

## 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](https://orderform.disclosures.com/resources/electronic_bookshelf/regulatory_pamphlets).



## Property Disclosure Summary

Section 1103 of the California Civil Code mandates the disclosure of six (6) natural hazard zones if the Property is located within any such zone. Those six “statutory” hazard zones are disclosed on the Natural Hazard Disclosure (“NHD”) Statement (“NHDS”) on the preceding page. Note that the NHDS does not provide for informing buyers if a property is only partially within any of the delineated zones; therefore, a FEMA flood certificate is included if any portion of the parcel is within a Special Flood Hazard Area. This Report also discloses hazards identified by county and/or city officials in the Safety Element of their jurisdiction’s General Plan.

Below is a summary of the property disclosures in this Report. Farther below, discussion sections explain each disclosure, place the determination in perspective, and give buyers additional information they may need in the decision-making process. The disclosures are grouped according to hazard category. In each category, the hazard identifies the government authority responsible for the disclosure requirement, statutory map, or relevant hazard data (state, county or city). Disclosure determinations (e.g., IN or NOT IN) are parcel specific. Where a governing agency describes a hazard but has not evaluated or mapped a hazard zone in the Public Record, a usable map is not available and “Map N/A” is reported. Often, a hazard zone mapped in a city (or county) General Plan is identical to county (or state) hazard zones disclosed elsewhere in the Report; those redundant local disclosures are cited in the *Public Records Searched* at end of Report (see “Public Records not Repeated or Reported”), as is the data source for each disclosure.

Property Hazard Disclosures						
Flood		IN	NOT IN	MAP N/A	Description	Pg.
State	Flood		•		NOT IN a Flood Hazard Area.	11
	Dam	•			IN an area of potential dam inundation.	11
County	Flood			•	Map Not Available.	12
Fire		IN	NOT IN	MAP N/A	Description	Pg.
State	High or Very High Fire Hazard Severity		•		NOT IN a high or a very high fire hazard severity zone in state responsibility area or local responsibility area as identified by CAL FIRE.	13
	Wildland Fire Area		•		NOT IN a Wildland-State Responsibility Area.	13
	Fire Hazard Severity Zone (AB 38) (Includes Local Inspection Contact Info)		•		NOT IN a high or a very high fire hazard severity zone in state responsibility area or local responsibility area as identified by CAL FIRE but local laws may require inspection and defensible space compliance.	14
	Vegetation Management (Defensible Space) Inspection Advisory			•	Details in hazard explanation.	15
	Local Vegetation Management Ordinance Inquiries			•	Applicable fire authority and email inquiry regarding the existence of a local vegetation management ordinance.	16
	Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction	•			IN a mapped moderate fire hazard severity zone identified by CAL FIRE in the local responsibility area subject to proposed and/or adopted fire protection building standards or other requirements/conditions for new construction.	16
	Fire Hazard Severity Zone pursuant to Gov. Code §51179		•		NOT IN a Locally Modified FHSZ pursuant to California Government Code Section 51179.	17



Earthquake		IN	NOT IN	MAP N/A	Description	Pg.
State	Fault		•		NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	18
	Landslide			•	Map Not Available.	18
	Liquefaction			•	Map Not Available.	18
County	Fault		•		NOT WITHIN a designated fault buffer hazard zone.	19
	Liquefaction	•			IN Low, Moderate for Liquefaction hazard area.	19
Landslide		IN	NOT IN	MAP N/A	Description	Pg.
County	Landslide	•			IN an area of low relative landslide susceptibility.	20
Soils		IN	NOT IN	MAP N/A	Description	Pg.
County	Erosion	•			IN High, Low for Erosion hazard area.	21
Climate Change		IN	NOT IN	MAP N/A	Description	Pg.
State	Climate Change			•	Details in hazard explanation.	22
Neighborhood		IN	NOT IN	MAP N/A	Description	Pg.
State	Former Military Ordnance		•		NOT WITHIN one mile of a formerly used ordnance site.	23
	Commercial or Industrial		•		NOT WITHIN one mile of a property zoned to allow commercial or industrial use.	23
	Airport Influence Area		•		NOT IN an airport influence area.	23
	Airport Noise Area for 65 Decibel		•		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	24
	California Energy Commission	•			IN a climate zone where properties are usually subject to duct sealing and testing requirements.	24
	Right to Farm Act	•			IN a one mile radius of designated Important Farmland that requires a statutory "Notice of Right to Farm" be provided in this Report.	24
	Notice of Mining Operations		•		NOT IN a one mile radius of a mapped mining operation that requires a statutory "Notice of Mining Operation" be provided in this Report.	25

General Advisories	Description	Pg.
Registered Sex Offender Database (Megan's law) Notice	Provides an advisory required pursuant to Section 290.46 of the Penal Code. Information about specified registered sex offenders is made available to the public.	26
Gas and Hazardous Liquid Transmission Pipeline Database Notice	Provides a notice required pursuant to Section 2079.10.5(a) of the Civil Code. Information about transmission pipeline location maps is made available to the public.	26



General Advisories (continued)	Description	Pg.
Cooling and Heating Energy-efficiency	Provides an advisory that federal energy-efficiency standards apply to the repair and replacement of residential heating, ventilation and air conditioning ("HVAC") systems.	27
Methamphetamine Contamination	Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	27
Mold	Provides an advisory that all prospective purchasers of residential and commercial property should thoroughly inspect the subject property for mold and sources for additional information on the origins of and the damage caused by mold.	27
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	28
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	28
Abandoned Mines	Provides an advisory on resources to educate the public on the hazards posed by, and some of the general locales of, abandoned mines.	28
Oil and Gas Wells	Provides an advisory on the potential existence of oil and gas wells and sources for additional general and/or specific information.	29
Sustainable Groundwater Management Act	Provides an advisory about groundwater basins that may be prioritized for groundwater management.	29
Electromagnetic Fields Advisory	Provides an advisory about electromagnetic fields in the local environment and their assessment.	29
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	30

## Property Tax Disclosures

Tax Disclosures	IS	IS NOT	Description	Pg.
Mello-Roos Community Facilities District		•	NOT SUBJECT TO one or more Mello-Roos Community Facilities Districts.	33
1915 Bond Act Assessment Districts		•	NOT SUBJECT TO one or more 1915 Bond Act Assessment Districts.	33
Property Assessed Clean Energy (PACE) Contract		•	NOT SUBJECT TO a PACE Contract.	34
Other Direct Assessments	•		SUBJECT TO one or more other direct assessments.	35
SRA Fire Prevention Fee		•	NOT SUBJECT TO SRA Fire Prevention Fee (Fee suspended until 2031 by Assembly Bill 398 of 2017).	40

Additional Tax Information	Description	Pg.
Current Property Tax Bill Summary	Provides a breakdown of the property tax bill for the current year, including General Ad Valorem taxes and Direct and/or Special Assessments.	35
Available Senior Citizens Exemptions	Provides information about the possible existence of exemptions from certain special taxes or assessments that can result in substantial savings to qualified taxpayers.	36
Ad Valorem Tax Exemptions & Exclusions	Provides a list of exemptions and exclusions to Ad Valorem Taxes that California law makes available to qualified property owners, including 'Prop 19' tax-base transfers and senior citizens exemptions in applicable districts.	36



Additional Tax Information (continued)	Description	Pg.
Estimating Property Taxes After the Sale	Provides a utility for automatically calculating estimated property taxes after the sale.	37
Notice of Supplemental Property Tax Bill	Notifies the buyer about "Supplemental" Property Tax Bill(s) that may be due once the property is revalued after the change of ownership.	38
Supplemental Property Tax Estimator	Provides a utility for automatically calculating estimated Supplemental Taxes.	39
Private Transfer Fee	Notifies buyer to review Preliminary (Title) Report to determine if a fee is imposed by a private entity when a property within a certain type of subdivision is sold or transferred.	40

Environmental Screening	IS	IS NOT	Description	Pg.
Superfund or RCRA Corrective Action Site		•	NOT WITHIN one mile of a Superfund or RCRA Corrective Action site.	42
Leaking Underground Storage Tanks		•	NOT WITHIN one-quarter mile of a known leaking underground storage tank.	42
Other sites in databases screened	•		WITHIN one-half mile of sites other than those above that are listed in the databases searched.	42
Oil and Gas Wells		•	NOT WITHIN one-quarter mile of a mapped oil or gas well(s).	43
Groundwater Basin Priority	•		IN a groundwater basin(s) the state classifies as "HIGH" Priority for monitoring. See discussion for additional details.	44
Underground Transmission Pipelines	•		WITHIN 2,000 feet of a gas transmission or hazardous liquid pipeline(s) depicted in the National Pipeline Mapping System.	45

Local Addenda	Description	Pg.
Water Resources Agency Water Conservation Certificate (Monterey County WRA)	Provides a Seller Certification with Buyer Acknowledgement for seller or agent to certify that all plumbing fixtures at the property meet high efficiency standards. SELLER or SELLER'S AGENT and BUYER'S SIGNATURES REQUIRED. ORIGINAL CERTIFICATION FORM MUST BE MAILED TO COUNTY WATER RESOURCES AGENCY.	A-1
Water Conservation Certificate (Monterey Peninsula Water Management District)	Provides an acknowledgement of compliance form that all plumbing fixtures at the property meet high efficiency standards and, where applicable, owner compliance with water well registration and reporting requirements. BUYER/SELLER/ or OWNER SIGNATURE REQUIRED.	A-2
Water Efficiency Standards Certification (Monterey Peninsula Water Management District)	Provides a form that acknowledges purchase, pick up from District, or flow testing of specified fixtures for conservation standards. BUYER/SELLER/OWNER/ or AUTHORIZED AGENT SIGNATURE REQUIRED.	A-3
Supplemental Disclosure Rev. 03-01-2022 (Monterey County)	Provides a wide-ranging supplemental disclosure form for buyers and sellers. Buyers are advised to investigate all factors pertinent to a decision to purchase whether that factor is among those listed in this disclosure or not. BUYERS' AND SELLERS' INITIALS REQUIRED ON ALL 5 PAGES.	A-4

Determined by First American Real Estate Disclosures Corporation

For more detailed information as to the foregoing determinations, please read this entire Report.



**JCP-LGS™**  
Natural Hazard Disclosures

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



**SELLER'S CERTIFICATION**

Assessor's Parcel Number (APN) 267-031-007-000

120 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:**

<b>1.</b>	<p><b>IF PROPERTY BUILT PRIOR TO 01/01/92 - VERIFICATION OF RETROFIT COMPLETION</b>                  (At least one box must be checked and the corresponding <b><i>verification must be attached</i></b> 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><b>Comments:</b> _____</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	_____	_____									
<b>2.</b>	<p><input type="checkbox"/> <b>BUILT AFTER 01/01/92, in compliance with current building code.</b> (Built with low-flow toilets &amp; showerheads.)</p> <p><b>Building Completion Date:</b> _____</p> <p><b>Comments:</b> _____</p>										
<b>3.</b>	<p><input type="checkbox"/> <b>EXTENSION</b> requested by Seller upon approval by Buyer. (Extension for no more than one hundred twenty (120) days after close of escrow. (See <b>Instructions for Extension</b> on the reverse of this form)</p> <p><b>Seller:</b> _____                  Printed name                                      Seller's signature                                      Phone                                      Date</p> <p><b>Buyer:</b> _____                  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"><b>VERIFICATION (i.e. RECEIPT) MUST ACCOMPANY ORIGINAL FORM – NO EXCEPTIONS.</b></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.

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT**  
**WATER CONSERVATION CERTIFICATION**  
Transfer of Title/Ownership

Property Address 120 SAN MIGUEL CANYON RD City ROYAL OAKS

Assessor's Parcel Number (APN) 267-031-007-000

1. I, \_\_\_\_\_ am the **buyer / seller / owner (circle one)** of the property located at the above address. I hereby certify that the above property is in compliance with the Monterey Peninsula Water Management District's Water Conservation Law (Regulation XIV) as summarized on the reverse side of this form.

This certification is verified by the following (check all that apply).

- |   |  |
|---|--|
| a. <input type="checkbox"/> MPWMD inspection (Attach copy of report)  | c. <input type="checkbox"/> Extension for _____ days. (Max. 180 Days)<br>(for qualifying properties certifying pending remodel)<br>See Rule 144-D-4  |
| b. <input type="checkbox"/> Exemption for _____<br>Granted by: _____<br>(Attach copy of exemption approval by<br>MPWMD) | d. <input type="checkbox"/> Owner Certification - Attach itemized<br>receipts for purchase of plumbing fixtures and/or<br>installation services-(Note: An MPWMD inspection<br>may be required for verification.) |

2. Is a water Well located on the property?  Yes  No

If yes, I certify that the Well or wells have been properly registered with the Monterey Peninsula Water Management District, and a water meter has been installed. (See reverse side for well registration and reporting requirements.)

**I declare under penalty of perjury that the information stated above is true and complete to the best of my knowledge.**

\_\_\_\_\_  
Buyer/Seller/Owner (Date) (\_\_\_\_\_) Daytime Phone

\_\_\_\_\_  
Print or Type Name

**NEW OWNER'S ACKNOWLEDGMENT OF  
WATER CONSERVATION REQUIREMENTS**

I, \_\_\_\_\_, acknowledge receipt of this report regarding permanent water conservation requirements that may affect my property. I further understand that if an MPWMD inspection has not been performed prior to the transfer of ownership, a verification inspection may be requested by the District at a future date.

\_\_\_\_\_  
Signature (\_\_\_\_\_) Daytime Phone

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Mailing Address

## **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 120 SAN MIGUEL CANYON RD City ROYAL OAKS  
Assessor's Parcel Number (APN) 267-031-007-000

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:** 120 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: \_\_\_\_\_