

RECEIPT FOR PUBLIC REPORT

The Laws and Regulations of the California Real Estate Commissioner require that you as a prospective purchaser or lessee be afforded an opportunity to read the public report for this subdivision before you make any written offer to purchase or lease a subdivision interest or before any money or other consideration toward purchase or lease of a subdivision interest is accepted from you.

In the case of a preliminary or interim public report, you must be afforded an opportunity to read the public report before a written reservation or any deposit in connection therewith is accepted from you.

In the case of a conditional public report, delivery of legal title or other interest contracted for will not take place until issuance of a final public report. Provision is made in the sales agreement and escrow instructions for the return to you of the entire sum of money paid or advanced by you if you are dissatisfied with the final public report because of a material change. (See California Business and Professions Code Section 11012.)

**DO NOT SIGN THIS RECEIPT UNTIL YOU HAVE RECEIVED
A COPY OF THE PUBLIC REPORT AND HAVE READ IT.**

I read the Commissioner's Public Report on 133991SA-F00
[FILE NUMBER]

FINAL MAP FOR BRET AND TERI WILLIS

[TRACT NUMBER OR NAME]

I understand the public report is not a recommendation or endorsement of the subdivision, but is for information only.

The issue date of the public report which I received and read is: March 24, 2010,
Expires: March 23, 2015.

[SIGNATURE]

[DATE]

[ADDRESS]

*Department of Real Estate
of the
State of California*

**FINAL SUBDIVISION PUBLIC REPORT
STANDARD**

In the matter of the application of

BRET WILLIS and TERI WILLIS

FILE NO.: 133991SA-F00

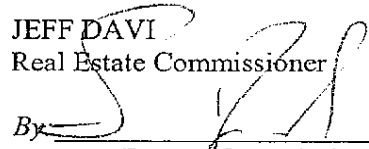
ISSUED: MARCH 24, 2010

EXPIRES: MARCH 23, 2015

for a Final Subdivision Public Report on

FINAL MAP FOR BRET AND TERI WILLIS

JEFF DAVI
Real Estate Commissioner

By: 
Deputy Commissioner

MARIPOSA COUNTY, CALIFORNIA

CONSUMER INFORMATION

- v **THIS REPORT IS NOT A RECOMMENDATION OR ENDORSEMENT OF THE SUBDIVISION; IT IS INFORMATIVE ONLY.**
- v **BUYER OR LESSEE MUST SIGN THAT (S)HE HAS RECEIVED AND READ THIS REPORT.**
- v 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, marital status, domestic partnership, national origin, physical handicap or ancestry, 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, 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.

SPECIAL NOTES

1. THIS REPORT COVERS LOTS 1 THROUGH 10, INCLUSIVE, FINAL MAP FOR BRET AND TERI WILLIS.
2. YOUR ATTENTION IS ESPECIALLY DIRECTED TO THE PARAGRAPHS BELOW ENTITLED: HAZARDS, WATER, FIRE PROTECTION, ELECTRICITY, TELEPHONE, SEWAGE DISPOSAL, AND STREETS AND ROADS.
3. 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 SUBDIVISION PUBLIC REPORT BEFORE YOU CAN OFFER THE INTERESTS FOR SALE OR LEASE.
4. 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 BUYER OR THE BUYER'S DESIGNEE UNDER TERMS MUTUALLY AGREEABLE TO THE PROSPECTIVE BUYER AND SELLER.

LOCATION AND SIZE: This subdivision contains 229.95 acres divided into 10 lots in Mariposa County at 5725 and 5793 Colorado Road approximately 7 miles south of the city of Mariposa, California.

TITLE: A preliminary title report shows title, among other things, to be subject to:

- The terms and provisions contained in the document entitled Road Maintenance Agreement recorded May 21, 1986 as Book 284, Page 576 of Official Records.
- The terms and provisions contained in the document entitled Agreement recorded July 12, 2005 as Instrument No. 2054646 of Official Records.
- A document entitled Access Declaration recorded June 5, 2009 as Instrument No. 2092219 of Official Records. (Affects Lots 8, 9 and 10)
- The terms and provisions contained in the document entitled Declaration of Road Maintenance Association recorded June 5, 2009 as Instrument No. 2092220 of Official Records.
- The terms and provisions contained in the document entitled Soils Investigation, Potable Water Supply and SRA Fire Safe Declarations recorded June 5, 2009 as Instrument No. 2092221 of Official Records.
- The terms and provisions contained in the document entitled Drainage/Open Space Easement Declaration recorded June 5, 2009 as Instrument No. 2092222 of Official Records. (Affects Lots 7, 8, 9 and 10)
- The terms and provisions contained in the document entitled Building Setback Declaration recorded June 5, 2009 as Instrument No. 2092223 of Official Records. (Affects Lot 10)

- A document entitled Septic Declaration recorded June 5, 2009 as Instrument No. 2092224 of Official Records. (Affects Lots 1 and 3 to 9)

EASEMENTS: Easements for utilities, drainage, rights-of-way, building setbacks, ingress and egress, open space, access, and other purposes are shown on the Title Report and Subdivision Map recorded on June 5, 2009 in the Office of the Mariposa County Recorder in Book of Maps at Page 2832.

RESTRICTIONS: This subdivision is subject to Restrictions recorded in the Office of the Mariposa County Recorder on June 29, 2009 as Document No. 2092533, which include among other provisions, the following: Prior to any construction, you must obtain approval of your plans by the Architectural Control Committee. This committee is appointed by the subdividers. If the subdividers or one of your neighbors sues you for any violation of the Restrictions, you may have to pay his/her attorney's fees and expenses.

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

USES AND ZONING: The subdivider advise that the current uses and zoning of the land surrounding the project in all directions is single-family residential.

HAZARDS: The subdividers advise that the following hazards exist within or near this development:

- There are several non-operating gold mines and one operating gold mine within 3/8th of a mile to 1 ¼ of a mile of the project.
- Two ponds are located on the property, one year round and one seasonal. Both ponds are approximately ¼ acres in size.
- There is marginal grazing land approximately 1 mile to the west of the property.

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a *Very High Fire Hazard Severity Zone*. Additionally, the subdivider has advised that prospective purchasers within this Zone will be provided a separate disclosure required under Government Code Section 51183.5.

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.

Since all or portions of the subdivision subject to this Public Report are located within one or more natural hazard areas, your homeowner's insurance may be affected. You should contact your lender and insurance carrier for more information regarding types of insurance and costs.

Lot 10 only: Pursuant to Federal Real Estate Disclosure and Notification Rule (24 CFR Part 35 and 40 CFR Part 765), the sellers are required to disclose to prospective buyers that this property may contain lead-based paint and/or lead-based paint hazards as well as provide certain written materials as mandated by current law. The sellers are required to offer all prospective buyers an opportunity to conduct a risk assessment for lead-based paint and lead-based paint hazards prior to being obligated under a purchase contract. This risk assessment may be waived by written agreement between buyer and seller. For more information, you should contact the local office of the Environmental Protection Agency.

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."

ASSESSMENTS: Portions of this subdivision lie within the boundaries of the County Service Area (CSA) District No. 3 Fire Assessment and is subject to any taxes, assessments, and obligations thereof. This district was formed to provide funding for fire protection and extended structural fire protection. The District budget for each fiscal year will be based upon the actual costs provided for in the awarded contract for these services. This means assessments can fluctuate from year to year as contracts expire. As of the date of this Public Report, the 2008-2009 assessment is \$80.00. The administration of this district will be provided by Mariposa County. Vacant lots will not be assessed.

CONDITIONS OF SALE: 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 buyer. 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.

A 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.

A 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.

A 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.

The subdividers may assist you in arranging financing from a federal or state regulated lender which will make loans that allow the interest rate 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.

Special Financing Arrangements: The subdividers advise that they may offer financing. Complete details and terms of the seller financing are disclosed in the financing documents.

BEFORE SIGNING, YOU SHOULD READ AND THOROUGHLY
UNDERSTAND ALL LOAN DOCUMENTS.

PURCHASE MONEY HANDLING: The subdividers must impound all funds 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 11013.2(a).]

If the escrow has not closed on your lot within thirty (30) days of the date of subdividers' acceptance of your purchase agreement/contract 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 SUBDIVIDERS HAVE NO FINANCIAL INTEREST IN THE ESCROW COMPANY WHICH IS TO BE USED IN CONNECTION WITH THE SALE OR LEASE OF LOTS IN THIS SUBDIVISION.

SOIL CONDITIONS: Soils and geologic information is available from the Mariposa County Public Works Department located at 4639 Ben Hur Road, Mariposa, CA 95338.

GEOLOGIC CONDITIONS: THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33, PROVIDES FOR LOCAL BUILDING OFFICIALS TO EXERCISE PREVENTIVE MEASURES DURING GRADING TO ELIMINATE OR MINIMIZE DAMAGE FROM GEOLOGIC HAZARDS SUCH AS LANDSLIDES, FAULT MOVEMENTS, EARTHQUAKE SHAKING, RAPID EROSION OR SUBSIDENCE. 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.

FLOOD AND DRAINAGE CONDITIONS: In a letter dated December 9, 2008 the County of Mariposa Department of Public Works advised as follows:

"The above mentioned land division [LDA 2005-253 Willis], 5725 & 5793 Colorado Road, APN's 008-240-064 & 065, has not been listed or shown on any floodplain maps as an area of concern."

WATER: There is no regular water service to this subdivision. Private water wells are the only source of water.

In a letter dated May 5, 2009 the Mariposa County Public Health Department advised as follows:

"Regarding the water supply for each of the above mentioned [Brett and Teri Willis] lots, it is routine and customary in rural area subdivisions that each and every lot be serviced by individual private wells. The Mariposa County Health Department has reviewed water test results for two existing wells. The results submitted show the ground water serving both wells to have a higher than normal iron content. Iron in drinking water is not a health concern and we have no information to lead us to believe that the

groundwater in this area is not potable. Recent subdivisions in the County of Mariposa have listed as a condition of sale that a well would be drilled and tests submitted to the Mariposa County Health Department for approval prior to close of escrow. Any lot not capable of being serviced by a private potable water supply is typically required to be merged with adjoining lots to have water supplied from an adjacent lot."

The subdividers advise as follows:

"There are currently wells on lots 2, 9 and 10. See attached well reports on each well and estimate to provide a pump and pressure system on each well. Certificates of Completion for the wells on lots 9 and 10 are attached. The well on lot 2 was drilled in the 1960's and there is no Certificate of Completion available, however the well report attached for that well was submitted to the County and accepted. Prior to close of any sale escrow a new well will be provided on each lot that does not currently have a well."

The subdividers' well driller submitted the following information:

"Estimate for pump and pressure system also includes an estimated 500 ft. of underground piping and wiring to deliver water to a homesite. Trenching not included. \$4,698.50 materials; \$364.13 tax (7.75%); 8 hours labor at \$85.00 per hours - \$680.00, for a total of \$5,742.63."

The purchase agreement/contract and escrow instructions used in the offering of these lots/parcels will provide that escrow shall not close until seller has installed a well and on the lot and the well is producing a source of potable water for residential use.

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.

FIRE PROTECTION: In a letter dated March 28, 2009 the Mariposa County Fire Department advised as follows:

"Fire protection for this residence is provided by the Mariposa County Fire Department (CFIRS 22025). The property is serviced by equipment from the Midpines, 6.0 miles, Mariposa PUD, 7.0 miles and Mount Bullion/Airport, 10.0 miles. No fire protection water storage is on-site. Water for firefighting is provided by mobile water tenders. Average volume is 3508 gallons.

Standard department response to a residential dwelling fire is 3 engines, two water tenders, 1 rescue/air unit and two command officers. Average staffing is 14 firefighters. Average arrival time from time of dispatch is 7 minutes for the first alarm assignment. The department is considered a combination department with command officers compensated. The Insurance Services Office, a division of Commercial Risk Services has determined that the ISO rating is a "Rural Residential 9."

This area, in the proposed 2007 Fire Hazard Severity Zone map, is considered a "Very High Fire Hazard Zone" pursuant to Government Code Section 51179 and is subject to monitoring by the department for vegetation mitigation. The subdivision is contained within the "State Responsibility Area" as determined by the Board of Forestry pursuant to Section 4125 of the Public Resources Code. During the declared fire season, the CDF also response equipment.

This department has imposed requirements on subdivisions in this area to extend vegetation clearance above the minimum limits of the Public Resources Code 4290 and 4291.

Midpines Station – 6364 Highway 140, Midpines
Mariposa PUD – Station 1 – 5273 Hwy 49 North, Mariposa
Mt Bullion Airport – 5021 Macready Wy, Mariposa”

~~In an undated letter~~ the Department of Forestry and Fire Protection Madera-Mariposa Merced Unit advised as follows:

“Fire protection for State Responsibility Areas (SRA) of California is conducted by CAL FIRE (California Department of Forestry and Fire Protection). The CAL FIRE station with primary responsibility for wildland fire suppression, concerning this subdivision is Mariposa Headquarters station which is located at 5366 Hwy 49 North in Mariposa. The Mariposa fire station is approximately ten miles from this subdivision. Additional CAL FIRE stations that would respond to a fire on Colorado Road would be the Usona fire station, approximately 14 miles, and the Catheys Valley station, approximately 20 miles. The Insurance Service Office, a division of Commercial Risk Services has determined that the ISO rating is a “Rural Residential 8”.

Standard CAL FIRE response to a residential dwelling fire, in a high dispatch, during the “Peak” fire danger is 2 Battalion Chiefs, 8 engines, 2 bull dozers, 2 fire crews, two air tankers and 1 Air Tactical Group Supervisor (ATGS) Average staffing for this CAL

FIRE response is approximately 70 firefighters. Average response time from time of dispatch is 12 to 15 minutes for the first arriving equipment.

This area is considered a “very high fire hazard severity zone” pursuant to Government Code Section 51179 and is subject to monitoring by the department for vegetation mitigation.

This subdivision is required to meet the conditions for mitigating flammable vegetation as referenced in the Public Resources Code 4290 and 4291.”

GAS: The subdividers advise that there is no natural gas service available to the subdivision. Propane only is available.

ELECTRICITY: The subdividers advise that service will be provided by PG&E, (800) 743-5000, and that the electric utility lines are adjacent to the project already; however purchasers will be required to pay for installation and/or extension of service to their dwellings, in addition to any normal connection charge.

In a letter dated February 24, 2009 Pacific Gas and Electric Company provided the following information:

“This letter is in regards to the proposed project located on the property of existing residences 5725 and 5793 Colorado Rd. Mariposa. We can extend our electric distribution facilities to and within this development in accordance with our Electric Rules 15 & 16 in effect at the time service is required. These rules are on file with the California Public Utilities Commission and are available through this office upon request.

We will be able to provide services to the above referenced project pending review of the applicable drawings."

Lot purchasers will be responsible for all costs associated with installation and/or extension of service to their dwellings.

TELEPHONE: The subdividers advise that service will be provided by Sierra Telephone, (209) 966-3636, and that the telephone utility lines are adjacent to the project already; ~~however, purchasers will be required to pay for installation and/or extension of service to their dwellings, in addition to any normal connection charge.~~

In a letter dated December 8, 2008 Sierra Telephone provided the following information:

"We have reviewed the tentative major subdivision amp for Bret and Teri Willis located off of Colorado and Whitlock Roads in Mariposa, California, and find that we will provide facilities in accordance with Rule No. 16 of our Tariff on file with the Public Utilities Commission when service is requested. It would be advantageous to the developer to contact Sierra Telephone Company prior to constructions in order that we may coordinate the location of telephone facilities."

Lot purchasers will be responsible for all costs associated with installation and/or extension of service to their dwellings.

SEWAGE DISPOSAL: Septic systems will be used for sewage disposal. You must pay for your septic system. The subdividers estimate the costs to be \$5,000.00.

The Mariposa County 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 the 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.

The purchase agreement/contract and escrow instructions used in the offering of these lots/parcels will provide that prior to close of any sale of a lot/parcel in this subdivision, the purchaser must receive a written opinion, satisfactory to the purchaser, from the local health authority, a registered civil engineer or geologist that the lot/parcel is suitable for the installation of a septic system and a permit would be issued, at the date of the opinion, if an application for a permit were made in compliance with local permit requirements on that date.

In a letter dated May 5, 2009 the Mariposa County Public Health Department advised as follows:

"Please be advised that the Mariposa County Health Department has received a site evaluation, soil classification and percolation testing report for the above-mentioned [Brett and Teri Willis] property submitted by Armando G. Flores, REHS. Based on the

SCB/scb

information contained in the report, as well as site visits conducted by this office, the Mariposa County Health Department has tentatively approved each and every parcel for in-site sewage disposal using conventional septic systems composed of a septic tank and leach field."

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.

STREETS AND ROADS: The subdividers advise the all streets, roads and drives providing access to and within the subdivision were complete at the time that the final map recorded in June 2009.

The roads within this subdivision are private.

The repair and maintenance of these private roads will be in accordance with a Declaration of Road Maintenance Association. This Declaration was recorded on June 5, 2009 as Document No. 2092220.

THE SUBDIVIDERS WILL PROVIDE YOU WITH A COPY OF THIS AGREEMENT.

In a letter dated December 4, 2008 the subdividers' engineer advised as follows:

- "1. The type of road construction, e.g., county standard asphalt, graveled, bladed, etc.: The road was constructed to meet Mariposa County standards; with a graveled surface.
2. The total number of linear feet of streets/roads to be privately maintained: The total length of the road, Wilderness View Drive that was dedicated for public road purposes and public utility purpose is five thousand two hundred eighty feet (5280).
3. The annual cost per lineal foot to maintain is \$0.44.
4. The annual maintenance cost per lot/parcel, as calculated by the engineer: The annual maintenance cost per lot is calculated based upon the total length of road frontage and its total distance to the Mariposa County owned/maintained road (Colorado Road), thereby establishing each lot proportion use of the road is as follows:

Lot 1 - \$135.51
Lot 2 - \$106.76
Lot 3 - \$135.51
Lot 4 - \$167.73
Lot 5 - \$216.08
Lot 6 - \$311.48
Lot 7 - \$308.37
Lot 8 - \$311.48
Lot 9 - \$315.14
Lot 10 - \$315.14

5. The cost to improve the streets/roads to county standards for maintenance: Currently it is Mariposa County's policy that no additional roads will be taken over for ownership or maintenance regardless of the standard they are developed or improved to. There is an option available to the home owners to form a Zone of Benefit (ZOB) that will fund the maintenance. The collection of funds and the administration of the ZOB will be provided by Mariposa County Public Works. The road standard required would only be the standard as set by the Mariposa County Planning Commission at the time this subdivision was approved.

6. A statement that the streets/roads are complete and that they provided access to a publicly maintained street: Construction of Wilderness View Drive is complete and provided access to all lots within the Willis subdivision and provide direct access to Colorado Road, a county maintained road.

7. If the project will receive snow, the estimated annual cost for snow removal: No county requirements were established nor were any provisions provide to accomplish snow removal, however, the estimated cost to provide this service is \$900.00 and is based on a maximum of 2 events where snow may need to be removed from Wilderness View Drive. If this cost is to be incorporated into the maintenance cost list in item #4 above, it should be proportioned, per lot, as follows:

Lot 1 - \$50.47
 Lot 2 - \$41.40
 Lot 3 - \$50.47
 Lot 4 - \$64.98
 Lot 5 - \$83.70
 Lot 6 - \$120.29
 Lot 7 - \$119.43
 Lot 8 - \$120.69
 Lot 9 - \$122.13
 Lot 10 - \$122.13

Note: This amount will be in addition to the amounts listed as yearly maintenance figures in Answer #4 above."

SCHOOLS: This project lies within the Mariposa County Unified School District, mailing address PO Box 8, Mariposa, CA 95338, (209) 742-0250. This district advises that the schools initially available to this subdivision are the following:

Mariposa Elementary

Grades K – 6
 5044 Jones Street/PO Box 5002
 Mariposa, CA 95338
 209/742-0340

Mariposa Middle School
 Grades 7 – 8
 5171 Silva Road
 Mariposa, CA 95338
 209/742-0320

Mariposa County High School
Grades 9 – 12
5074 Old Highway North/PO Box 127
Mariposa, CA 95338
209/742-0260

This 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.

CLOSING STATEMENT: 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 call (916) 227-0813.