

## 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 \_\_\_\_\_ 134251SA-F00/C00 \_\_\_\_\_  
(FILE NUMBER)

**BUCK CANYON RANCHES**

\_\_\_\_\_  
(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: APRIL 30, 2009  
**Expires:** OCTOBER 29, 2009

\_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(ADDRESS)

Department of Real Estate  
of the  
State of California

In the matter of the application of

JOHN D. COLE II and BARBARA L. COLE,  
TRUSTEES OF THE JOHN D. COLE II AND BARBARA L.  
COLE 1982 TRUSTS

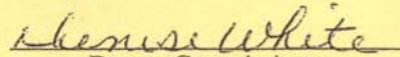
CONDITIONAL SUBDIVISION PUBLIC REPORT  
STANDARD

FILE NO. 134251SA-F00/C00  
ISSUED: APRIL 30, 2009  
EXPIRES: OCTOBER 29, 2009

for a Conditional Subdivision Public Report on

BUCK CANYON RANCHES

JEFF DAVI  
Real Estate Commissioner

  
Deputy Commissioner

MENDOCINO 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 IS NOT A FINAL PUBLIC REPORT. THIS IS A CONDITIONAL SUBDIVISION PUBLIC REPORT. AS THE SUBDIVIDER HAS NOT AS YET SATISFIED ALL OF THE CONDITIONS NECESSARY FOR THE ISSUANCE OF A FINAL SUBDIVISION PUBLIC REPORT, ESCROW MAY NOT CLOSE, FUNDS MAY NOT BE RELEASED FROM ESCROW TO THE SUBDIVIDER, AND TITLE SHALL NOT BE CONVEYED UNTIL ISSUANCE OF A FINAL SUBDIVISION PUBLIC REPORT COVERING THIS SUBDIVISION. UNDER THIS CONDITIONAL PUBLIC REPORT, THE SUBDIVIDER MAY NOT ENTER INTO A BINDING AGREEMENT WITH YOU FOR THE PURCHASE OR LEASE OF UNITS OR LOTS IN THIS SUBDIVISION UNLESS:
  - A. THE SUBDIVIDER FIRST PROVIDES YOU WITH A COPY OF THIS CONDITIONAL SUBDIVISION PUBLIC REPORT AND A WRITTEN STATEMENT CONTAINING CERTAIN DISCLOSURES REQUIRED BY BUSINESS AND PROFESSIONS CODE SECTION 11018.12(f);
  - B. PROVISION IS MADE IN THE PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS FOR THE RETURN TO YOU OF THE ENTIRE SUM OF MONEY PAID OR ADVANCED (PURCHASE MONEY) BY YOU IF A FINAL SUBDIVISION PUBLIC REPORT HAS NOT BEEN ISSUED WITHIN SIX MONTHS AFTER THE DATE THIS CONDITIONAL PUBLIC REPORT WAS ISSUED;
  - C. PROVISION IS MADE IN THE PURCHASE 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 SUBDIVISION PUBLIC REPORT BECAUSE OF A MATERIAL CHANGE IN THE SETUP OF THE OFFERING. (REFER TO BUSINESS AND PROFESSIONS CODE SECTION 11012.)
  - D. AS A CONDITION OF THE PURCHASE, DELIVERY OF LEGAL TITLE OR OTHER INTEREST CONTRACTED FOR WILL NOT TAKE PLACE UNTIL ISSUANCE OF A FINAL SUBDIVISION PUBLIC REPORT.

BEFORE ENTERING INTO A CONTRACT UNDER THE AUTHORITY OF THIS CONDITIONAL PUBLIC REPORT, YOU SHOULD REVIEW THE AGREEMENT CAREFULLY TO MAKE SURE THAT YOU WILL BE ABLE TO HONOR YOUR OBLIGATIONS WHEN IT IS TIME TO CLOSE ESCROW. FOR EXAMPLE, IF YOU DO NOT HAVE FUNDS TO COMPLETE THE PURCHASE MONEY LOAN, YOU MAY BE OBLIGATED UNDER THE SALES AGREEMENT TO KEEP AN ADEQUATE LOAN COMMITMENT IN EFFECT UNTIL THE FINAL PUBLIC REPORT IS ISSUED AND IT IS TIME TO COMPLETE THE PURCHASE. YOU SHOULD CAREFULLY CONSIDER WHETHER THERE WILL BE CHANGES IN YOUR INCOME, ASSETS OR LIABILITIES THAT COULD MAKE YOUR LENDER UNABLE TO FUND THE LOAN. YOU SHOULD ALSO CONSIDER YOUR PERSONAL SITUATION BEFORE ENTERING INTO THIS CONTRACT AS YOUR DESIRE AND ABILITY TO COMPLETE THE PURCHASE MAY CHANGE. THE DEPARTMENT OF REAL ESTATE HAS REVIEWED THE SALES AGREEMENT FORM BUT HAS NOT REVIEWED ANY ARRANGEMENTS YOU MAY ENTER INTO WITH YOUR PURCHASE MONEY LENDER. YOU SHOULD CAREFULLY REVIEW YOUR ARRANGEMENTS WITH THE LENDER.

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

THE TERM OF THIS CONDITIONAL PUBLIC REPORT IS SIX MONTHS. WHEN THE CONDITIONAL PUBLIC REPORT EXPIRES, YOU MAY WISH TO CONSIDER CONTACTING THE SUBDIVIDER TO DISCUSS THE STATUS OF YOUR PURCHASE AGREEMENT/CONTRACT, SINCE A CONDITIONAL PUBLIC REPORT MAY BE RENEWED FOR ONE ADDITIONAL SIX MONTH TERM.

THIS IS A "CONDITIONAL PUBLIC REPORT" WHICH ALLOWS THE SUBDIVIDER TO ENTER INTO A BINDING CONTRACT WITH YOU, SUBJECT TO YOUR RECEIPT AND EXAMINATION OF A FINAL PUBLIC REPORT WITHIN THE TIME PERIOD INDICATED IN YOUR PURCHASE AGREEMENT/CONTRACT.

THE FOLLOWING CONDITIONS MUST BE SATISFIED BY THE SUBDIVIDER BEFORE A FINAL PUBLIC REPORT CAN BE ISSUED:

- A. LETTER FROM CALIFORNIA DEPARTMENT OF FORESTRY DETAILING FIRE PROTECTION SERVICES.
  - B. UPDATED ENVIRONMENTAL HEALTH LETTER.
  - C. WELLS: ESTIMATED COST TO BUYERS.
2. YOUR ATTENTION IS ESPECIALLY DIRECTED TO THE PARAGRAPHS BELOW ENTITLED: CONDITIONS OF SALE, SEWAGE DISPOSAL, WATER, 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 180+ acres divided into 5 lots in Mendocino County, 5 miles east of Ukiah on Highway 253 (aka Boonville Road).

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

- Road Maintenance Agreement recorded July 30, 1999 as 1999-14828, Mendocino County Records.

- The terms and provisions contained in the document entitled Agreement recorded September 16, 2003 as Instrument No. 2003-24464 of Official Records.
- The terms and provisions contained in the document entitled Declaration/Agreement Re Private Road Maintenance recorded April 30, 2009 as Instrument No. 2009-06133 of Official Records.

**EASEMENTS:** Easements for public utility, ingress, egress, road, poles, wires for transmission and distributing electricity, telephone, telegraph and incidentals and other purposes are shown on the Title Report to be recorded and Quitclaim Deeds recorded October 15, 2007 as Instrument No. 2007-19008; October 15, 2007, Instrument No. 2007-19009; January 27, 2009, Instrument No. 2009-01217; January 27, 2009, Instrument No. 2009-01218; and January 27, 2009, Instrument No. 2009-01219 in the Office of the Mendocino County Recorder.

**RESTRICTIONS:** This subdivision is subject to Restrictions recorded in the Office of the Mendocino County Recorder, on April 30, 2009 as Instrument No. 2009-06134, which include among other provisions, the following: If the developer 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:** Rural residential property surrounds this subdivision, with a vineyard to the west.

**HAZARDS:** The following hazards exist within or near this development:

- Transmission line goes through Parcel 1.
- Previous owner had tires, shoes, etc. that had been dumped on Parcel One removed.

### ***Notice of Right to Farm***

This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies

against agricultural practices conducted in a manner consistent with property and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

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.

At the time this public report was issued, information regarding whether all or portions of this subdivision are located within certain natural hazard areas (Seismic, Landslide or Liquefaction Zone) was not yet available to the subdivider. You should ask the subdivider for updated information before obligating yourself to purchase.

**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.

The total property tax rate for this subdivision is 1.1% for tax year 2008/2009.

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: This subdivision lies within the boundaries of the Ukiah Valley Fire Protection District and is subject to any taxes, assessments, and obligations thereof.

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 subdivider 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 or Unusual Financing Arrangements: The subdivider advises:

"Sellers are willing to consider seller financing to qualified buyers with a minimum of 33.3% cash down of the purchase price. Such a loan will be secured by a Note and First Deed of Trust in favor of the seller. Typically such a note would have an interest rate of 7%-8%, depending on buyer's credit and financial statement and would be amortized over 25 years with an "All Due Clause" calling for payoff in 5 years from origination."

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

PURCHASE MONEY HANDLING: The subdivider 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 FINAL SUBDIVISION PUBLIC REPORT HAS NOT BEEN ISSUED WITHIN SIX (6) MONTHS FROM THE DATE OF THE ISSUANCE OF THIS CONDITIONAL PUBLIC REPORT, YOU MAY REQUEST THE RETURN OF YOUR DEPOSIT. THE TERM OF THE CONDITIONAL PUBLIC REPORT MAY BE EXTENDED FOR ONE ADDITIONAL SIX (6) MONTH TERM.

THE SUBDIVIDER HAS 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, filled ground and geologic information is available at Mendocino County Surveyor, 340 Lake Mendocino Drive, Ukiah, CA 95482.

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: County of Mendocino, Department of Planning and Building Services advises, in part, in a letter dated December 22, 2006:

" . . . in reviewing the Flood Insurance Rate Maps published by FEMA, it is noted that none of the parcels are in an identified floodplain." . . .

WATER: There is no regular water service to this subdivision.

Private water wells are the only source of water in this subdivision.

The subdivider advises:

"Wells are in place now; buyers will install their own pumps, run their own pipes and power to well and house."

Updated information from the health authority is pending as of the date of this report.

FIRE PROTECTION: This subdivision is within a State Responsibility Area and fire protection services will be provided by US Forest Service and the California Department of Forestry.

Confirmation of fire protection services, including wildland fire protection, from the California Department of Forestry are pending as of the date of this Conditional Report.

GAS: The subdivider advises: "Propane only is available in the area at buyer's cost."

ELECTRICITY: PG&E (800) 743-5000.

Purchasers will be responsible for the cost of extending service from their property line to building site or well site.

TELEPHONE: AT&T/SBC (800) 310-2355.

Purchasers will be responsible for the cost of extending service from adjacent lines.

SEWAGE DISPOSAL: Septic systems will be used for sewage disposal. You must pay for your septic system. The subdivider obtained an estimate to install a septic system which states:

"The cost to construct the disposal system will vary with the type of system, site access, and required site clearing. We estimate that the total costs to install a system for a three-bedroom home on these parcels will range from a low of about \$12,000 to a high of about \$35,000."

The subdivider has paid for septic permits.

Updated information from the health authority is pending as of the date of this report.

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 roads within this subdivision are private standard redrock graveled road (typical for the area).

The repair and maintenance of this private road will be in accordance with a road maintenance agreement. This agreement recorded April 30, 2009 as Instrument No. 2009-06133, as a part of the covenants, conditions and restrictions.

THE SUBDIVIDER SHOULD PROVIDE YOU WITH A COPY OF THIS AGREEMENT.

The subdivider's engineer advises in part as follows:

"Buck Canyon Road is a graveled road approximately 18 feet wide.

This is a privately maintained road that leads from Highway 253 through the property to the last parcel, Parcel 5. The total length to be maintained is 3,850 feet.

This road is located in a rural hilly area so annual maintenance is necessary in order to maintain the road in operable condition. The amount of maintenance that the road needs will vary with each season and will vary with the amount of use that the road gets. The current estimated cost for maintenance is about \$0.50 per linear foot on an annual basis.

According to the road maintenance agreement, Parcels 1 through 5 will be responsible for maintenance costs from Highway 253 to Point B (the boundary line between Parcels 2 and 4) on Buck Canyon Road. Parcels 3 through 5 will be responsible for maintenance costs of the road from Point B to Point C ( the boundary line between Parcels 4 and 5). Annual maintenance cost for Parcels 1 and 2 will be \$175 and annual maintenance costs for Parcels 3, 4 and 5 will be \$525.

The road currently meets the county standard requirements for this type of development so no improvement costs are necessary.

The road for this project, Buck Canyon Road, is complete and provides access to a publicly maintained road (Highway 253)."

SCHOOLS: This project lies within the Ukiah Unified School District.

For the most current information regarding school assignments, boundary changes, facilities and bus service, purchasers are encouraged to contact the above school district at (707) 463-5200.

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.