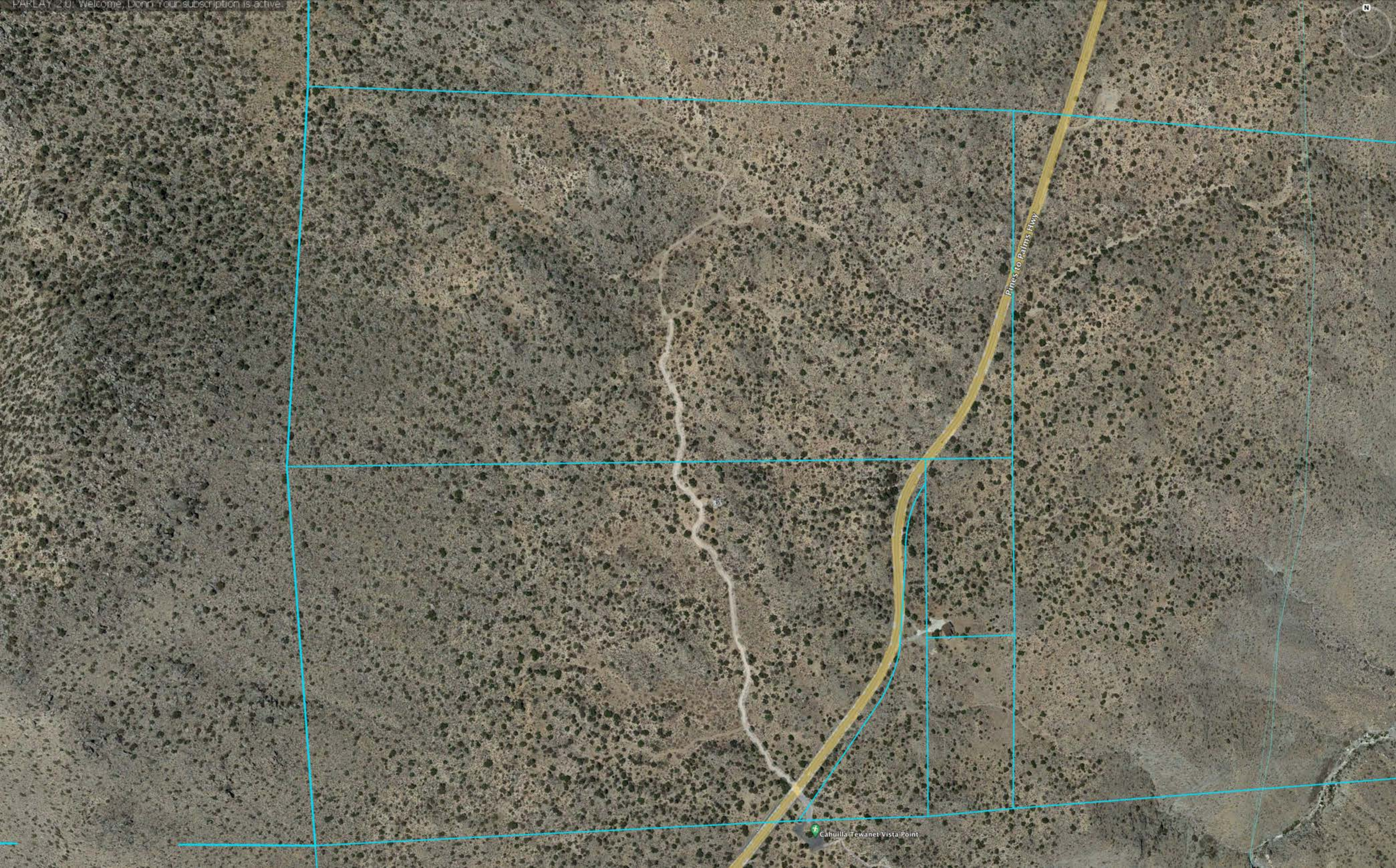
 Boundary

# CNB - Pinyon Pines VL

California, AC +/-



Boundary



Pines to Palms Hwy

Cahuilla Tewanet Vista Point

# Tax Search



Riverside, California  
**Searched: 636-100-009**  
 Non-Order Search

Tax Year: 2021-2022  
 Tax Cover: 08/19/2022  
 Searched By: GWENDOLYN FIELD  
 Searched On: 8/26/2022 4:53 PM

Company: STEWART TITLE | CA-SOCAL-SD TITLE | 01 | CRN: 00084-00204

APN:	<b>636-100-009</b>
Described As:	<b>64.45 ACRES M/L IN POR SW 1/4 OF SEC 1 T7S R5E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS</b>
Address:	
City:	<b>UNINCORPORATED - COUNTY OF RIVERSIDE</b>
Billing Address:	<b>695 N CAMINO REAL PALM SPRINGS CA 92262</b>
Assessed Owner(s):	<b>MCCARTHY TOM A; KING SUSANA</b>
Search As:	<b>Tax ID 636-100 Parcel 9</b>

Tax Rate Area:	<b>061-064</b>	<b>Value</b>	Conveyance Date:	<b>JUL 2015</b>
Use Code:	<b>438</b>	Land:	Conveying Instrument:	<b>2015-0284562</b>
<b>VACANT RESIDENTIAL DESERT LAND</b>		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:		Inventory:	Year Last Modified:	
Taxability Code:		<b>Exemptions</b>	<b>Square Footage</b>	
Tax Rate:	<b>1.299789 %</b>	Homeowner:	Land:	<b>2807442</b>
Bill #:	<b>2021004358321</b>	Inventory:	Improvements:	
Issue Date:		Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	<b>1,903.62</b>
		All Other:		
		Net Taxable Value:		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
<b>1st</b>	<b>951.81</b>	<b>95.18</b>	<b>12/10/2021</b>	<b>PAID</b>	<b>11/16/2021</b>	<b>0.00</b>
<b>2nd</b>	<b>951.81</b>	<b>133.24</b>	<b>04/10/2022</b>	<b>PAID</b>	<b>04/20/2022</b>	<b>0.00</b>
<b>Total Balance:</b>						<b>0.00</b>

Account	Special Lien Description	Amount
<b>01-0000</b>	<b>GENERAL PURPOSE</b>	<b>1,464.55</b>
<b>03-5128</b>	<b>PALM SPRINGS UNIFIED SCHOOL B &amp; I 1992 A</b>	<b>220.12</b>
<b>03-9001</b>	<b>DESERT COMMUNITY COLLEGE B &amp; I</b>	<b>57.85</b>
<b>04-4821</b>	<b>COACHELLA VALLEY WATER</b>	<b>161.10</b>

**THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. BLACK KNIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.**

**\*\*\* END OF REPORT \*\*\***

# Tax Search



Riverside, California  
**Searched: 636-100-002**  
 Non-Order Search

Tax Year: 2021-2022  
 Tax Cover: 08/19/2022  
 Searched By: GWENDOLYN FIELD  
 Searched On: 8/26/2022 4:51 PM

Company: STEWART TITLE | CA-SOCAL-SD TITLE | 01 | CRN: 00084-00204

APN:	<b>636-100-002</b>
Described As:	<b>80.00 ACRES IN POR SW 1/4 OF SEC 1 T7S R5E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS</b>
Address:	
City:	<b>UNINCORPORATED - COUNTY OF RIVERSIDE</b>
Billing Address:	<b>695 N CAMINO REAL PALM SPRINGS CA 92262</b>
Assessed Owner(s):	<b>KING SUSANA; MCCARTHY TOM A</b>
Search As:	<b>Tax ID 636-100 Parcel 2</b>

Tax Rate Area:	<b>061-064</b>	<b>Value</b>	Conveyance Date:	<b>JUL 2015</b>
Use Code:	<b>439</b>	Land:	Conveying Instrument:	<b>2015-0284562</b>
<b>VACANT RESIDENTIAL LAND - OTHER</b>		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:		Inventory:	Year Last Modified:	
Taxability Code:		<b>Exemptions</b>	<b>Square Footage</b>	
Tax Rate:	<b>1.299785 %</b>	Homeowner:	Land:	<b>3484800</b>
Bill #:	<b>2021002677432</b>	Inventory:	Improvements:	
Issue Date:		Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	<b>1,131.06</b>
		All Other:		
		Net Taxable Value:		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
<b>1st</b>	<b>565.53</b>	<b>56.55</b>	<b>12/10/2021</b>	<b>PAID</b>	<b>11/10/2021</b>	<b>0.00</b>
<b>2nd</b>	<b>565.53</b>	<b>94.61</b>	<b>04/10/2022</b>	<b>PAID</b>	<b>04/20/2022</b>	<b>0.00</b>
<b>Total Balance:</b>						<b>0.00</b>

Account	Special Lien Description	Amount
<b>01-0000</b>	<b>GENERAL PURPOSE</b>	<b>870.18</b>
<b>03-5128</b>	<b>PALM SPRINGS UNIFIED SCHOOL B &amp; I 1992 A</b>	<b>130.79</b>
<b>03-9001</b>	<b>DESERT COMMUNITY COLLEGE B &amp; I</b>	<b>34.37</b>
<b>04-4821</b>	<b>COACHELLA VALLEY WATER</b>	<b>95.72</b>

**THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. BLACK KNIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.**

**\*\*\* END OF REPORT \*\*\***



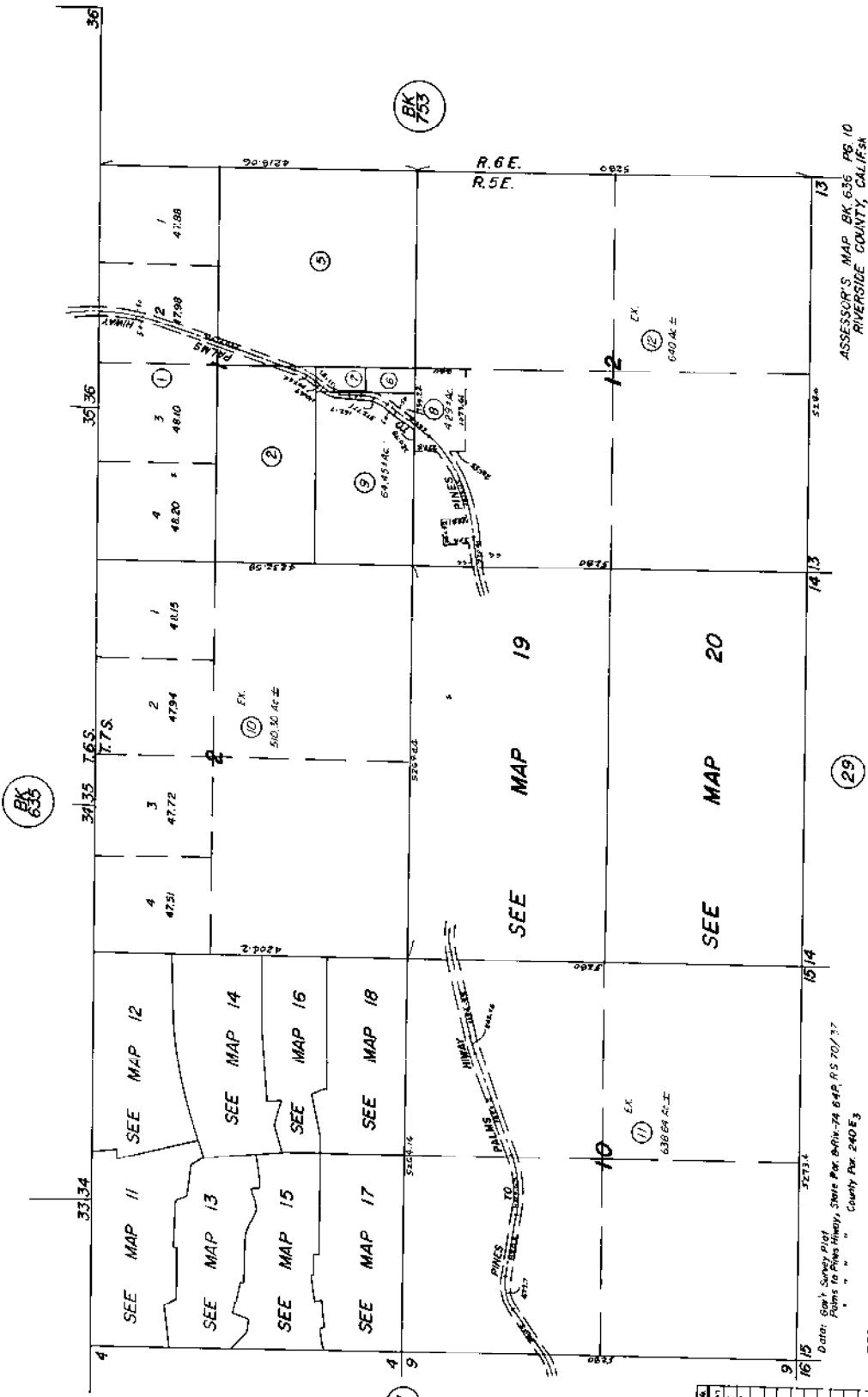
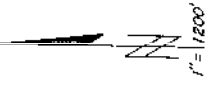
24-69, 24-69-2

636-10

T. C. A. 6164  
6171

N. 1/3 E. 1/2 T. 7S. R. 5E.

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



DATE	NO. OF	MAP	REVISED
3/7/69	3	8	10.2
8/7/69	807	10.2	

Date: Gov't Survey Plat  
Palms to Pines Highway, Shere Per 8-11-74 649, 657 70/37  
County Plat 240 E 3  
FEB 1969

ASSESSOR'S MAP BK. 636 PG. 10  
RIVERSIDE COUNTY, CALIF. 94

## **RR RURAL RESIDENTIAL USE REGULATIONS**

(# = Number which denotes approximate dwelling units per acre.)  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

### **2180 INTENT.**

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

### **2182 PERMITTED USES.**

The following use types are permitted by the RR Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

### **2183 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the RR Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types.
  - Mobile home Residential "18"
- b. Commercial Use Types.
  - Recycling Collection Facility, Small "2"  
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

**2184 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the RR Use Regulations upon issuance of a Minor Use Permit.

- a. Residential Use Types.
  - Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.
- b. Civic Use Types.
  - Minor Impact Utilities
  - Small Schools
- c. Commercial Use Types.
  - Cottage Industries (see Section 6920)
  - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
  - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
  - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
  - (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
  - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
  - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

**2185 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the RR Use Regulations upon issuance of a Major Use Permit.

- a. Residential Use Types.
  - Group Residential
- b. Civic Use Types.
  - Administrative Services
  - Ambulance Services
  - Child Care Center
  - Clinic Services
  - Community Recreation
  - Cultural Exhibits and Library Services
  - Group Care
  - Law Enforcement Services
  - Lodge, Fraternal and Civic Assembly
  - Major Impact Services and Utilities
  - Parking Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Participant Sports and Recreation: Outdoor
  - Transient Habitation: Campground (see Section 6450)
  - Transient Habitation: Resort (see Section 6400)
  - Wholesaling, Storage and Distribution: Mini-Warehouses
  - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)