

VACANT LOT OFFERING. If you purchase a vacant lot in the Montreux subdivision (Lot 68 is the only vacant lot offering currently contemplated), the following provisions apply:

1. Water Lines and Water Meter. You will be required to pay to install a water line to your lot. You will be required to pay the water district for a water meter for your lot; in this regard you are encouraged to call the Valley Center Municipal Water District at (760) 749-1600 for further information and updates.

2. Utilities: You will be required to bring “dry utilities” (i.e. electrical, telephone and cable lines) to your lot.

3. Sewage Disposal: You will be required to install a septic system, including leach lines and a storage tank.

4. Permits: You will be required to obtain a building permit and to pay all applicable fees prior to construction. These fees may include, but not be limited to the following: plan check, schools, 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 requirement prior to purchasing a lot. In addition, you will be required to obtain approval by the San Diego County Department of Planning and Land Use of a “B” community design review per the I-15 corridor scenic preservation guidelines. Purchasers of vacant lots should realize, however, that these fees and requirements could change.

5. Association Approval. You will be required to submit architectural plans to the Montreux Homeowners Association for approval and to pay all fees and costs incident thereto.

The subdivider does not represent or warrant the costs of bringing utilities and services to your lot. You are urged to **obtain independent bids and analyses of these costs before agreeing to purchase a vacant lot.** You are also urged to **contact appropriate governmental agencies for cost, availability and timing information.**

In addition, the items identified here are not necessarily the only costs that you will incur in connection with developing your vacant lot and subdivider makes absolutely no representation or warranty that it has identified all costs associated with purchasing a vacant lot. Further, subdivider does not guarantee that the permits and procedures described here are the only permits and procedures that you will need to undergo to develop your vacant lot.