

REMAX ONE

CONEJO VALLEY DISCLOSURES

BUYER(S): _____
SELLER(S): _____
PROPERTY ADDRESS: _____ (“Property”)

Buyers are strongly advised to conduct their own investigation and have the information reviewed by a professional of their own choice.

RESERVOIRS AND DAMS: Buyer is aware that major reservoir and/or dam facilities may be in the areas in which the Property is located. Buyer is advised to investigate the proximity of the Property to such facilities and to determine the potential effects, if any, to the Property.

COMMERCIAL / AGRICULTURAL OPERATIONS:

Section 3482.5 of the Civil Code and Sections 8114-2.1.1 and 8183-4.1 of the Ventura County Ordinance Code protects property conducting commercial or agricultural operations against claims that may constitute a nuisance. If the property that you are purchasing is located near or adjacent to agricultural lands or agricultural operations, or is included within areas used for agricultural purposes, you may be subject to inconveniences or discomfort arising from agricultural operations. Such discomfort or inconveniences may include, but are not limited to: frost protection measures, noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft), at any hour of the day or night, storage of equipment and materials necessary for normal agricultural practices, slow moving farm implements, and application by spraying or otherwise of chemical fertilizers, soil amendments (such as manures, compost materials, and mulches), and pesticides (such as herbicides, insecticides and fumigants). If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

Ventura County Ordinance Sections 9131 through 9137 provide a procedure for mediating disputes concerning agricultural operations. Substantial pesticide drift is illegal under Section 12972 of the Food and Agricultural Code. Any concerns regarding substantial pesticide drift should be referred to the office of Agricultural Commissioner.

BOEING ROCKETDYNE SANTA SUSANA FACILITY:

Buyer is aware that there is a former Rocketdyne testing facility located in the Santa Susana Mountains between Chatsworth and Simi Valley. The U.S. Department of Energy has indicated that there are some radioactive materials and industrial solvents on this site, which are in the process of clean-up. Lawsuits have been filed alleging that the Rocketdyne facility has caused environmental contamination beyond the site. Two recent studies by UCLA and the University of Michigan have indicated that residents living within two miles of this facility may have been exposed to toxic chemicals and have slightly higher cancer rates than people in communities farther from the lab. However, authors of both reports have warned the results of these studies do not conclusively show that contamination from this facility caused cancer or other illnesses in the surrounding community. The Seller and Real Estate Brokers are unable to give any definitive answers regarding potential health hazards that may result from the proximity of the property to this former testing facility. It is strongly recommended that Buyer have a soil test conducted of the subject property to determine any potential contamination. For further information, Buyer should contact the U.S. Department of Energy, San Francisco, California, or Buyer’s State or Federal Legislator.

ALUMINUM WIRING INSPECTION: Buyer is advised that some properties in the Conejo Valley were constructed using aluminum wiring which was allowed at the time of construction but which has subsequently been identified as a potential hazard under some circumstances. Broker makes no representations regarding this matter and recommends Buyer obtains the services of a licensed electrical contractor to investigate same.

Buyer/Tenant Initials: _____

Seller/Landlord Initials: _____

FIREPLACE INSPECTION: Buyer is advised that some properties in the Conejo Valley have fireplace installations and shrouds that may be a potential hazard under some circumstances. Broker makes no representations regarding this matter and recommends Buyer have qualified professionals inspect all fireplaces (including installations and shrouds) to determine that everything is in good working order and sound structural condition.

GOLF COURSE: Buyer is aware that if the Property is located on or near a golf course it may be subject to errant golf balls.

LICENSED CARE FACILITIES: Buyer is advised that licensed care facilities may be found in any neighborhood and are protected by state law. Buyer shall conduct its own investigation of such matters and is not relying on Broker for information regarding the nature and location of licensed care facilities.

WILDLIFE: Buyer is aware that certain types of wildlife are indigenous to the Conejo Valley and surrounding areas, including, but not limited to, rabbits, squirrels, rodents, deer, coyote, snakes, bats, and birds of prey.

SCHOOLS: There is no assurance that the school(s) in the closest proximity to the Property are open for enrollment to Buyer's children, or that the Property is served by a particular school or school district. As a result of various factors, including but not limited to class size reductions and "open enrollment" policies, the school(s) actually serving the Property might not be determined until the time of enrollment. Buyer is advised to contact local school(s) for more information.

BROKER IS UNABLE TO ADVISE OR EXPRESS AN OPINION AS TO THE IMPACT OF THE ABOVE MATTERS ON THE PROPERTY, OR WHETHER THE ABOVE MATTERS BENEFICIALLY OR ADVERSELY AFFECT THE VALUE OR DESIRABILITY OF THE PROPERTY. THE UNDERSIGNED ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE.

BUYER(S): _____ DATE: _____

SELLER(S): _____ DATE: _____