

Prior to scheduling a viewing of 14325 Fallen Leaf Lane in the Gallegos Ranch, Paso Robles, I have read and understand the items below.

- The property has qualified for conventional financing in the past, but there is no guarantee in the future. Seller will consider financing to qualified Buyer with 30% down
- Property sells "As Is". Seller will do no repairs
- The property is approximately one hour from downtown Paso Robles (two hours round trip).
- The access to the property is seasonal meaning if there is sufficient rain fall to make the Franklin Creek run, it could be multiple days before anyone can get in or out of the property. The creek can run 4'-5' deep. Even after the creek is passable, the dirt roads will require 4WD vehicles.
- There is no HOA or CC&Rs. A "voluntary" contribution of \$200 annually is requested for the maintenance of the front gate & Gallegos Ranch Rd.
- Fallen Leaf Lane is steep and rocky. High clearance vehicles highly recommended
- The land is not fully usable. It is heavily wooded and steep
- The land has not been surveyed.
- There is limited cell reception in the development.
- Blue Mountain Company (Formerly Lime Mountain Company) operates nearby. Large trucks use Chimney Rock Road.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Agent \_\_\_\_\_ Date \_\_\_\_\_