

ACKNOWLEDGMENT OF RECEIPT OF CONSUMER INFORMATION PAMPHLETS AND DISCLAIMER

Property Address: 138 SAN MIGUEL CANYON RD, ROYAL OAKS, CA 95076

The accompanying pages are "signature pages" requiring signatures of acknowledgment that were compiled for your convenience relating to the purchase transaction of the above referenced property from the following five (5) sources listed below. Prior to signing this page, or, the accompanying pages, read the IMPORTANT DISCLAIMER set forth below.

1. **Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants** from the California Environmental Protection Agency available at:
<https://orderform.disclosures.com/Content/Files/ElectronicBookshelf/Resid-Enviro-Hazards-Guide-English-j.pdf>
2. **Protect Your Family from Lead in Your Home** from the United States Environmental Protection Agency available at:
<https://orderform.disclosures.com/Content/Files/ElectronicBookshelf/Lead-in-Your-Home-English.pdf>
3. **What is your Home Energy Rating (HERS)** from the California Energy Commission available at:
<https://orderform.disclosures.com/Content/Files/ElectronicBookshelf/Home-Energy-Rating-color.pdf>
4. **Homeowner's Guide to Earthquake Safety** from the California Seismic Safety Commission available at:
<https://orderform.disclosures.com/Content/Files/ElectronicBookshelf/Homeowners-Guide-to-EQ-Safety-English.pdf>
(Signature for *Homeowner's Guide to Earthquake Safety* only necessary if Property built before 1960.)
5. **A Brief Guide To Mold, Moisture and Your Home** from the United States Environmental Protection Agency available at:
<https://orderform.disclosures.com/Content/Files/ElectronicBookshelf/Mold-Guide-English.pdf>

I acknowledge receipt of the five (5) listed pamphlet(s) via the links set forth above.

I acknowledge that I have read the IMPORTANT DISCLAIMER below these signature lines.

Seller: _____

Buyer: _____

Date: _____

Date: _____

Seller: _____

Buyer: _____

Date: _____

Date: _____

Seller's Agent: _____

Buyer's Agent: _____

Date: _____

Date: _____

IMPORTANT DISCLAIMER: THE ACCOMPANYING CONSOLIDATED SIGNATURE PAGES, INCLUDING THIS PAGE, ARE PROVIDED SOLELY FOR CONVENIENCE PURPOSES. ALL PARTIES INVOLVED SHOULD NOT RELY ON THESE CONSOLIDATED SIGNATURE PAGES AS A TRUE REPRESENTATION OF ALL THE CLOSING DOCUMENTS INVOLVED IN THE REAL ESTATE TRANSACTION THAT REQUIRE SIGNATURES PRIOR TO CLOSING. ALL SIGNORS SHOULD CONSULT AN ATTORNEY PRIOR TO SIGNING. BUYER AND SELLER SHOULD READ ALL DOCUMENTS PRIOR TO SIGNING ANY REQUIRED SIGNATURE PAGE(S). THESE CONSOLIDATED SIGNATURE PAGES ARE ONLY A SMALL PORTION OF CERTAIN LEGAL DOCUMENTS THAT REQUIRE SIGNATURE(S). IT IS STRONGLY RECOMMENDED THAT ALL PARTIES INVOLVED ASK FOR OR SEEK THE ENTIRE DOCUMENT(S) THAT BELONGS TO EACH SIGNATURE PAGE PRIOR TO SIGNING. THE PARTIES ARE ENCOURAGED TO ENSURE THAT THEY HAVE READ THE ENTIRE DOCUMENT(S) BELONGING TO EACH RESPECTIVE SIGNATURE PAGE PRIOR TO SIGNING SUCH SIGNATURE PAGE. FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION. (FAREDC) DISCLAIMS ALL SIGNATURE PAGES FOR ACCURACY AND CURRENCY WHETHER EXPRESSED OR IMPLIED. FAREDC DISCLAIMS ANY AND ALL LIABILITY TO ANY PERSON OR ENTITY FOR ANY TYPES OF CLAIMS ARISING FROM THE SIGNATURE PAGES SET FORTH ON THIS PAGE, OR, ON THE ACCOMPANYING PAGES.

Statutory Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS Disclosure Report which buyer must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.

The seller and seller's agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the Property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the seller and seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency

Yes ___ No **X** Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes **X** No ___ Do not know and information not available from local jurisdiction ___

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes ___ No **X**

High FHSZ in a state responsibility area ___

High FHSZ in a local responsibility area ___

Very High FHSZ in a state responsibility area ___

Very High FHSZ in a local responsibility area ___

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes ___ No **X**

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes ___ No **X**

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___

No ___ Map not yet released by state **X**

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Seller(s) _____ Date _____ Signature of Seller(s) _____ Date _____

Signature of Seller's Agent _____ Date _____ Signature of Seller's Agent _____ Date _____

Seller(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION OPERATING THROUGH ITS JCP-LGS DIVISION.
Date 25 August 2025

Buyer represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller(s) or agent's disclosure obligations in this transaction.

Signature of Buyer(s) _____ Date _____ Signature of Buyer(s) _____ Date _____

BUYER(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

- A. Additional Property-specific Statutory Disclosures: Fire Hazard Severity Zone (AB 38), Fire Hazard Severity Zone Pursuant to Gov. Code §51179, Former Military Ordnance Site, Commercial/Industrial Use Zone, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only), California Energy Commission Duct Sealing Requirement, Notice of Statewide Right to Farm, Notice of Mining Operations, Sex Offender Database (Megan's Law), Gas and Hazardous Liquid Transmission Pipeline Database.
- B. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- C. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only).
- D. Additional Reports - Enclosed if ordered: (1) PROPERTY TAX REPORT (includes state-required Notices of Mello-Roos and 1915 Bond Act Assessments, and Notice of Supplemental Property Tax Bill, (2) ENVIRONMENTAL SCREENING REPORT (discloses Transmission Pipelines, Contaminated Sites, and Oil & Gas Wells). Enclosed if applicable: Local Addenda.
- E. Government Guides in Combined Booklet with Report. Refer to Booklet: (1) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants"; (2) EARTHQUAKE SAFETY: "The Homeowners Guide To Earthquake Safety" and included "RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM"; (3) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home"; (4) BRIEF GUIDE TO MOLD, MOISTURE AND YOUR HOME; (5) WHAT IS YOUR HOME ENERGY RATING? Government Guides are also available on the Company's "Electronic Bookshelf" at: https://orderform.disclosures.com/resources/electronic_bookshelf/regulatory_pamphlets.



Property Address:



138 SAN MIGUEL CANYON RD

ROYAL OAKS , CA 95076

I have received a copy of the **WHAT IS YOUR HOME ENERGY RATING?** booklet (CEC-400-2009-008-BR-REV1)

_____ Buyer's Signature	_____ Printed Name	_____ Date
_____ Buyer's Signature	_____ Printed Name	_____ Date
_____ Buyer's Agent Signature	_____ Printed Name	_____ Date
	_____ Broker's Name	
_____ Seller's Signature	_____ Printed Name	_____ Date
_____ Seller's Signature	_____ Printed Name	_____ Date
_____ Listing Agent's Signature	_____ Printed Name	_____ Date
	_____ Broker's Name	

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if this booklet is provided to the buyer by the seller or broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

For more information, visit: www.energy.ca.gov/HERS/



**MONTEREY COUNTY WATER RESOURCES AGENCY
WATER CONSERVATION CERTIFICATION**



SELLER'S CERTIFICATION

Assessor's Parcel Number (APN) 267-031-006-000

138 SAN MIGUEL CANYON RD ROYAL OAKS 95076
Property Address City Zip Code

I, _____ / _____ am the **SELLER/AGENT** of the property located at the above
(print name) (Seller/Agent's signature)
address. I hereby certify that the plumbing retrofit requirements of the Monterey County Water Resources Agency Ordinance No. 3932 (see the reverse of this form) are being met for the above property and have completed one of the three (3) sections listed below.

INSTRUCTIONS: YOU MUST COMPLETE ONE OF THE THREE SECTIONS BELOW:

1.	<p>IF PROPERTY BUILT PRIOR TO 01/01/92 - VERIFICATION OF RETROFIT COMPLETION (At least one box must be checked and the corresponding <i>verification must be attached</i> to this form.)</p> <p><input type="checkbox"/> Completed Building (toilet replacement) Permit</p> <p><input type="checkbox"/> Inspection Report _____ (name of company, Inspector, date)</p> <p><input type="checkbox"/> Plumber or Contractor's completed Work Order</p> <p><input type="checkbox"/> Receipt for purchase of fixtures or materials</p> <p>Comments: _____</p>	<table style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td align="center"><u>In home</u></td> <td align="center"><u>Replaced</u></td> </tr> <tr> <td># Toilets</td> <td align="center">_____</td> <td align="center">_____</td> </tr> <tr> <td># Showers</td> <td align="center">_____</td> <td align="center">_____</td> </tr> </table>		<u>In home</u>	<u>Replaced</u>	# Toilets	_____	_____	# Showers	_____	_____
	<u>In home</u>	<u>Replaced</u>									
# Toilets	_____	_____									
# Showers	_____	_____									
2.	<p><input type="checkbox"/> BUILT AFTER 01/01/92, in compliance with current building code. (Built with low-flow toilets & showerheads.)</p> <p>Building Completion Date: _____</p> <p>Comments: _____</p>										
3.	<p><input type="checkbox"/> EXTENSION requested by Seller upon approval by Buyer. (Extension for no more than one hundred twenty (120) days after close of escrow. (See Instructions for Extension on the reverse of this form)</p> <p>Seller: _____ Printed name Seller's signature Phone Date</p> <p>Buyer: _____ Printed name Buyer's signature Phone Date</p> <p>For Extensions, Seller and Buyer must sign above. A copy of form is submitted to MCWRA. Buyer retains original until retrofit is completed. After 120 days, Buyer must complete bottom portion of <u>original form</u> and mail to MCWRA.</p> <p align="center">VERIFICATION (i.e. RECEIPT) MUST ACCOMPANY ORIGINAL FORM – NO EXCEPTIONS.</p>										

BUYER'S ACKNOWLEDGEMENT OF WATER CONSERVATION REGULATIONS

I, _____ acknowledge / certify that the above property is in compliance with the plumbing
(Buyer's printed name)
retrofit requirements. I have received the water conservation regulations listed on the reverse of this form.

Buyer's Signature Date (_____) Daytime phone

MAIL ORIGINAL CERTIFICATION FORM TO:

MONTEREY COUNTY WATER RESOURCES AGENCY
PO BOX 930 • SALINAS, CA 93902 • (831) 755-4860

Summary of Monterey County Water Resources Agency Ordinance No. 3932

Section 6. Mandatory water conservation regulations.

U. Retrofitting upon change of ownership or use.

- i. All existing residential structures shall, at the time of change of ownership, be retrofitted, if not already so, as follows:
 - a. All shower heads shall have a maximum flow capacity of 2.5 gallons per minute;
 - b. Each toilet shall be replaced with an ultra-low flow toilet with a maximum tank size or flush capacity of 1.6 gallons.
- ii. All existing commercial and industrial structures shall, at the time of change of ownership or change of use, be retrofitted, if not already so, as follows:
 - a. All showerheads shall have a maximum flow capacity of 2.5 gallons per minute.
 - b. Each toilet shall be replaced with an ultra-low flow toilet with a maximum tank size or flush capacity of 1.6 gallons.
- iii. Before the close of escrow for any change of ownership, defined by this ordinance, of real property within the regulatory jurisdiction of the Agency, compliance with the above requirements shall be verified by submittal of a completed certification form prescribed by the Agency, signed by the selling owner(s) or authorized agent(s), and accompanied by one of the following: (1) a signed building inspection report, (2) a signed purveyor inspection report, (3) a plumber or contractor's completed work order, or (4) an original purchase receipt to the Agency or to such other city or county official as the General Manager may designate.
- iv. This sub-section U applies to all properties that enter escrow on or after the effective date of this ordinance. (August 22, 1997)
- v. This ordinance does not impose upon the real estate or escrow agency any liability in connection with a violation of this sub-section U.
- vi. The General Manager may waive the proof of retrofit before close of escrow requirement of sub-section U.iii where the seller and buyer certify that the structure will begin to be remodeled or modified within one hundred and twenty (120) days of the close of escrow, and that the structure will be exclusively retrofitted with low water-use fixtures upon completion of construction.

NOTE: Plumbing permits may be required for replacement of fixtures. Please check with your local jurisdiction.

Summary of Other Mandatory Water Conservation Regulations

- Remodeling which adds a bathroom or increases the existing square footage by at least 25% must include plumbing retrofit of the entire structure.
- Plumbing leaks must be repaired within 72 hours of their discovery.
- Any hose used for washing vehicles must have an automatic shutoff nozzle.
- No water may be used wastefully or without reasonable purpose.
- Any hose used for washing the outside of any building must have a shutoff nozzle.
- Hosing off the sidewalk, driveway, etc. is prohibited, except in matters of public health or safety. The use of a bucket for such tasks is not prohibited.
- Allowing water to spill into streets, curbs or gutters, in excess of beneficial use, is prohibited.
- Emptying and refilling pools and spas is prohibited, except where necessary to prevent or repair structural damage or to comply with public health regulations.
- Fountains may only use water recycled within the system.
- Repeated violations may result in fines.

Instructions for Extension

- Seller must complete top portion and sign Section 3 of the *Water Conservation Certification* form and check the extension request box. Upon approval by Buyer to comply with retrofit requirements, Buyer must sign Section 3 of form. Buyer has 120 days to retrofit the toilets and showerheads to low-flow. A **photocopy** of the form must be submitted to the MCWRA; the buyer retains the **original** form for up to 120 days.
- The extension is considered granted when the Agency receives the copy of the form.
- Within 120 days, Buyer must retrofit toilets and showerheads to low-flow. When retrofit is complete, Buyer must sign bottom portion (Buyer's Acknowledgement) and submit verification (receipts, etc.) with original form to the MCWRA.

SUMMARY OF MONTEREY PENINSULA WATER MANAGEMENT DISTRICT WATER CONSERVATION LAW

1. Regulation XIV requires the mandatory retrofit of plumbing fixtures with toilets that use a maximum of 1.28 gallons-per-flush, and Showerheads with maximum flow of 2.0 gallons-per-minute; Kitchen, Utility and Bar sink faucet aerators 1.8 gallons-per-minute; washbasin faucet aerators 1.2 gallons-per-minute; and rain sensors on Automatic Irrigation Systems:
 1. Upon Change of Ownership of all structures.
2. Regulation XIV of the Monterey Peninsula Water Management District (Rules 140-153) requires the installation of toilets that use a maximum of 1.28 gallons-per-flush, Showerheads with maximum flow of 2.0 gallons-per-minute (gpm); Kitchen, Utility and Bar sink faucet aerators 1.8 gallons-per-minute; washbasin faucet aerators 1.2 gallons-per-minute and rain sensors on automatic irrigation systems in the following instances:
 1. All New Construction, including Remodels or additions that add any Bathroom(s), and/or increase floor area of Existing Structures by twenty-five percent (25%) or greater.
3. Exemptions and/or extensions may apply pursuant to Regulation XIV which allows retrofit requirements to be delayed for a maximum of 180 days or low-flow standards to be modified with District approval. Exemptions requested in the unincorporated areas of the District must also be approved by the Monterey County Building Inspection Department.
4. Regulation XIV provides that prior to the transfer of title, the seller must take action necessary to meet District conservation laws and provide written certification of compliance with the above-listed provisions. Owner certification must be forwarded to the Monterey Peninsula Water Management District.
5. Plumbing permits may be required for replacement of fixtures. Check with the local jurisdiction.

SUMMARY OF MONTEREY PENINSULA WATER MANAGEMENT DISTRICT WATER WELL REGISTRATION AND REPORTING REQUIREMENTS

- A. Regulation V of the Monterey Peninsula Water Management District (Rule 52) requires that Owners of all water Wells within the District register and report the annual water production from these Wells
- B. Regulation V (Rule 54) requires that Owners of all Wells within the District that produce five or more acre-feet in any year install and maintain water meters. One Acre-Foot equals 325,851 gallons.
- C. Regulation V (Rule 54) requires that Owners of all Wells on properties in the Monterey Peninsula Water Resource System that are sold after June 30, 1992, install water meters before the close of escrow. The Monterey Peninsula Water Resource System includes lands overlying the Carmel Valley Alluvial Aquifer and Seaside Coastal Subareas. A detailed map (MPWMD-01) showing the system boundary and individual Parcel lines is available for review at the District office.
- D. Applications for the Well construction permits that were date-stamped after March 19, 2001 by the Monterey County Health Department may require additional permits. Please call the District Office at (831) 658-5601 for more information.



WATER EFFICIENCY STANDARDS CERTIFICATION
Residential: Change of Ownership ~ Change of Use ~ Expansion of Use

Property Address 138 SAN MIGUEL CANYON RD City ROYAL OAKS
Assessor's Parcel Number (APN) 267-031-006-000

I, _____, the **buyer / seller / owner / authorized agent** (circle one) of the real property (Site) located at the above address, certify that I have **purchased / picked up from the District / flow tested** (circle all that apply) any or all of the items listed below for conservation standards. **(Receipts for toilets and rain sensor are required, please include with this form):**

- Toilets, 1.28 gallons-per-flush
- Showerheads, 2.0 gallons-per-minute;
- Kitchen, Utility, Bar sink faucet aerators, 1.8 gallons-per-minute;
- Washbasin faucet aerators, 1.2 gallons-per-minute;
- Rain sensors on Automatic Irrigation Systems (check appropriate box):
 - The property does not have an Automatic Irrigation System.
 - A Rain Sensor has been installed on the Automatic Irrigation System. (Photo of the installation site required, please include).

By signing this document, I agree that the Site identified above is in compliance with the Monterey Peninsula Water Management District's (MPWMD) Water Conservation Regulation XIV (**Rules 141-153**) pertaining to the installation and maintenance of mandatory plumbing fixtures and conservation standards. **MPWMD may require an inspection for verification.**

I understand and agree that replacement of devices with a higher flow version is a violation of MPWMD Rules and shall subject the Site to immediate review and Non-Compliance. If the property is deemed Non-Compliant with MPWMD rules, a Notice of Non- Compliance shall be recorded on the property and fees shall be required to document compliance and remove the deed restriction.

Signature

Date _____

Print or Type Name

(_____) _____
Daytime Phone

MONTEREY COUNTY SUPPLEMENTAL DISCLOSURE

PROPERTY ADDRESS: 138 SAN MIGUEL CANYON RD, ROYAL OAKS, CA 95076

FUTURE DEVELOPMENT/REDEVELOPMENT

Buyer is advised to investigate and satisfy himself/herself of future development in the surrounding area that may affect the property.

CONSTRUCTION RESTRICTIONS

Seller and Buyer understand that the property may be subject to limitations and restrictions regarding house size, lot coverage, configuration, design, materials, environmental issues, future undergrounding of utilities, mandatory fire sprinklers, on-site water treatment systems (septic systems), sewer laterals, and other matters affecting home construction and/or modifications. Buyer is advised to confer with a local architect, contractor and planning officials regarding such restrictions and the present and future availability of permits for new construction, contemplated additions, or other remodeling projects.

VOLUME STANDARDS

The City of Carmel-by-the-Sea has a method of measuring the space in buildings using a volume calculation. A Buyer should consult the applicable sections of the Carmel City Code to determine how the calculation would apply to any changes or future development of the property.

CITY/COUNTY INSPECTIONS AND REPORTS

Prior to change of ownership, most cities within Monterey County require a city inspection and/or issuance of a city report (fees vary). For properties located in the unincorporated areas of Monterey County, a written report of permit history and violations is available for a fee.

CITY INSPECTIONS OF PROPERTIES/ERRORS AND OMISSION WARRANTIES

Several jurisdictions require point-of-sale inspections prior to closing of escrow. However, the jurisdictions do not warrant the results of the inspection. Subsequent inspections of a property previously cleared of code or permit issues may be required to abate newly noticed violations. The disclaimer received from a jurisdiction may contain language such as: *"Prior inspection errors or omissions shall not prevent the City from abating any noted violations on the property against the seller, buyer or any subsequent owner."*

COASTAL ZONE POLICIES Several cities and areas of Monterey County are under the jurisdiction of the California State Coastal Commission which may have authority to approve or disapprove remodeling, building and development projects. The Buyer is therefore advised that they should satisfy themselves concerning a property's current zoning and if located in the Coastal Zone, any potential impacts Coastal Zone policies may have on the property.

PROPERTY RENTALS

Several cities and the County of Monterey have ordinances concerning short-term rentals. Generally, these ordinances are strictly enforced and **prohibit rentals of less than 30 days**. Home Owner Association ("HOA") and other local policies may impact the ability to rent condominiums or other residential structures. Buyers should satisfy themselves regarding any and all local ordinances and policies, including if applicable, any HOA restrictions or policies, which may impact or restrict the renting of property.

MONTEREY COUNTY SUPPLEMENTAL DISCLOSURE

HISTORICAL ASSESSMENT

Some jurisdictions in Monterey County may require a historical assessment regardless of the property's date of construction. Buyer is advised to consult with planning officials regarding a property's current or potential historical identification, and all regulations affecting such properties.

TREE HEALTH/PROTECTION/PRESERVATION

Most areas of Monterey County have tree protection/preservation regulations. Buyers should investigate those regulations before any tree is removed. The Buyer is advised that they should consult with a qualified arborist and satisfy themselves concerning any trees on the property and their health.

PRIVATE ROADS

Some properties may have access by a private road shared by two or more property owners. If applicable, the Buyer should determine if there is a recorded private road maintenance agreement and compliance. Buyer is also encouraged to investigate and assess the potential financial liability concerning the maintenance, improvement, replacement, and other costs and liabilities associated with private roads.

AIRPORTS/LAGUNA SECA RACEWAY

Monterey County is home to three airports currently in use. Those municipalities are Marina, Monterey and Salinas. Buyer should be aware of potential air traffic noise in these areas. Laguna Seca Raceway is the site of periodic major events, which may produce increased noise and/or traffic.

HIGHWAY AND LOCAL ROAD RELATED IMPROVEMENTS

Various local road and highway projects are undertaken periodically by local and state agencies. Buyer is encouraged to consult with appropriate agencies to determine any and all impacts those improvements may have on the subject property.

NON-DOMESTICATED ANIMALS

Certain areas of Monterey County have experienced occasional intrusions of non-domesticated animals. Buyer is advised to consult with the city or county and/or an animal control professional for further information.

FORMER FEDERAL/STATE ORDNANCE LOCATIONS

Anyone purchasing property within one mile of a known former military training ground, such as Fort Ord, is advised of the potential presence of live ammunition/explosives.

AGRICULTURAL USES

Agriculture and related activities are a major industry in Monterey County. Buyer is advised that agricultural activities may take place that could affect adjoining areas.

BUFFER ZONES

Monterey County is proposing to establish buffer zones around active and closed landfills that would prohibit residential development within those zones, and limit residential building within buffer zones. Buyers should satisfy themselves of the potential for a property inside any buffer zones. Information can be obtained by phoning the Environmental Health Department at (831) 755-4542, or visiting the County website regarding this issue.

FIRE SPRINKLERS

There is a history of recalled residential fire sprinklers in Monterey County. Buyers should satisfy themselves that any fire sprinklers installed on the property are in proper operating condition.

MONTEREY COUNTY SUPPLEMENTAL DISCLOSURE

ONSITE WATER TREATMENT SYSTEMS (OWTS – SEPTIC SYSTEMS)

The Monterey County regulations regarding OWTS were changed in 2018. The new regulations could substantially increase the cost for repair or replacement of any septic system. Contact the Department of Environmental Health for details.

SEWER LATERAL INSPECTIONS

The Cities of Monterey, Pacific Grove and Carmel-by-the-Sea as well as other structures connected to the Carmel Area Wastewater District (CAWD) require point-of-sale sewer lateral inspections prior to the closing of escrow. Buyers are encouraged to check the local jurisdiction for sewer lateral inspection and replacement requirements.

PRIVATE WELLS

Depending on property location, certain governmental agencies have requirements for private wells. Buyer is advised to determine from the appropriate agency that all requirements for private wells on the property have been met. The buyer is strongly advised to satisfy themselves concerning the availability of water as well as the quality and quantity of water sourced from any domestic private well, whether planned or existing within Monterey County.

WATER RETROFIT REQUIREMENT

Every property (residential or commercial) in Monterey County that changes ownership is subject to the water retrofit requirements and a retrofit certification form must be completed and submitted to the proper water agency. Each of the three water districts has similar retrofit requirements (aimed at reducing household water consumption) and each district has its own water certification form. If the property is in the unincorporated area of the county (not within city limits) and you are unsure of which agency has jurisdiction, contact the Monterey Peninsula Water Management District at 831-658-5601 with the property's parcel number.

WATER AVAILABILITY

Water utilities and mutual water companies may periodically impose mandatory or voluntary cutbacks in service and/or increased fees, restrictions or moratoriums on building, remodeling or increased water use. Buyer is advised to contact the water company which serves the property, any appropriate governing water or planning agency, and/or the Department of Environmental Health for more information concerning the nature and extent of any current or anticipated water policies which may have an effect on the Buyer's general use, development and enjoyment of the property.

Buyer is advised that the California State Water Resources Control Board ("SWRCB") has adopted a Cease and Desist Order ("CDO") which includes enforcement action against California American Water ("Cal-Am") for failure to comply with Water Order 95-10 and Water Code section 1052. The Buyer is therefore advised that they should satisfy themselves concerning the CDO and other water related issues and how they may impact the property.

The Agents, Brokers and representatives for Buyers and Sellers are not responsible for actions taken by federal, state or local governing bodies and/or water suppliers that may result in restrictions to the availability of water to a property. Buyer and/or Seller should contact the appropriate governing or managing authority for current water availability.

SALT WATER INTRUSION Buyer is also advised that measurable amounts of salt-water intrusion have been found in some of the County's underground water supply.

MONTEREY COUNTY SUPPLEMENTAL DISCLOSURE

STATE AND LOCAL WATER AUTHORITIES AND PURVEYORS

CALIFORNIA COASTAL COMMISSION

45 Fremont St.
San Francisco, CA 94105
(415) 904-5200

SWRCB

State Water Resources Control Board
P.O. Box 100
Sacramento, CA 95812-0100
(916) 341-5300

MARINA COAST WATER DISTRICT

11 Reservation Road
Marina, CA 93933
(831) 384-6131

ALCO WATER SERVICES

249 Williams Road
Salinas, CA 93905
(831) 424-0441

MCWRA

Monterey County Water Resources Agency
893 Blanco Circle
Salinas, CA 93901-4455
(831) 755-4860

MPWMD

5 Harris Court, Bldg. G
(P.O. Box 85) Monterey, CA 93942-0085
(831) 658-5601

CALIFORNIA AMERICAN WATER COMPANY

511 Forest Lodge Rd.,
#100 Pacific Grove, CA
93950 (831) 373-3051

CALIFORNIA WATER SERVICES COMPANY

254 Commission Street
Salinas, CA 93901
(831) 757-3644

DISCLOSURE ON MONTEREY PENINSULA WATER MANAGEMENT DISTRICT COMPLIANCE

The Monterey Peninsula Water Management District (MPWMD) imposes certain requirements on properties related to water fixtures. Buyers should investigate MPWMD requirements and inspection guidelines and satisfy themselves that they understand the requirements imposed by the MPWMD. Buyers should visit the MPWMD website at <http://www.mpwmd.net> and call the MPWMD to satisfy themselves as to whether an existing inspection is sufficient under MPWMD rules.

The Agents, Brokers and representatives for Buyers and Sellers are not experts on MPWMD rules and regulations and make no representations as to how the information set forth on past or current inspections may or may not restrict the parties' ability to secure future permits or approvals related to the use of water, or number or type of water fixtures on the subject property. All applicable forms and certification instruments can be found on the Monterey Peninsula Water Management District's website or by calling them directly at: 831-658-5601.

NOT ALL-INCLUSIVE

This list is not all-inclusive and is subject to change. **Buyer should investigate all factors pertinent to Buyer's decision to purchase whether that factor is listed in this disclosure or not.** The Buyer is cautioned to verify that information pertinent to the purchase is current and accurate. The disclosures contained herein are a supplement to, and not a substitute for, all other disclosures required by law to be provided to Buyer

MONTEREY COUNTY SUPPLEMENTAL DISCLOSURE

Buyer and seller acknowledge receipt of, and have read and understand, every page that makes up this supplemental disclosure.

BUYERS SIGNATURE

SELLERS SIGNATURE

BUYER: _____ DATE: _____

SELLER: _____ DATE: _____

BUYER: _____ DATE: _____

SELLER: _____ DATE: _____