

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

It is understood and agreed that Mokha Real Estate, including any and all of its fictitious business names (DBAs) under which it may engage in business, and including its officers, associates, agents, employees, directors and/or shareholders (all hereinafter “**Mokha Real Estate**”) has been advised that the Governor of the State of California may have recently issued a proclamation that the State of California is in a State of Emergency. Due to severe drought conditions, water has been restricted by many California local municipalities and/or water authorities. In addition, the California State Water Resources Control Board may institute mandatory statewide water restrictions. Water restrictions may impact the Property in a number of ways including limiting water usage and/or increasing water costs. These limitations may affect the quality of life at the Property and the ability to use water in the home or for landscaping, agricultural or livestock purposes.

It is strongly recommended that Buyer thoroughly investigate this issue, including but not limited to: inquiring of the Seller whether the Seller is aware of any water restrictions, has experienced any well or other water source shortages, or has received any notices regarding water issues. Such investigations should also include contacting the local water authority and the local government including City and County authorities; publicly searching whether there are any water limitations; and **within any investigation time periods provided for in the contract**, performing further investigations and testing to determine availability, quality, quantity and potability of any private well or other water source. If the local authorities have not yet instituted water limitations, they could be contemplating it in the future. Buyers are encouraged to research whether this issue is being addressed by any of the governmental or other authorities.

Buyer acknowledges that brokers do not have expertise in water usage rights or limitations. Buyer further acknowledges and agrees that broker: 1. does not have an obligation to research any water restrictions relating to the Property; 2. shall not be responsible for inspecting public records concerning water usage at the Property; 3. shall not be responsible for providing tax or legal advice regarding the Property; and 4. shall not be responsible for providing other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity.

**BUYER AGREES TO SEEK LEGAL, TAX, INSURANCE, WATER AND OTHER DESIRED ASSISTANCE FROM APPROPRIATE OFFICIALS.**

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BUYER

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BUYER