

MONTEREY COUNTY SUPPLEMENTAL DISCLOSURE

PROPERTY ADDRESS: _____

FUTURE DEVELOPMENT/REDEVELOPMENT

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

JURISDICTION

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, and other matters affecting home construction and/or modifications. Buyer is advised to confer with an architect, contractor and local 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. This method of measuring space differs significantly from the use of square footage as a means of measuring the size of a building. 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.

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. Buyers should satisfy themselves regarding any and all local ordinances and policies which may impact or restrict the renting of property.

HISTORICAL PRESERVATION

Most of the cities and the County of Monterey have regulations affecting the use, rehabilitation, and/or demolition of properties over 50 years old, or properties determined to be an historical resource. Buyer is advised to consult with planning officials regarding a property's current or potential historical identification, and all regulations affecting such properties. Note: It is advised that particular attention be paid to properties listed and sold in Carmel-by-the-Sea.

TREE HEALTH/PROTECTION/PRESERVATION

Most areas of Monterey County have tree protection/preservation regulations. Buyers should investigate said regulations should any tree removal for reasons of aesthetics, property remodel, new construction, etc. be

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contemplated. Monterey Pine Trees as well as other trees found in Monterey County are susceptible to disease. Trees may or may not demonstrate signs of disease. The Buyer is advised that they should consult with a qualified arborist and satisfy themselves concerning any trees on the property and their health.

TRAFFIC

Monterey County is host to a large number of special events that can and may increase traffic congestion in certain areas at certain times.

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

The Monterey Peninsula Airport is located off Highway 68 near Highway 1. The Salinas Municipal Airport is located off Airport Boulevard in Southeast Salinas. The Marina Municipal Airport is located near Reservation Road and Imjin Road in Marina. Buyer should be aware of potential air traffic noise in these areas. Laguna Seca Raceway on Monterey-Salinas Highway is the site of periodic major events, which may produce increased noise and/or traffic.

HIGHWAY AND LOCAL ROAD RELATED IMPROVEMENTS

Alternate routes for and improvements on Highway 101 and Highway 156 in the area north of Salinas are under consideration and may be under construction by state and local authorities. Various local road improvements and projects are undertaken periodically by local and state agencies. Buyer is encouraged to consult with appropriate agencies to determine any and all impacts road 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

Because of the potential presence of live ammunition/explosives, anyone purchasing property within one mile of a known former military training ground, such as Fort Ord, must be so advised

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.

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BUFFER ZONES

Monterey County is proposing to establish buffer zones around active landfills that would prohibit residential development within those zones, and limit residential building within buffer zones around closed landfills. Buyers should satisfy themselves of the potential for a property to be within said buffer zones. Information can be obtained by phoning the Environmental Health Department at (831) 755-4542, or visiting the County website regarding this issue at: www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/current-major-projects/landfill-buffer-zone-ordinance

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.

ONSITE WATER TREATMENT SYSTEMS (OWTS – SEPTIC SYSTEMS)

The Monterey County regulations regarding OWTS are currently being changed, and are expected to take effect in 2018. The new regulations could substantially increase the cost for repair or replacement of septic systems.

CITY INSPECTIONS OF PROPERTIES

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.”*

FIRE PREVENTION FEE

The Fire Prevention Fee pays for fire prevention services within the State Responsibility Area (“SRA”). The fee is applied to all habitable structures within the SRA. The fee is levied at the rate of \$150 per habitable structure, which is defined as a building that can be occupied for residential use. Owners of habitable structures who are also within the boundaries of a local fire protection agency will receive a reduction of \$35 per habitable structure. Numerous areas within Monterey County are subject to the Fire Prevention Fee. Visit the CA Board of Equalization page (http://www.boe.ca.gov/sptaxprog/fire_prev_fee.htm) for additional information or contact the Fire Prevention Fee Service Center to determine any applicable Fire Prevention Fees the property may be subject to.

Fire Prevention Fee Service Center

P.O. Box 2254
Suisun City, CA 94585
1-888-310-6447

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PEBBLE BEACH DEVELOPMENT

The Pebble Beach Company and the California Coastal Commission have reached agreement on the addition of a new hotel in Pebble Beach, additional conservation areas, and 90 new residential lots that will be sold or developed for single family homes. The Del Monte Forest Plan consists of 90 single family lots, a 100 unit small hotel with associated restaurant, meeting and spa facilities, the addition of up to 80 rooms at The Lodge at Pebble Beach and 60 rooms to The Inn at Spanish Bay, as well as associated parking, traffic and infrastructure improvements. The 90 lots are located in nine different planning areas designated in the Monterey County Del Monte Forest Area Local Coastal Program (“LCP”) covering a total of approximately 90 acres. Buyer and/or Seller should contact the appropriate governing or managing authority for more information on potential impacts new development within Pebble Beach may have on the property.

PROPOSED HOUSING PROJECT IN DEL MONTE FOREST

The Pebble Beach Company has begun the process of developing 24 units of housing in the Del Monte Forest. The planned project, including a proposed site location at Congress Road and S.F.B Morse Drive, as well as alternative sites, is being evaluated by the County of Monterey and will undergo an Environmental Impact Report (“EIR”). Buyer and/or Seller should contact the appropriate governing or managing authority for more information on potential impacts new development within Pebble Beach may have on the property.

Monterey County Resource Management Agency

168 W. Alisal St., 2nd Floor
Salinas, CA 93901
(831) 755-5025

Pebble Beach Community Affairs Office

3101 Forest Lake Road
Pebble Beach, CA 93953
(831) 373-1274

Pebble Beach Community Services District

(831) 649-7651

WATER

Water utilities and mutual water companies may periodically impose mandatory or voluntary cutbacks and/or increased fees, restrictions or moratoriums on building, remodeling or intensifying water use. Buyer is advised to contact the water company which serves the property, any appropriate governing water or planning agency, and/or Environmental Health Department 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.

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.

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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.

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 any potential impacts Coastal Zone policies may have on the property.

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 Environmental Health Department 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.

Buyer is further advised that the CDO impacts the availability of water including but not limited to: reductions in the amount of available water for existing and planned use, additional voluntary or mandatory water conservation measures, the banning of all new water connections, the impacting of property owners who have yet to receive permits from local building departments and water agencies and a moratorium on the granting of new permits.

The Buyer is therefore advised that they should satisfy themselves concerning the proposed CDO and other water related issues and how it may impact the property. The SWRCB, the Monterey Peninsula Water Management District (“MPWMD”), the Monterey County Water Resources Agency (“MCWRA”) and other governing entities and water purveyors throughout Monterey County, do develop and implement measures, programs, policies and practices which could impact your availability to water service. The Agents, Brokers

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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.

STATE AND LOCAL WATER AUTHORITIES AND PURVEYORS

SWRCB

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

CALIFORNIA COASTAL COMMISSION

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

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. Historically, the MPWMD has required an inspection upon transfer of a property. That is no longer the case for properties with a passing inspection on file with the MPWMD that includes a fixture inventory, (any year) certification of low-flow showerheads, (2.0 gpm or less), low-flow toilets (1.2gpf) and certification of rain sensor installation. 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.dst.ca.us/> and call the MPWMD to satisfy themselves as to whether an existing inspection is sufficient under MPWMD rules.

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WATER MANAGEMENT DISTRICT COMPLIANCE CONTINUED...

All parties are encouraged to contact the Monterey Peninsula Water Management District directly to discuss the certification, and, if desired, to request an on-site inspection of the property by the District to verify the correctness and completeness of the certification. 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.

Water Conservation Certification Form:

<http://www.mpwmd.net/wp-content/uploads/WCC-Revised-Revised-20170101.pdf>

(The previous Low Flow Showerhead Certification Form and the Rain Sensor Installation Certification Form have been combined into a single form.)

Water Efficiency Standards Certification:

http://www.mpwmd.net/wp-content/uploads/WES_Certification_Form_20170101.pdf

Monterey Peninsula Water Management District
5 Harris Court, Building G, P.O. Box 85, Monterey, CA 93942-0085 (USA)
Water Permit & Conservation Office: (831) 658-5601/Fax: (831) 644-9558
Administrative Offices: (831) 658-5600/Fax: (831) 644-9560

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.

BUYERS SIGNATURE

SELLERS SIGNATURE

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SELLER: _____ DATE: _____

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