

*Department of Real Estate
of the
State of California*

**FINAL SUBDIVISION PUBLIC REPORT
STANDARD**

In the matter of the application of

LAWRENCE AND MICHELLE VON DOLLEN

FILE NO.: 022544SA-A08

ISSUED: APRIL 22, 1985

RENEWED: NOVEMBER 10, 2025

EXPIRES: NOVEMBER 9, 2030

for a Final Subdivision Public Report on

PARCEL MAP COAL 83-200

PARCEL MAP COAL 84-180

DEPARTMENT OF REAL ESTATE

Christopher Carvin

by _____

SAN LUIS OBISPO COUNTY, CALIFORNIA

Christopher Carvin

CONSUMER INFORMATION

- ◆ **This report is not a recommendation or endorsement of the subdivision; it is informative only.**
- ◆ **Buyer or lessee must sign that (s)he has received and read this report.**
- ◆ A copy of this subdivision public report along with a statement advising that a copy of the public report may be obtained from the owner, subdivider, or agent at any time, upon oral or written request, *must* be posted in a conspicuous place at any office where sales or leases or offers to sell or lease interests in this subdivision are regularly made. *[Reference Business and Professions (B&P) Code Section 11018.1(b)]*

This report expires on the date shown above. All material changes must be reported to the Department of Real Estate. *(Refer to Section 11012 of the B&P Code; and Chapter 6, Title 10 of the California Administrative Code, Regulation 2800.)* Some material changes may require amendment of the Public Report; which Amendment must be obtained and used in lieu of this report.

Section 12920 of the California Government Code provides that the practice of discrimination in housing accommodations on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information is against public policy.

Under Section 125.6 of the B&P Code, California real estate licensees are subject to disciplinary action by the Real Estate Commissioner if they discriminate or make any distinction or restriction in negotiating the sale or lease of real property because of the race, color, sex, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, or physical handicap of the client. If any prospective buyer or lessee believes that a licensee is guilty of such conduct, (s)he should contact the Department of Real Estate.

Read the entire report on the following pages before contracting to buy or lease an interest in this subdivision.

THIS REPORT COVERS ONLY PARCELS 1 AND 4 OF PARCEL MAP COAL 83-200; AND PARCEL D OF PARCEL MAP COAL 84-180.

SPECIAL INTEREST AREAS IN THIS FINAL SUBDIVISION PUBLIC REPORT: YOUR ATTENTION IS ESPECIALLY DIRECTED TO THE PARAGRAPH(S) BELOW ENTITLED: USES/ZONING/HAZARD DISCLOSURES, TITLE, PURCHASE MONEY HANDLING AND UTILITIES AND OTHER SERVICES.

NOTE: IN ADDITION TO THESE AREAS IT IS IMPORTANT TO READ AND THOROUGHLY UNDERSTAND THE REMAINING SECTIONS SET FORTH IN THIS FINAL SUBDIVISION PUBLIC REPORT PRIOR TO ENTERING INTO A CONTRACT TO PURCHASE.

BEFORE SIGNING, YOU SHOULD READ AND THOROUGHLY UNDERSTAND ALL SALES CONTRACT AND LOAN DOCUMENTS. IF YOU DO NOT UNDERSTAND THE TERMS OF YOUR CONTRACT OR LOAN DOCUMENTS, YOU MAY WISH TO CONSIDER CONSULTING WITH YOUR OWN ATTORNEY BEFORE ENTERING INTO A CONTRACT TO PURCHASE THE PROPERTY.

THE USE OF THE TERM "**PUBLIC REPORT**" SHALL MEAN AND REFER TO THIS FINAL PUBLIC REPORT.

OVERVIEW OF SUBDIVISION

Location: This subdivision contains 1,160 acres divided into 44 lots and is located in San Luis Obispo County at Bridge Canyon Road and Cemetery Road, adjacent to U.S Highway 101 approximately 9 miles of Paso Robles, California.

Interest to be Conveyed: You will receive fee title to a specified lot.

Sale of all Residences: The subdivider has indicated that he intends to sell all of the lots in this subdivision; however, any owner, including the subdivider, has a legal right to rent or lease the lots.

SUBDIVIDER AND PURCHASER OBLIGATIONS: IF YOU PURCHASE FIVE OR MORE SUBDIVISION LOTS FROM THE SUBDIVIDER, THE SUBDIVIDER IS REQUIRED TO NOTIFY THE REAL ESTATE COMMISSIONER OF THE SALE. IF YOU INTEND TO SELL YOUR INTERESTS OR LEASE THEM FOR TERMS LONGER THAN ONE YEAR, YOU ARE REQUIRED TO OBTAIN AN AMENDED FINAL PUBLIC REPORT BEFORE YOU CAN OFFER THE INTERESTS FOR SALE OR LEASE.

NOTWITHSTANDING ANY PROVISION IN THE PURCHASE CONTRACT TO THE CONTRARY, A PROSPECTIVE BUYER HAS THE RIGHT TO NEGOTIATE WITH THE SELLER TO ALLOW AN INSPECTION OF THE PROPERTY BY THE PURCHASER OR THE PURCHASER'S DESIGNEE UNDER TERMS MUTUALLY AGREEABLE TO THE PROSPECTIVE BUYER AND SELLER.

USES/ZONING/HAZARD DISCLOSURES

The subdivider has set forth below references to various uses, zoning, hazards and

other matters based on information from a variety of sources. You should independently verify the information regarding these matters, as well as all other matters that may be of concern to you regarding the subdivision and all existing, proposed or possible future uses adjacent to or in the vicinity of the subdivision. At the time this Public Report was issued, some of the land uses that surround the subdivision include, but are not limited to, the following:

Zoning:

North – Agriculture

South – Agriculture

East – Agriculture and Public Facilities

West – Agriculture and Military Property

Hazards: The subdivider advises that the following hazards exist within or near this development:

Camp Roberts Military Reservation is west of the project.

CHANGE IN FIRE HAZARD SEVERITY ZONES. THE MAPS FOR THE STATE RESPONSIBILITY AREA AND LOCAL RESPONSIBILITY AREA INDICATING WHAT FIRE HAZARD SEVERITY ZONE THAT THE PROPERTY IS IN (IF AT ALL) CAN CHANGE. YOU SHOULD KEEP APPRISED OF THE CURRENT FIRE HAZARD SEVERITY ZONE THAT THE PROPERTY MAY BE IN. IN THE EVENT THE PROPERTY IS IN A FIRE HAZARD SEVERITY ZONE AND THAT ZONE DECREASES BEFORE YOU CLOSE ESCROW ON THE PROPERTY, SUBDIVIDER WILL BE REQUIRED TO PROVIDE YOU WITH AN UPDATED INDIVIDUAL NATURAL HAZARD DISCLOSURE REPORT FOR YOUR REVIEW BEFORE YOU CLOSE ESCROW. IN THE EVENT THE PROPERTY IS LATER MAPPED TO BE IN A FIRE HAZARD SEVERITY ZONE OR THE PROPERTY IS ALREADY IN A FIRE HAZARD SEVERITY ZONE AND THAT ZONE INCREASES BEFORE YOU CLOSE ESCROW ON THE PROPERTY, SUBDIVIDER WILL BE REQUIRED TO PROVIDE YOU WITH A DISCLOSURE REGARDING THE CHANGE AND AN UPDATED INDIVIDUAL NATURAL HAZARD DISCLOSURE REPORT BEFORE YOU CLOSE ESCROW. YOU SHOULD CAREFULLY CONSIDER THE INSURANCE AND OTHER IMPACTS ON YOUR FINANCIAL SITUATION THAT COULD RESULT IN THE EVENT THE PROPERTY IS LATER MAPPED TO BE IN A FIRE HAZARD SEVERITY ZONE OR THE FIRE HAZARD SEVERITY ZONE INCREASES AND YOU CHOOSE TO SUBSEQUENTLY CLOSE ESCROW ON THE PROPERTY.

Insurance. The inherent risks of wildfires in California along with the fire zone designation for the property may have an adverse impact on insurance premiums for homeowner's insurance or homeowner's insurance (fire insurance in particular) may not be available at all. If fire insurance is not available from a traditional carrier, then basic fire insurance may be available through the California FAIR Plan, but it may have certain limitations or exclusions on coverage as compared to traditional carriers. You should consult with a licensed California insurance agent for additional information about the costs and availability of insurance for the property. Subdivider has provided

no assurances or guarantees as to whether any type of insurance is or will be available for the property or what the cost may be. The availability and cost of association fire or other casualty insurance for the common area may be similarly impacted as a result of the subdivision being located in a fire zone. This impact may result in the lack of insurance or assessment increases due to increases in insurance costs over time.

You should review the Individual Natural Hazard Disclosure Report for additional information regarding the fire hazard severity zone designations. In addition to the disclosures set forth in the Individual Natural Hazard Disclosure Report, you are advised that property located within a fire hazard severity zone may be subject to additional requirements which may include, without limitation, requirements such as the following: (i) additional construction requirements which you would be required to comply with in the event you make modifications to the home; (ii) requirements relating to landscape installation and defensible space; (iii) additional maintenance requirements such as adequate vegetation clearance and other fire-safety practices; and (iv) additional disclosure and compliance documentation requirements when you re-sell the home; all as applicable. You should contact the local fire authority for more detailed information and you are also encouraged to review information on the Cal Fire website: <https://www.fire.ca.gov>. Both state and local agencies impose fire-related requirements and you will be required to comply with all such requirements as they may be updated from time to time as best practices evolve. In addition to the foregoing, you are advised that maps are updated periodically, and Subdivider makes no representations, guarantees or warranties with respect to any future fire hazard severity zone designations.

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a *State Responsibility Area* (wildland area that may contain substantial forest fire risks and hazards) as determined by the California State Board of Forestry. Additionally, the subdivider has advised that prospective purchasers within this Area will be provided a separate disclosure required under Public Resources Code Section 4136.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

If your lot is located within one or more Statutory Natural Hazard Areas, your ability to further develop the real property, to obtain insurance, or to receive assistance after a disaster may be affected. You should therefore contact your lender and insurance carrier for more information regarding types of insurance and costs to cover your property.

If any disclosure, or any material amendment to any disclosure, required pursuant to Civil Code Section 1103 et seq, is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person and five days after delivery

by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or subdivider's agent.

PURCHASERS SHOULD FAMILIARIZE THEMSELVES WITH THE SURROUNDING AREAS OF THE SUBDIVISION BEFORE SIGNING A PURCHASE AGREEMENT/CONTRACT.

TITLE

Ownership: A preliminary report shows title to said estate or interest, as of the date of this Public Report, to be vested in:

Preliminary Report: A preliminary report will be issued by the title insurer to reflect those items that affect the condition of title. You are encouraged to request a copy of this preliminary report for review of those items that affect the lot / parcel you are purchasing. Those items typically shown on a report include, but are not limited to, general and special taxes, easements, mechanic liens, monetary encumbrances, trust deeds, utilities, rights-of-way and CC&Rs. In most instances, copies of documents can be provided to you upon request.

Additionally the preliminary report shows title, among other things, to be subject to numerous oil and gas leases and the following:

- The Terms, Provisions and Easement(s) contained in the document entitled "Appurtenant Easement Deed" recorded March 29, 1990 as Instrument No. 18383 in Book 3744, Page 695 of Official Records.

Easements: Easements for public utilities, ingress and egress, incidental purposes, roads and other purposes are shown on the Title Report and Subdivision Maps recorded in the Office of the San Luis Obispo County Recorder as follows:

1. Parcel Map COAL 83-200 recorded December 31, 1984 in Book 36 of Parcel Maps, Page 45.
2. Parcel Map COAL 84-180 recorded February 13, 1985 in Book 36 of Parcel Maps, Page 71.

Adjustments to the original subdivision map(s) may also be recorded. You may ask the subdivider about such changes. If you purchase a lot subject to said adjustment, this information will be included in your title policy.

Restrictions (CC&Rs): This subdivision is subject to CC&Rs recorded in the Office of the San Luis Obispo County Recorder on October 15 1986 as Instrument No. 66852 in Book 2897, Page 611 of Official Records.

FOR INFORMATION AS TO YOUR OBLIGATIONS AND RIGHTS, YOU SHOULD READ THE CC&Rs. THE SUBDIVIDER MUST MAKE THEM AVAILABLE TO YOU.

Mineral Rights: You will not own the mineral, oil and gas rights under your land. These have been reserved as per your grant deed.

The right to surface entry has not been waived, and the owners of the mineral rights may enter upon the land at some future date to extract minerals, etc. This right could affect your ability to obtain financing for building on your property.

YOU WILL NOT OWN THE MINERAL, OIL, AND GAS RIGHTS UNDER YOUR LAND. THE RIGHT TO SURFACE ENTRY TO EXTRACT MINERALS HAS NOT BEEN WAIVED BY THE OWNER OF THESE RIGHTS. UNLESS OTHERWISE RESTRICTED, THE OWNER OF MINERAL, OIL, AND GAS RIGHTS IS ENTITLED TO ENTER YOUR LAND TO PENETRATE THE SURFACE TO EXTRACT SUBSURFACE MINERALS. BECAUSE OF THE LOCATION OF THE SUBDIVISION, LOCAL ZONING OR OTHER LAWS OR REGULATIONS MAY PROHIBIT THE OWNER FROM DOING THIS. FOR FURTHER PARTICULARS, YOU SHOULD CONTACT THE BUILDING DEPARTMENT OF THE CITY OR COUNTY IN WHICH YOUR PROPERTY IS LOCATED. WHEN YOU PURCHASE, YOU CAN REQUEST A "HOMEOWNERS ENDORSEMENT" TO YOUR POLICY OF TITLE INSURANCE WHICH WILL INSURE AGAINST LOSS UP TO THE AMOUNT OF THE POLICY, FOR DAMAGE TO ANY OWNER-OCCUPIED RESIDENTIAL STRUCTURE THEN ON THE LAND, WHICH DAMAGE RESULTS FROM THE EXERCISE OF SURFACE ENTRY RIGHTS.

TAXES

Regular Taxes: 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 previously approved by the voters and sold by a county water district, a sanitation district or other such district could increase the tax rate.

For the purchaser of a lot in this subdivision, the full cash value of the lot will be the valuation, as reflected on the tax roll, determined by the county assessor as of the date of purchase of the lot or as of the date of completion of an improvement on the lot if that occurs after the date of purchase.

Notice of Your Supplemental Property Tax Bill

California property tax law requires the assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the tax collector. If you have any questions concerning this matter, please call your local tax collector's office.

FINANCING

If your purchase involves financing, a form of deed of trust and note will be used. The provisions of these documents may vary depending on the lender selected. These

documents may contain the following provisions:

Acceleration Clause: This is a clause in a mortgage or deed of trust which provides that if the borrower (trustor) defaults in repaying the loan, the lender may declare the unpaid balance of the loan immediately due and payable.

Due-On-Sale Clause: If the loan instrument for financing your purchase of an interest in this subdivision includes a due-on-sale clause, the clause will be automatically enforceable by the lender when you sell the property. This means that the loan will not be assumable by a purchaser without the approval of the lender. If the lender does not declare the loan to be all due and payable on transfer of the property by you, the lender is nevertheless likely to insist upon modification of the terms of the instrument as a condition to permitting assumption by the purchaser. The lender will almost certainly insist upon an increase in the interest rate if the prevailing interest rate at the time of the proposed sale of the property is higher than the interest rate of your promissory note.

Balloon Payment: This means that your monthly payments are not large enough to pay off the loan, with interest, during the period for which the loan is written and that at the end of the loan period, you must pay the entire remaining balance in one payment. If you are unable to pay the balance and the remaining balance is a sizeable one, you should be concerned with the possible difficulty in refinancing the balance. If you cannot refinance or sell your property, or pay off the balloon payment, you will lose your property.

Prepayment Penalty: This means that if you wish to pay off your loan in whole or in part before it is due, you must, in addition, pay a penalty.

Late Charge: This means that if you fail to make your installment payment on or before the due date, or within a specified number of days after the due date, you, in addition, must pay a penalty.

Adjustable Rate Loan: The subdivider may assist you in arranging financing from a federal or state regulated lender which will make loans that allow the interest rates to change over the life of the loan. An interest rate increase ordinarily causes an increase in the monthly payment that you make to the lender. The lender will provide you with a disclosure form about the financing to assist you in evaluation of your ability to make increased payments during the term of the loan. This disclosure form will be furnished to you at the time you receive your loan application and before you pay a nonrefundable fee.

BEFORE AGREEING TO ANY FINANCING PROGRAM OR SIGNING ANY LOAN DOCUMENTS, YOU SHOULD READ AND THOROUGHLY UNDERSTAND ALL THE PROVISIONS CONTAINED IN THE LOAN DOCUMENTS.

PURCHASE MONEY HANDLING

The subdivider must impound all funds (purchase money) received from you in an escrow depository until legal title is delivered to you. [Refer to Business and Professions

Code Sections 11013, 11013.1 and 11013.4(a).]

If the escrow has not closed on your lot within one (1) year of the date of subdivider's acceptance of your offer, you may request the return of your purchase money deposit.

NOTE: Section 2995 of the Civil Code provides that no real estate subdivider shall require as a condition precedent to the transfer of real property containing a single-family residential dwelling that escrow services effectuating such transfer shall be provided by an escrow entity in which the subdivider has a financial interest of 5% or more.

THE SUBDIVIDER HAS NO FINANCIAL INTEREST IN THE ESCROW COMPANY WHICH IS TO BE USED IN CONNECTION WITH THE SALE OR LEASE OF LOTS / PARCELS IN THIS SUBDIVISION.

SOILS AND GEOLOGIC CONDITIONS

Soils and geologic information is available at the Department of Agriculture Soils Conservation Service, 610 10th Street, Paso Robles, CA 93446.

CALIFORNIA IS SUBJECT TO GEOLOGIC HAZARDS SUCH AS LANDSLIDES, FAULT MOVEMENTS, EARTHQUAKE SHAKING, RAPID EROSION OR SUBSIDENCE. THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33, PROVIDES FOR LOCAL BUILDING OFFICIALS TO EXERCISE PREVENTIVE MEASURES DURING GRADING TO ELIMINATE OR MINIMIZE DAMAGE FROM SUCH GEOLOGIC HAZARDS. THIS SUBDIVISION IS LOCATED IN AN AREA WHERE SOME OF THESE HAZARDS MAY EXIST. SOME CALIFORNIA COUNTIES AND CITIES HAVE ADOPTED ORDINANCES THAT MAY OR MAY NOT BE AS EFFECTIVE IN THE CONTROL OF GRADING AND SITE PREPARATION.

PURCHASERS MAY CONTACT THE SUBDIVIDER, THE SUBDIVIDER'S ENGINEER, THE ENGINEERING GEOLOGIST AND THE LOCAL BUILDING OFFICIALS TO DETERMINE IF THE ABOVE-MENTIONED HAZARDS HAVE BEEN CONSIDERED AND IF THERE HAS BEEN ADEQUATE COMPLIANCE WITH APPENDIX CHAPTER 33 OR AN EQUIVALENT OR MORE STRINGENT GRADING ORDINANCE DURING THE CONSTRUCTION OF THIS SUBDIVISION.

UTILITIES AND OTHER SERVICES

Water: There is no regular water service to this subdivision. Private water wells are the only source of water and you will be required to pay all costs to have a well installed on your lot.

The subdivider's well driller has submitted the following information:

Cost of drilling and casing a well: (800 feet 5 inch PVC)	\$58,190
Cost of a pressure pump and system:	\$20,000 - \$25,000
Depth at which water may be found:	400 to 500 feet

Water of similar quality should be available throughout the subdivision from individual

wells; however, there is no guarantee that such wells will be available on each parcel.

The State Water Code requires a Notice of Intention to drill a well and a Report of Completion to be filed with the Department of Water Resources.

The County of San Luis Obispo Health Agency, Public Health Department presents the following:

“If a Health Department approved community water system is unavailable, each parcel shall have its own well for domestic water supply approved and constructed in accordance with County Ordinance. Evidence of adequate and potable water should be assured for each individual purchaser on the parcel in question prior to sale. New wells on existing lots of records are not permitted by County Ordinance on lots of less than one (1) acre.

This approval will apply to single-family dwellings and shall not imply approval for future lot splits or to any type of high-density residential, commercial or recreational development. To the best of this Department’s knowledge potable water can be expected to be available to the parcels.”

Sewage Disposal: Septic systems will be used for sewage disposal. You must pay for your septic system. A septic service company presents, in part, the following in a letter dated February 11, 2025:

“Conventional gravity septic systems in San Luis Obispo County for a standard residential 3-4 bedroom home can range from approximately \$20-45K. If a pe-treatment septic system is required for the area due to poor soils testing, the cost can be drastically higher. \$75-110K or more is possible for these types of systems. Each proposed residence would need its own percolation testing and a civil engineer would need to design a county approved plan before any precise numbers can be given.”

The County of San Luis Obispo Health Agency, Public Health Department has stated that a permit will be issued for a septic system on all lots/parcels in this subdivision. This information is applicable as of the date of issuance of this Public Report. If there is a change in the requirements for a sewage disposal system permit, the subdivider must amend this Public Report to disclose the new conditions. Please note that if you do not intend to install a sewage system at this time, there is no guarantee that the lot/parcel will later qualify for use of a septic system. Prior to purchasing a lot/parcel and commencing construction, you should contact the local health department concerning specifications, requirements and any local problems.

This information will be applicable at the time of purchase. If you do not intend to install a sewage disposal system at that time, there is no guarantee that the lot/parcel will later qualify for use of a septic system. Prior to purchasing a lot/parcel and commencing construction, you should contact the local health Department for specifications, requirements and any local problems.

The County of San Luis Obispo Health Agency, Public Health Department advises in a

letter dated July 21, 2025:

“This division has no information available on water supply or wastewater disposal, specific to these parcels. This division can state that parcels in this region have developed independently utilizing individual water wells and on-site septic disposal systems. Water and wastewater requirements will be determined at the time building permits are applied for in these lots. Geologic constraints with these parcels may trigger additional studies or permits at the time of development. Those requirements will follow our Land Use and other local Ordinances.

Community sewer service is not presently available for the aforementioned parcels. Septic tanks and subsurface leachfields on each parcel will be an acceptable method of sewage disposal.

Sewage disposal system plans will be submitted to the County planning Department for approval prior to the issuance of a building permit.

New systems on parcels of two (2) acres or less will be required to demonstrate compliance with: a) seasonal high groundwater depth shall be 25 feet or more below the bottom depth of the dispersal system; b) soil percolation rate shall be between 5 mpi and 120 mpi; and c) average slope of disposal and replacement area shall be less than 10%. Where compliance with criteria a through c cannot be met, applicants may propose installation of a Supplemental Treatment System in accordance with the County's Local Agency Management Plan (LAMP).

Sewage disposal systems will be a minimum of one hundred (100) feet from creek banks, drainage swales or areas subject to inundation. Sewage disposal systems will maintain setbacks in accordance with the LAMP and as follows:

**LOCATION OF SEWAGE DISPOSAL SYSTEM
MINIMUM HORIZONTAL DISTANCE IN FEET**

	Disposal Field	Septage Pit or Cess Pool	Septic Tank	Building Sewer
Domestic Private Well	100 feet	150 feet	100 feet	50 feet
Community Well (5 or more service connections)	150 feet	200 feet	100 feet	50 feet
Water Mains (Public)	25 feet	25 feet	5 feet	1 foot vert.(2) 10 feet horiz.
Streams or Drainage Swales	100 feet	100 feet	100 feet	50 feet
Trees	-----	10 feet	10 feet	-----
Property Lines	5 feet	10 feet	5 feet	Clear
Dwellings or Structures (1)	8 feet	10 feet	5 feet	2 feet

- (1) Including porches and steps whether covered or uncovered, breezeways, roofed patios, carports, covered walks, covered doorways and similar structures or appurtenances.
- (2) For a community water system (5 or more service connections permitted by Health Department) sewage lines will not be placed above water lines or in the same trench."

Gas: Natural gas is not available.

Electricity: Pacific Gas and Electric 800-743-5000

Telephone: Verizon 800-843-4000.

Building Permit: If you purchase a vacant lot within this subdivision, you will be required to obtain a building permit and pay all applicable fees prior to construction. These fees may include, but may not be limited to the following: schools, sewer, water, drainage, traffic mitigation, park, infrastructure, etc. Vacant lot purchasers should contact the local building and planning departments for the current list of fees and other requirements prior to purchasing a lot. Purchasers of vacant lots should realize, however, that these fees and requirements could change.

Fire Protection: The CALFIRE/San Luis Obispo County Fire Department advises as follows (in part):

This location does fall under the jurisdiction of CAL FIRE / San Luis Obispo County Fire Department. The subdivision is within the State Responsibility Area and is in a High Fire Severity Zone. The property will have wildland fire protection provided by the California Department of Forestry, San Luis Obispo Unit. The closest CAL Fire / San Luis Obispo County Fire station is Paso Station #30, located at 2510 Ramada Drive, Paso Robles, CA. This station staffs one county fire engine year-round and two state fire engines during declared "fire season". The station will provide structural and wildland fire protection along with additional County and State Resources. The properties will not have access to a community water purveyor. Each property will be on a private water storage system for fire suppression. The private water system will meet San Luis Obispo County adopted California Fire Code, Local ordinances and NFPA 1142.

Streets and Roads: The roads within this subdivision are private.

No provision for the repair and maintenance of the roadways has been made by the subdivider. All repair and maintenance of these roads will be your responsibility and expense, individually, collectively or proportionate to the use of the road easement by you. If you and your neighbor cannot agree on pro rata shares or upon the need or extent of repair and maintenance, it may be necessary for you to appeal to the proper Superior Court for the appointment of an impartial arbitrator or for the determination of the court as to the pro rata shares (Reference: Civil Code Section 845).

An engineer's letter dated July 2, 2025 estimates the annual cost of maintaining the existing gravel roads in this area is \$1.43 per lineal foot and the cost to upgrade the

existing gravel roads in this area to County Standards is \$2.15 per square foot.

Lot 1 is accessed from Woodmansee Way via 10th Street. The road is 5,195 feet in length, and provides access to several additional parcels. The annual cost of maintaining this road is estimated to be \$7,429.

Lot 4 is accessed from Crestview Way via Nygren Road. The total combined road is 6,295 feet in length, and provides access to several additional parcels. The annual cost of maintain this road is estimated to be \$9,002.

Parcel D is accessed from Vina Way via 10th Street. The road is 2,211 feet in length and provides access to several additional parcels. The annual cost of maintaining this road is estimated to be \$3,162.

Schools: This project lies within the San Miguel Joint Union School District and the Paso Robles Joint Unified School District. These districts advise that the schools initially available to this subdivision are the following:

San Miguel Joint Union School District:

Lilian Larsen Elementary (TK-8)
www.sanmiguelschools.org
805-467-3216
1601 L Street
San Miguel, CA 93451

Almond Acres Charter Academy (K-8)
www.aacacademy.com
805-467-2095
1601 L Street
San Miguel, CA 93451

Paso Robles Joint Unified School District:

Paso Robles High School (9-12)
801 Niblick Road
Paso Robles, CA 93446
805-769-1500

The above school information was provided prior to the date of issuance of this public report and is subject to change. For the most current information regarding school assignments, boundary changes, facilities and bus service, purchasers are encouraged to contact the above school district(s).

CONTACTING THE DEPARTMENT OF REAL ESTATE

If you need clarification as to the statements in this Public Report or if you desire to make arrangements to review the documents submitted by the subdivider which the Department of Real Estate used in preparing this Public Report, you may contact:

Department of Real Estate
Subdivisions North
651 Bannon Street #500, Sacramento, CA 95811
(916) 576-3374