

GALLEGOS RANCH DISCLOSURE

Property: 3875 Natoma Pass Road, Paso Robles, CA 93446
APN: 080-171-004

Prior to scheduling a viewing, I have read and understand the items below:

- Property sells "As Is".
- 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 rainfall 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'-6' 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.
- To reach the top of the property you go up Natoma Pass Road, which crosses two gullies and is steep. High clearance, 4WD vehicles highly recommended.
- To reach the cabin, you cross through a neighboring property where there is a gate.
- The land is not fully usable. It is heavily wooded and steep.
- The land was surveyed in the past but the corners may not be locatable.
- 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

Agent for Buyer

Date