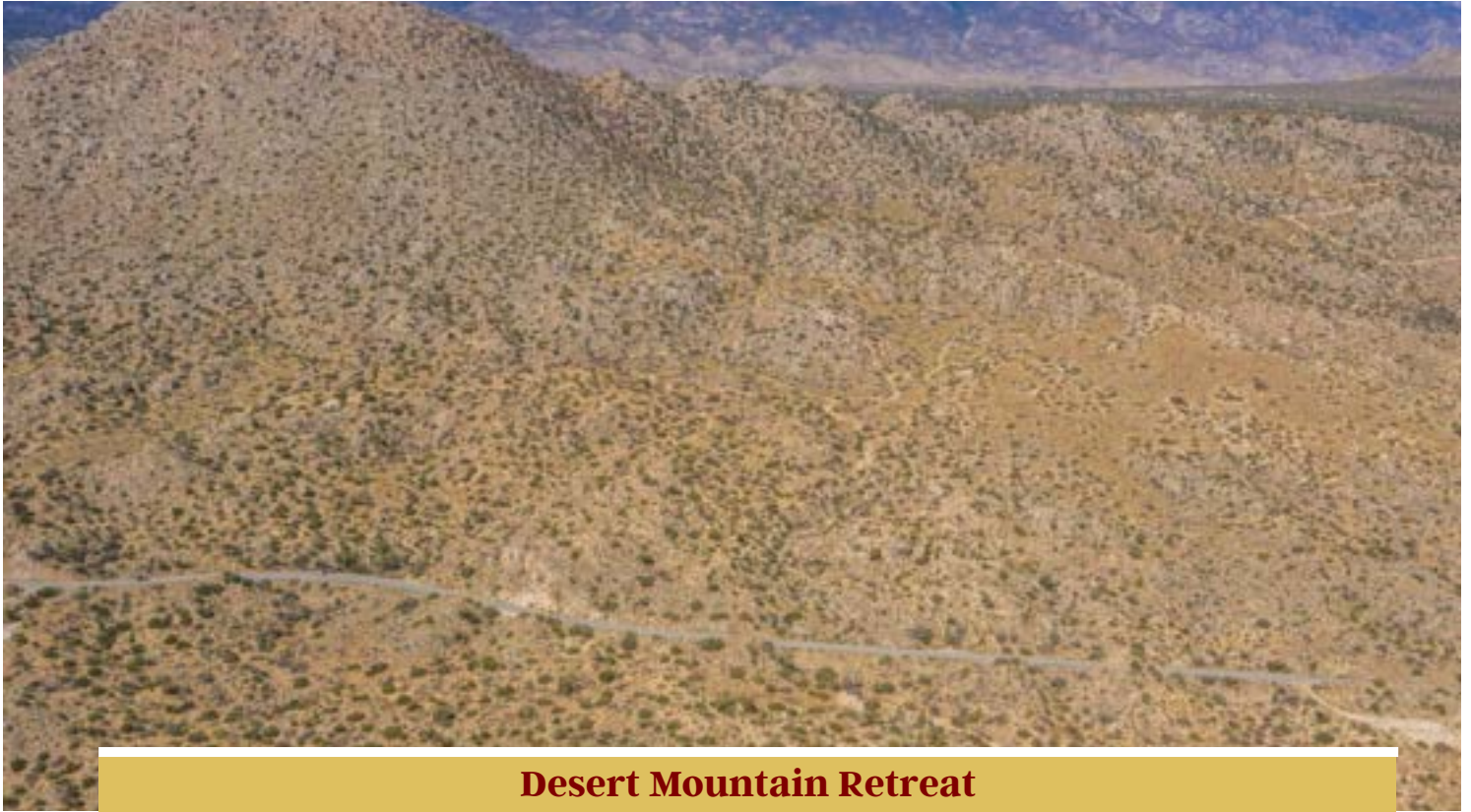


Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

PREPARATION ♦

PROFICIENCY ♦

PROVEN RESULTS



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

Property Highlights

Available for \$419,000

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



Jake Swenson

760.822.7936

CA DRE # 01995164

SwensonAcres@gmail.com

For more property info:
RedHawkRealty.com
800.371.6669



Desert Mountain Retreat



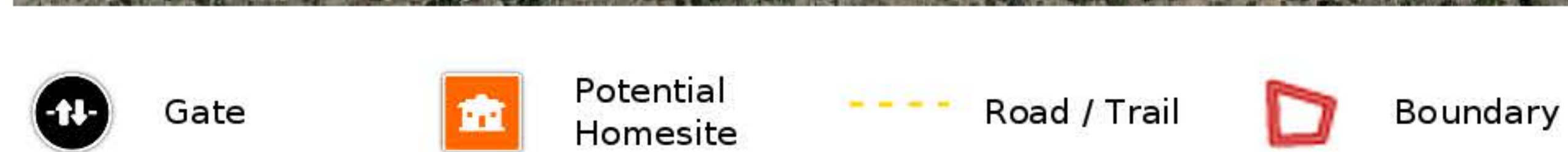
Panoramic views, privacy and abundance of nature are what make this 144.45+/- acre so attractive. The call of soaring hawks often punctuate this quiet desert soundscape that is home to many native species. The elevation varies from around 3,700 ft. to around 4,300 ft., allowing for an imaginative and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

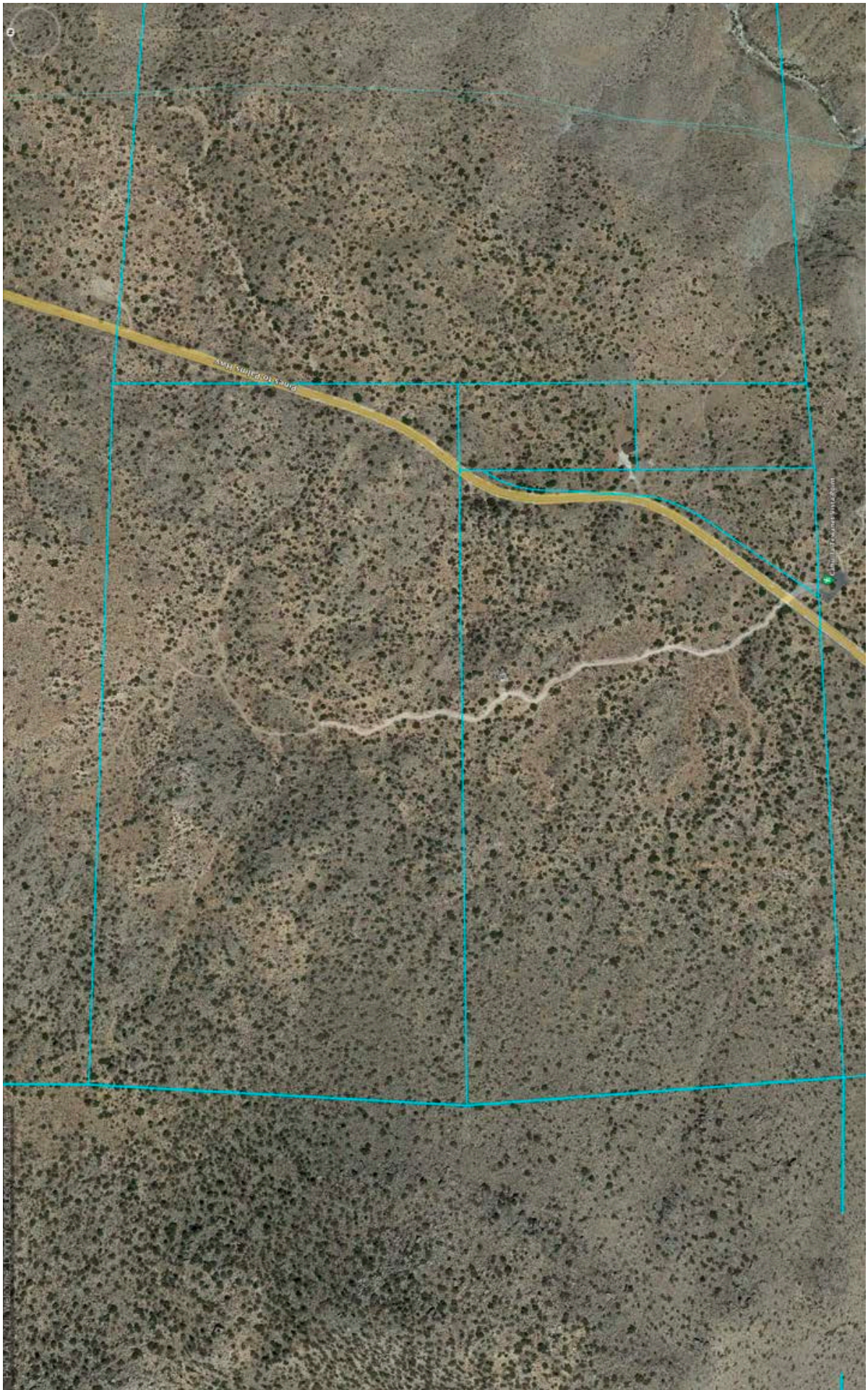


RedHawkRealty.com



800-371-6669







 Boundary

CNB - Pinyon Pines VL

California, AC +/-



Boundary



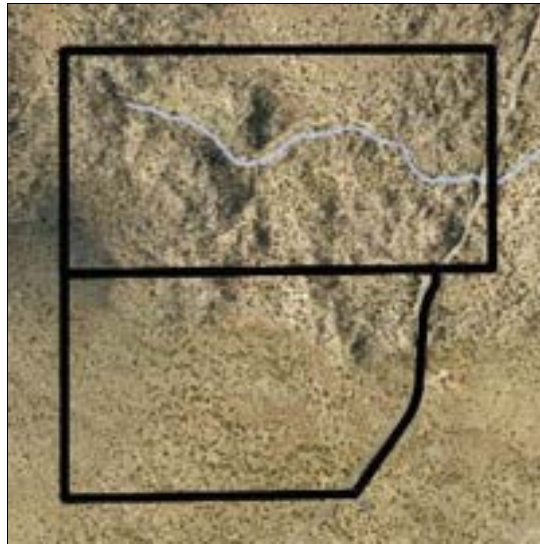
Riverside County Parcel Report

APN(s):636100009,636100002

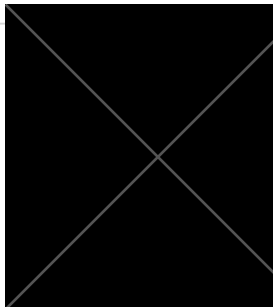
DISCLAIMER

Maps, permit information and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

MAPS/IMAGES



PARCEL

APN	636-100-002-8, 636-100-009-5	Supervisory District	Boundaries for Districts 2, 4 and 5 will be updated in January, 2023. Boundaries for Districts 1 and 3 will be updated in January, 2025. CHUCK WASHINGTON, DISTRICT 3
Previous APN	636100002 636100009 636100003	Township/Range	T7SR5E SEC 1 SEC
Owner Name	NOT AVAILABLE ONLINE	Elevation	4066 ft
Address		Thomas Bros. Map Page/Grid	PAGE: 908, GRID: A5 PAGE: 908, GRID: A6 PAGE: 908, GRID: B5 PAGE: 908, GRID: B6
Mailing Address		Indian Tribal Land	NOT IN A TRIBAL LAND

Legal Description	636100002 Recorded Book/Page: / Subdivision Name: Lot/Parcel: Block: Tract Number:	City Boundary	NOT IN A CITY
	636100009 Recorded Book/Page: / Subdivision Name: Lot/Parcel: Block: Tract Number:		

		City Spheres of influence	NOT IN A CITY SPHERE
Lot Size	636100002 Recorded lot size is 80.00 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
	636100009 Recorded lot size is 64.45 acres		

Property Characteristics	636100002 Year Constructed: Baths: Bedrooms: Construction Type: Garage Type: Property Area (sq ft): Roof Type: Stories: Pool: NO Central Cool: NO Central Heat: NO	County Service Area	NOT IN A COUNTY SERVICE AREA
	636100009 Year Constructed: Baths: Bedrooms: Construction Type: Garage Type: Property Area (sq ft): Roof Type: Stories: Pool: NO Central Cool: NO Central Heat: NO		

Annexation Date	N/A	LAFCO Case	N/A
Proposals	N/A		

PLANNINGmore...			
Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT

Land Use Designations	RM RR	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
General Plan Policy Overlays	N/A		
Area Plan (RCIP)	REMAP	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Zoning Classifications (ORD. 348)	R-1-1 R-1-2 1/2	Zoning Districts and Zoning Areas	PINON FLATS DIST
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	PINYON CC
Environmental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY		
Residential Permit Stats			
N/A			

ENVIRONMENTAL more...

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	COACHELLA VALLEY	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	NOT IN A CELL GROUP
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Santa Rosa and San Jacinto Mountains Conservation Area	WRMSHCP Cell Number	NOT IN A CELL NUMBER
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	NOT IN A HANS/ERP PROJECT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	Vegetation (2005)	NOT IN A VEGETATION AREA

Fire

Fire Hazard Classification (Ord. 787)	VERY HIGH	Fire Responsibility Area	SRA
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DEVELOPMENT FEES

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	COACHELLA VALLEY	RBBD (Road & Bridge Benefit District)	NOT IN A ROAD BRIDGE BENEFIT DISTRICT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	DIF (Development Impact Fee Area Ord. 659)	REMAP, AREA 11
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT IN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	NOT IN THE SKR FEE AREA
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA	DA (Development Agreements)	NOT IN A DEVELOPMENT AGREEMENT

TRANSPORTATION more...

Circulation Element Ultimate Right-of-Way	IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY	Road Book Page	196
		Transportation Agreements	NOT IN A TRANSPORTATION AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

HYDROLOGY

Flood Plan Review	OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED	Watershed	WHITEWATER
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Water District	COACHELLA VALLEY WATER DISTRICT
Flood Control District	NOT IN A FLOOD CONTROL DISTRICT

GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE	Paleontological Sensitivity	LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	NOT IN A FAULT LINE		
Liquefaction Potential	NOT IN A LIQUEFACTION AREA		
Subsidence	NOT IN A SUBSIDENCE AREA		

MISCELLANEOUS

School District	PALM SPRINGS UNIFIED
Communities	PINYON PINES
Lighting (Ord. 655)	ZONE: B
Census Tract	444.03
Farmland	OTHER LANDS
Special Notes	WITHIN ANZA ELECTRIC COOPERATIVE UTILITY BOUNDARY CONTACT AT 951-763-4333
Tax Rate Areas	061064 - CITRUS PEST CONTROL 2 061064 - CO FREE LIBRARY 061064 - CO STRUCTURE FIRE PROTECTION 061064 - CO WASTE RESOURCE MGMT DIST 061064 - COACHELLA VALLEY RESOURCE CONS 061064 - COACHELLA VALLEY WATER DISTRICT 061064 - CSA 152 061064 - CSA 153 061064 - DESERT COMMUNITY COLLEGE 061064 - DESERT HOSPITAL 061064 - GENERAL 061064 - GENERAL PURPOSE 061064 - PALM SPRINGS PUBLIC CEMETERY 061064 - PALM SPRINGS UNIFIED B&I 1992-A 061064 - PALM SPRINGS UNIFIED SCHOOL 061064 - RIV CO REGIONAL PARK & OPEN SP 061064 - RIVERSIDE CO OFC OF EDUCATION 061064 - SUPERVISORIAL RD DIST 4

Department of Environmental Health Permits

Septic Permits

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water Permits

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administrative Cases

Case	Case Description	Status
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N/A

N/A

N/A

Building and Safety Cases

Case **Case Description** **Status**

N/A N/A N/A

Code Cases

Case **Case Description** **Status**

N/A N/A N/A

Fire Cases

Case **Case Description** **Status**

N/A N/A N/A

Planning Cases

Case **Case Description** **Status**

N/A N/A N/A

Survey Cases

Case **Case Description** **Status**

N/A N/A N/A

Transportation Cases

Case **Case Description** **Status**

N/A N/A N/A

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:	636-100-002
Described As:	80.00 ACRES IN POR SW 1/4 OF SEC 1 T7S R5E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS
Address:	
City:	UNINCORPORATED - COUNTY OF RIVERSIDE
Billing Address:	
Assessed Owner(s):	
Search As:	Tax ID 636-100 Parcel 2

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

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

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

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: 636-100-009
 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:	636-100-009
Described As:	64.45 ACRES M/L IN POR SW 1/4 OF SEC 1 T7S R5E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS
Address:	
City:	UNINCORPORATED - COUNTY OF RIVERSIDE
Billing Address:	
Assessed Owner(s):	
Search As:	Tax ID 636-100 Parcel 9

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

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

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

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

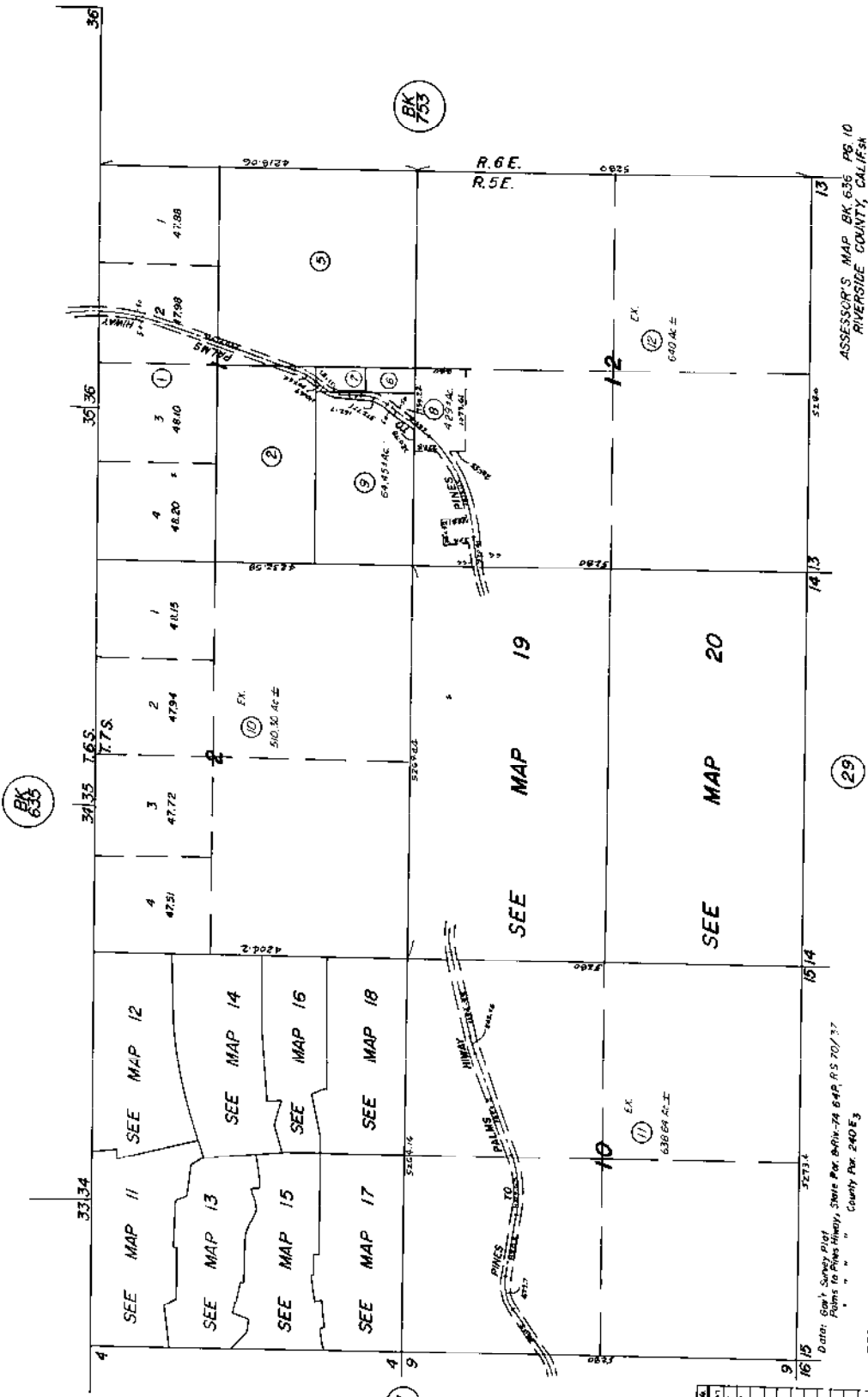
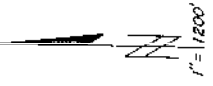
24-69, 24-69-2

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. MAP	REV. NO.
3/7/75	3	1
8/7/80	8007	10, 2

Date: Gov't Survey Plat
Palms to Pines Highway, Shere Per 8-19-74 849, 857, 70/37
County Plat 240 E 3
FEB 1969

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