

MONTEREY COUNTY SUPPLEMENTAL DISCLOSURE

PROPERTY ADDRESS: **1840 Soto Street, Seaside, CA 93955**

- 1. FUTURE DEVELOPMENT/REDEVELOPMENT** – Buyer is advised to investigate and satisfy himself/herself of future development in the surrounding area that may affect the property.
- 2. JURISDICTION** - Seller and Buyer understand that the property may be subject to limitations and restrictions regarding use, house size, lot coverage, configuration, design, materials, environmental issues, future undergrounding of utilities, mandatory fire sprinklers, and other matters affecting home construction, remodeling and/or modifications. Buyer is advised to confer with an architect, contractor and local planning officials regarding such restrictions and the present and future availability of permits for new construction, contemplated additions, or other remodeling projects.
- 3. VOLUME STANDARDS** - The City of Carmel-by-the-Sea has a method of measuring the space in buildings using a volume calculation. This method of measuring space differs significantly from the use of square footage as a means of measuring the size of a building. A buyer should consult the applicable sections of the Carmel City Code to determine how the calculation would apply to any changes or future development of the property.
- 4. SEWER LATERAL INSPECTIONS** – The City of Pacific Grove requires a sewer lateral inspection on private property before close of escrow when the property transfers ownership. Inspection may result in a requirement for repairs and/or replacement.
- 5. WATER** - Water utilities and mutual water companies may periodically impose mandatory or voluntary cutbacks and/or increased fees, restrictions or moratoriums on building, remodeling or intensifying water use. Buyer is advised to contact the water company which serves the property, any appropriate governing water or planning agency, and/or Environmental Health Department for more information concerning the nature and extent of any current or anticipated water policies which may have an effect on the Buyer's general use, development and enjoyment of the property. Buyer is also advised that measurable amounts of salt-water intrusion have been found in some of the county's underground water supply.
- 6. PRIVATE WELLS** - Depending on property location, certain governmental agencies have requirements for private wells. Buyer is advised to determine from the appropriate agency that all requirements for private wells on the property have been met.
- 7. COASTAL COMMISSION** - Areas of Monterey County are under the jurisdiction of the California State Coastal Commission, which may have authority to approve or disapprove remodeling, building and development projects.
- 8. CITY/COUNTY INSPECTIONS AND REPORTS** - Prior to change of ownership, some cities require a city inspection and/or issuance of a city report (fees vary). For properties located in the unincorporated areas of Monterey County, a written report of permit history and violations is available.
- 9. PROPERTY RENTALS** - Several cities and the County of Monterey have ordinances concerning short-term rentals. Generally these ordinances are strictly enforced and prohibit rentals of less than 30 days. Buyers should satisfy themselves regarding local ordinances.
- 10. HISTORICAL PRESERVATION** - Most of the cities and the County of Monterey have regulations affecting the use, rehabilitation, and/or demolition of properties over 50 years old, or properties determined to be an historical resource. Buyer is advised to consult with planning officials regarding a property's current or **potential** historical identification, and all regulations affecting such properties.
Note: It is advised that particular attention be paid to properties listed and sold in Carmel-by-the-Sea.
- 11. TREE PROTECTION/PRESERVATION** - Most areas of Monterey County have tree protection/preservation regulations. Buyers should investigate said regulations should any tree removal for reasons of aesthetics, property remodel, new construction, etc. be contemplated.
- 12. PINE PITCH CANKER** - Monterey pine trees as well as other California pines are susceptible to the pitch canker fungal disease. If allowed to progress, pitch canker can eventually kill the pine tree. Pitch canker has been found in many coastal areas of California, including Monterey County. An informative consumer booklet, "Pine Pitch Canker" has been produced by the California Department of Forestry and is available from your local CDF Office, City Forester's Office and the Monterey County Association of REALTORS®.

13. PEBBLE BEACH DEVELOPMENT - Current plans for future developments by the Pebble Beach Company are unknown at this time. For more information contact the Community Affairs Department of the Pebble Beach Company.

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

15. NORTH MONTEREY COUNTY - HIGHWAY 101 IMPROVEMENTS - Alternate routes for and improvements on Highway 101 in the area north of Salinas are under consideration and may be under construction by state and local authorities. Buyer is encouraged to consult with appropriate agencies. (CalTrans website: <http://www.dot.ca.gov/dist05/prunedale/index.htm>)

16. PRIVATE ROADS - Some properties may have access by a private road shared by two or more property owners. If applicable, the Buyer should determine if there is a recorded private road maintenance agreement and compliance. Buyer is also encouraged to investigate and assess the potential financial liability concerning the maintenance, improvement, replacement, and other costs and liabilities associated with private roads.

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

18. NON-DOMESTICATED ANIMALS - Certain areas of Monterey County have experienced occasional intrusions of certain non-domesticated animals. Buyer is advised to consult with the city or county and/or an animal control professional for further information.

19. FORMER FEDERAL/STATE ORDNANCE LOCATIONS - Because of the potential presence of live ammunition/explosives, anyone purchasing property within one mile of a known former military training ground, such as Fort Ord, must be so advised

20. AGRICULTURAL USES – Agriculture and related activities are a major industry in Monterey County. Buyer is advised that agricultural activities may take place that could affect adjoining areas.

21. MOLD – Certain factors may create an environment in which mold is likely to occur. Infestations of mold, both toxic and non-toxic have been noted in properties in Monterey County. The buyer should consult with home inspectors or other experts concerning the presence of this condition in the property being purchased.

22. FIRE SPRINKLERS - Buyers should satisfy themselves that any fire sprinklers installed on the property are in proper operating condition.

23. MEGAN'S LAW WEBSITE – A statewide website (www.meganslaw.ca.gov/) is now available for obtaining information on registered sex offenders residing in Monterey County. Buyer is advised to inform him/herself accordingly.

24. BUFFER ZONES – Monterey County is proposing to establish buffer zones around active landfills that would prohibit residential development within those zones, and limit residential building within buffer zones around closed landfills. Buyers should satisfy themselves of the potential for a property to be within said buffer zones. Information can be obtained by phoning the Environmental Health Department at 831/755-4542, or visiting the County website regarding this issue at:

http://www.co.monterey.ca.us/pbi/major/Landfill%20Buffer%20Zone/landfill_main.htm

25. NOT ALL-INCLUSIVE - This list is not all-inclusive and is subject to change. The buyer is cautioned to verify that information pertinent to the purchase is current and accurate.

Seller Roman Kristl Date 4/4/2014 Buyer _____ Date _____
ROMAN KRISTL

Seller Claire Kristl Date 4/4/2014 Buyer _____ Date _____
CLAIRE KRISTL