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SOUTHLAND REGIONAL ASSOCIATION OF REALTORS®

Santa Clarita Valley, Antelope Valley and Surrounding Unincorporated Areas Disclosure and Advisory

Property *29751 CROMWELL AVE, VAL VERDE, CA 91384 4611* ***"Subject Property"***

Seller and Buyer understand and agree that this Local Area Disclosures statement is not a complete list of all matters concerning Property, or residing in the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities, or matters that are otherwise significant. Also, the entity, phone numbers, and/or websites that are included may not be the only source of information. Buyer is strongly encouraged to conduct a careful, thorough, independent, and complete investigation of all matters relating to the decision to purchase Property and all other matters that Buyer deems appropriate to make an informed and voluntary decision, including, but not limited to, consulting with appropriate specialists, experts, or other professionals.

For Completion by the Seller

Answer the questions below.

1. **Solar**

Does the property have a solar panel or power system? ☐ Yes ☒ No
If yes, is the unit ☐ Leased ☐ Owned without financing ☐ Owned with financing ☐ Power Purchase Agreement
Company _____ Phone _____

a. Do you have copies of Solar Documents and Agreements? ☐ Yes ☐ No
b. Do you have a PACE, HERO or SCEIP Loan? ☐ Yes ☐ No
c. Seller to provide copies of any and all Solar Documentation and Agreements in their possession to Buyer.
d. Buyer may or may not be able to qualify for existing payments and/or assuming a current loan of a solar purchase.

2. **Common Mailbox**

Is the mailbox located in a common cluster mailbox? ☐ Yes ☒ No If Yes, what is the mailbox number? _____
Location of Mailbox _____

Disclosures for All Areas

1. **BESS- Battery Energy Storage Systems:** There are multiple and various projects associated with lithium batteries and large-scale storage systems throughout the State of California, including in Santa Clarita near Sierra Highway and Soledad Canyon called the Terra-Gen project. Buyer is advised to investigate this matter during Buyer's investigation of Property contingency with appropriate professionals and governmental entities as to current facilities, and systems as well as any future facilities and systems that may be implemented in the area.

2. **Cell Phone Towers:** Buyer is aware that cell phone towers may be in close proximity to the subject property, and new towers or changes to existing towers may occur at any time. Buyer is advised to investigate the existence of cell phone towers in the area, and any planned or proposed changes to or additions of cell towers in the future.

3. **Compliance with Home Hardening and Defensible Space Requirements:** Residential 1-4-unit properties located in either high or very high severity fire zones are required to be in compliance with various State laws, and local laws, where applicable, related to Home Hardening and Defensible Space. Buyer has been informed and acknowledges that there may be cost factors associated with bringing the Property into compliance with these laws after the close of escrow. Buyer is advised to investigate this matter during Buyer's investigation of Property contingency period. Brokers do not have expertise in this area, and Buyer is advised to consult with their own professionals with regard to these requirements and the potential costs factors associated with this.

4. **Construction Defect Litigation:** Some builders and developers have been the subject of class action and/or construction defect lawsuits. Seller and Buyer are advised to make their own investigation as to whether the Property, the Seller's interest in the Property, and/or the interest of a prior owner of the Property have been the subject of any such litigation. If so, Seller and Buyer are advised to make their own investigation as to whether any defective condition to the Property, whether or not disclosed in the Transfer Disclosure Statement or other disclosures, is subject of such litigation. Except as may be otherwise stated in the Transfer Disclosure Statement or other disclosures, Broker has made no independent investigation regarding this matter.

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5. **County, Juvenile, and State Prison Facilities District (Correctional Facilities):** Buyer is aware that there are Correctional facilities located throughout Southern California. The state and county prisons may house inmates (both male and female) classified as minimum, high-medium, and maximum custody inmates. These facilities include, but are not limited to:

- California State Prison - Los Angeles County and the Mira Loma Detention Center are situated on the west side of the City of Lancaster between 50th and 60th Street West and Avenues J and I. There is also the California City Correctional Facility located at 22844 Virginia Blvd.
- The Los Angeles jail facility "Pitchess Detention Center is situated on the east side of the I-5 freeway near Castaic.
- Juvenile jail facilities: Buyer is aware that juvenile jail facilities "Camp Munz" and "Camp Mendenhall" are situated in the southwest corner of the Antelope Valley in Lake Hughes and that the Challenger Memorial Youth Center is located at 5300 West Avenue I in Lancaster, and Camp Joseph Scott and Camp Kenyon Scudder is located 28700 Bouquet Canyon Road in Saugus.

These facilities may be expanded from time to time to meet the needs of the State and County prisons. Buyer is advised to investigate the impact of these facilities, if any, on the decision to purchase. For more information go to www.lasd.org and www.cdcr.ca.gov, probation.lacounty.gov

6. **Electrical Outages:** Buyer is aware that due to the water shortage, climate change and the plethora of fires in California, intermittent electrical outages are a potential for all areas of the State. The electric utility company servicing the area in which the Property is located, may have to make decisions to have periodic electricity outages which may impact the Property. Buyer is advised to investigate this matter during Buyer's investigation contingency. Broker does not have expertise in this area and cannot give buyer any guidance on this issue. Buyer is advised to consult their local provider regarding this matter.

7. **Flooring Disclosure:** Neither Seller nor Broker makes 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 Seller. Buyer is advised to conduct their own independent investigation of the flooring during Buyer's physical inspection period, if this is an important factor to Buyer. Buyer understands 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 adverse conditions regarding flooring underneath the existing floor covering that are known to Seller; however, Buyer understands that Seller is NOT responsible for damaged flooring underneath existing floor covering unless Seller was aware of such condition and failed to disclose this to Buyer. If Buyer is informed "hardwood" or "wood" floors exist at Subject Property, Buyer understands this is NOT a representation or guarantee that all flooring is wood or hardwood and is not a representation or guarantee as to the condition of said flooring.

8. **Flooring in Condominium and Common Interest Complexes:** Many Condominium Complexes or Common Interest Developments have restrictions on owners of upper floor units replacing carpeting with wood or other hard surfaces. This restriction is due to the fact that hard flooring surfaces on upper units can cause an increase in noise to owners of units located below such upper floor units. Buyer is advised to investigate this matter before making any changes to flooring in upper-level units in Condominiums and other Common Interest properties with upper and lower floors owned by different owners.

9. **Future Development, Land Use, and Neighborhood Conditions:** The Santa Clarita Valley, Antelope Valley, Acton and Agua Dulce and the surrounding unincorporated communities, is a region still undergoing significant real property development. The impact of growth and development may alter or affect Buyer's anticipated use and enjoyment of the Subject Property. Contact local town councils and local agencies, including but not limited to local Planning Departments for more information on projects.

Although a so-called "Master Plan" and/or "Specific Plans" may exist, it is neither fully approved nor does it describe all areas of the valleys or surrounding areas. 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: changing the proximity of hospitals and fire protection services, may impair existing or anticipated views, may affect neighborhood traffic and noise by 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. Vacant lots that may be adjacent to a property may be improved and could affect Subject Property and any views. Buyer is further advised to investigate all such matters with appropriate government agencies. Buyer is advised to investigate the known and/or prospective implementation of development plans and projects and the effects, if any, on the value, use, enjoyment of the Subject Property in conjunction with Buyer's investigation of the Property.

10. **Gas Shut-Off Valve Availability:** Buyer is advised Earthquake Shutoff Valves are available, but not required in certain areas. Buyer is advised to investigate the operation, installation, cost and protection this valve may offer in an earthquake.

11. **High-Speed Rail Proposal:** Buyer is informed the State of California is considering the route of a high-speed rail line between Northern and Southern California. Buyer and Seller are advised that the California High-Speed Rail Authority has indicated that a route for a High-Speed Train will include running through the Antelope and Santa Clarita Valleys, and further north and south beyond these areas. The State of California is currently contemplating numerous routes for said rail line. During the construction period there will be numerous items impacting surrounding neighborhoods including changes in traffic patterns, heavy machinery, construction noise, dust and other construction related issues, train operations and possible eminent domain issues will be expected. Real Estate Brokers cannot give any opinion on when this high-speed rail will be constructed nor where the high-speed rail will ultimately be constructed. While it is likely property values in the areas surrounding this project will be impacted, Real Estate Brokers are not in a position to determine what impact this project would have on any particular property.

Buyer is advised to satisfy any and all concerns directly with any questions concerning this proposed construction by contacting the California High-Speed Rail Authority at (916) 324-1541 or visit www.hsr.ca.gov, or by email at info@hsr.ca.gov. The local Southern California office can be reached by email at southern.California@hsr.ca.gov

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12. **High Winds:** Buyer is informed that the Santa Clarita Valley, Antelope Valley, Acton and Agua Dulce and the surrounding unincorporated communities experience high winds from time to time. High winds can result in blowing dust, sand, debris and other airborne particulates. Winds can damage, including but not limited to, roofing shingles and tiles and cause trees to fall. During high winds, power companies may elect to shut down power to homes due to fire risks in any given area at any time of day or night and power may be off for multiple days. Buyer is advised to conduct Buyer's own independent investigation of this matter during Buyer's investigation time period for the Property.

13. **Homeowner's Associations (HOA) Complexes Litigation and Insurance Issues:** There has been an ongoing insurance crisis in California and this has affected and can affect complexes governed by an HOA whereby HOA's can be greatly underinsured and due to rising costs of insurance can lead to assessments and/or HOA dues increase or a combination of both. Buyer is advised to check into all aspects of an HOA, including but not limited to all financials, insurance issues, repair projects now and in the future, reserve studies, litigation, assessments, and dues increases. Litigation and/or insurance issues, as well as financial documents such as but not limited to reserve studies can result in lenders not being able to loan on the properties or being able to lend but at more down payment requirements and higher interest rates.

14. **Horse/Livestock Zoning:** Buyer is advised the mere presence of horses or other livestock or animals on or near adjacent properties does not necessarily mean that the Subject Property is zoned for horses or other livestock or animal boarding. Buyer is advised to conduct a thorough investigation with appropriate entities, such as the County of Los Angeles. For more information, search at planning.lacounty.gov/.

15. **Landfills:** The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities are in close proximity to current landfill sites and/or the possibility of other landfill sites unknown to Seller or Broker(s). Landfills in the area may continue to expand and increase their land use, as well as increase the types (hazardous waste, non-hazardous) and tonnage of waste deposited into the landfill on a daily and weekly basis.
Current Landfills include, but are not limited to, Sunshine Landfill off San Fernando Road in Sylmar, Chiquita Canyon Landfill located in LA County off Highway 126 on Henry Mayo Drive adjacent to Val Verde and near Castaic, Antelope Valley are the Antelope Valley Public Landfill I at 1200 West City Ranch Road, Palmdale, the Lancaster Landfill and Recycling Center at 600 East Avenue F, Lancaster, and the Kern County Landfill at 400 Silver Queen Road in Mojave. Buyer shall make Buyer's own investigation of the effect, if any, on the value and the Buyer's use and enjoyment of the Property resulting from the Property's proximity to landfill sites. Buyer should also be informed of the rise in illegal dumping on private property (California Penal Code 374.3). To report illegal dumping, call (888) 838-6746 or visit www.CleanLA.com. Additionally, there may be class action lawsuits and/or lawsuits that may be filed at any point in time relating to effects of landfills in a community, including but not limited to noxious odors, health concerns and more.

Chiquita Canyon Landfill has had issues with odors emanating from the landfill, resulting in various lawsuits being filed by various lawyers, as well as a class action lawsuit, over noxious odors and health concerns. There has been a good deal of media attention surrounding the issues. Various meetings have taken place and various agencies are involved, including but not limited to Supervisor Kathryn Barger's office for LA County, the EPA, Southcoast Air Quality management. **As of January 1, 2025, Chiquita Canyon has chosen to close its active waste disposal operations and not accept solid waste but clean-up efforts may continue at the location. It is unknown at this time future effects of this closure, including but not limited to rate increases for trash services.** For more information, Buyers may go online including but not limited to the following: https://www.chiquitacanyon.com www.somlawyers.com, https://kathrynbarger.lacounty.gov/, , www.aqmd.com, www.epa.gov

Sunshine Landfill has also been the subject of various law firms claiming issues with the landfill. For more information, Buyers may go online at https://www.aqmd.gov/home/research/pubs-docs-reports/newsletters/jan-feb-2024/landfill-updates.

16. **Landscape Maintenance Districts:** All areas may have a landscape maintenance district. A “landscape maintenance district (LMD) is a special district established within a city of municipality where property owners within a designated area contribute funds through a special assessment to pay for the ongoing maintenance and improvement of public landscaping within that district, providing benefits specifically to those properties located within its boundaries; essentially, it allows for enhanced landscaping beyond what is typically provided by the city at large, funded by the property owners who directly benefit from it. The amount of the assessments and the services performed within the district are subject to changes and may increase and maintenance or services may be shifted to individual homeowners. Buyer is advised to check all aspects relating to property taxes, landscape maintenance districts, assessments and services for Subject Property including but not limited to contacting the local government's Public Works department which oversees collection of special assessments from property owners within a district.

17. **Licensed and Community Care Facilities:** Buyer is advised licensed care facilities may be found in any neighborhood and are protected by State law. Buyer shall conduct their own investigation of such matters and will not rely on Brokers or Agents for information regarding the nature and location of these facilities.

18. **Mail Delivery:** Buyer is advised to ask Seller and to check with local agencies as to local mail delivery guidelines, as many areas may not have mail delivered to the properties, depending upon the location of the Subject Property.

19. **Mello-Roos, Community Facilities District Taxs and Bonds:** Many areas have Mello-Roos Taxes, Community Facilities District Taxes (CFD) and/or Bonds. A CFD is a special tax district created by state law to finance public improvements and services in a specific area. CFD's are also known as Mello-Roos Districts. Buyer should be aware they may be subject to change in amounts and duration and Buyer should not rely on these types of taxes or bonds ending and should check with appropriate entities and administrators regarding these taxes and bonds as to amounts and duration. Natural Hazard Reports that Buyers receive through escrow are sources to show Mello-Roos, Bonds and taxes and administrator contact information.

20. **Metrolink and/or Other Railway Service:** Buyer is advised the Subject Property may be situated in or near one of the service areas of Metrolink and/or other railway service. Train services operate 24 hours a day. There may be nuisances including, but not limited to, noise or vibration, possible traffic delays due to train traffic, traffic to and from rail stations, and other possible nuisances.

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21. **Multiple Parcels, Property Tax Bills and NHD Disclosure:** Subject property may have multiple parcels and multiple property tax bills separate for each parcel. Buyers are responsible for making sure at tax time that all parcels are covered and paid for or there may be future legal and monetary issues and liabilities, including but not limited to fines, liens and loss of parcel(s) at Tax Sale. If Buyers choose to impound their property taxes with their lender, Buyers should receive Information Only bills and it is Buyers sole responsibility to make sure their property taxes are being paid by lender and/or Buyers on ALL parcels associated with Subject Property.

Further, Seller(s) are required to provide Buyer(s) with Natural Hazard Disclosure Report that covers all parcels; i.e. multiple reports or report with Addendum covering all parcels. For more information about property taxes, go to www.lacountypropertytax.com.

22. **National Forest Lands:** Buyer is advised the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities are near and, in some locations, adjoins the Angeles National Forest or Los Padres National Forest. Said National Forest is a natural wildlife habitat and is also used for a variety of recreational purposes.

23. **Oak Tree Ordinance:** The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities have ordinances 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 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 agencies regarding any oak trees near or on the Subject Property.

24. **PACE/HERO Improvements:** Los Angeles County has implemented a program that assists homeowners to install energy efficient, renewable energy and water saving improvements to their properties. The program is known as the Los Angeles County Residential Property Assessed Clean Energy Program ("PACE"). Payment for the home improvements is financed annually by an assessment on the homeowner's property which shows on the owner's real property tax bill. The assessment is a lien on the property just as real property taxes are a lien. When the property is sold or otherwise transferred, the assessments continue as a property lien. This lien is similar to a property tax lien in that it has "super priority", which means it is senior to all private liens including deeds of trusts and mortgages. Payment of the assessment liens is due at the same time as property taxes are due.

25. **Post Burn Issues/Mudflow:** Many areas in Southern California periodically suffer damage due to brush fires and firestorms that ravage an area. Rains can pose a threat of additional damage due to flooding, mud, and/or debris flows. Buyers should consult local and county agencies, such as Department of Public Works www.dpw.lacounty.gov//wrd/fire, and the City of Santa Clarita Website http://readyforrain.santa-clarita.com/. Buyer is advised to consult insurance professionals regarding availability of insurance coverage and all options for subject property.

26. **Private Waste Disposal Systems:** This disclosure is in addition to the Statewide Buyer and Seller Advisory: Buyer and Seller are aware that the Property may be serviced by a private waste disposal system (the "System") consisting of a septic tank, cesspool, seepage pits, distribution box, leach field/trenches, leach lines or a combination of such mechanisms. No representation or warranty is made by Seller or Broker concerning the condition, operability, size or capacity of the System, nor whether the System is adequate for use by the intended occupants of the Property. Buyer is aware that a change in the number of occupants or in the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall may also affect the efficiency of the System.

Therefore, Buyer should obtain an independent evaluation of the System by a qualified sanitation professional as a part of Buyer's inspection/contingency period. Buyer should verify with the Septic Inspector if septic report includes the tank only, or other additional components of the septic system such as pit(s), and leach field(s), leach trenches, etc. In some cases, Buyer's lender may require a System inspection. Other System related costs may arise, including but not limited to, locating, pumping or providing outlets to the ground level. **BUYER AND SELLER ARE AWARE THAT ALL OF THESE COSTS ARE NEGOTIABLE BETWEEN BUYER AND SELLER.**

Broker is unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. Many factors, including but not limited to natural forces, age, deterioration of materials and the load imposed on the System can cause the System to fail at any time. In the event an existing septic system fails in the future, the System may be required to be upgraded to current health department standards. This could result in additional permits, geological/soils reports, design, and installation costs as well as the possibility of requirements to hook into a public sewer if available.

27. **Propane Gas:** Buyer is aware many properties are or may be served by Propane Gas delivered by a company into tanks that are usually rented. Buyer is advised that gas appliances like, but not limited to, clothes dryers, ranges, water heaters, barbeques originally designed and built for operation with natural gas may have to be modified to operate with Propane Gas. Not all appliances may be equipped to operate with Propane Gas nor be able to be modified and Buyers should consult appropriate professionals regarding appliances and propane gas. Sellers are responsible for any outstanding balances on propane accounts and shall be paid in full prior to closing. Any propane in the tank will be considered part of the sale. Unless otherwise written and agreed to, Seller shall provide sufficient propane for inspections and final walk thru prior to closing. Seller shall turn over any paperwork or information regarding the propane tank and Buyer is advised to contact the company, within their contingency time frame, regarding transferability and is advised to transfer propane along with any other utilities into their name prior to possession of Subject Property.

28. **Proximity to Dam(s)/Lakes:** The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities are in close proximity to existing dams and lakes including, but not limited to, Castaic Lake, Pyramid Lake, Elizabeth Lake, Lake Hughes and Bouquet Reservoir, Lake Palmdale, and Fairmount Reservoir. Buyer should investigate the proximity of the Subject Property to any such facilities and any potential effects they may have on the Subject Property.

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29. **Proximity to Electrical Power Lines:** There are high-voltage electrical lines that can, in some cases, run adjacent to rural and/or residential properties. There can be, including, but not limited to, additional switching stations added, updating of power lines and towers, increasing sizes and/or conductors, etc. One such project is called "Barren Ridge" and more information regarding this project can be obtained by calling 877-440-3592 or on line at www.ladwp.com/barrenridge

30. **Rent Control/Just Cause Eviction and Tenant Protection Bills:** The State of California and Local Cities and Counties have enacted several bills into law regarding rent control, just cause eviction and other tenant protections. Buyer is advised to conduct their own independent investigation, and to contact their own independent legal counsel, to determine if these laws or others apply to their individual circumstance and/or if they may be exempt. Brokers and Agents are not qualified to advise Sellers or Buyers regarding these matters.

31. **Rental/Leased Equipment:** The Property may be equipped with certain rental/leased equipment, such as but not limited to, alarm system, home automation/smart home devices, solar systems or water softening device. Buyer shall investigate with Seller whether Seller owns the equipment, the systems or rents the same. If not owned by Seller, the systems may not be transferred to Buyer without Buyer entering into a separate rental agreement with the rental company involved. Buyer is advised that the cost to assume a rented or leased item may affect their loan qualification.

32. **Review of Preliminary Title Report and Easements:** Buyer is 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. Buyer may also contact the title company to discuss title and the title policy being issued for the Subject Property and about the availability, coverage and cost of other title policies and/or endorsements that may provide a higher degree of coverage for Subject Property. Buyer is advised they may request from the title company color-coded easement maps with regard to the Subject property and various easements, as well as request a hyperlinked Preliminary Title Report and all recorded documents found on the prelim to review and investigate during their inspection contingency timeframe per contract.

33. **Road Maintenance:** Various properties may be on dirt roads, private roads and may or may not have road maintenance agreements in writing as to who maintains the road(s) and cost of maintenance. Buyer is advised to review the preliminary title report for any recorded document that may be recorded relating to road maintenance and inquire of Seller who maintains road(s) and costs involved in road maintenance and to seek independent legal advice regarding any agreements or lack thereof.

34. **Sediment Placement Sites (SPS):** Buyer is advised the Subject Property may be in the vicinity of a current or future Sediment Placement Site (SPS). The Los Angeles County Flood Control District has established these sites to place the sediment being removed from debris basins throughout Los Angeles County. These sites are designed for putting soil and rock only and not for dumping garbage or any other materials. Currently there are approximately 20 active SPSs throughout Los Angeles County with seven located within or near the boundaries of the San Fernando and Santa Clarita Valley, with additional sites proposed for the future. Such SPS sites currently exist in Sylmar (May Canyon), Chatsworth (Brown), Santa Clarita (Wildwood), Toluca Lake (Aqua Vista), and Sunland/Tujunga (Zachau, La Tuna, Blue Gum). A map of these SPS sites may be found at https://dpw.lacounty.gov/wrd/sediment/maps/index.cfm. Buyer agrees to make their own investigation of these sites, and their effects, if any, on the value, use, and enjoyment of the Subject Property.

35. **Sewage/Waste Disposal System:** Buyer shall conduct Buyer's own independent investigation as to the type and adequacy of the sewage/waste disposal system for the Subject Property. Broker makes no representation as to the existence and/or condition of the sewage/waste disposal system. Seller and Buyer should further note that the existence of a Sewer Permit does not guarantee that a property is connected to a Sewer.

36. **Unmanned Aircraft Systems (UAS) Drones:** Buyer is aware that the use of drones may be limited due to airspace restrictions in the Antelope and Santa Clarita Valleys. Buyer is advised to conduct their own independent investigation. For FAA requirements visit https://www.faa.gov/uas/ or download the FAA mobile app B4UFLY to verify restricted areas.

37. **Water System/Water Availability Investigation:** Buyer should determine the property's water source (i.e. if the Property has a public water source or other water delivery system, such as a mutual water company or well water system.)

If the Property is serviced by a mutual water company, Buyer is advised to conduct Buyer's own independent investigation of the financial solvency of the mutual water company and the reliability and quality of its water service. Buyer should also investigate what private conditions and approvals may be imposed by private water companies.

If the Property is not on a city, mutual water company, or equivalent water system, Buyer should read the Statewide Buyer and Seller Advisory. Buyer should determine whether water of sufficient quality and quantity will reliably be supplied to the Property. If the Property is serviced by a water well (on or off the Property), Buyer is advised to conduct an inspection and certification of the well servicing the Property to reveal both the condition of the well and the quality of the water. Buyer is aware that the quantity, quality and/or source of a well or wells located on or servicing the Property cannot be guaranteed, and may fluctuate from time to time and/or may go dry. Water wells can be costly. Other conditions may apply, including but not limited to the requirement of the development of public water systems within an area that becomes publicly funded by residents.

Buyer should consult appropriate professionals and the Los Angeles County Department of Public Health to satisfy any and all concerns with regard to wells and County guidelines and rules for issuing permits now and in the future. For more information, go to: http://publichealth.lacounty.gov/eh/EP/dw/dw_well_water_owner.htm.

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Additionally, if a well is shared, there may or may not be a shared well agreement in place. Buyer is advised to check with Seller and the Title Company whether any document exists with regard to a shared well, seek their own independent legal advice about the agreement or lack thereof and what this may mean for Subject Property now and in the future.

Buyer is notified that there has been an adjudication of water rights in what is known as the **Antelope Valley Ground Water Basin**. The Antelope Valley Watermaster is charged with administering adjudicated water rights and managing groundwater resources within the adjudicated portion of the Antelope Valley. To obtain information in regarding your water rights, contact the Watermaster at https://avwatermaster.net/about-us/ or call 661-234-8233.

Buyer is hereby expressly notified that construction of new commercial and industrial facilities and residential dwellings may be prohibited to land serviced by non-conforming water systems, such as "hauled" water, irrigation ditch water and public or community water systems that do not meet current legal Standards. Buyer is advised that lack of an adequate water supply may result in the denial of building permits for new construction on the Property, or for any additions or remodeling desired by Buyer to existing structures on the Property, as well as future effects including but not limited to possible increase in costs, future sale issues, future loan/refinance issues.

38. **Weather/Fire Protection/Emergency Health Transportation Issues:** Certain Rural property areas and Antelope Valley and the surrounding unincorporated communities may have icy and/or snow-covered roads and homes may need winterizing during winter months. Due to weather conditions, there may be power outages from time to time and highways may be closed for periods of time. Since some properties may be in mountainous and/or outlying areas, residents need to be aware of local fire protection procedures concerning their property and safety in these areas. Many areas also have brush clearance requirements and owners may be cited for non-compliance. Properties in the Rural Area may be covered by Cal Fire and not Local or County Fire services. Emergency response times may be lengthy due to rural location and/or weather conditions. Buyer is advised to investigate these matters with appropriate entities and agencies to satisfy any and all concerns.

39. **Wildlife:** Buyer has been informed various types of wildlife appear in residential neighborhoods throughout the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities. Coyotes, bobcats, undomesticated cats, snakes, owls, and other birds of prey as well as other such wildlife may be injurious to people, property, pets, and small children. Buyer is advised to investigate this matter during their inspection contingency period.

40. **Wood Burning Stoves/Fireplaces:** Certain areas may have regulations currently in place or may have in the future which could restrict or prohibit the use of indoor and outdoor residential wood burning in wood burning stoves and/or fireplaces due to fire hazards and/or air quality matters. Certain properties may be exempt, such as, but not limited to mountain communities, homes that rely on wood as sole source of heat, low-income households, and those without natural gas service. For more information go to www.aqmd.gov or check with local and county entities for any regulations relating to the Subject Property.

41. **Wood Destroying Pest Reports:** In the event that Seller obtains more than one Wood Destroying Pest report pursuant to the current sale of Subject Property, Seller is required to provide copies of all such reports to the Buyer. If there is more than one report, Seller shall notify Buyer which company will be doing any corrective work and issuing the clearance. Seller's ability to comply with the Wood Destroying Pest provisions of the Purchase Contract may be impacted by the existence of any discrepancies contained within said reports. Buyer is aware the Structural Pest Control Report deals with wood destroying pests including termites and does not apply to the presence or absence of rodents, insects, or any other such “pests”.

Santa Clarita Valley Disclosures

1. **Bermite:** Whittaker-Bermite is an approximately 1000-acre site adjacent to Circle J Ranch on the south, Soledad Canyon on the north, Golden Valley Road on the east, and Railroad Avenue on the west. This former munitions testing and manufacturing site has had contamination issues to soil and groundwater by perchlorates and other compounds. Certain water wells were shut down and clean-up efforts of the land continued for years and have been completed for future development by possibly Urban West to be called “Sunridge”, which may include but is not limited to residential homes, commercial spaces, amphitheater, and park. However, cleanup efforts of the water wells may continue for years to come. There have been various plans for developments on the books since around May 1995. Included in the plans for development is the extension of Via Princessa from the 14 Freeway side through to the Circle J Ranch side and other changes. Exact timeline for future development is unknown at this time. For more information go to www.whittakerbermite.com or www.Santa-Clarita.com.

2. **Cogeneration and Operational Power Plants:** Buyer is advised there are cogeneration and operational power plants which utilize various fuels to produce electricity for on-site and off-site purposes. These plants are located in various areas, including but not limited to two plants in Placerita Canyon, Pitchess Detention Center in Castaic, Val Verde, Saugus, and Valencia. More information and lists of other possible plants can be found on the California Energy Commission website at www.energy.ca.gov.

3. **Hasley Canyon Area:** Buyer is advised there are future developments in the area of Hasley Canyon that may create future changes and additions to the area. There have been “discussions” and “meetings” relating to a possible bridge going in at Hasley and Sloan Canyon related to home developments in the area. There are various developments and projects going in Hasley Canyon. Brokers nor Agents have verified any information nor specifics of developments and projects, so Buyer should fully investigate with appropriate professionals and entities including but not limited to the Castaic Town Council, LA County Building and Safety and Planning Departments to satisfy and any all concerns. There is a low point in the roadway at Hasley and Del Valle that can flood during heavy rains and create dangerous conditions forcing the possibility of road closure in this area. Buyers are advised this may affect the Subject Property.

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4. **Henry Mayo Newhall Memorial Hospital and Expansion:** Henry Mayo Newhall Hospital is a Level II Trauma Center. Emergency vehicles and air transport by helicopter are used to transport patients to the facility 24 hours per day. Buyer is advised the Henry Mayo Newhall Memorial Hospital is in the process of expanding 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. Buyer is advised to make an independent and complete investigation of the effects, if any, on the value, use, and enjoyment of the Subject Property.

5. **Mall Changes:** Santa Clarita has a mall that has been called Westfield Town Center Mall located between Valencia Boulevard and Magic Mountain Parkway. The entire area of the mall and parts of surrounding areas will be redesigned for mixed use of residential, commercial and entertainment facilities due to the sale of the mall by Westfield. Buyer is advised to investigate during their inspection contingency. For More Information go to: https://santaclarita.gov/planning/environmental-impact-reports-completed/town-center-specific-plan-2/
https://filecenter.santa-clarita.com/Planning/2024/05/TCSP%20CHAPTERS%201-3%20COMBINED_SCREEN.pdf

6. **Natural Gas Storage:** There are Natural Gas Storage facilities within the City of Santa Clarita and in unincorporated areas, including but not limited to Honor Rancho near Castaic. Buyer is advised to consult appropriate entities and professionals regarding natural gas storage sites that may affect Subject Property. For more information go to: https://www.conservation.ca.gov/calgem/Pages/UndergroundGasStorage.aspx and https://santaclarita.gov.

7. **Oil Derricks & Pollutants and Toxins:** Buyer is advised some known and/or alleged oil derricks and/or pollutants and toxin problems that may be around the area. Information can be found online at https://www.conservation.ca.gov/CalGEM.

8. **Placerita Canyon (West of 14 Freeway), Vista Tract Valle Del Oro/Flaxwood/Trumpet, etc., Hidden Knoll, Latana Hills Tracts re: Gate Cards/Dockweiler Extension/Future Changes:** Buyer is advised there is a gate at Placerita Canyon west of Sierra Highway and the 14 Freeway. Buyers who purchase homes in this area of Placerita Canyon should be aware there are requirements and a fee for gate access/cards. In addition, there are certain community standards for this side of Placerita Canyon area, future road changes and development. There are future changes to roadways on the West side of Placerita Canyon including but not limited to Dockweiler, currently a dead-end street on the East side, which is off Sierra Highway and dead ends around Valle Del Oro and the Hidden Knoll Tract of homes will eventually be a through street and widened which may impact parking that now occurs on Dockweiler and other streets for condos and apartments in that area. This will connect to 13th Street and there have been plans at one time to ask the railroad entities to allow for widening of 13th Street and changes to the area and roads. The open field at 13th, Arch and Alderbrook was approved to become a movie studio but as of late 2024, the land was put up for sale and it is unknown the future development that may take place in this area and on this land. Buyers may contact the City of Santa Clarita for more information and current updates.

Additionally, Placerita Canyon has continued changes due to The Masters University growth under an extensive Master Plan which has been extended, including but not limited to land being bought to build additional homes and structures including but not limited to a cathedral type chapel built between Placeritos and Placerita Canyon near Aden Avenue and west of Meadview. More information can be obtain through the City of Santa Clarita or at https://filecenter.santa-clarita.com/Planning/Master's%20University%20Master%20Plan%20-%202019.pdf.

Placerita Canyon has its own website http://www.pcpoa.com for more information and updates on the Canyon, public meetings and status of projects. Buyer can also contact the City of Santa Clarita for any and all projects within City limits. Buyers are advised to fully investigate during their investigation period in the Agreement to assess how future changes may impact Subject Property.

9. **Porter Ranch/Aliso Canyon Disclosure:** Buyer is advised of the existence of the Aliso Canyon Oil Field, located within close proximity to the Porter Ranch Area. Further, Buyer is informed that The Termo Company, owner of the existing wells along with several other oil and gas companies, has proposed to drill an additional number of new oil wells at this site. At this time, this proposal is under consideration and no final determination has been made as to whether or when such additional oil wells will be drilled. Seller and Brokers and their Agents do not have the expertise to advise.

Buyer is advised to investigate this matter during buyer's investigation contingency period. Buyer is advised to check with the appropriate county and city departments to obtain information regarding current status on any projects and regarding any impact, including but not limited to potential environmental impact of said drilling and more information may be obtained at http://www.caloes.ca.gov. (Search Aliso Canyon)

Buyer is advised that there was a major gas leak coming from a Southern California Gas Company storage facility in Aliso Canyon located in close proximity to the Porter Ranch area. The leak, coming from an underground well, released large quantities of methane gas. During the time of the leakage, residents of Porter Ranch complained of health issues including nausea, headaches, and nosebleeds. The gas company indicated that the leak began on or around October 23, 2015 and continued until on or around February 11, 2016. There are claims that additional leaking has occurred after the February 11, 2016 date. Seller and Brokers and their Agents do not possess the expertise to advise the Buyer on the impact of this leak on the subject property. Buyer is advised to do their own investigation of this matter during buyer's investigation period. Buyer may contact the Los Angeles County Department of Public Health at 888-700-9995 and the Southern California Gas Company at 800-427-2000 for further information. Buyer is advised to investigate on any impact said oil wells may have on the Subject Property during their investigation period in the agreement.

10. **Sand and Gravel Mining Operation Proposal:** Buyer is advised there is a proposal to expand the sand and gravel mining operation with appurtenant facilities, located at 12101 Soledad Canyon Road, Santa Clarita, CA 91390 (commonly known as CEMEX). 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. For more information go to santaclarita.gov.

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11. **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.

12. **Stevenson Ranch/Westridge Communities:** Buyer is advised the Law Firm Owen, Patterson and Owen filed a complaint in Los Angeles Superior Court on or around November of 2020, related to alleged violations with regard to sandblasting of two water towers located on Westridge Parkway in 2020, alleging various claims for damages. Status of the lawsuit is not known at this time. Buyer should consult Seller with regard to any current and/or past lawsuits regarding Subject Property during their investigation period in the agreement.

13. **Water Softeners:** Automatic or rock salt water softeners are illegal and banned in the Santa Clarita Valley. Door to door investigations can be made by officials and homeowners can be cited and fined up to $1,000. For more information contact the City of Santa Clarita or the Sanitation District of LA www.lacsd.org/chloride.

Acton and Agua Dulce Area Disclosures

1. **Agua Dulce Airpark/Airport:** Buyer is advised and hereby acknowledges the Subject Property may be located within close proximity to the private Agua Dulce Airpark. Buyer is hereby advised to investigate the hours of operation of the Airpark, types of aircraft (jet or otherwise) flying into and departing from the Airpark, types of flights (private or commercial) flying into and from the Airpark, flight patterns associated with the Airpark as well as any other related information concerning the actual or potential impact of the Airpark, including but not limited to any possible future expansion of the Airpark. For more information, go to www.l70airport.com.

2. **BESS- Battery Energy Storage Systems:** There are multiple and various projects associated with lithium batteries and large scale storage systems throughout Acton and Agua Dulce areas, including but not limited to The Hecate Humidor BESS is one such project, which would add approximately 300 megawatts to the grid using large lithium-ion batteries for storage, Avantus - Angeleno BESS Facility, and possibly more in the future, including but not limited to Flea Flicker-BESS, Maathai-BESS and Juniper & Quercus-BESS facilities. Buyer should fully investigate with appropriate professionals and entities to satisfy any concerns and refer to town council websites for Acton and Agua Dulce.

3. **Community Standards District:** Acton and Agua Dulce have active Town Councils and has developed a Community Standards District intended to help preserve the character of the community and addresses, including but not limited to, minimum lot size, residential and commercial development standards, street improvements, public trails, signage, the number of cargo shipping containers allowed, allowable home-based occupations, the number of dogs allowed, and the management protection of ridgelines and hillsides. Buyer should consult the Town Council, LA County Board of Supervisors, as well as Department of Regional Planning for more information and current standards and allowances pertaining to Subject Property. For more information, go to http://actontowncouncil.org/, www.adtowncouncil.com, and search planning.lacounty.gov/.

4. **Future Developments and Projects:** There continues to be growth of residential and commercial developments throughout Acton and Agua Dulce that are either already developed and/or are in the beginning to latter stages of approval. Buyer should fully investigate how any of these projects may impact Subject Property during their investigation period in the agreement including but not limited to local town meetings, local town councils, LA County Planning Department, LA County Building and Safety and other local and county agencies.

Antelope Valley Area Disclosures

1. **Airport Noise:** Buyer is advised that the Property may be situated in or near Air Force Plant 42, Edwards Air Force Base, Fox Field, Palmdale Airport, and the Rosamond Airport/Skypark, and/or the Mojave Air and Space Port, each of which facilities produce some level of aircraft traffic with resulting noise and other environmental issues. A Regional Terminal is proposed for construction at Columbia Way (Ave M) and Sierra Highway. Buyer is advised to make Buyer's own independent investigation of this during Buyer's physical inspection of the Property, if this is a matter of concern to Buyer.

2. **Antelope Valley Area Plan:** The Antelope Valley Area Plan ("Plan") was adopted June 16, 2015. The Plan is a component of the Los Angeles County General Plan that allows for more detailed policies to account for unique conditions specific to this geographical area. It is to be expected that the Plan will be updated from time to time to reflect changes in conditions in the area. The Plan has resulted in changes to previously permitted densities, imposes restrictions on property use and may otherwise impact a Buyer's intended use or development of property.

Other ordinances, either existing or proposed, such as the Significant Ecological Area Ordinance, the Renewable Energy Ordinance and the Hillside Management Ordinance may also impact the use, enjoyment and development of property in the unincorporated areas of the Antelope Valley. For more information, you are encouraged to visit: planning.lacounty.gov/.

3. **Flooding:** Flooding and flash flooding can occur throughout the Antelope Valley during storms, resulting in property damage, erosion and structural leaks.

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4. **Landscape Laws and Ordinances:** The Cities of Lancaster and Palmdale have enacted landscape installation and maintenance ordinances which require the property owner to install and maintain landscape to certain minimum standards. If the property falls below these minimum standards, the property is subject to mandatory re-landscaping to meet water efficiency requirements established by the city and the State of California. Buyer and Seller are both advised of the necessity to maintain the landscape on the property at all times using water efficiency standards imposed by the Cities and/or water district providing service to the property. It is recommended the property owner review the current landscape and water efficiency ordinances and resolutions for the City in which the property is located. It is further recommended the property owner review current water restrictions with the water purveyor for the property. These ordinances contain monetary penalties and fines for noncompliance. The ordinances may be viewed on the City websites or secured at City Hall. Unincorporated areas are subject to statewide statutes and may be subject to local water conservation standards.

5. **Protected Species:** The California Fish and Game Commission is considering placing the Western Joshua Tree on a protected list, such as the endangered species list. Under a one-year status review, the Western Joshua Tree is protected under CESA as a candidate species. If a property contains Western Joshua Trees, Buyers are encouraged to perform their inspection and investigative obligations as to whether the presence of the Western Joshua Tree might affect the Buyer's use of the property. For more information on the current status of trimming or removing Joshua Trees, please visit https://wildlife.ca.gov/Conservation/CESA/WJT. See also the Los Angeles County SEA protected tree which covers oaks, junipers, and many other local species https://planning.lacounty.gov/site/sea/wp-content/uploads/2020/08/Appendix-A-SEA-Protected-Tree-List.pdf.
Los Angeles County also has an ordinance specific to Oak Trees. Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus, which is 8" or more in diameter four and one-half feet above mean natural grade or in the case of Oaks with multiple trunks a combined diameter of 12 inches or more of the two largest trunks, without first obtaining a permit. For more information visit: https://ucanr.edu/sites/oak_range/files/60602.pdf.

6. **Rental Housing License and Registration:** The Cities of Lancaster and Palmdale have enacted ordinances that require, among other things, that the owner or operator of residential rental property shall register the property with the appropriate city department, and/or secure a current rental housing business license. These ordinances provide for the inspection of the property, the payment of fees, and require that a Certificate of Inspection be secured and maintained for the property. Failure to comply with the ordinances can result in fines and other penalties. The ordinances may be reviewed on the City websites: Lancaster: www.cityoflancasterca.org Palmdale: www.cityofpalmdale.org Unincorporated areas are subject to statewide statutes and subject to County ordinances which may also require licensing inspections and compliance.

Buyer and Seller are encouraged to read all 9 pages of this Advisory carefully.
By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of all 9 pages of this Advisory.

Seller acknowledges and represent they have fully and truthfully filled out this and all other disclosure documents. In addition, Seller acknowledges they did not rely upon either Broker or Agent for any information regarding 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: Authentisign Isaac Sanchez _____ Date: 09/19/2026___
Isaac Sanchez

Seller Signature: Authentisign Celeste Monroy _____ Date: 09/20/2026___
Celeste Monroy

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 the items listed above are not an exhaustive list of all items that may affect 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 the Seller has failed to provide.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

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