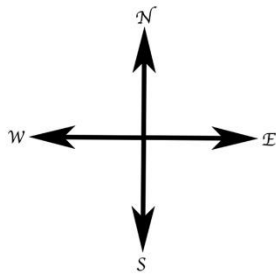


San Diego County Local Area Disclosures



INTRODUCTION

PURPOSE OF DISCLOSURES AND IMPORTANT CONSIDERATIONS

The matters about which you are advised in this San Diego County Local Area Disclosures (“Disclosures”; and each one a “Disclosure”) are intended to be reviewed by both the Buyer and Seller in addition to all other disclosures related to the real estate transaction, which include but are not limited to, the Statewide Buyer and Seller Advisory (Form SBSA from the California Association of REALTORS® (“C.A.R.”)). These Disclosures are not intended to eliminate a potential Buyer’s duty to conduct physical inspections and further investigation of a property nor do these Disclosures alleviate a Seller or its agents from making the legally required disclosures for real estate transactions.

MAP OF SAN DIEGO COUNTY

The cover page map outlines the various geographical areas of San Diego County which are discussed in these Disclosures. Please be advised that this map is not to scale and is provided for orientation purposes only.

DISCLAIMERS:

IMPORTANT CONSIDERATION: Please be advised that buyers are strongly encouraged to review and inspect all disclosures and to otherwise satisfy themselves with regard to the Disclosures contained in this document and any other condition of the property, during the inspection period under the purchase contract, prior to the removal of contingencies, and prior to Close of Escrow.

REALTORS® Associations: Please be advised that these Disclosures were prepared by the North San Diego County Association of REALTORS® and the Pacific Southwest Association of REALTORS® and their agents and employees. While these Disclosures have been approved by these Associations, the Associations make no representation or warranty as to the adequacy or the validity of these Disclosures in any real estate transaction and conditions may have changed since the information in these Disclosures was received by the Associations.

BROKERS: Please be advised that these Disclosures are made for informational purposes only and the Broker providing these Disclosures makes no representation or warranty as to the adequacy or the validity of these Disclosures in any real estate transaction, and the Broker assumes no legal responsibility for accuracy.

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DISCLOSURES

1. GENERAL COUNTY-WIDE DISCLOSURES

a. Proposed Development

Please be advised that San Diego County is regularly undergoing various residential and commercial development projects. While certain development projects are identified in these Disclosures pursuant to their region, these Disclosures are in no way a comprehensive list of all current development projects in San Diego County. Buyers and Sellers are encouraged to investigate all potential development in relation to the property with the applicable authorities. San Diego is facing a serious housing shortage. County Officials and Officials from the San Diego Metropolitan Transit System (MTS) are identifying land along transit corridors for high density affordable housing. Land in these areas could potentially be rezoned. Some of these new developments may have limited parking. New County rules also encourage home building in unincorporated “villages” near transit while making development further from transit more cost prohibitive.

b. Homeowners Associations

Please be advised that a property may be subject to mandatory membership to one or possibly several homeowners’ associations (“HOAs”). HOAs may charge mandatory regular membership assessments (sometime called “dues”) and may, per its By-laws and/or Conditions, Covenants, and Restrictions, and may restrict the use, modification, and development of a property. Membership dues may be charged on a monthly, quarterly or annual basis, and additional assessments may be allowed, including as fines or penalties. A failure to timely pay assessments may result in multiple risks, which may include foreclosure on the owner’s properties. It is recommended that all potential buyers carefully review all HOA By-laws, articles, and/or Conditions, Covenants, and Restrictions with a legal professional.

c. Private Transfer and Lifestyle Fees

Please be advised that certain HOAs in San Diego County may charge a lifestyle fee on the sale of any property within that specific development. Lifestyle fees vary by development and are subject to change. Lifestyle fees are typically a percentage of the sales price of a property. These fees could affect a potential buyer’s ability to obtain financing. All prospective buyers are encouraged to contact the applicable HOA to discuss any potential lifestyle or other private transfer fees.

d. Road Maintenance

Please be advised that many properties and/or developments throughout San Diego County may be subject to road maintenance agreements or other forms of shared expense agreements, and under such agreements, a failure to pay may lead to multiple risks. If a property is subject to such an agreement, a buyer may be responsible for a shared portion of regular maintenance fees private roads or other items. Buyers are advised to investigate the existence of any such agreement with the necessary government, municipal, or owner association entities. Moreover, an unrecorded road maintenance agreement may not be binding on future owners of the properties intended to be responsible for road maintenance. In addition, California Highway Patrol and local law enforcement agencies may elect not to enforce laws on private roads.

e. Property Use Restrictions – Short-Term Rentals and Rent Control and Tenant Rights

Please be advised that San Diego County and/or multiple cities within the County restrict, or are contemplating restricting, short-term and vacation rentals of residential properties. Restrictions may include bans or limitations with respect to short term rentals including rental of homes through VBRO, AirBNB, Craigslist, and other short term rental services. Additionally, properties within the immediate surrounding area of the property at issue may be used as short-term or vacation rentals, whether or not in compliance with existing restrictions within that community. All prospective buyers are encouraged to investigate local restrictions on rentals and applicable uses in the area in which the property is located and the area surrounding the property. Please also be advised that there are numerous statewide and local laws, ordinances and proposals to enact rent control and other tenant favorable restrictions/regulations, which may limit the amount a rental property owner may charge a tenant for rent and or impose other limitations on traditional rental property owner rights, including, without limitation, restrictions on a rental property owner’s ability to terminate tenancies and to rehabilitate property. Buyers are advised to investigate these issues with the applicable city or county entity for the property as well as the necessary professionals. In making

these Disclosures, brokers and agents are not making any representation that any property can be used as a short-term or vacation rental or is, or is not, subject to rent control restrictions or regulations.

f. Soils, Landslides, Flooding, and Groundwater Seepage

Please be advised that real estate in San Diego County is subject to subsidence, erosion, settling, slippage, earthquakes, and other movement of property. Additionally, a property may be constructed on fill or improperly compacted soils. This can result in inadequate drainage and damage to the property, including structural problems. Additionally, San Diego County is known for the potential for a property to contain expansive soil conditions. There are also areas of the County that are subject to groundwater seepage. It is recommended that all prospective buyers consult with a civil or geotechnical engineer for any and all issues relating to soil stability, expansive soils, erosion settling, slippage, earthquakes, other property movement, grading, compaction, drainage, and other soil-related conditions.

Please also be advised that San Diego County has variable climate, differing terrain, soil, and water conditions, which results in many areas being susceptible to flash flooding and drainage issues. Drainage issues may include, but are not limited to, water runoff from roofs, neighboring properties, and streets. Buyers are urged, regardless of the location of the property, to research the potential of flooding and the drainage of the property.

Please also be advised that areas in San Diego County may be subject to landslides. Such designations may restrict development and require geological investigations. Please contact the appropriate government authority in your area to determine if you are impacted by any such designation. More information can be found here: www.conservation.ca.gov/cgs/Pages/Index.aspx.

g. Parking

Please be advised that certain cities and municipalities restrict on-street parking in either or both residential and commercial neighborhoods. Additionally, some local jurisdictions limit street parking and/or may require permits for street parking in certain neighborhoods. Additionally, certain condominium and other planned communities may include a parking stall or spot as part of the property purchase while others assign a parking spot separately, if at all. It is recommended that buyers investigate any potential parking concerns that may impact their purchase of a property.

h. Prisons and Jails

Please be advised that San Diego County has several jails, prisons, detention centers, and work camps located within the County. Such facilities may undergo expansion at any given time. Buyers are encouraged to research the locations of these facilities in relation to any potential property purchase to evaluate the potential impact upon the value or desirability of any given property.

i. Historic Properties and Districts

Please be advised that within San Diego County there are a number of historical districts which may restrict whether a property may be modified or developed. Municipalities may have historical resource ordinances or restrictions which may also limit or ban demolition or modification of certain properties, whether or not they are located within a historical district. Individual properties may also have different state and federal designations which have varying restrictions and benefits. Prospective buyers should contact the local jurisdiction to determine whether or not a property is impacted by such ordinances or district.

j. Fuel Pipelines

Please be advised that within San Diego County there are various underground pipelines transmitting crude petroleum, natural gas, gasoline, ethanol, or other fuels. Additionally, all homes which use natural gas are connected to an underground gas distribution pipeline network. More information may be obtained from natural hazard disclosure providers as well as the National Pipeline Mapping System: www.npms.phmsa.dot.gov/, and San Diego Gas & Electric: www.sdge.com/.

k. Public Attractions

Please be advised that San Diego County is home to numerous public attractions, such as SeaWorld, Snapdragon Stadium, Del Mar Fairgrounds, Belmont Park, Petco Park, San Diego Zoo, Balboa Park, San Diego Wild Animal Park, Legoland, North Island Credit Union Amphitheatre, Pechanga Arena San Diego, Sesame Place Park in Chula Vista, Barona Raceway (Ramona), as well as numerous other amphitheaters, parks, resorts, casinos, beaches,

golf courses and other venues or attractions. Properties in these areas may be affected by traffic and noise which may be of concern to some buyers. Additionally, such attractions may be subject to closures for various reasons, both temporary and permanent in nature. Buyers are advised to investigate all venues and attractions near the property.

l. Water Retrofit

Please be advised that areas within San Diego County, and the state of California require certain installations of water conservation devices, such as low-flow toilets, sinks, and shower heads upon the sale or transfer of a property. It is your duty to investigate whether these requirements exist for your potential property purchase and to ensure that such requirements are met. Certificates of compliance may be obtained from the applicable authority.

m. Illegal Encampments and Homelessness

Please be advised that there are numerous illegal encampments and other areas with homelessness located throughout San Diego County. Given the nature of the issue, such encampments and homeless persons are often located in urban environments, including in areas surrounding locations with homeless services (including tent facilities in the City of San Diego), in parks, canyon areas, under bridges or in other somewhat secluded or public areas. Moreover, given their transient nature, illegal encampments and areas of concentrated homelessness, often move frequently, as do other homeless persons. Prospective buyers should investigate potential illegal encampments and areas of concentrated homelessness in their area, and be aware that homeless persons may move in the vicinity of the property.

n. Fireplaces

Please be advised that many homes through San Diego County contain Rampart General fireplaces, which historically have been prone to cracking. Repairs for Rampart General fireplaces are difficult and expensive and replacement may be required. Buyers are encouraged to have all fireplaces inspected, as any fireplace repair may be expensive, when repair is possible.

o. Trains

Please be advised that San Diego County has many trains and train tracks exist in many places in the County. While many commercial passenger trains and trolleys currently limit their hours of operation, there are commercial shipping trains that will operate throughout the County at all hours of the day and night. Such train or trolley operations may create noise and exacerbate traffic conditions in certain areas. Potential buyers are encouraged to research the proximity of train and trolley tracks and stations to the property, and to observe train traffic during hours of operation which at times could be in the middle of the night. Schedules and hours of operation may change from time to time.

p. Location of Airports within County

Please be advised that there are several civilian and military airports/airfields in San Diego County. These include but are not limited to: i) San Diego International Airport, ii) Borrego Valley Airport, iii) Gillespie Field, iv) Brown Field, v) Montgomery Field, vi) Oceanside Municipal, vii) Ocotillo, viii) Ramona, ix) Agua Caliente Springs, x) Fallbrook Airpark, xi) Jacumba, xii) Marine Corps Air Station – Miramar, xiii) Marine Corps Base Camp Pendleton, xiv) McClellan-Palomar, and xv) Naval Air Station North Island. These areas and possibly others are subject to aircraft noise, including helicopter noise.

Please also be advised that properties may be located under flight paths. While various commercial airports, such as San Diego International Airport, presently enforce “no fly” hours to avoid aircraft noise emissions at certain times, private and military airports/airfields do not have such restrictions on flight times. For example, the Marine Corps Air Station – Miramar regularly has helicopters flying between the station and Camp Pendleton. These flights may occur during both daytime and nighttime hours, seven days a week. Potential Buyers are advised to research the proximity of any property to a public, private, or military airport/airfield and buyers are advised that current flight restrictions could change.

q. Proposed Airport Sites and Expansion of Current Airports

Please be advised that several areas in San Diego County have, or may be, proposed as potential airport sites. Additionally, please be advised that the future plans for San Diego International Airport and other local airports are uncertain. It is possible that there may be future expansion or construction at any local airport. More information regarding the potential expansion of San Diego International Airport and other potential airport developments, such as the expansion of the Carlsbad McClellan-Palomar Airport, may be found at the San Diego International Airport

site at www.san.org/Airport-Projects and at the San Diego Association of Governments (“SANDAG”) website at www.sandag.org.

r. Traffic Throughout County

Please be advised that San Diego County experiences roadway traffic throughout the County. Some areas in particular may experience heavy traffic due to their proximity to naval or military bases, public attractions such as sporting and concert venues, and the coast, amongst other locales. The Caltrans website, dot.ca.gov/, contains information regarding road closures, upcoming projects, as well as traffic.

s. Trolley Lines and Transit Busses

Please be advised that the San Diego Metropolitan Transit System (“MTS”) operates various bus and trolley lines throughout the county. More information regarding the MTS schedule and maps, please visit: www.sdmts.com.

Similarly, the North County Transit District (“NCTD”) also operates various bus lines throughout North San Diego County. More information regarding the NCTD bus line schedule and maps, please visit: www.gonctd.com.

Please be advised that at any given time, MTS and NCTD may have several proposed routes pending approval and construction. For up-to-date information regarding propose route expansions for MTS and NCTD, please check the above-referenced websites as well as the planning department websites for your specific city.

t. Roadway Construction

Please be advised that the property may be in an area where local and state public authorities are completing various transportation projects. Plans and locations of such projects are regularly subject to change. It is recommended that the buyer review all CalTrans, city or county websites for additional information. For the most up to date information regarding state-sponsored road projects, please review the CalTrans website at www.caltrans.com.

u. Property Tax Assessments

Please be advised that real estate taxes and other assessments may be imposed upon property based upon location within certain geographical locations and may vary over time. Assessments may include those for Mello Roos, School Bonds, and Special Districts (including, Infrastructure Financing, Community Services, Water, Fire Protection, Flood Control, Healthcare, Irrigation, Pest and/or Vermin Control, Lighting, Maintenance, Metropolitan Water, Municipal Water, Miscellaneous, Public Utility, School, and other districts). For up-to-date information regarding potential financial obligations from property assessments, please contact the San Diego County Tax Assessor at: www.sdttc.com.

v. Connection to Utilities and Potential Blackouts

Please be advised that numerous properties, more commonly in rural areas of the County, are not connected to natural gas lines, and generally, use propane tanks or some other source of fuel to provide energy for the home or certain aspects of the home. Additionally, some properties, regardless of location, may not have connections to electricity, water, telephone lines, high-speed internet, or other utilities. Buyers are advised to determine what utility connections service the property and the sources of fuel that are available. Various districts or municipalities may assess buyers for past due fees through escrow. These fees could include water, sewer, gas, electric or other utilities. Prospective buyers should verify past due utilities by contacting the particular local utility providers. Additionally, if utilities do not currently serve the property, Buyer to verify the availability and costs required to serve the property directly from the utility companies or public agencies involved and alternatives, if any, to one or more utilities.

Please also be advised that San Diego County can experience high winds and dry conditions that, in the past, have caused power lines to be downed, resulting in wild fires and other damage to property. As a result, utility providers may, from time to time, institute blackouts in areas of the County, impacting the use of the property. Buyer is advised to investigate the likelihood of, and potential impacts of, blackout conditions at the property.

vi. Please be advised that local jurisdiction across California are enacting bans or restrictions on natural gas. In 2021, California energy regulators advanced a plan that provided that every new home needs to be “electric-ready.” As of 2022 more than 50 California cities and counties had adopted rules banning or discouraging gas hookups in new homes and other buildings. Cities in San Diego County are currently exploring restrictive gas use laws which may

apply to existing buildings and/or residences. For example, the city of San Diego's climate action plan is seeking to reach net zero carbon emissions by 2035 in part by phasing out natural gas use in new and existing buildings.

vii. Several golf courses are planned to be re-purposed entirely or in part. To confirm the current status of any golf courses in the vicinity, check with the applicable city or the County planning or other relevant departments to verify the status of nearby golf courses. For example: Cottonwood Golf Course in El Cajon is exploring, or has explored, a transformation into a sand mine. The Riverwalk Golf Course in the Mission Valley area of the City of San Diego may be redeveloped into an estimated 4000 housing units.

2. ENVIRONMENTAL DISCLOSURES

a. Earthquakes

Please be advised that San Diego County has experienced earthquakes in the past and will likely experience earthquakes in the future. Property damage caused by earthquakes is not always visible and or discoverable by agents, brokers, or potential buyers during an inspection or walkthrough of a property. Inspection by a licensed professional is recommended to determine the structural integrity of any given property. For more information, please review your Statewide Buyer and Seller Advisory provided by your agent and/or broker, and consider earthquake insurance coverage.

b. Flood Areas

Please be advised that certain San Diego County properties may be subject to flooding. It is recommended that buyer review any and all Natural Hazard Disclosures provided. It is also recommended that buyer consult flood maps provided by the San Diego County Department of Public Works and the Federal Emergency Management Agency ("FEMA") at: www.sandiegocounty.gov/content/sdc/dpw/flood/flood_fema_insurance.html. Such flooding may affect the value of the property and result in damage, leaks, and embankment erosion, amongst other issues.

c. High Winds

Please be advised that from time to time, areas in San Diego County are subject to high winds. High winds may result in damage to a property, including but not limited to, falling trees and debris, roof damage, and flying dust and debris. Additionally, some areas may suffer from odors and dust which can be transmitted during high wind events.

d. Coastal Areas

Please be advised that properties located in coastal areas and/or on coastal cliffs may suffer from erosion, failure, and damages. Soil and geological stability may impact the value of the property and the ability to build or maintain the property and/or its improvements. Buyers are advised to have an expert inspect such properties. Please also be advised that since San Diego County is a coastal county, with properties that are in communities that may have ocean, bay, and/or lagoon frontage, or which may be low elevation coastal areas, any of such communities may be affected by coastal flooding and/or sea level rise, which are risks that buyers may wish to investigate and/or take into account when considering a purchase of, or owning, coastal areas, and/or low elevation coastal area, real estate. Numerous scientific sources have predicted that global warming can lead to rising seas. The National Oceanic and Atmospheric Administration ("NOAA") has developed a mapping tool which allows users to see NOAA's community-level predictions for the impacts from coastal flooding or sea level rise (up to 10 feet above average high tides). This mapping tool may be viewed at <https://coast.noaa.gov/slr/#/layer/slr/0/-11581024.663779823/5095888.569004184/4/satellite/none/0.8/2050/interHigh/midAccretion> and it allows a user to enter most street addresses and see NOAA's estimate of areas near such address which could be impacted by sea level rise, or coastal flooding, of 1-10 feet.

e. Hazardous Materials

Please be advised that any given property may contain hazardous materials. This may include but is not limited to, lead, formaldehyde, asbestos, radon, and/or a substance known in the press as "Chinese drywall" (homes built between 2003 and 2008 may have higher risks related to such drywall). In addition, it is possible that hazardous materials (paints, insecticides, etc.) may remain on the property after purchase. Such materials may require removal and disposal by a professional.

f. Mold

Please be advised that properties may have mold, mildew, fungi, or other living organisms present. Such organisms may cause health problems. Such organisms may or may not be visible or noticed during a walkthrough or even during a home inspection by a professional home inspector. It is recommended to have the property inspected and or tested by an appropriate environmental expert. More information regarding the health risks associated with mold and other living organisms may be found at the following websites: United States Environmental Protection Agency: www.epa.gov/mold | California Department of Public Health: www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/Pages/Mold-FAQs.aspx.

g. Animals

Please be advised that any given San Diego County property may be inhabited or infested with various pests and/or animals, some of which may be poisonous. Such animals may include rodents, rabbits, coyotes, snakes, lizards, other reptiles, bears, bobcats, and mountain lions. Pests may include termites, spiders, bees, flies, mosquitos, ants, wasps, etc. Please also note that certain areas in San Diego County may be inhabited by both domestic and farm animals. Lastly, please note that any given property may have had certain domestic animals reside within it in the past. Please consult with the appropriate professional for more information regarding the effect, if any, that animals and pests may have on the property.

h. High Voltage Power Lines

Please be advised that San Diego County has several high voltage power lines throughout the County. Potential buyers are encouraged to research the proximity of any potential property to such power lines as it may affect the value of the property. More information may be found at: www.sdge.com.

i. Local Vegetation, Groves, and Crops

Please be advised that both commercial and private agricultural areas throughout the County may use both land and air insecticide spraying to protect its crops. Potential buyers are advised that these insecticides may impact surrounding properties. Please also be advised that certain properties in San Diego County may contain groves, crops, or vegetation which carry economic value. Buyers are advised to seek an appraisal and advice from qualified professionals as to the value of such items as well as the cost to maintain any such crops or groves.

j. San Onofre Nuclear Generating Station

Please be advised that the San Onofre Nuclear Generating Station, located on Camp Pendleton, near the coast and the San Diego County/Orange County line, is an inactive nuclear power plant which contains two nuclear power generators and stores radioactive waste. The station is still in a decommission process, which will take several years to complete. More information may be found at the United States Nuclear Regulatory Commission at: www.nrc.gov.

k. Naval and Military Bases

Please be advised that San Diego County is home to several naval and other military bases, including but not limited to, Marine Corps Air Station - Miramar, Camp Pendleton, North Island Naval Station, Naval Amphibious Base Coronado, 32nd Street Naval Station, Outlying Landing Field – Imperial Beach, the Naval Weapons Station -Fallbrook, and the Point Loma Submarine Base. In addition to potential noise pollution and traffic areas near bases, it is possible that naval vessels and facilities in these areas may be nuclear powered and/or carry or store nuclear materials or weapons. Such military bases may also contain other military ordinance, fuels, or other hazardous materials. Additionally, such military bases, including but not limited to Camp Pendleton, regularly conduct training exercises that may include live artillery fire and the detonation of military ordinance. Noises from these training exercises may be heard, particularly in North San Diego County. Lastly, please be advised that these facilities may be expanded at any given time. Buyer should conduct all necessary investigation into the implications of the proximity of any property to such facilities.

l. Desalination Plants and Water Recycling Plants

Please be advised that a desalination plant is located in Carlsbad, California and provides water to certain water district(s) in the County. It is possible that more desalination plants could be developed within San Diego County in the future. Proximity to such venues may affect property values. Some water districts now or in the future may recycle sewer water into potable water.

m. Landfills

Please be advised that there are several operating landfills in San Diego County, including but not limited to, the Miramar Landfill, Otay Landfill, Borrego Landfill, and the Sycamore Landfill. Additionally, there are several closed landfill sites and former refuse disposal stations. Buyers are advised to review the proximity of any such sites in relation to the property as proximity to such areas may affect property values. Please review the San Diego County website at www.sandiego.gov for more details.

n. Water Availability

Please be advised that California and areas feeding the Colorado River basin have suffered from many years of drought that may have a significant impact on the availability and cost of water service to property owners. Buyer is strongly encouraged to contact the local water district that services the subject property to verify the cost of current water service, the financial condition of the district, and any contemplated or proposed restrictions to future service.

o. Water Quality and Wells

Please be advised that the quality of water available on at a particular property often varies by region and by individual property. Buyer is strongly encouraged to contact the local water district that services the subject property to obtain information regarding the water quality available at the property and to hire professionals to provide any environmental testing onsite. Furthermore, some properties in the County are serviced by wells located on the subject property or nearby. Buyer is advised to have an expert to inspect any wells for water output, quality, and possible contamination.

p. County Health Directives/Orders/Ordinances

Please be advised that the County of San Diego or other governmental agencies may from time to time issue emergency orders relating to health and safety concerns due to infectious diseases or other widespread health hazards. Such orders may limit or inhibit the use of property after close of escrow. Buyers are advised to investigate all such orders with the County and/or applicable governmental agency.

q. Other Environmental Concerns

Please be advised that these Disclosures do not contain a full list of all possible environmental concerns that may affect a property. Other environmental concerns that may affect a property include, but are not limited to, electrical and magnetic fields, methane gas, private waste disposal systems, proximity to a County or city dump, contaminated soils or wells, local restrictions on property uses and development, preservation of Native American lands and artifacts as well as of local, endangered vegetation and possible wildlife. This list is not all inclusive and all potential buyers are advised to hire licensed professionals for all inspections and environmental testing.

3. DISCLOSURES BY REGION

a. CENTRAL SAN DIEGO

i. Explosive Ordinance

Please be advised that areas in and around the neighborhood of Tierrasanta may contain live, unexploded military ordinance due to the area's use as a military training base in World War II. While extensive cleanup efforts concluded in the area in 1994, caution is still required, including when traveling in the canyons and Mission Trails Park area.

ii. New Development

Please be advised that from time to time various areas in and around the City of San Diego undergo new construction and other projects. As a result, there may be noise and traffic issues related to construction. Additionally, views may be affected by new buildings, trees, or other developments.

iii. Nuisance and Noise

Please be advised that the City of San Diego, particularly in the more populated, urban areas, may be subject to noise from trains, trolleys, busses, events, as well as heavy traffic. Events in the area may include parades, sporting

events, fireworks, and concerts, particularly at Petco Park or other locations downtown. Moreover, the downtown areas experience a high concentration of homeless and transient persons, and permanent and temporary homeless services are typically concentrated in those areas.

b. SOUTHERN SAN DIEGO COUNTY

i. California/Mexico Border

Please be advised that, particularly in the southwestern most portion of San Diego County, including areas close to the Tijuana River Valley may experience noise, water, and air pollution based upon its proximity to Mexico and the United States/Mexico border. For more information, please visit the San Diego County Air Pollution Control District website at www.sdapcd.org/ and the State of California San Diego Regional Water Quality Control Board website at www.waterboards.ca.gov/sandiego/. Please also be advised that people may unlawfully cross the United States/Mexico border and many such people commonly migrate northward passing through many areas of the County. For more information, please visit the U.S. Customs and Border Protection's San Diego Sector website at: www.cbp.gov/border-security/along-us-borders/border-patrol-sectors/san-diego-sector-california.

ii. South County Public Attractions

Please be advised that South San Diego County is home to numerous entertainment venues, including but not limited to, the North Island Credit Union Amphitheatre Amphitheater and Sesame Place in Chula Vista. Proximity to such venues may result in increased noise and traffic from concerts and events.

iii. Tijuana International Airport

Please be advised that the Tijuana International Airport is located approximately five miles south of the United States/Mexico border. Properties close the border may be impacted by aircraft related noise from the Tijuana International Airport. This airport may also be accessed via the Cross Border Pedestrian Bridge. For more information go to www.crossborderxpress.com

iv. Potential Developments in South Bay

Please be advised that a major Bay Front Development has been approved for Chula Vista's Bay Front. The development will include multiple hotels and residential units. For more information go to <https://www.portofsandiego.org/projects/chulavista-bayfront>. Potential buyers are encouraged to research potential projects with the respective city officials. In addition, Millenia is currently being built in the Otay Ranch community of Chula Vista. Millenia is anticipated to be a 210-acre development consisting of 80 city blocks; with an anticipated 3,000 multifamily residences, 3.5 million square feet of office, retail, hospitality, civic, and mixed-use developments; with six parks, a library, and a school planned. More information may be found on the City of Chula Vista's website at www.chulavistaca.gov.

c. NORTHERN AND INLAND SAN DIEGO COUNTY

i. Quarries

Please be advised that there are several rock quarries in and around the County of San Diego, which may impact areas that include, but is not limited to, Rosemary's Mountain Quarry near the San Luis Rey River in Fallbrook. These areas may occasionally experience noise caused by explosions at the quarries.

ii. Farm/Agriculture Use of Areas – Odors

Please be advised that Northern and Inland San Diego County are home to numerous farms and other agricultural, ranch, dairy, and livestock enterprises. Due to this, properties in these areas may experience odors and other atmospheric conditions related to the agriculture, ranch, dairy and livestock enterprises in the area.

iii. Escondido – Chatham Brothers Barrel Yard – Hazardous Waste Site

Please be advised that Escondido is home to the Chatham Brothers Barrel Yard, which is designated as a hazardous waste site. It is also subject to an ongoing cleanup project. Development in or around this area may require special review and approval. Buyers should research this issue and the proximity to the barrel yard with the appropriate authorities.

iv. Fairbanks Ranch

Please be advised that Fairbanks Ranch is a private community, which is subject to bylaws and covenants, conditions, and restrictions related to its HOA. Fairbanks Ranch also has several easement and common areas throughout the community which may affect a property. Fairbanks Ranch has also had soils issues due to its fill, which may need to be investigated. Lastly, Fairbanks Ranch is home to an Equestrian Center. Future plans for the vicinity as well as uses within the area and may impact the value of property.

v. Fallbrook Public Utilities District and Rainbow Municipal Water District

Please be advised that when purchasing a property that is within the Fallbrook Public Utilities District or the Rainbow Municipal Water District, it is possible that delinquent or otherwise unpaid fees may be assessed to you. However, the district has in the past accepted payments of all delinquent utilities through escrow. To determine whether utilities fees are owed on a prospective property and to arrange payment, the buyer may contact the Fallbrook Public Utilities District at: www.fpud.com, or call (760) 728-1125. The buyer may contact the Rainbow Municipal Water District at: www.rainbowmwd.com/, or call (760) 728-1178.

vi. Ramona Airport – Explosive Ordinance

Please be advised that the area which includes and surrounds the Ramona Airport has been used by the military in prior decades for the detonation of ordinance. Live unexploded ordinance has been found in the area in the past and more may exist. Buyers and Sellers are encouraged and instructed to use caution when traveling through this area.

d. EASTERN SAN DIEGO COUNTY

i. City of El Cajon/Fletcher Hills - Ancient Slide Area

Please be advised that the areas within or near the Fletcher Hills neighborhood of El Cajon have been designated as an ancient slide area and may suffer from soils issues, which may limit development or modifications and affect the value of properties. Inspection by a licensed professional is recommended to determine the structural integrity of any given property in or near the area. For more information, please review your Statewide Buyer and Seller Advisory provided by your agent and/or broker.

e. COASTAL SAN DIEGO COUNTY

i. California Coastal Commission

Please be advised that construction and development of property at or near the coast, protected waterways, and coastal habitats of San Diego County may be subject to the jurisdiction and regulation of the California Coastal Commission. The development of any beachfront property may also be impacted by the determination of mean high tides lines in relation to the boundary lines. For further information, please contact the California Coastal Commission at www.coastal.ca.gov.

ii. Views of Coastal Properties

Please be advised that many coastal properties within San Diego County are subject to restrictions regarding development and/or height of construction that may impact other property's views. If no such restrictions exist, it is possible that the prospective property is subject to view restrictions by development in the future. If views or development of a property are concerns for any potential buyer, that buyer is encouraged to contact the appropriate city or county authority to determine the existence and extent of any such publicly enacted restrictions.

iii. Coronado Island

Please be advised that Coronado contains several military bases which may contain conventional and nuclear weapons. For more information on Naval Base Coronado, please visit: www.cnrc.navy.mil/regions/cnrcsw/installations/navbase_coronado.html. Furthermore, the City of Coronado has implemented restrictions on development, zoning and has imposed a historic demolition ordinance to significantly limit the ability to modify or demolish structures which are over 75 years old. Buyers are urged to consult with the City and necessary professionals if development, demolition, or modification is contemplated.

SIGNATURE OF RECEIPT

Please be advised that the Disclosures above, while believed to be true and correct, are not intended to be a complete compilation of all possible conditions or issues in San Diego County and that conditions stated may be subject to change. There may be new and/or additional conditions that may affect a property and its value.

BUYER SHOULD INVESTIGATE AND OBTAIN INFORMATION ON ALL ISSUES OF CONCERN AND SHOULD NOT SOLELY RELY ON THE INFORMATION RECEIVED FROM THESE DISCLOSURES, OR HIS/HER AGENTS, BROKERS, OR THE SELLER. YOUR BROKER AND AGENT HAS PROVIDED THESE DISCLOSURES FOR INFORMATIONAL PURPOSES ONLY AND HAS NOT INVESTIGATED THESE ISSUES.

I, THE UNDERSIGNED BUYER, HEREBY DECLARE THAT I HAVE READ THESE DISCLOSURES AND THE ACCOMPANY DISCLAIMER, AND I ACKNOWLEDGE THAT I HAVE RECEIVED AND REVIEWED THESE DISCLOSURES, AND HAVE BEEN ADVISED TO CONDUCT ALL NECESSARY INSPECTIONS AND INVESTIGATIONS.

BUYER:

Date: _____

Signature

Printed Name

Date: _____

Signature

Printed Name

SELLER:

Date: _____

Signature

Printed Name

Date: _____

Signature

Printed Name