



## STATE HIGHWAY ACCESS AND ENCROACHMENT DISCLOSURE

Property Address: \_\_\_\_\_

Buyer and Seller are advised that confirming the exact location of easements, shared or private driveways or roadways, and encroachments on or to the Subject Property may be possible by having a survey conducted by a licensed surveyor. There may also be unrecorded easements, access rights and/or encroachments, including those providing ingress and egress from or to a State Highway

As encroachments upon the State Highway are personal property rights and do not run with the land, it is recommended that the Buyer verify the current status of any such encroachment, existing or appearing to exist, directly through the California Department of Transportation ("Cal Trans"). The very existence and/or continuation of a State Highway encroachment can only be approved and/or verified by Cal Trans.

Representations regarding these items that are made in a Multiple Listing Service (MLS), advertisements, or plotted by a title company are often approximations, or based on inaccurate or incomplete records. Brokers have not verified any such representations. If Buyer desires further information, Brokers recommend that Buyer contact Cal Trans during Buyer's inspection contingency period. Brokers do not have expertise in this area.

Buyer has read, understands, and acknowledges receipt of a copy of this disclosure.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_