

SOLANO COUNTY DISCLOSURES AND DISCLAIMERS ADVISORY
A Service of the Solano Association of REALTORS® All Original Content

This form is intended only for use with the California Association of REALTORS®
Form SBSA-Statewide Buyer and Seller Advisory

Address of Property: _____

This Advisory consists of several disclosures and disclaimers in connection with your purchase of real property located in Solano County. It is not intended or designed to alarm you. Nor is it intended to limit any statutory or common law duty real estate agents have to you. It does, however, point out limitations on a real estate agent's ability, based on his/her knowledge, experience and education, to provide assistance to you, and is designed with the intent to educate buyers and sellers of real property that they have legal responsibilities to protect themselves, including, but not limited to, taking precautions, exercising diligence, and investigating the issues detailed in this Advisory, as well as other disclosures, that impact the use, value and/or desirability of the real property being bought and sold. You are encouraged to consult with appropriate professionals and experts you choose, and to conduct or have conducted on your behalf investigations of and about the property, and to rely on your experts and your investigations, and not on real estate agents or the other party to the transaction when you have questions or concerns. For more information about Solano County, you can go online to <http://www.co.solano.ca.us>.

This is an Advisory; it is not meant to be a complete source of information on all matters which can become issues in real property purchase and sale transactions. It is strongly recommended that buyers and sellers of real property exercise the utmost care and diligence in reviewing and investigating all matters which are or could be relevant to his/her/their real property transaction. You are the most knowledgeable about what is relevant for you and for a particular property. Matters affecting real property are subject to change. While the information contained in this Advisory is believed to be from reliable sources, the Solano Association of REALTORS® has not verified and does not warrant or guarantee the accuracy of the information contained in this Advisory, or the adequacy of the information contained herein as it relates to a specific property transaction.

- 1. Locks, Alarms and Openers:** Buyer is advised that the Seller may have given spare keys, remotes or alarm codes to other individuals during the course of the time they owned and/or have lived at the property. Buyer is advised, immediately after escrow closes, to have all locks re-keyed or changed, and all alarms and remote device codes, such as a garage door opener, changed in order to ensure the safety and security of Buyer and all his/her possessions.
- 2. Tempered Glass:** Many homes may contain glass that is not tempered in locations where tempered glass is required by current building codes. Buyer is advised to have a contractor's inspection to identify the presence of any glass that is not properly tempered. Buyer is advised to have any non-tempered glass replaced to reduce the risk of injury.

3. **Fireplaces/Woodstoves:** Due to public health concerns regarding particulate matter from wood smoke that may affect air quality in this area, Buyer is advised that if the property has wood-burning appliances (wood-burning appliance includes, but is not limited to, a fireplace insert, a free standing wood stove, or a wood heater or masonry fireplace, but does not include appliances or fireplaces that burn solely propane or natural gas or pellets as fuel), the Bay Area Air Quality Board issues "spare the air" alerts precluding use of wood burning appliances. Buyer is further advised that certain cities and counties in the surrounding area may be considering or have considered ordinances that may affect existing and future wood-burning appliances at the property. Buyer should contact all relevant agencies, including, without limitation, city and county offices, for the property being purchased to determine the future use of these appliances. To check for "Spare the Air" alerts go to <http://www.bit.liv/Spb3Aw>.
4. **Wet Weather Conditions:** At times, **Solano County** experiences heavy rainfall. During these times, hillside properties may be susceptible to earth movement and drainage problems. Properties on flatlands may be susceptible to flooding. Properties which may not have experienced water intrusion into or under the property in the past may experience these conditions as a result of weather-related phenomena. Sellers are obligated to disclose to Buyers those material defects or conditions known to them that affect the desirability or value of the property; however, not all Sellers may be aware of recent changes in the condition of the property or its improvements caused by unusually wet weather. Because of these factors, it is recommended that, in addition to a home inspection, Buyer have such additional inspections by inspectors and/or engineers and/or other experts of Buyer's choosing.
5. **Water Conservation:** California is a state known to suffer from drought conditions requiring water conservation efforts on the part of its residents. Such conditions are dependent on accumulated and annual precipitation from various sources. Buyer is encouraged to contact the local governmental agency(ies) responsible for water and its conservation and distribution in the community in which Buyer seeks to purchase real property for the latest information on drought conditions, water conservation programs and use limitations, the current impact(s) of the drought on home owners in a given community and any other information about water, water conservation, water usage and water distribution relative to the property Buyer seeks to purchase.
6. **Suisun Marsh:** If the real property you are considering buying is located near the **Suisun Marsh**, be advised that the **Suisun Marsh** is the largest brackish water marsh remaining in the United States. The Suisun Marsh was placed under specific protection when the State Legislature passed Assembly Bill 1717, The **Suisun Marsh** Protection Act, in 1976 (SMPA). The law was designed to protect the many species known to live within the **Marsh** and their native habitat. Among other things, the SMPA precluded further development of land within the area located south of State Highway 12 near the cities of **Fairfield** and **Suisun City**, and south and east of Highway 680 between the cities of **Benicia** and **Cordelia**, and Cordelia Road as it lies between **Cordelia**, **Fairfield** and **Suisun City**. The **Marsh** is bordered on the south by Grizzly Bay and Honkers Bay, and Montezuma Slough to the east. For more info, contact the Suisun Marsh Resource Conservation District at 707-425-9302 or visit <http://www.suisunrcd.org/>.

7. **Property Tax Reassessment:** California property tax law requires the Assessor to re-value real property at the time the ownership of the property changes. The Assessor may re-value real property at the request of individual property owners based on specified criteria. When the County Assessor re-values the property it does so at its market value on the date of a change of ownership, which may or may not be the purchase price.

It should also be noted that some newer developments have higher annual property taxes than the basic 1.25% assessed by the County Tax Assessor's Office. Buyers are advised to review all of the various individual taxes and Mello-Roos fees that are assessed on each individual property when reviewing the itemized taxes listed on the Natural Hazard Report provided by the Seller or online at [link to Solano County Property Tax info](#).

8. **Private Transfer Fees/Higher Property Tax Areas:** Certain developers recently started imposing Private Transfer Fees on newly-built subdivisions. Private Transfer Fees (PTFs) are fees imposed by private parties which require the payment of a specified amount of money (usually a percentage of the sales price) upon subsequent sales of the real property. Such fees are customarily recorded on new common interest subdivisions by the developer to pay either the developer or a third-party entity (sometimes created by the developer). PTFs range from 0.05% of the purchase price to 1.75% of the purchase price, but can vary, higher or lower, at the discretion of the developer. PTFs can also be a flat amount that is not dependent upon the purchase price. There is no known legal limitation on the amount or method of calculation of any PTF. Subdivisions that require the payment of private transfer fees upon sale of the property include, but are not limited to: **Benicia Marina** and **Lennar Mare Island, the latter** requiring 0.05%, which goes towards the Lennar Charitable Contributions Endowment Fund. The PTF should appear as an exception in the preliminary title report. For all new PTFs, the heading in the preliminary title report for the PTF exception should, but may not, be: "Payment of Transfer Fee Required." **Sellers and Buyers should review all of the listed exceptions carefully and make inquiry of the respective title company issuing the report, where there is any doubt, to determine if the exceptions describe a fee that must be paid on all future transfers to a private entity. Sellers should notify Buyers of the imposition of PTFs, and should note the same when completing the Seller Property Questionnaire (Form SPQ) and/or the Transfer Disclosure Statement (Form TDS). Buyer is advised to seek the advice of an attorney for any further questions regarding PTFs. The foregoing information has not been verified.**

9. **Mills Act:** Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. Mills Act contracts are for 10 years initially, with automatic yearly extensions, and stay with the property when transferred. Subsequent owners are bound by the contract and have the same rights and obligations as the original owner who entered into the contract. Because the local government and the property owner negotiate other specific terms of the contract, you need to contact your local government to determine the rights and obligations a Mills Act contract creates. Sellers with actual knowledge of a Mills Act contract must disclose its existence to Buyers. Buyers are urged to check public records at the City and/or County to determine if the property is burdened by a Mills Act contract. Real estate agents do not check public records. For more information, please go to: http://ohp.parks.ca.gov/?page_id=21412

10. **Williamson Act:** In 1965, California passed the Williamson Act (Government Code section §51200) with the intent of using the tax system to prevent premature urban conversion of agricultural land. This voluntary program takes advantage of ten-year restrictive use contracts between landowners and local governments. Cities and counties are not mandated to participate, as such, local attitudes towards the conservation of farmland steer the development of policy. One incentive for landowners entering into contracts under the Williamson Act is that the farm land is valued for property tax purposes according to the income it is capable of generating from agriculture and other compatible uses, rather than based on the fair market value, which could result in the property being valued substantially higher because of its development potential. In exchange for lower taxes, agricultural landowners commit their land to farming for ten years. The contract is automatically renewed annually for an additional year unless either the landowner or the County files a "notice of non-renewal." Farm owners may have the option to pay to remove their property from the Williamson Act in less than ten years through a cancellation process under specific circumstances. The program, administered at the state level by the California Department of Conservation, reimburses counties for some of the lost property tax revenue. In 1998, the State Legislature went a step further by approving the Farmland Security Zone, also known as the Super Williamson Act (revenue and Taxation Code § 423.4). It provides a further 35 percent reduction in assessed property value in exchange for a 20-year commitment to farming. Today, approximately 16 million acres statewide are protected under the Williamson Act. According to the Department of Conservation, 52 counties and 20 cities are currently using the Act, and nearly 70% of the state's prime agricultural land is protected under the Act. Sellers with actual knowledge of a Williamson Act contract must disclose its existence to Buyers. Buyers are urged to check public records at the City and/or County to determine if the property is burdened by a Williamson Act contract. Real estate agents do not check public records. For more information, please go to the following link:

https://www.solanocounty.com/depts/rm/planning/williamson_act_contracts.asp

11. **Earthquakes:** Buyers and Sellers are advised that California has experienced earthquakes in the past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by a visual inspection of Sellers, Buyer(s) or Agent(s). Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. On Sunday, August 24, 2014, an earthquake of **6.1 magnitude** approximately 3.7 miles northwest of **American Canyon** struck on the **West Napa Fault** causing substantial damage in both **Napa and Vallejo**, and resulting in numerous cases of structural damage, fallen chimneys, broken glass and other issues. Buyers and Sellers are advised that if this is of concern to them and they would like more information, there is additional information in the statutorily required disclosure entitled Natural Hazard Report. This Report is provided to all Buyers and discusses the Alquist-Priolo Earthquake Fault Zones and Seismic Hazard Zones as per the State of California, Department of Conservation Division of Mines and Geology. Sellers of homes built before 1960, with one to four units of conventional light-frame construction, must deliver to Buyers, "as soon as practicable before the transfer," a copy of The Homeowner's Guide to Earthquake Safety (this booklet) and disclose certain earthquake deficiencies according to Government Code, Sections 8897.1 to 8897.4. Sellers' real estate agent must provide Sellers with a copy of this booklet to give to Buyer. (See Government Code, Section 8897.5.) The Alquist-Priolo Earthquake Fault Zoning Act prohibits building for human occupancy astride active faults. Public Resources Code, Section 2621, and following sections, require Sellers of existing residences to disclose to potential Buyers, on a Natural Hazards Disclosure Form, if the property is located in a designated fault zone. The Seismic Hazards Mapping Act requires the State to prepare maps of the zones in California most susceptible to landslide and liquefaction hazards during earthquakes. Public Resources Code, Section 2694, and following sections, states that Sellers must disclose to Buyers, on a Natural Hazards Disclosure Form, whether the property is in such a zone, after the map for that area has been issued officially. Information is also available in the GOVERNMENTAL GUIDES: "HOMEOWNER'S [COMMERCIAL PROPERTY OWNER'S] GUIDE TO EARTHQUAKE SAFETY" PUBLISHED BY THE CALIFORNIA SEISMIC SAFETY COMMISSION CONTAINING IMPORTANT INFORMATION REGARDING EARTHQUAKE AND GEOLOGIC HAZARDS. Go to:

[http://www.ca.gov/Apps/SearchNew.aspx?search=earthquake+guides&cx=001779225245372747843%3Amdsmtl vi1a&cof=&ie=UTF-8&submit.x=0&submit.y=0](http://www.ca.gov/Apps/SearchNew.aspx?search=earthquake+guides&cx=001779225245372747843%3Amdsmtl%20vi1a&cof=&ie=UTF-8&submit.x=0&submit.y=0)

12. **Sewer Lateral Pipe Inspections:** Buyers are advised that as part of their investigations of the property they should obtain a camera inspection of the sewer lateral pipe lines that serve the home. The sewer lateral is a pipe line that connects the home to the sewer lines in the street. Most cities in Solano County have aging infrastructure and many areas have suffered breaks in water and sewer lines. Currently, there are no mandatory inspections required for any of the cities in Solano County. Damaged sewer lines develop cracks over time, allowing roots and groundwater to enter sewers, and can cause spillage of sewage. Some of the cities and sanitation districts have established grants and low interest loan programs to help homeowners replace their sewer laterals. Contact specific sewer districts for more information.

13. **Solano County Agricultural Notice:** Solano County has adopted Chapter 2.2 of the Solano County Code, generally referred to as the Solano County Right to Farm Ordinance (the Ordinance). The Ordinance requires the County to give notice of the Ordinance and its provisions to Buyers of real property located in **Solano County**. Accordingly, you are hereby notified that if the property you are purchasing is located close to agricultural lands or operations, you may be subject to inconvenience or discomfort from the following agricultural operations: cultivation and tillage of the soil; burning of agricultural waste products; lawful and proper use of agricultural chemicals including, but not limited to, the application of pesticides and fertilizers; and production, irrigation, pruning, growing, harvesting and processing of any agricultural commodity, including horticulture, timber, apiculture, the raising of livestock, fish, poultry, and commercial practices performed as incident to or in conjunction with such agricultural operation, including preparation for market, delivery to storage or market, or to carriers or transportation to market. These operations may generate dust, smoke, noise, and odor. If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a county with a strong rural character and healthy agricultural sector. To assist in resolving problems between residential and agricultural land use, an Agricultural Grievance Committee has been created in Solano County to arbitrate and mediate disputes concerning agricultural operations. This notice is given for informational purposes only and nothing in the Ordinance or this notice should be deemed to prevent you from complaining to any appropriate agency or taking any other available remedy concerning any unlawful or improper agricultural practice. For information, contact the Solano County Department of Resource Management, 675 Texas St, Fairfield CA, 707-784-6765. For questions concerning the specific kinds of fertilizers and pesticides used, and information on the Agricultural Grievance Committee, you should contact the Solano County Agricultural Commissioner's Office, 2543 Cordelia Rd, Fairfield, CA 707-784-1310. Go to: <http://www.co.solano.ca.us/civicax/filebank/blobdload.aspx?blobid=4607>
14. **BCDC:** The San Francisco Bay Conservation and Development Commission ("BCDC") is charged with the responsibility of restoring Bay wetlands and marshes, preventing wetlands and mudflats from being filled, and supporting the continued and productive use of salt ponds. Solano Properties abutting San Francisco and Suisun Bay and the Napa River, its tidelands and marshes may be subject to the jurisdiction of the BCDC, which may limit building, and may impose other requirements on property owners. The jurisdiction of the BCDC is believed to extend from the Mean High Water Line or edge of marsh (up to 5 feet above Mean Sea Level) to 100 feet inland. This information has not been verified. If any property is within the covered region, BCDC has jurisdiction over it. Any modification to the property within the jurisdictional boundaries may require a permit and/or other approvals from BCDC. Buyers of such property are urged to contact BCDC at 415-352-3600 or go online to <http://www.bcdc.ca.gov/permits/faqs.shtml>.

15. **Manufactured Home:** A “Manufactured Home” is a structure that is transportable in one or more sections. In traveling mode, the home is eight feet or more in width and forty feet or more in length. A Manufactured Home is designed and constructed to the Federal Manufactured Construction and Safety Standards and is so labeled. For more information, see the HUD webpage on general requirements for manufactured homes at:
<http://search.usa.gov/search?affiliate=housingandurbandevelopment&query=manufactured+home>

16. **Mobile Home Obsolescence:** Park owners may terminate the space rental agreement if a mobile home is over a certain age. Eligibility for termination is triggered when the mobile home is transferred. Buyers/Sellers are advised to consult the park owner/manager regarding termination as early as possible before the close of escrow when selling/buyer a Mobile Home.

17. **Mobile Home:** A “Mobile Home” is a structure designed for human habitation and for being transportable on a street or highway under permit, pursuant to California Vehicle Code Section 35790, and as defined in Section 18008 of the California Health & Safety Code. "Mobile Home" does not include a recreational vehicle as defined in Section 18010 of the Health & Safety Code, or a commercial coach, as defined in Section 18001.8 of the Health & Safety Code. Mobile Homes are regulated by the Department of Housing and Community Development (HCD). In accordance with the California Health and Safety Codes, Mobile Homes cannot be offered for sale, transferred, rented or leased unless the unit is in compliance with the construction code applicable for that year/model. Sellers/Buyers are advised that HCD is the only agency authorized to inspect and certify compliance. Sellers/Buyers may obtain inspections from any individual they so desire, however, the inspection/repair may not be to a level satisfactory with HCD requirements and, therefore, the Mobile Home may not be in compliance. An inspection is not currently required by law unless the unit has been modified or improved without an HCD inspection. In any case, real estate agents recommend that either/both parties consider an HCD inspection. **BUYERS AND SELLERS UNDERSTAND THAT ANY DEFECTS DISCOVERED BY AN HCD INSPECTION MUST BE CORRECTED WHETHER THE MOBILE HOME TRANSFERS OWNERSHIP/RENTS/LEASES OR NOT. A SECOND INSPECTION WILL NEED TO BE CONDUCTED TO VERIFY COMPLIANCE.** For more info, contact HCD Department of Codes & Standards at (916) 445-333

18. **Property Registration Program:** Many of the municipalities in **Solano County**, California have been making an effort to deal with the negative effects of foreclosed/abandoned/vacant properties on the community. Municipal Code Enforcement Divisions are issuing notices of violation to the property owners of vacant or foreclosed residential properties. "Property Owners" by definition include makers or holders of loans secured by real property mortgages and their agents, mortgage lenders, beneficiaries, banks, mortgage servicers, trustees, foreclosure trustee servicers, title insurance companies, real estate property management firms, real estate brokers and other interested persons. Requirements: In general these programs require the registration, maintenance, and security of vacant and foreclosed residential properties, including single family houses, multi-family complexes, and condominiums up to 4 units. The cities of **Vallejo, Benicia and Vacaville**

have such ordinances on their books and Buyers and Sellers are advised to contact the local city regarding the procedures and fees imposed by the various cities. Sellers with actual knowledge of a violation must disclose the violation to Buyers. Buyers are urged to review public records to determine if the property is the subject of a notice of violation. Real estate agents do not review public records. For more info, contact the following cities at:

The City of Vallejo: Code Enforcement Division, Vallejo City Hall 555 Santa Clara Street, 1st Floor, Vallejo, CA 94590. E-mail Us at cenforcement@ci.vallejo.ca.us. Or online at: <http://www.ci.vallejo.ca.us/cms/one.aspx?portalId=13506&pageId=46329>

The City of Benicia: Code Enforcement Division, Benicia City Hall. Or at the following link: <http://www.ci.benicia.ca.us/vertical/sites/%7BF991A639-AAED-4E1A-9735-86EA195E2C8D%7D/uploads/VacantBuildingApp.PDF>

The City of Fairfield: Code Enforcement Division, Fairfield City Hall. Or at the following link: <https://www.fairfield.ca.gov/civicax/filebank/blobdload.aspx?blobid=5043>

The City of Suisun City: Code Enforcement Division, Suisun City Hall. Or at the following link: https://www.municode.com/library/ca/suisun_city/codes/code_of_ordinances?nodeId=TIT8HESA_CH8.13ABDIREPRRE_8.13.030INREFE#

The City of Vacaville: Code Enforcement Division, Vacaville City Hall. Or at the following link: <http://www.cityofvacaville.com/modules/showdocument.aspx?documentid=5696>

The City of Rio Vista: No registration required as of 7/15/2016

The City of Dixon: No registration required as of 7/15/2016

Buyers and Sellers are encouraged to investigate the full scope of the registration of vacant properties so as to comply fully with the requirements set forth by the cities mentioned and not to rely on this Advisory solely.

19. **Valero Oil Refinery Disclosure** - Buyers are aware that certain homes in **Benicia** may be located near the Valero Oil Refinery off 2nd Street in the Industrial Park. Buyers are encouraged to satisfy any concerns they may have regarding oil processing and safety issues surrounding the refinery and its proximity to the property by contacting the Valero Oil Refinery at 707-745-7011.
20. **Information Technology Corporation (IT Corp)** - Buyers are aware that Information Technology Corporation operated a hazardous waste disposal facility outside the city limits of **Benicia** above the Lake Herman area. The facility is believed to have stopped accepting such wastes in 1986. IT Corp is believed to be in the process for the formal closure of the facility. This information has not been verified. For further info, go to **Benicia's** Senior Planner at 707-746-4280.
21. **Braito Landfill** - The Braito Landfill is located on the Northwest end of the Southampton Subdivision. Public records indicate the landfill closed in the late 1970's when the Southampton Company and First Nationwide Bank purchased the property. The **Rose Drive** and **Blake Court** area was said to have been remediated under a closure plan approved by state and local authorities. In June 1994, Southampton is believed to have disclosed that waste material was buried under two

previously undisclosed locations west of **Channing Circle** and east of the intersection of **Rose Dr** and **Cambridge Dr**. This information has not been verified. For more info, contact the Department of Toxic Substance Control, State of California at 800-728-6942. Or online at:

http://www.ci.benicia.ca.us/index.asp?SEC=CB40EC6A-0D5C-47DC-BB6C-DC7E62C75B73&DE=CC94B08D-DBBB-4811-A57A-AD1AA875DF18&Type=B_BASIC

22. **Tourtlot** - Buyers are aware that certain acreage North of **Rose Dr, East of Kearney and West of East 2nd Street** in Benicia is currently owned by a subsidiary of Granite Management Corporation, was at one time leased by the U.S. Government, and was used as part of the **Benicia Arsenal** from approximately 1944 to 1960. Live ordnance and traces of TNT and other environmental hazards have been discovered on the site. This information has not been verified. For more info, contact the City of **Benicia** at 707-746-4200. Or online at:

http://www.ci.benicia.ca.us/index.asp?SEC=CB40EC6A-0D5C-47DC-BB6C-DC7E62C75B73&DE=1342C086-4F86-41AB-8897-76FE5DC3590E&Type=B_BASIC

23. **Benicia Crude by Rail:** It has been proposed by Valero Oil Company that crude oil be shipped by rail into the City of Benicia. This issue is being examined by the City Council and an initial Environmental Impact Report (EIR) has been completed. No decisions have been made as of 7/31/16. The City Council will be reviewing this soon. This information is subject to change and has not been verified. Go to the following link for more info:

http://www.ci.benicia.ca.us/index.asp?Type=B_BASIC&SEC={FDE9A332-542E-44C1-BBD0-A94C288675FD}.

24. **Benicia Arsenal:** The Benicia Arsenal served as a principal depot of the Division of the Pacific. Records show it operated from 1851 to 1962. Much of the Arsenal is now the Industrial Park operated by the **City of Benicia**. Valero Oil is a major tenant. This information has not been verified. For more info regarding this, or the North Canyon area which is slated to be developed for single family homes, contact the U.S. Army Corp of Engineers at 916-557-5100.

25. **Rental Property Inspection Program:** The City of **Vallejo** is currently investigating putting a rental property inspection program in place, similar to the ones that exist in some **Contra Costa** cities. The proposal as it is currently stated would involve city inspectors inspecting all non-Section 8 rental properties every 5 years, with inspections done by property owners or property managers yearly in between city inspections. The proposal would impose fees. Nothing has been approved and no ordinance has been approved yet by the city council. Investors and property owners of non-owner occupied homes are advised to check with the City of **Vallejo's** website for further information regarding this issue. Go to:

<http://www.ci.vallejo.ca.us/cms/one.aspx?portalId=13506&pageId=555330> This information is subject to change and not verified.

26. **Mare Island Naval Base/Vallejo - Mare Island** is a former military base and is being converted to housing and commercial use. Prior to conversion a widespread environmental clean-up was reportedly conducted, and clean-up activities are reportedly ongoing. The following, which has not been verified, is the "Mare Island Warning" as distributed by **Lennar Mare Island**, the Master Developer.

CAUTION: ENTER AT YOUR OWN RISK. You are entering **Mare Island**, a former Navy Base with potentially hazardous conditions related to ongoing construction and environmental remediation activities. In addition, be advised that there are potentially dangerous areas and conditions on the Island, which you should avoid. Therefore, you must STRICTLY FOLLOW ALL WARNING SIGNS posted throughout the Island and ensure that you do not enter restricted areas. By entering **Mare Island**, you are assuming full responsibility for any risk, to yourself, or any person within your control under 18 years of age, of personal injury, death, or property damage, arising from hazardous and dangerous areas and conditions resulting from operation, construction and environmental remediation activities taking place on **Mare Island**. Under no circumstances are you permitted to excavate or otherwise disturb the land on Mare Island without prior written consent of the property owner (**Lennar Mare Island**) or the **City of Vallejo**. Please feel free to call (707) 648-4302 if you have any questions. In addition, the **City of Vallejo** has established a Community Facilities District No. 2002-1(Mare Island Services) whose services, maintenance, upkeep and fees are referenced in the CCR's item 4.4.1 through 4.4.2 which should be reviewed by the buyer. Also **Lennar Mare Island** or its authorized agents may be investigating and remediating environmental contamination on Mare Island pursuant to reports listed in CCR's Item 4.9.4. A copy of the CCR's is available for inspection at the **City of Vallejo** and at **Lennar Mare Island's** office. Within 10 years of the original date of purchase, Lennar Mare Island possesses a Repurchase Option as evidenced by a recorded document at the County Clerks office. The **City of Vallejo** also holds a letter from the Federal Emergency Management Agency dated June 16, 2005 regarding the mapping of the **Mare Island** floodplain mapping.

27. **Neighborhood Law Program:** The Neighborhood Law Program (NLP) is a two-year pilot project, funded by Measure B. The program will put attorneys on the streets of **Vallejo** to tackle blight and nuisance conditions. In addition to meeting with residents and community organizations, the NLP lawyers will work with the **Vallejo** Police Department, Code Enforcement Division, and other departments to abate the City's most unfavorable nuisances and improve the quality of life in **Vallejo**. - For more information go to:

<http://www.ci.vallejo.ca.us/cms/one.aspx?portalId=13506&pageId=39379#sthash.Kni9hJpG.dpuf>

28. **Green Valley/Cordelia Water District:** Certain sections, but not all parts, of **Green Valley and Cordelia** are supplied with water at **significantly higher rates** than the **Vallejo** Service area by the City of Vallejo using the Lakes Service Area Rates table. The rates are as listed on the **City of Vallejo** website at <http://www.ci.vallejo.ca.us/common/pages/DisplayFile.aspx?itemId=117388> or may be found by looking at the **City of Vallejo** Water Management Plan (USBR Mid-Pacific Region 2011 Standard Criteria) dated September 19, 2014. This report can be found in its entirety on the

City of Vallejo website at <http://ci.vallejo.ca.us>. Water rates can also be found on this site by clicking on the link for the Water Department and viewing the rate table. This information is subject to change and has not been verified. **Buyers are advised to determine in advance whether or not the property they are buying is located within the borders of the Lakes Service Area.**

29. **Rancho Solano and Paradise Valley Golf Ball Easement:** Pursuant to City of **Fairfield** Ordinance No. 92-12, any transferor of real property abutting any part of the **Rancho Solano Golf Course or Paradise Valley Golf Course** is required to provide the buyer with the following information: The home you may purchase located at _____ is subject to an easement for errant golf balls. This means that golf balls from the golf course may cross and land on your property causing substantial property damage or personal injury. Golfers on the Rancho Solano and Paradise Valley golf courses are responsible for their golf shots and any resulting damages. The **City of Fairfield** does not plan to make future design changes to the golf course or pay for property damage or personal injury caused by golf balls.
30. **Travis Air Force Base:** Pursuant to City of **Fairfield** Ordinance No. 95-34, any transferor of real property zoned for residential use located north of **Air Base Parkway and east of Clay Bank Road, or south of Air Base Parkway and east of Walter Road** is required to provide the Buyer with the following information: You are hereby notified that the residential property that you may purchase is located within the Vicinity of **Travis Air Force Base**. **Travis Air Force Base** is located in the eastern portion of the City of **Fairfield**. The City of **Fairfield** does not permit residential development at a noise level in excess of 60 decibels noise contour for the maximum mission of **Travis Air Force Base** (as represented in the 2002 Travis AFB Land Use Compatibility Plan). However, residents of **Fairfield** within the vicinity of **Travis Air Force Base** may experience noise from aircraft operations at Travis Air Force Base. The amount of noise may change over time depending on the mission and operations of the base. For more info, go to the **Fairfield** Planning and Development Department, 1000 Webster St., Fairfield, CA 94533, 707-428-7461.
31. **RECOMMENDATION TO RETAIN AN ATTORNEY AND ACCOUNTANT:** In addition to the professional service providers you may retain to inspect and analyze the property you are purchasing or selling, a situation may arise during the course of your transaction that requires you to make an important decision, or select a plan of action, that could result in significant legal consequences and substantial impact on your personal finances. You are hereby advised that you should retain the services of a certified public accountant (CPA) and/or a real estate attorney of your choosing in advance whom you can contact quickly should any financial and/or legal advice and guidance be needed during this transaction.

BROKER/AGENT DOES NOT WARRANT THE CONDITION OF THE PROPERTY. BROKER/AGENT SHALL NOT BE RESPONSIBLE FOR FAILING TO DISCLOSE FACTS WHERE THE CONDITION (A) IS NOT WITHIN BROKER/AGENT'S ACTUAL KNOWLEDGE OR (B) IS IN AN AREA NOT REASONABLY AND NORMALLY ACCESSIBLE TO BROKER/AGENT AND (C) IS NOT OBSERVABLE BY A VISUAL INSPECTION. BROKER/AGENT HAS NOT INSPECTED AREAS OUTSIDE THE PROPERTY, COMMON AREAS, AND HAS NOT REVIEWED PUBLIC RECORDS AND/OR PERMITS REGARDING THE STATE OF TITLE OR USE OF THE PROPERTY. BROKER/AGENT HAS NOT VERIFIED ANY OF THE INFORMATION CONTAINED IN THIS ADVISORY, UNLESS OTHERWISE SPECIFIED IN WRITING INDEPENDENTLY.

BUYER AND SELLER HEREBY ACKNOWLEDGE RECEIPT OF THIS DISCLOSURE AND ADVISORY

Date: _____

Date: _____

Seller: _____

Buyer: _____

Seller: _____

Buyer: _____