

LOCAL VACANT LOT DISCLOSURE

READ IT CAREFULLY.

This is a Local Vacant Lot Disclosure, provided by the seller, dated _____, for the purchase of _____, in _____, California, between _____ (Buyer) and _____ (Seller).

1. Buyer is aware that subject property is:

- A. Within Diablo Canyon Nuclear Emergency Response Zone.
- B. Within the jurisdiction of the California Coastal Commission.
- C. In a Special Archaeological Study Zone.
- D. In an area with growth limitation guidelines for construction and/or remodeling.
- E. In a building moratorium area.
- F. Contact appropriate governmental agencies for building guidelines and limitations.
- G. In an area with road maintenance assessments.
- H. In or may be subject to a special drainage assessment area.
- I. In an area subject to pitch canker disease which could affect pine trees.
- J. In an area subject to clearance from U.S. Fish and Wildlife Service, regarding Federal Endangered Species, for construction, remodeling and/or landscaping.
- K. In an unincorporated area of the County of San Luis Obispo, in which case the following required disclosure shall apply:

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED ABOVE, THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE PROPERTY IN COMPLIANCE WITH CHAPTER 5.16 OF THE SAN LUIS OBISPO COUNTY CODE AS OF THE DATE SET FORTH BELOW.

IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPLE(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPLE(S) MAY WISH TO OBTAIN.

I. SELLER'S INFORMATION

The Seller discloses 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 subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction 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(S) AS REQUIRED BY THE COUNTY OF SAN LUIS OBISPO, AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 1 of 3 pages.

Buyer's Initials () () Seller's Initials () ()

The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 & 3482.6 of the California Civil Code & Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing production & processing agricultural operations from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts, which are protected by law. In order for the agricultural operation to be protected, the following requirements of the Civil Code Sections 3482.5 and 3482.6 must be satisfied: (1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper & accepted customs & standards as established & followed by a similar agricultural operation in the same locality; (3) The agricultural operation predates the affected use(s) on your property (4) The agricultural operation has been in existence for more than three years, and (5) The agricultural operation was not a nuisance at the time it began. If your property is near an agricultural operation in the unincorporated area of the County, which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, pesticides, fertilizers, smoke, insects, farm personnel and truck traffic; visual impacts, night time lighting, operation of machinery, & the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information contact the San Luis Obispo County Agricultural Commissioner's Office.

L. Buyer should investigate the availability and costs of all services and utilities.

2. LOS OSOS PARCELS:

- A. In a proposed Septic System Management Program, as mandated by Assembly Bill AB885, for the State of California by January 1, 2004. Buyer is advised to contact the appropriate governmental agencies for further information. www.cowa.org/AB885.shtml
- B. Although septic systems are presently in use in Los Osos/Baywood Park, State agencies have imposed a requirement that a community sewer system be constructed for portions of those areas. The Buyer may incur certain costs associated with a new sewer system.
- C. Buyer is aware this property is located in the current Los Osos Wastewater Collection Area and an assessment has been issued on this property. Buyer is advised to contact the Los Osos Community Services District (LOCSO) (805) 528-9370 www.losososcso.org, Regional Water Quality Control Board (805) 549-3147 www.waterboards.ca.gov/centralcoast, San Luis Obispo County (800) 834-4636 www.slocounty.ca.gov, Wallace & Associates (805) 544-4011 and any other governmental agencies that may apply, for costs and timelines. Buyer needs to determine if and when the Habitat Conservation Plan (HCP) will be completed and how it affects the development rights of the vacant lot.
- D. Enforcement actions have been or may be taken against properties in Los Osos, and detailed information is available online at <http://www.swrcb.ca.gov/rwqcb3/los%20osos/Index.htm>.

3. MORRO BAY PARCELS:

- A. A requirement that building permits may only be applied for and obtained by the legal owner of record.
- B. A water allocation program, which limits the number of building permits issued annually on the basis of water availability.
- C. A soils test and expansion index test requirement prior to application for a building permit.
- D. _____

4. CAYUCOS PARCELS:

- A. Property may be subject to vacation rental guidelines. Contact San Luis Obispo County Planning for more info: (805) 781-5008 or www.slocounty.ca.gov.
- B. Property lies within the small scale neighborhood.

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 2 of 3 pages.

Buyer's Initials () () Seller's Initials () ()

- C. Buyer to contact San Luis Obispo County for height limitations and setbacks.
- D. Assessment for measure P for schools
- E. _____

5. CAMBRIA PARCELS:

- A. Special development standards for areas designated as Special Project Areas 1 and 2.
- B. Property may be subject to vacation rental guidelines. Contact San Luis Obispo County Planning for more info: (805) 781-5008 or www.slocounty.ca.gov.
- C. MTBE has been found in parts of Cambria and may have contaminated some groundwater.
- D. The Cambria CSD maintains a water wait list that may affect the ability to develop this property within district boundaries. Buyer should contact the Cambria CSD at (805) 927-6223 or www.cambriacsd.org for more information.
- E. _____

A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE MATTERS. MANY FEDERAL, STATE AND LOCAL LAWS PERTAIN TO THE SUITABILITY OF A PARTICULAR PROPERTY FOR THE USE INTENDED. THE LOCAL GOVERNMENT AND/OR COUNTY PLANNING DEPARTMENT WITH JURISDICTION OVER THE PROPERTY SUBJECT TO THIS AGREEMENT CAN PROVIDE INFORMATION REGARDING THE ORDINANCES, REGULATIONS, AND POLICIES PERTAINING TO THE PROPERTY. IT MAY ALSO BE ADVISABLE TO CONSULT WITH AN ATTORNEY OR TAX CONSULTANT WITH REGARD TO SPECIFIC QUESTIONS AS TO TAX, SECURITIES OR OTHER LEGAL ASPECTS OF THIS TRANSACTION.

THIS DOCUMENT IS FOR USE IN SIMPLE TRANSACTIONS. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller _____ Seller _____

Date _____ Date _____

II

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AN/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:

Buyer _____ Date _____

Buyer _____ Date _____

Agent (Broker representing Seller) _____

By _____ (Associate Licensee or Broker Signature) Date _____

Agent (Broker Representing Buyer) _____

By _____ (Associate Licensee or Broker Signature) Date _____