



Santa Clarita Valley, Antelope Valley and Surrounding Unincorporated Areas Disclosure and Advisory Supplement to the Statewide Buyer and Seller Advisory (SBSA)

Property _____ "Subject Property"

Seller and Buyer understand and agree that this Local Area Disclosures statement is not a complete list of all matters concerning Property, or residing in the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities, or matters that are otherwise significant. Also, the entity, phone numbers, and/or websites that are included may not be the only source of information. Buyer is strongly encouraged to conduct a careful, thorough, independent, and complete investigation of all matters relating to the decision to purchase Property and all other matters that Buyer deems appropriate to make an informed and voluntary decision, including, but not limited to, consulting with appropriate specialists, experts, or other professionals.

For Completion by the Seller

1. Solar Systems on the Property

- Does the property have a solar panel or power system? Yes No
- If yes, is the unit Leased Owned without financing Owned with financing Power Purchase Agreement
- Company _____ Phone _____
- a. Do you have copies of Solar Documents and Agreements? Yes No
- b. Do you have a PACE, HERO or SCEIP Loan? Yes No
- c. Seller to provide copies of any and all Solar Documentation and Agreements in their possession to Buyer.
- d. Buyer may or may not be able to qualify for existing payments and/or assuming a current loan of a solar purchase.

2. Common Mailbox

- Is the mailbox located in a common cluster mailbox? Yes No
- If yes, what is the mailbox number? _____
- Location of Mailbox _____

Disclosures for All Areas

1. Cell Phone Towers: Buyer is aware that cell phone towers may be in close proximity to the subject property, and new towers or changes to existing towers may occur at any time. Buyer is advised to investigate the existence of cell phone towers in the area, and any planned or proposed changes to or additions of cell towers in the future.

2. Compliance with Home Hardening and Defensible Space Requirements: Residential 1–4-unit properties located in either high or very high severity fire zones are required to be in compliance with various State laws, and local laws, where applicable, related to Home Hardening and Defensible Space. Buyer has been informed and acknowledges that there may be cost factors associated with bringing the Property into compliance with these laws after the close of escrow. Buyers are advised to investigate this matter during Buyer’s investigation of Property contingency period. Brokers do not have expertise in this area, and Buyers are advised to consult with their own professionals with regard to these requirements and the potential cost factors associated with this.

3. Construction Defect Litigation: Some builders and developers have been the subjects of class action and/or construction defect lawsuits. Seller and Buyer are advised to make their own investigation as to whether the Property, the Seller's interest in the Property, and/or the interest of a prior owner of the Property have been the subject of any such litigation. If so, Seller and Buyer are advised to make their own investigation as to whether any defective condition to the Property, whether or not disclosed in the Transfer Disclosure Statement, is the subject of such litigation. Except as may be otherwise stated in the Transfer Disclosure Statement, Broker has made no independent investigation regarding this matter.

Buyer Initials [] []

Seller Initials [] []

4. County, Juvenile, and State Prison Facilities District (Correctional Facilities): Buyer is aware that there are Correctional facilities located throughout Southern California. The state and county prisons may house inmates (both male and female) classified as minimum, high-medium, and maximum custody inmates. These facilities include, but are not limited to:

- California State Prison - Los Angeles County and the Mira Loma Detention Center are situated on the west side of the City of Lancaster between 50th and 60th Street West and Avenues J and I. There is also the California City Correctional Facility located at 22844 Virginia Blvd.
- The Los Angeles jail facility "Pitchess Detention Center is situated on the east side of the I-5 freeway near Castaic.
- Juvenile jail facilities: Buyer is aware that juvenile jail facilities "Camp Munz" and "Camp Mendenhall" are situated in the southwest corner of the Antelope Valley in Lake Hughes and that the Challenger Memorial Youth Center is located at 5300 West Avenue I in Lancaster, and Camp Joseph Scott and Camp Kenyon Scudder is located 28700 Bouquet Canyon Road in Saugus.

These facilities may be expanded from time to time to meet the needs of the State and County prisons. Buyers are advised to investigate the impact of these facilities, if any, on the decision to purchase. For more information go to www.lasd.org and www.cdcr.ca.gov, probation.lacounty.gov

5. Electrical Outages: Buyer is aware that due to the water shortage, climate change and the plethora of fires in California, intermittent electrical outages are a potential for all areas of the State. The electric utility company servicing the area in which the Property is located, may have to make decisions to have periodic electricity outages which may impact the Property. Buyer is advised to investigate this matter during buyer's investigation contingency. Broker does not have expertise in this area and cannot give buyer any guidance on this issue. Buyer is advised to consult their local provider regarding this matter.

6. Flooring Disclosure: Neither Seller nor Broker makes any representation or guarantee as to the type or condition of the flooring located underneath existing carpeting or other floor covering, except as may be noted in writing by Seller. Buyer is advised to conduct their own independent investigation of the flooring during Buyer's physical inspection period, if this is an important factor to Buyer. Buyer understands any investigation of the flooring must be done in a manner that will not damage the existing floor covering. Seller is required to disclose any adverse conditions regarding flooring underneath the existing floor covering that are known to Seller; however, Buyer understands that Seller is NOT responsible for damaged flooring underneath existing floor covering unless Seller was aware of such condition and failed to disclose this to Buyer. If Buyer is informed "hardwood" or "wood" floors exist at Subject Property, Buyer understands this is NOT a representation or guarantee that all flooring is wood or hardwood and is not a representation or guarantee as to the condition of said flooring.

7. Flooring in Condominium and Common Interest Complexes: Many Condominium Complexes or Common Interest Developments have restrictions on owners of upper floor units replacing carpeting with wood or other hard surfaces. This restriction is due to the fact that hard flooring surfaces on upper units can cause an increase in noise to owners of units located below such upper floor units. Buyer is advised to investigate this matter before making any changes to flooring in upper-level units in Condominiums and other Common Interest properties with upper and lower floors owned by different owners.

8. Future Development, Land Use, and Neighborhood Conditions: The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities, is a region still undergoing significant real property development.

Although a so-called "Master Plan" and/or "Specific Plans" may exist, it is neither fully approved nor does it describe all areas of the valleys or surrounding areas. Tracts of unimproved land are in various stages of planning and/or approval for the construction of residential, commercial and industrial buildings. Buyer is advised that ultimate use of land adjoining or even remote from the Subject Property is, or may be, the subject of proposed, planned or approved, but as yet not started, development. Such development may result in neighborhood, community and regional changes including, but not limited to: the opening of cul-de-sac streets into previously undeveloped land or other nearby streets, the widening of existing streets, the building of entirely new roads, streets or freeways and the construction of appropriately zoned structures near to, or otherwise affecting, the Subject Property. Vacant lots that may be adjacent to a property may be improved and could affect Subject Property and any views. Buyer is further advised to investigate all such matters with appropriate government agencies. Buyer is advised to investigate the known and/or prospective implementation of development plans and projects and the effects, if any, on the value, use, enjoyment of the Subject Property in conjunction with Buyer's investigation of the Property.

9. Gas Shut-Off Valve Availability: Buyer is advised Earthquake Shut-Off Valves are available, but not required in certain areas. Buyer is advised to investigate the operation, installation, cost and protection this valve may offer in an earthquake.

10. High-Speed Rail Proposal: Buyer is informed the State of California is considering the route of a high-speed rail line between Northern and Southern California. Buyer and Seller are advised that the California High-Speed Rail Authority has indicated that a route for a High-Speed Train will include running through the Antelope and Santa Clarita Valleys and further north and south beyond these areas. The State of California is currently contemplating numerous routes for said rail line. During the construction period there will be numerous items impacting surrounding neighborhoods including changes in traffic patterns, heavy machinery, construction noise, dust and other construction related issues, train operations and possible eminent domain issues will be expected.

Real Estate Brokers cannot give any opinion on when this high-speed rail will be constructed nor where the high-speed rail will ultimately be constructed. While it is likely property values in the areas surrounding this project will be impacted, Real Estate Brokers are not in a position to determine what impact this project would have on any particular property.

Buyer is advised to satisfy any and all concerns directly with any questions concerning this proposed construction by contacting the CALIFORNIA High-Speed Rail Authority at (916) 324-1541 or visit www.hsr.ca.gov, or by email at info@hsr.ca.gov. The local Southern California office can be reached by email at southern.California@hsr.ca.gov

Buyer Initials [] []

Seller Initials [] []

11. **High Winds:** Buyer is informed that the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities experience high winds from time to time. High winds can result in blowing dust, sand, debris and other airborne particulates. Winds can damage, including but not limited to, roofing shingles and tiles and cause trees to fall. Buyer is advised to conduct Buyer's own independent investigation of this matter during Buyer's physical inspection of the Property.

12. **Horse/Livestock Zoning:** Buyer is advised the mere presence of horses or other livestock or animals on or near adjacent properties does not necessarily mean that the Subject Property is zoned for horses or other livestock or animal boarding. Buyer is advised to conduct a thorough investigation with appropriate entities, such as the County of Los Angeles. For more information, search at planning.lacounty.gov/.

13. **Landfills:** The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities are in close proximity to current landfill sites and/or the possibility of other landfill sites unknown to Seller or Broker(s). Landfills in the area may continue to expand and increase their land use, as well as increase the types (hazardous waste, non-hazardous) and tonnage of waste deposited into the landfill on a daily and weekly basis. Current Landfills include, but are not limited to, Chiquita Canyon Landfill located in LA County off Highway 126 adjacent to Val Verde and near Castaic, the Antelope Valley Public Landfill I at 1200 West City Ranch Road, Palmdale, the Lancaster Landfill and Recycling Center at 600 East Avenue F, Lancaster and the Kern County Landfill at 400 Silver Queen Road in Mojave. Buyer shall make Buyer's own investigation of the effect, if any, on the value and the Buyer's use and enjoyment of the Property resulting from the Property's proximity landfill sites. Buyer should also be informed of the rise in illegal dumping on private property (California Penal Code 374.3). To report illegal dumping call (888) 838-6746 or visit www.CleanLA.com

14. **Landscape Maintenance Districts:** Many areas have Landscape Maintenance District assessments which may change and increase. Buyer is advised to check all aspects relating to property taxes and assessments for Subject Property.

15. **Licensed and Community Care Facilities:** Buyer is advised licensed care facilities may be found in any neighborhood and are protected by State law. Buyer shall conduct their own investigation of such matters and will not rely on Brokers or Agents for information regarding the nature and location of these facilities.

16. **Mail Delivery:** Buyer is advised to ask Seller and to check with local agencies as to local mail delivery guidelines, as many areas may not have mail delivered to the properties, depending upon the location of the Subject Property.

17. **Mello-Roos and Bonds:** Many areas have Mello Roos Taxes and/or Bonds. Buyer should be aware they may be subject to change in amounts and duration and Buyer should not rely on these types of taxes or bonds ending and should check with appropriate entities and administrators regarding these taxes and bonds as to amounts and duration.

18. **Metrolink and / or Other Railway Service:** Buyer is advised the Subject Property may be situated in or near one of the service areas of Metrolink and/or other railway service. Train services operates 24 hours a day. There may be nuisances including, but not limited to, noise or vibration, possible traffic delays due to train traffic, traffic to and from rail stations, and other possible nuisances.

19. **Multiple Parcels, Property Tax Bills and NHD Disclosure:** Subject property may have multiple parcels and multiple property tax bills separate for each parcel. Buyers are responsible for making sure at tax time that all parcels are covered and paid for or there may be future legal and monetary issues and liabilities, including but not limited to fines, liens and loss of parcel(s) at Tax Sale. If Buyers choose to impound their property taxes with their lender, Buyers should receive Information Only bills and it is Buyers sole responsibility to make sure their property taxes are being paid by lender and/or Buyers on ALL parcels associated with Subject Property. Further, Seller(s) are required to provide Buyer(s) with Natural Hazard Disclosure Report that covers all parcels; i.e. multiple reports or report with Addendum covering all parcels. For more information about property taxes, go to www.lacountypropertytax.com.

20. **National Forest Lands:** Buyer is advised the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities are near and, in some locations, adjoins the Angeles National Forest or Los Padres National Forest. Said National Forest is a natural wildlife habitat and is also used for a variety of recreational purposes.

21. **Oak Tree Ordinance:** The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities have ordinances regarding oak trees, including, but not limited to, use, maintenance, trimming, cutting, removal, and pruning of any oak tree. There are permit guidelines as part of the ordinance. Buyer is advised any oak trees on or near the property may interfere with modifications or additions to property and may interfere with the use, expansion, and enjoyment of the Subject Property. Buyer is advised to consult appropriate professionals and agencies regarding any oak trees near or on the Subject Property.

22. **PACE/HERO Improvements:** Los Angeles County has implemented a program that assists homeowners to install energy efficient, renewable energy and water saving improvements to their properties. The program is known as the Los Angeles County Residential Property Assessed Clean Energy Program ("PACE"). Payment for the home improvements is financed annually by an assessment on the homeowner's property which shows on the owner's real property tax bill. The assessment is a lien on the property just as real property taxes are a lien. When the property is sold or otherwise transferred the assessments continue as a property lien. This lien is similar to a property tax lien in that it has "super priority", which means it is senior to all private liens including deeds of trusts and mortgages. Payment of the assessment liens is due at the same time as property taxes are due.

23. **Post Burn Issues/Mudflow:** Many areas in Southern California periodically suffer damage due to brush fires and firestorms that ravage an area. Rains can pose a threat of additional damage due to flooding, mud, and/or debris flows. Buyers should consult local and county agencies, such as Department of Public Works www.dpw.lacounty.gov/wrd/fire, and the City of Santa Clarita Website <http://readyforrain.santa-clarita.com/>. Buyers are advised to consult insurance professionals regarding availability of insurance coverage and all options for subject property.

Buyer Initials [] []

Seller Initials [] []

24. **PRIVATE WASTE DISPOSAL SYSTEM:** This disclosure is in addition to the Statewide Buyer and Seller Advisory: Buyer and Seller are aware that the Property may be serviced by a private waste disposal system (the "System") consisting of a septic tank, cesspool, seepage pits, distribution box, leach field/trenches, leach lines or a combination of such mechanisms. No representation or warranty is made by Seller or Broker concerning the condition, operability, size or capacity of the System, nor whether the System is adequate for use by the intended occupants of the Property. Buyer is aware that a change in the number of occupants or in the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall may also affect the efficiency of the System.

Therefore, Buyer should obtain an independent evaluation of the System by a qualified sanitation professional as a part of Buyer's inspection/contingency period. Buyer should verify with the Septic Inspector if septic report includes the tank only, or other additional components of the septic system such as pit(s) and leach field(s), leach trenches, etc. In some cases, Buyer's lender may require a System inspection. Other System related costs may arise, including but not limited to, locating, pumping, or providing outlets to the ground level. **BUYER AND SELLER ARE AWARE THAT ALL OF THESE COSTS ARE NEGOTIABLE BETWEEN BUYER AND SELLER.**

Broker is unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. Many factors, including but not limited to natural forces, age, deterioration of materials and the load imposed on the System can cause the System to fail at any time. In the event an existing septic system fails in the future, the System may be required to be upgraded to current health department standards. This could result in additional permits, geological/soils reports, design, and installation costs as well as the possibility of requirements to hook into a public sewer if available.

25. **Propane Gas:** Buyer is aware many properties are or may be served by Propane Gas delivered by a company into tanks that are usually rented. Buyer is advised that gas appliances like, but not limited to, clothes dryers, ranges, water heaters, barbecues originally designed and built for operation with natural gas may have to be modified to operate with Propane Gas. Sellers are responsible for any outstanding balances on propane accounts and shall be paid in full prior to closing. Any propane in the tank will be considered part of the sale. Unless otherwise written and agreed to, Seller shall provide sufficient propane for inspections and final walk thru prior to closing. Seller shall turn over any paperwork or information regarding the propane tank and Buyer is advised to contact the company, within their contingency time frame, regarding transferability and is advised to transfer propane along with any other utilities into their name prior to possession of Subject Property.

26. **Proximity to Dam(s)/Lakes:** The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities are in close proximity to existing dams and lakes including, but not limited to, Castaic Lake, Pyramid Lake, Elizabeth Lake, Lake Hughes and Bouquet Reservoir, Lake Palmdale, and Fairmount Reservoir. Buyer should investigate the proximity of the Subject Property to any such facilities and any potential effects they may have on the Subject Property.

27. **Proximity to Electrical Power Lines:** There are high-voltage electrical lines that can, in some cases, run adjacent to rural and/or residential properties. There can be, including, but not limited to, additional switching stations added, updating of power lines and towers, increasing sizes and/or conductors, etc. One such project is called "Barren Ridge" and more information regarding this project can be obtained by calling 877-440-3592 or on line at www.ladwp.com/barrenridge

28. **Rent Control/Just Cause Eviction and Tenant Protection Bills:** The State of California and Local Cities and Counties have enacted several bills into law regarding rent control, just cause eviction and other tenant protections. Buyer is advised to conduct their own independent investigation, and to contact their own independent legal counsel, to determine if these laws or others apply to their individual circumstance and/or if they may be exempt.

29. **Rental/Leased Equipment:** The Property may be equipped with certain rental/leased equipment, such as but not limited to, alarm system, home automation / smart home devices(s), solar systems or water softening device. Buyer shall investigate with Seller whether Seller owns the equipment, the systems or rents the same. If not owned by Seller, the systems may not be transferred to Buyer without Buyer entering into a separate rental agreement with the rental company involved. Buyer is advised that the cost to assume a rented or leased item may affect their loan qualification.

30. **Review of Preliminary Title Report and Easements:** Buyer is advised to read and review all documents that may impact the title, use or possession of the Subject Property, and to have a physical inspection of the Subject Property for possible easements or encroachments, including without limitations roads, paths, structures, utility devices and other improvements. The Broker(s) have not verified, and are not qualified to verify, whether recorded or unrecorded documents or easements or encroachments affect the title, use or possession of the Subject Property. Buyer is strongly urged to employ appropriate competent professional(s) such as civil engineer(s), surveyor(s) and general contractor(s) to review all issues that may impact title, use or possession of the Subject Property. Buyer may also contact the title company to discuss title and the title policy being issued for the Subject Property and about the availability, coverage and cost of other title policies and/or endorsements that may provide a higher degree of coverage for Subject Property. Buyer is advised they may request from the title company color-coded easement maps with regard to the Subject property and various easements, as well as request a hyperlinked Preliminary Title Report and all recorded documents found on the prelim to review and investigate during their inspection contingency timeframe per contract.

31. **Sediment Placement Sites (SPS):** Buyer is advised the Subject Property may be in the vicinity of a current or future Sediment Placement Site (SPS). The Los Angeles County Flood Control District has established these sites to place the sediment being removed from debris basins throughout Los Angeles County. These sites are designed for putting soil and rock only and not for dumping garbage or any other materials. Currently there are approximately 20 active SPSs throughout Los Angeles County with seven located within or near the boundaries of the San Fernando and Santa Clarita Valley, with additional sites proposed for the future. Such SPS sites currently exist in Sylmar (May Canyon), Chatsworth (Brown), Santa Clarita (Wildwood), Toluca Lake (Aqua Vista), and Sunland/Tujunga (Zachau, La Tuna, Blue Gum). A map of these SPS sites may be found at http://www.srar.com/mls/pdf/Sediment_Placement_Sites.pdf. Buyer agrees to make own investigation of these sites, and their effects, if any, on the value, use, and enjoyment of the Subject Property.

Buyer Initials [] []

Seller Initials [] []

32. **Unmanned Aircraft Systems (UAS) drones:** Buyer is aware that the use of drones may be limited due to airspace restrictions in the Antelope and Santa Clarita Valleys. Buyer is advised to conduct their own independent investigation. For FAA requirements visit <https://www.faa.gov/uas/> or download the FAA mobile app B4UFLY to verify restricted areas.

33. **Water System/Water Availability Investigation:** Buyer should determine the property's water source (i.e. if the Property has a public water source or other water delivery system, such as a mutual water company or well water system.)

If the Property is serviced by a mutual water company, Buyer is advised to conduct Buyer's own independent investigation of the financial solvency of the mutual water company and the reliability and quality of its water service. Buyer should also investigate what private conditions and approvals may be imposed by private water companies.

If the Property is not on a city, mutual water company, or equivalent water system, Buyer should read the Statewide Buyer and Seller Advisory. Buyer should determine whether water of sufficient quality and quantity will reliably be supplied to the Property. If the Property is serviced by a water well (on or off the Property), Buyer is advised to conduct an inspection and certification of the well servicing the Property to reveal both the condition of the well and the quality of the water. Buyer is aware that the quantity, quality and/or source of a well or wells located on or servicing the Property cannot be guaranteed, and may fluctuate from time to time and/or may go dry. Water wells can be costly. Other conditions may apply, including but not limited to the requirement of the development of public water systems within an area that becomes publicly funded by residents. Buyer should consult appropriate professionals and the Los Angeles County Department of Public Health to satisfy any and all concerns with regard to wells and County guidelines and rules for issuing permits now and in the future. For additional information, go to the State Website at <https://water.ca.gov/Programs/Groundwater-Management/Wells>.

Buyer is notified that there is pending litigation involving water rights in what is known as the Antelope Valley Ground Water Basin. This litigation may impact a property owner's right to pump water on their property. To determine whether this litigation may impact your property, consult your legal counsel and/or visit www.avgroundwater.com.

Buyer is hereby expressly notified that construction of new commercial and industrial facilities and residential dwellings may be prohibited to land serviced by non-conforming water systems, such as "hauled" water, irrigation ditch water and public or community water systems that do not meet current legal Standards. Buyer is advised that lack of an adequate water supply may result in the denial of building permits for new construction on the Property, or for any additions or remodeling desired by Buyer to existing structures on the Property, as well as future effects including but not limited to possible increase in costs, future sale issues, future loan/refinance issues.

34. **Weather/Fire Protection/Emergency Health Transportation Issues:** Certain Rural property areas and Antelope Valley and the surrounding unincorporated communities may have icy and/or snow-covered roads and homes may need winterizing during winter months. Due to weather conditions, there may be power outages from time to time and highways may be closed for periods of time. Since some properties may be in mountainous and/or outlying areas, residents need to be aware of local fire protection procedures concerning their property and safety in these areas. Many areas also have brush clearance requirements and owners may be cited for non-compliance. Properties in the Rural Area may be covered by Cal Fire and not Local or County Fire services. Emergency response times may be lengthy due to rural location and/or weather conditions. Buyer is advised to investigate these matters with appropriate entities and agencies to satisfy any and all concerns.

35. **Wildlife:** Buyer has been informed various types of wildlife appear in residential neighborhoods throughout the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities. Coyotes, bobcats, undomesticated cats, snakes, owls, and other birds of prey as well as other such wildlife may be injurious to property, pets, and small children. Buyer is advised to investigate this matter during their inspection contingency period.

36. **Wood Burning Stoves/Fireplaces:** Certain areas may have regulations currently in place or may have in the future which could restrict or prohibit the use of indoor and outdoor residential wood burning in wood burning stoves and/or fireplaces due to fire hazards and/or air quality matters. Certain properties may be exempt, such as, but not limited to mountain communities, homes that rely on wood as sole source of heat, low-income households, and those without natural gas service. For more information go to www.aqmd.gov or check with local and county entities for any regulations relating to the Subject Property.

37. **Wood Destroying Pest Reports:** In the event that Seller obtains more than one Wood Destroying Pest report pursuant to the current sale of Subject Property, Seller is required to provide copies of all such reports to the Buyer. If there is more than one report, Seller shall notify Buyer which company will be doing any corrective work and issuing the clearance. Seller's ability to comply with the Wood Destroying Pest provisions of the Purchase Contract may be impacted by the existence of any discrepancies contained within said reports. Buyer is aware the Structural Pest Control Report deals with wood destroying pests including termites and does not apply to the presence or absence of rodents, insects, or any other such "pests".

Santa Clarita Valley Disclosures

1. **Bermite:** Whittaker-Bermite is an approximately 1000-acre site adjacent to Circle J Ranch on the south, Soledad Canyon on the north, Golden Valley Road on the east, and Railroad Avenue on the west. This former munition testing and manufacturing site has contamination issues to soil and groundwater by perchlorates and other compounds. Certain water wells were shut down and clean-up efforts continue. Since May 1995, there have been plans to develop this area. Included in this plan for development is the extension of Via Princessa from the 14 Freeway side through to the Circle J Ranch side. Exact timeline for clean-up and for future development is unknown at this time. For more information go to www.whittakerbermite.com or www.Santa-Clarita.com.

Buyer Initials [] []

Seller Initials [] []

2. **Cogeneration and Operational Power Plants:** Buyer is advised there are cogeneration and operational power plants which utilize various fuels to produce electricity for on-site and off-site purposes. These plants are located in various areas, including but not limited to two plants in Placerita Canyon, Pitchess Detention Center in Castaic, Val Verde, Saugus, and Valencia. More information and lists of other possible plants can be found on the California Energy Commission website at www.energy.ca.gov.

3. **Henry Mayo Newhall Memorial Hospital and Expansion:** Henry Mayo Newhall Hospital is a Level II Trauma Center. Emergency vehicles and air transport by helicopter are used to transport patients to the facility 24 hours per day. Buyer is advised the Henry Mayo Newhall Memorial Hospital is in the process of expanding the campus to include additional buildings and facilities. For additional information Buyer is advised to contact Henry Mayo Newhall Memorial Hospital and The City of Santa Clarita for the current status of the expansion, additional expansion information, and how these may affect the Subject Property. Buyer is advised to make an independent and complete investigation of the effects, if any, on the value, use, and enjoyment of the Subject Property.

4. **Hasley Canyon Area:** Buyer is advised there are future developments in the area of Hasley Canyon that may create future changes and additions to the area. There have been “discussions” and “meetings” relating to a possible bridge going in at Hasley and Sloan Canyon related to home developments in the area. There are various developments and projects going in Hasley Canyon. Brokers nor agents have verified any information nor specifics of developments and projects so Buyer should fully investigate with appropriate professionals and entities including but not limited to Castaic Town Council, LA County Building and Safety and Planning Departments to satisfy any and all concerns.

5. **Natural Gas Storage:** The City of Santa Clarita has posted information regarding Natural Gas Storage Facilities in and near Santa Clarita on the City’s website at <https://www.santa-clarita.com/city-hall/departments/recreation-community-services-and-open-space/emergency-management/natural-gas-storage-facilities>

6. **Oil Derricks & Pollutants and Toxins:** Buyer is advised some known and/or alleged oil derricks and/or pollutants and toxin problems that may be around the area. Information can be found online at <http://www.conservation.ca.gov/dog>.

7. **Placerita Canyon (West of 14 Freeway), Vistas Tract Valle Del Oro/Flaxwood/Trumpet etc., Hidden Knoll, Latana Hills Tracts** re: Gate Cards/ Dockweiler Extension/Future Changes: Buyer is advised there is a gate at Placerita Canyon West of Sierra Highway and the 14 Freeway. Buyers who purchase homes on this side of Placerita Canyon should be aware there are requirements and a fee for gate access/cards. In addition, there are certain community standards for this side of Placerita Canyon area, future road changes and development. There are future changes to roadways on the West side of Placerita Canyon including but not limited to Dockweiler, currently a dead-end street on the east side, which is off Sierra Highway and dead ends around Valle Del Oro and the Hidden Knoll Tract of homes will eventually be a through street and widened which may impact parking that now occurs on Dockweiler and other streets for condos and apartments in that area. This will connect to 13th Street and there are plans to ask the railroad entities to allow for widening of 13th street and changes to the area and roads. There is also the possibility of the open field at Alderbrook and 13th to become developed and the possibility of a movie studio being developed. Placerita Canyon has its own website <http://www.pcpoa.com> for more information and updates on the Canyon, public meetings, and status of projects. Buyer can also contact the City of Santa Clarita for any and all projects within City limits.

8. **Porter Ranch/Aliso Canyon Disclosure:** Buyer is advised of the existence of the Aliso Canyon Oil Field, located within close proximity to the Porter Ranch Area. Further, buyer is informed that The Termo Company, owner of the existing wells along with several other oil and gas companies, has proposed to drill an additional number of new oils wells at this site. At this time, this proposal is under consideration and no final determination has been made as to whether or when such additional oil wells will be drilled. Seller and real estate brokers and their agents do not have the expertise to advise buyer on any impact said oil wells may have on the subject property. Buyer is advised to investigate this matter during buyer’s investigation contingency period. Buyer may visit the proposed project website at <http://www.northalisoproject.com> and should also check with the appropriate county and city departments to obtain information regarding any potential environmental impact of said drilling. <http://www.caloes.ca.gov/ICESite/Pages/Aliso-Canyon.aspx>

Buyer is advised that there was a major gas leak coming from a Southern California Gas Company storage facility in Aliso Canyon located in close proximity to the Porter Ranch area. The leak, coming from an underground well, released large quantities of methane gas. During the time of the leakage, residents of Porter Ranch complained of health issues including nausea, headaches, and nosebleeds. The gas company indicated that the leak began on or around October 23, 2015 and continued until on or around February 11, 2016. There are claims that additional leaking has occurred after the February 11, 2016 date. Seller and real estate brokers and their agents do not possess the expertise to advise the buyer on the impact of this leak on the subject property. Buyer is advised to do their own investigation of this matter during buyer’s investigation period. Buyer may contact the Los Angeles County Department of Public Health at 888-700-9995 and the Southern California Gas Company at 800-427-2000 for further information.

9. **Sand and Gravel Mining Operation Proposal:** Buyer is advised there is a proposal to expand the sand and gravel mining operation with appurtenant facilities, located at 12101 Soledad Canyon Road, about two miles east of the City of Santa Clarita (commonly known as CEMEX). Concerns have been expressed by the community regarding this project with respect to the possibility of creating noise, air pollution, and increased congestion from heavy truck traffic. For more information go to www.santa-clarita.com.

10. **Salt Water Pools:** The Santa Clarita Valley Sanitation District adopted an ordinance making it illegal for both new and existing “saltwater” pools to be connected to the sewer system. Buyer is advised to consult appropriate professionals and/or the Sanitation District at www.lacsd.org/chloride or call 1-877-Cut-Salt for further information regarding Salt Water Pools.

11. **Stevenson Ranch/Westridge Communities:** Buyer is advised a law firm (Owen, Patterson and Owen) filed a complaint in Los Angeles Superior Court, around November of 2020, related to alleged violations with regard to the sandblasting of two water towers located on Westridge Parkway in 2020, alleging various claims for damages. Status of this lawsuit is not known at this time. Buyer should consult Seller with regard to any current and/or past lawsuits regarding Subject Property during their investigation contingency period.

Buyer Initials [] []

Seller Initials [] []

12. **Water Softeners:** Automatic or rock salt water softeners are illegal and banned in the Santa Clarita Valley. Door to door investigations are being made by officials and homeowners can be cited and fined up to \$1,000. Rebates may still be available. Contact the Sanitation District of LA or go online to www.lacsd.org/wastewater/automatic_water_softeners/softenerrebate.asp.

Acton and Agua Dulce Area Disclosures

1. **Agua Dulce Airpark/Airport:** Buyer is advised and hereby acknowledges the Subject Property may be located within close proximity to the private Agua Dulce Airpark. Buyer is hereby advised to investigate the hours of operation of the Airpark, types of aircraft (jet or otherwise) flying into and departing from the Airpark, types of flights (private or commercial) flying into and from the Airpark, flight patterns associated with the Airpark as well as any other related information concerning the actual or potential impact of the Airpark, including but not limited to any possible future expansion of the Airpark. For more information, go to www.170airport.com.

2. **Community Standards District:** Acton and Agua Dulce have active Town Councils and has developed a Community Standards District intended to help preserve the character of the community and addresses, including but not limited to, minimum lot size, residential and commercial development standards, street improvements, public trails, signage, the number of cargo shipping containers allowed, allowable home-based occupations, the number of dogs allowed, and the management protection of ridgelines and hillsides. Buyer should consult the Town Council, LA County Board of Supervisors, as well as Department of Regional Planning for more information and current standards and allowances pertaining to Subject Property. For more information, go to <http://actontowncouncil.org/>, www.adtowncouncil.com, and search planning.lacounty.gov/.

Antelope Valley Area Disclosures

1. **Airport Noise:** Buyer is advised that the Property may be situated in or near Air Force Plant 42, Edwards Air Force Base, Fox Field, Palmdale Airport, and the Rosamond Airport/Skypark, and/or the Mojave Air and Space Port. Each of which facilities produce some level of aircraft traffic with resulting noise and other environmental issues. A Regional Terminal is proposed for construction at Columbia Way (Ave M) and Sierra Highway. Buyer is advised to make Buyer's own independent investigation of this during Buyer's physical inspection of the Property, if this is a matter of concern to Buyer.

2. **Antelope Valley Area Plan:** The Antelope Valley Area Plan ("Plan") was adopted June 16, 2015. The Plan is a component of the Los Angeles County General Plan that allows for more detailed policies to account for unique conditions specific to this geographical area. It is to be expected that the Plan will be updated from time to time to reflect changes in conditions in the area. The Plan has resulted in changes to previously permitted densities, imposes restrictions on property use and may otherwise impact a Buyer's intended use or development of property.

Other ordinances, either existing or proposed, such as the Significant Ecological Area Ordinance, the Renewable Energy Ordinance and the Hillside Management Ordinance may also impact the use, enjoyment and development of property in the unincorporated areas of the Antelope Valley. For more information, you are encouraged to visit: <http://planning.lacounty.gov>.

3. **Flooding:** Flooding and flash flooding can occur throughout the Antelope Valley during storms, resulting in property damage, erosion and structural leaks.

4. **Landscape Laws and Ordinances:** The Cities of Lancaster and Palmdale have enacted landscape installation and maintenance ordinances which require the property owner to install and maintain landscape to certain minimum standards. If the property falls below these minimum standards, the property is subject to mandatory re-landscaping to meet water efficiency requirements established by the city and the State of California. Buyer and Seller are both advised of the necessity to maintain the landscape on the property at all times using water efficiency standards imposed by the Cities and/or water district providing service to the property. It is recommended the property owner review the current landscape and water efficiency ordinances and resolutions for the City in which the property is located. It is further recommended the property owner review current water restrictions with the water purveyor for the property. These ordinances contain monetary penalties and fines for noncompliance. The ordinances may be viewed on the City websites or secured at City Hall. Unincorporated areas are subject to statewide statutes and may be subject to local water conservation standards.

5. **Palmdale Power Plant:** The City of Palmdale received approval for the Palmdale Hybrid Power Plant (PHPP), from the California Energy Commission (CEC) in August, 2011 and the United States Environmental Protection Agency (EPA) in November 2011. In May 2013, the City entered into an agreement to sell all assets pertaining to the Palmdale Hybrid Power Plant to Summit Palmdale Development, LLC. As a flexible capacity plant, it will utilize modern technology, consisting of highly efficient natural gas turbines with quick-start capabilities. Palmdale's power plant will be located 1/3 of a mile south of Ave. M, east of Sierra Highway, adjacent to Plant 42. Buyer is advised to investigate the impact, if any, of such facility.

6. **Protected Species:** The California Fish and Game Commission is considering placing the Western Joshua Tree on a protected list, such as the endangered species list. Under a one-year status review, the Western Joshua Tree is protected under CESA as a candidate species. If a property contains Western Joshua Trees, Buyers are encouraged to perform their inspection and investigative obligations as to whether the presence of the Western Joshua Tree might affect the Buyer's use of the property. For more information on the current status of trimming or removing Joshua Trees, please visit <https://wildlife.ca.gov/Conservation/CESA/WJT>. See also the Los Angeles County SEA protected tree which covers oaks, junipers, and many other local species <https://planning.lacounty.gov/site/sea/wp-content/uploads/2020/08/Appendix-A-SEA-Protected-Tree-List.pdf>. Los Angeles County also has an ordinance specific to oak trees. Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus, which is 8" or more in diameter four and one-half feet above mean natural grade or in the case of oaks with multiple trunks a combined diameter of twelve inches or more of the two largest trunks, without first obtaining a permit. For more information visit: https://ucanr.edu/sites/oak_range/files/60602.pdf.

Buyer Initials [] []

Seller Initials [] []

7. Rental Housing License and Registration: The Cities of Lancaster and Palmdale have enacted ordinances that require, among other things, that the owner or operator of residential rental property shall register the property with the appropriate city department, and/or secure a current rental housing business license. These ordinances provide for the inspection of the property, the payment of fees, and require that a Certificate of Inspection be secured and maintained for the property. Failure to comply with the ordinances can result in fines and other penalties. The ordinances may be reviewed on the city websites: Lancaster: www.cityoflanasterca.org Palmdale: www.cityofpalmdale.org Unincorporated areas are subject to statewide statutes and subject to County ordinances which may also require licensing inspections and compliance.

Additional / Other Disclosures:

Signing below, Seller and Buyer acknowledge they have received, reviewed, understood and accepted the above disclosures.

Seller acknowledges and represent they have fully and truthfully filled out this and all other disclosure documents. In addition, Seller acknowledges they did not rely upon either Broker or Agent for any information regarding this or any other disclosure document or the making, or omission, of any disclosure.

This information is true and correct to the best of my/our knowledge:

Seller Signature: _____

Date: _____

Seller Signature: _____

Date: _____

Buyer agrees to make an independent and complete investigation of the effects, if any, of the value, use, enjoyment and safety of the Subject Property regarding the items above during their investigation period specified in the Purchase Agreement. Buyer understands the items listed above are not an exhaustive list of all items that may affect the value, use, enjoyment and safety of the Subject Property, but is intended to provide some of the issues to assist them in their due diligence investigation of the property.

The real estate companies(s) and their agent(s) make no representations on these matters. As such, Buyer agrees to hold Broker(s) and Agent(s) harmless with regard to the above disclosures and information provided by the Seller, or information or disclosures the Seller has failed to provide.

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

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