



## Disclosure Statement

- A. Each lot shall have a septic system engineered for the proposed improvement paid by seller. The cost of installing said septic system shall be the responsibility of the buyer.
- B. Water supply is through a well. The cost of the well shall be the sole responsibility of the buyer. The seller herein may have the well site located, but will not guarantee water, or the amount the well may produce. (Drilling a well requires a permit).
- C. The lots are sold As Is. The clearing of trees from the lots in this subdivision will require a permit to cut.
- D. Lots K,L,M,N, have rock formations mixed with sand. Location of homes will require an engineer to survey the site where a home or other building will be placed. Lots B,C,D,G,H,I,J, have more earth over the underlying rock formation.
- E. There are some old test wells on some of the lots. These test wells are not good enough to be used for potable water supply, and developers herein make no warranties of any kind that go with the lots on which an old well may be located, and are sold “As Is”. These test wells do not belong to property owners and are placed by the State of WA and/or the County of Spokane for environmental purposes only.
- F. All roads in the subdivision, except lots K,L,M,N, will have county standard roads, and will be approved prior to sale by the County of Spokane.
- G. Community septic tanks may have to be engineered for common use (more than one home using the same system). The cost will be split equally for tank and leach lines installation, but hook up lines from the homes to the tank shall be the responsibility of each parcel (lot) owner to install.
- H. Some lots have seasonal ponds located on them. It is the buyer’s responsibility to inspect each lot prior to purchasing, and to locate ponds themselves prior to choosing a building site.

- I. Electric power shall be placed underground to the property line for each lot.
- J. Telephone lines shall be placed underground to the property line for each lot.
- K. There is no gas to the subdivision.
- L. Lot "N" has an existing cell tower located under a lease with a road easement to the tower on the lot. The tower has a lease; all potential buyers of this lot require inspection of the terms and conditions. The lease will be assigned to the new buyer in escrow.
- M. Wild life is abundant in the subdivision. Animals now make their homes in the boundaries of this subdivision. Buyer should be aware that deer, moose, and many other animals are currently present, and caution must be taken as animals cross or encroach on your property.
- N. Many lots have extensive views of the surrounding area with many trees. Clearing or cutting of excessive trees will require approval from the design committee, or the homeowners association.
- O. Lots D, and I, have an area on one side which backs up to a gravel pit. See parcel map for configuration. A portion of said pit encroaches into lots. The owner of the pit is planning to petition the county to make a subdivision with a park winding through the lots. Lots bordering the pit, which are lots D and I have exceptional views. The pit is much lower than the lots, so it does not take away from the view, but enhances the view from the lots.
- P. Lot D, has a recorded shared well agreement and easement in place on the well currently on this property. Purchasers of this lot may not use this current well, or build any structure over the top of this well. Lot D purchasers must adhere to any and all rules and regulations set forth by Spokane County, and documents recorded in relationship to this well. Lot D purchasers shall receive a copy of the well agreement and easement.
- Q. Laura Jongeward is a licensed Real Estate Agent in the State of Washington
- R. Gordon and Jeannie Jongeward will be exempt from HOA dues in consideration for granting an access easement from the gated entrance into the subdivision on their parcel. In addition Gordon and Jeannie Jongeward have granted a 100 X 200 foot area known as Moose Park for the use of Ridge Park Estate HOA members only and allow irrigation of common areas ie. gated entrance, park and intersection to be irrigated from well located on same parcel.

