



Disclosure Addendum

(With Santa Clarita Valley Area Disclosures)

This document is an addendum to:

- Statewide Buyer and Seller Advisory (SBSA) Supplemental Statutory Disclosure (SPQ)
- Transfer Disclosure Statement (TDS) Other _____

Property _____ referred to as "Subject Property" In
 which _____ is referred to as "Buyer"
 and _____ is referred to as "Seller".

This document is intended to assist the parties in providing all appropriate disclosures concerning the Subject Property. It is not intended to provide a complete list of all potential issues related to the Subject Property. Accordingly, the parties should supplement this document and the Transfer Disclosure Statement with all additional information they may have, which impacts the Subject Property.

Seller Disclosures

Check YES or NO to the answers to the questions below.

1. Are you aware of Mello-Roos tax, Landscape Maintenance Districts, School Bonds, or other fees and/or assessments attached to, or associated with, the Subject Property? YES NO *If YES, see item 5 below*

2. Are you aware of any settlement received or judgments regarding a lawsuit involving you the Seller, the Subject Property, tract/development, or the Homeowners Association? YES NO *If YES, see item 5 below*

If Yes:

a) Were repairs or other remedial actions made to the Subject Property? YES NO UNKNOWN *If YES, see item 5 below*

b) Were the repairs or remedial actions done with appropriate permits? YES NO UNKNOWN *If NO, see item 5 below*

3. Has anything "stigmatized" the Subject Property such as a death on the property, a violent crime, crime in the area/neighborhood, or allegations that the Subject Property is "haunted"? YES NO *If YES, see item 5 below*

4. Homeowners Association: Is this Subject Property located in a Common Interest Development, Condominium, or an area affected by a Homeowners Association? YES NO

If YES, please complete the Seller's HOA Questionnaire and attach to this disclosure.

(If checked) Seller's Common Interest and HOA Disclosure is attached.

5. *If the answer to questions 1 to 4 above was YES, please attach an Addendum with an explanation regarding each item. Please attach any reports, estimates and/or invoices, etc. relating to the item disclosed and indicate if insurance is involved.*

(If checked) Addendum to the Santa Clarita Disclosure with the Seller's answers and explanations to the above questions is attached.

Seller Initials () () Buyer Initials () ()

Mgmt:

Property Address: _____

General Disclosures

This is a list of issues to assist the Buyer in evaluating the purchase of the Subject Property. It is not intended as a complete list and Buyer is hereby instructed to take all necessary steps to satisfy themselves as to any issue that impacts the subject property.

1. **Flooring Disclosure:** Neither Seller or Broker(s) make any representation or guarantee as to the type or condition of the flooring located underneath existing carpeting or other floor covering, except as may be noted in writing by the Seller. Buyer understands that any investigation of the flooring must be done in a manner that will not damage the existing floor covering. Seller is required to disclose any known conditions regarding flooring underneath the existing floor covering. If Buyer is informed that "wood floors" exist under the current floor coverings, Buyer understands that this is NOT a representation or guarantee that all flooring underneath existing floor coverings are wood and is not a representation or guarantee as the condition of said wood.

2. **Gas Shut-Off Valve Availability:** Buyer and Seller are advised that Earthquake Gas Shut-Off Valves are available.

3. **Intended Use of the Property:** Buyer is advised to investigate if the Subject Property meets their current and future intended use. If Buyer intends to make additions/modifications to the Subject Property in the future, Buyer is advised to investigate with appropriate authorities all factors regarding their future plans

4. **Licensed Care Facilities:** Buyer and Seller are advised that licensed care facilities may be found in any neighborhood and are protected by State law. Buyer shall conduct Buyer's own investigation of such matters and will not rely on Broker(s) or Agent(s) for information regarding the nature and location of licensed care facilities.

5. **Non Permitted Additions/Modifications:** Buyer and Seller are advised that items in the above mentioned property may have been built without the proper City/County permits. Further, it is understood that those items may or may not be built to the current code and it may not be possible to obtain a permit for them. Buyer is also advised that the local governing body may request the removal of the non-permitted items. Buyer understands that the removal of these items may require permits and that other costs could be incurred.

6. **Oil Derricks & Pollutants and Toxins.** Buyer and Seller are advised some known and/or alleged oil derricks and/or pollutants and toxin problems may be around the area.

7. **Rented Equipment.** If there are items such as a water softening device, water purification system, alarm system, or satellite dish installed on the Subject Property, Buyer is advised to investigate with Seller the status of the ownership or rental of these units. Units rented to the Seller will not be transferred to the Buyer without Buyer making a separate rental agreement with the various rental companies involved.

8. **Review of Easements:** Buyer and Seller are advised to read and review all documents that may impact the title, use or possession of the Subject Property, and to have a physical inspection of the Subject Property for possible easements or encroachments, including without limitations roads, paths, structures, utility devices and other improvements. The Broker(s) have not verified, and are not qualified to verify, whether recorded or unrecorded documents or easements or encroachments affect the title, use or possession of the Subject Property. Buyer is strongly urged to employ appropriate competent professional(s) (such as civil engineer(s), surveyor(s) and general contractor(s) to review all issues that may impact title, use or possession of the Subject Property.

Seller Initials () () Buyer Initials () ()

Mgmt:

Property Address: _____

Santa Clarita Valley Disclosures

This is a list of some area specific issues to assist the Buyer in evaluating the purchase of the Subject Property. It is not intended as a complete list and Buyer are hereby instructed to take all necessary steps to satisfy himself/herself as to any issue which impacts them, or the Subject Property.

1. **Bermite Disclosure:** Buyer and Seller are advised that a mostly vacant parcel of approximately 1000 acres, located in the general vicinity south of Soledad Canyon Road and east of Bouquet Canyon Road, contains contaminants from past manufacturing operations. Buyer is advised to make an independent and complete investigation of the effects, if any, on the value, use, and enjoyment of their property.

2. **County Jail Facilities:** Buyer and Seller are advised that the Los Angeles jail facility "Pitchess Detention Center" is situated on the east side of the I-5 freeway near Castaic. The county jail site includes four jail facilities ranging from medium to maximum security.

3. **Cogeneration Plant in Placerita Canyon:** Buyer and Seller are advised there is a Cogeneration Plant in the Placerita Canyon area.

4. **Earthquake Damage Disclosure:** Southern California has experienced various earthquakes in the past. Damage caused by an earthquake may not be discoverable by Buyer or Brokers' visual inspection. Thus, inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Subject Property. If the Subject Property is a condominium, or a unit in some other common interest subdivision, Buyer is advised to contact the homeowners' association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is advised that earthquake insurance may be available.

5. **Future Development, Land Use, and Neighborhood Conditions:** The Santa Clarita Valley, including the surrounding unincorporated communities, is a region still undergoing significant real property development. Although a so-called "Master Plan" exists, it is neither fully approved nor does it describe all areas of the valley. Tracts of unimproved land are in various stages of planning and/or approval for the construction of residential, commercial and industrial buildings. Buyer is advised that ultimate use of land adjoining, or even remote from the Subject Property is, or may be, the subject of proposed, planned or approved-but-as-yet-not started development. Such development may result in neighborhood, community and regional changes including but not limited to: the opening of cul-de-sac streets into previously undeveloped land or other nearby streets, the widening of existing streets, the building of entirely new roads, streets or freeways and the construction of appropriately zoned structures near to, or otherwise affecting, the Subject Property.

6. **Henry Mayo Newhall Memorial Hospital Expansion:** Buyer and Seller are advised that the Henry Mayo Newhall Memorial Hospital has proposed expansion of the campus to include additional buildings and facilities. For additional information Buyer is advised to contact Henry Mayo Newhall Memorial Hospital and The City of Santa Clarita for the current status of the expansion, additional expansion information, and how these may affect the Subject Property.

7. **High Winds Disclosure:** Buyer and Seller are advised that certain areas located in the Santa Clarita Valley and neighboring communities experience high winds.

8. **Juvenile Jail Facilities:** Buyer and Seller are advised that juvenile jail facilities are located in the Santa Clarita Valley and neighboring communities.

9. **Landfill Disclosure:** Santa Clarita Valley and neighboring communities are in close proximity to current landfill sites and/or the possibility of other landfill sites unknown to Seller or Broker(s).

10. **MetroLink/Railway:** Buyer and Seller are advised the Subject Property may be situated in or near one of the service areas of Metro link/Railway service. There may be noise or vibration and possible traffic delays due to train traffic in the area.

11. **National Forest Lands:** Buyer and Seller are advised that the Santa Clarita Valley area is near and, in some locations, adjoins the Angeles National Forest. Said National Forest is a natural wildlife habitat and also is used for a variety of recreational purposes.

12. **Oak Tree Ordinance:** The City of Santa Clarita has an ordinance regarding oak trees, including but not limited to, use, maintenance, trimming, cutting, removal and pruning of any oak tree. There are permit guidelines as part of the ordinance. Buyer is advised that any oak trees on or near the property may interfere with modifications or additions to property and may interfere with the use, expansion, and enjoyment of the Subject Property. Buyer is advised to consult appropriate professionals and the City of Santa Clarita regarding any oak trees near or on the Subject Property

Seller Initials () () Buyer Initials () ()

Mgmt:

Property Address: _____

13. Plumbing Disclosures:

a. Galvanized Pipe Disclosure: Several Santa Clarita Valley builders have been the targets of class-action lawsuits alleging that they used inferior galvanized steel water pipes that have started to corrode and leak years after the homes were built. Corrosion or damage to water pipes may not be discoverable by Buyer or Broker’s visual inspection. Inspection by licensed qualified professionals is strongly recommended to determine the integrity of the plumbing system prior to the expiration of the inspection contingency period of the purchase contract. If the Subject Property is a condominium or a unit in some other common interest subdivision, Buyer is advised to contact the Homeowners’ Association about any pending litigation, repairs or retrofit work and the possibility of any increased or special assessment to defray the cost of litigation, repairs or retrofit. Buyer and Seller acknowledge that Broker(s) is not an expert regarding the plumbing matters that are the subject of this disclosure.

b. ABS Piping: Buyer and Seller are advised that homes in the Santa Clarita Valley may contain ABS plastic drain waste and vent pipe subject to failure. Buyer is urged to have an inspector determine if ABS plastic pipe is present.

14. Proximity to Dam(s): Santa Clarita Valley and neighboring communities are in close proximity to existing Dam(s).

15. Traffic Noise: Buyer and Seller are advised that the Subject Property may be near a freeway or other major roadway. The I-5 and 14 freeways are major commuter and industrial traffic routes that can result in traffic and/or noise and/or other nuisances.

16. Salt Water Pools: The Santa Clarita Valley Sanitation District adopted an ordinance making it illegal for both new and existing “saltwater” pools to be connected to the sewer system. Buyer is advised to consult appropriate professionals and/or the Sanitation District at www.lacsd.org/chloride or call 1-877-Cut- Salt for further information regarding Salt Water Pools.

17. Sand and Gravel Mining Operation Proposal: Buyer and Seller are advised that the Los Angeles County Regional Planning Commission has recently approved a proposal to expand the sand and gravel mining operation with appurtenant facilities, located at 12101 Soledad Canyon Road, about two miles east of the City of Santa Clarita. Concerns have been expressed by the community regarding this project with respect to the possibility of creating noise, air pollution and increased congestion from heavy truck traffic.

18. Water Softeners: The installation of residential self-regenerating water softeners is prohibited in the Santa Clarita Valley. Properties that already have self-regenerating water softeners, also known as automatic or rock salt softeners, may be allowed to keep their existing softeners, however they may not be moved to a new property in the Santa Clarita Valley.

Signing below, Seller and Buyer acknowledge that they have received, reviewed, understood and accepted the above disclosures.

Seller acknowledges and represent that they have fully and truthfully filled out this and all other disclosure documents. In addition, Seller acknowledges that they did not rely upon either Broker(s) or their Agent(s) for any information regarding the filling out of this or any other disclosure document or the making, or omission, of any disclosure.

This information is true and correct to the best of my/our knowledge:

Seller Signature: _____

Date: _____

Seller Signature: _____

Date: _____

Buyer agrees to make an independent and complete investigation of the effects, if any, of the value, use, enjoyment and safety of the Subject Property regarding the items above during their investigation period specified in the Purchase Agreement. Buyer understands that the items listed above are not an exhaustive list of all items that may effect the value, use, enjoyment and safety of the Subject Property, but is intended to provide some of the issues to assist them in their due diligence investigation of the property.

The real estate companies(s) and their agent(s) make no representations on these matters. As such, Buyer agrees to hold Broker(s) and agent(s) harmless with regard to the above disclosures and information provided by the seller, or information or disclosures that seller has failed to provide.

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

For Office Use Only
Reviewed by Broker & Designer: _____
Date: _____