

Supplement: 17300 Grand Avenue, Lake Elsinore, CA 92530

Zoning & Usage Summary

- Zoned R-3 (Multi-family Residential) and W-1 (Water-Oriented District)
- R-3 allows for up to 3 dwelling units on this parcel (buyer to verify with Riverside County)
- W-1 zoning permits horse property and rural residential use
- Lot size: Approximately 0.90 acres (39,204 sq ft)
- No HOA
- Septic system in place (type unknown)
- Public water connected
- Power, gas, and trash services available

Disclosures & Buyer Acknowledgements

- Buyer and buyer's agent to perform all due diligence related to:
 - Zoning regulations and development potential
 - Septic system status and capacity
 - Boundary surveys, lot splits, and utility access
 - Property condition and permit history
- Seller will not provide or pay for inspections, repairs, or surveys
- Home is offered AS-IS
- All information provided is deemed reliable but is not guaranteed

Buyer Acknowledgment of Receipt

Buyer acknowledges receipt and review of this Supplement. Buyer understands that the property is sold as-is and agrees to independently verify all facts, conditions, and representations made herein. This document is for informational purposes only and does not substitute for legally required disclosures.

Buyer Signature: _____

Date: _____

Buyer Name (Print): _____

Agent/Broker (Print): _____

DRE License #: _____