

Property Viewing Waiver and Release of Liability

Property Address: 21870 Sawmill Flat Road, Sonora, CA

Date of Visit: _____

Visitor's Name: _____

Phone / Email: _____

Purpose of Visit

The undersigned ("Visitor") acknowledges that they are entering the above-referenced property ("Property") for the purpose of viewing or inspecting it as a prospective buyer or for related real estate purposes.

Acknowledgment of Potential Hazards

Visitor understands that the Property may contain certain hazards, including but not limited to:

- Uneven flooring, steps, or surfaces
- Construction materials, debris, or unfinished areas
- Low lighting or limited visibility in certain areas
- Outdoor hazards such as holes, rocks, or uneven terrain
- **A known mineshaft located on the Property**
- Other unknown or unforeseen hazards

Visitor agrees to exercise caution and good judgment while on the Property and to avoid all identified hazardous areas.

Restricted Areas

Visitor acknowledges and agrees to the following restrictions:

- **The existing trailer located on the Property is strictly off-limits** and may not be entered, viewed, or accessed for any reason.
 - **The known mineshaft on the Property is extremely dangerous** and must be avoided at all times. Visitor must not approach, inspect, or enter the area surrounding the mineshaft.
 - Visitor agrees not to attempt to open, enter, or otherwise inspect any areas specifically marked or identified as restricted or unsafe by the property owner or agent.
-

Assumption of Risk

Visitor voluntarily assumes all risks associated with entering and inspecting the Property and agrees that they are entering at their own risk.

Release of Liability

In consideration for being permitted to enter the Property, Visitor hereby releases, waives, and agrees to hold harmless the following parties from any and all claims, demands, causes of action, or liability for injury, damage, or loss that may occur while on the Property:

- The property owner(s)
- The listing agent and brokerage
- Any employees, contractors, or representatives thereof

This release applies whether such injury or damage is caused by negligence or otherwise, to the fullest extent permitted by law.

Visitor's Agreement

Visitor agrees to comply with all instructions provided by the property owner or their representatives and not to enter or approach any restricted, unsafe, or hazardous areas.

Visitor's Signature: _____ **Date:** _____

Agent/Witness (optional): _____

Date: _____