



JCP-LGS Residential Property Disclosure Reports

Disclosure Report Signature Page For SANTA CRUZ County

Property Address: 319 KEYSTONE AVE
SANTA CRUZ, SANTA CRUZ COUNTY, CA 95062
("Property")

APN: 009-183-27-000
Report Date: 08/30/2016
Report Number: 1973463

Statutory Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency

Yes _____ No ☒ Do not know and information not available from local jurisdiction _____

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes _____ No ☒ Do not know and information not available from local jurisdiction _____

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes _____ No ☒

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes _____ No ☒

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes _____ No ☒

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) _____ Yes (Liquefaction Zone) _____

No _____ Map not yet released by state ☒

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor(s) _____ Date _____ Signature of Transferor(s) _____ Date _____

Signature of Agent _____ Date _____ Signature of Agent _____ Date _____

☐ Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

☒ Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. OPERATING THROUGH ITS JCP-LGS DIVISION.

Date 30 August 2016

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

Signature of Transferee(s) _____ Date _____ Signature of Transferee(s) _____ Date _____

TRANSFEE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

- A. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Commercial/Industrial Use Zone, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only), California Energy Commission Duct Sealing Requirement, Notice of Statewide Right to Farm, Notice of Mining Operations, Sex Offender Database (Megan's Law), Gas and Hazardous Liquid Transmission Pipeline Database.
- B. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- C. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only).
- D. Additional Reports - Enclosed if ordered: (1) PROPERTY TAX REPORT (includes state-required Notices of Mello-Roos and 1915 Bond Act Assessments, and Notice of Supplemental Property Tax Bill, (2) ENVIRONMENTAL SCREENING REPORT (discloses Transmission Pipelines, Contaminated Sites, and Oil & Gas Wells). Enclosed if applicable: Local Addenda.
- E. Government Guides in Combined Booklet with Report. Refer to Booklet: (1) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants"; (2) EARTHQUAKE SAFETY: "The Homeowners Guide To Earthquake Safety" and included "RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM"; (3) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home"; (4) BRIEF GUIDE TO MOLD, MOISTURE AND YOUR HOME; (5) WHAT IS YOUR HOME ENERGY RATING? Government Guides are also available on the Company's "Electronic Bookshelf" at <http://www.disclosures.com/>.



LOCAL DISCLOSURE REGARDING PLUMBING FIXTURE RETROFIT REGULATIONS

This form shall be used when the Seller's property, whether residential, commercial, or industrial, is situated within:

- the City of Santa Cruz
- the area of unincorporated Santa Cruz County served by the Santa Cruz City water system, or
- the area of the City of Capitola served by the Santa Cruz City water system.

Summary of Ordinance

Authority: Santa Cruz Municipal Code 16.03; Santa Cruz County Code 7.69 and Capitola Municipal Code 13.02.

All existing residential, commercial, and industrial buildings that use water in showers, toilets, and urinals, shall, at the time of sale of the property, be retrofitted exclusively with high efficiency plumbing fixtures. The Seller shall be responsible for complying with the requirements of this chapter and for obtaining a water conservation certificate from the Santa Cruz Water Department before the sale of the property.

Low Consumption Plumbing Standards

Toilets: 1.28 gallons per flush (Existing 1.6 gallon per flush toilets do not need to be retrofitted); Showerheads: 2.0 gallons per minute; Urinals: 0.5 gallon per flush

Verification

Prior to the time of sale, the Seller must verify compliance by one of the following methods: 1) physical inspection of the building by city staff, licensed plumbing contractor, or other authorized person, 2) documentation of retrofit from the City toilet rebate program, or 3) documentation that all structures on the property were constructed or renovated in 1994 or later. The City issues a water conservation certificate to the Seller once compliance has been verified.

Option to Transfer Responsibility for Retrofitting to the Buyer

The Seller and Buyer may mutually agree to transfer responsibility for retrofitting to the Buyer. The Seller is required to submit a Transfer of Responsibility form to the City of Santa Cruz Water Department before the property is sold. The Buyer has ninety (90) calendar days from the date of the sale of the property to perform the retrofit and verify compliance.

Exemptions

An exemption from these requirements may be granted if the Water Director (or, if outside the City, the County Public Works Director) determines that the building drainage system or public sewer, or both, are incompatible with high efficiency toilet specifications and require a greater quantity of water to flush the system in a manner that is consistent with public health. Sufficient evidence must be submitted to substantiate any exemption. Properties recognized by a federal, state or local historic registry are exempt from retrofit when authentic plumbing fixtures are present and they can not be replaced by matching high efficiency fixtures.

Failure to Comply

If the seller fails to comply with the retrofit requirements, the buyer shall install the high efficiency plumbing fixtures within 90 days from the date of sale. Any seller who fails to comply with the requirements of this chapter may be liable to the buyer in the amount of two hundred and fifty dollars (\$250) for each fixture that does not comply with this chapter at the time of sale, or the actual costs of the buyer to comply with this chapter, whichever amounts are greater.

The undersigned hereby acknowledges receipt of a copy of this Addendum.

Date: _____	Date: _____
Buyer: _____	Seller: _____
Buyer: _____	Seller: _____

See attached Disclosure Regarding Installation of Water Conservation Devised for property located in unincorporated Santa Cruz County outside the City of Santa Cruz water service area.

Rev. 12/12/13

**COUNTY OF SANTA CRUZ AGRICULTURAL LAND PRESERVATION
AND PROTECTION ORDINANCE, CHAPTER 16.50**

A person who is acting as an agent for a Transferor of real property which is located in the unincorporated portion of the County or the Transferor if he or she is acting without an agent, shall disclose to the Acquiring Party that:

Santa Cruz County has a strong rural character and an active historical agricultural sector. As a property owner or lessee you should be prepared to accept properly conducted agricultural practices that are allowed for in Federal, State and County laws and regulations, are consistent with accepted customs and standards and are operated in a non-negligent manner. Accepted agricultural practices that may cause inconveniences to property owners during any 24-hour period may include but are not limited to: Noise, odors, fumes, dust, smoke, pests, operation of farm equipment, storage and application and disposal of manure and the application of pesticides and fertilizers by ground or air. The County of Santa Cruz will not consider an agricultural practice to be a nuisance if implemented in accordance with Federal, State and local law. Nothing herein is intended to limit rights under Federal, State, and local regulations governing pesticide use.

Santa Cruz County Code Section 16.50.025 Definitions includes, but is not limited to the definitions of:

Acquiring Party: For purposes of this chapter, in a sale, exchange, installment land sale contract, option to purchase, or residential stock cooperative improved with residential units, "Acquiring Party" refers to the individual or entity that will or may acquire ownership of the property through the transfer. In a ground lease coupled with improvements, the "Acquiring Party" refers to the tenant.

Transfer: For the purposes of this chapter includes the following: sale, exchange, installment land sale contract, lease with option to purchase, any other option to purchase, or ground lease coupled with improvements or residential stock cooperative improved with residential units.

Transferor: For purposes of this chapter, in a sale, exchange, installment land sale contract, option to purchase, or residential stock cooperative improved with residential units, "Transferor" refers to the individual or entity that owns the property immediately before the transfer. In a ground lease coupled with improvements, the "Transferor" refers to the owner of the leased premises and any property manager employed by the owner to manage the leased premises.

Note: For entire text and definitions, please review text of Chapter 16.50 adopted by the Board of Supervisors on 12/09/03. Copies may be obtained from the County Clerk of the Board of Supervisors, 701 Ocean Street, Santa Cruz, CA 95060.

The undersigned hereby acknowledge receipt of a copy of this Disclosure:

Seller: _____ Date: _____ Seller: _____ Date: _____

Buyer: _____ Date: _____ Buyer: _____ Date: _____

COUNTY OF SANTA CRUZ VACATION RENTAL ORDINANCE DISCLOSURE

THIS DISCLOSURE CONCERNS the property located at 319 KEYSTONE AVE

SANTA CRUZ, SANTA CRUZ COUNTY, CA 95062

in the unincorporated area of the County of Santa Cruz, State of California.

NOTICE TO BUYER: RESIDENTIAL PROPERTY LOCATED WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ WHICH IS USED AS A VACATION RENTAL IS SUBJECT TO THE COUNTY'S VACATION RENTAL ORDINANCE (ORDINANCE #5092, SANTA CRUZ COUNTY CODE SECTION 13.10.694 ET SEQ.).

SCOPE OF THE VACATION RENTAL ORDINANCE

Scope of the Ordinance. Santa Cruz County's vacation rental ("VR") ordinance was approved by the County Board of Supervisors in 2011. The VR Ordinance applies to a single-family dwelling unit, duplex, or triplex (including condominium and townhouse units, but not including apartments or manufactured homes in a mobile home park), rented for the purpose of overnight lodging for a period of not more than thirty (30) days. The VR Ordinance affects the entire unincorporated area of the County (but not incorporated cities and not Pajaro Dunes or Seascapes Beach Resort). The VR regulations include:

Permit and Transient Occupancy Tax. Each residential VR owner is required to obtain a permit and meet the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for each residential vacation rental unit.

Limitation on Number of Vacation Rental Units in the Live Oak Designated Area. In the Live Oak Designated Area ("LODA"), a New VR cannot be approved if 20 percent or more of the total parcels on that block are existing VRs. In addition, no more than 15 percent of all of the parcels that allow residential use in the LODA may contain VRs. Notwithstanding these maximums, each block in the LODA that has parcels that allow residential use may have at least one VR. **Owners of VR property are advised that that they may not be able to obtain a permit as a vacation rental inside the LODA because of the limitations imposed on the number of vacation rentals that can be approved.**

Life of a Permit. Each VR permit runs with the land in perpetuity, except a VR permit issued for the LODA expires five (5) years from the date of issuance of the original permit.

Maximum Occupancy. The maximum number of guests allowed in a VR cannot exceed two people per bedroom plus two additional people, except for celebrations and gatherings between 8:00 a.m. and 10:00 p.m., when the maximum number of people allowed is twice the maximum number of guests allowed. Children under 12 are not counted toward the maximums.

Local Contact Person. All vacation rentals are required to designate a contact person within a 30-mile radius of the vacation rental. The contact person shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. The name, address, and telephone number(s) of the local contact person must be submitted to the Planning Department, the local Sheriff Substation, the main county Sheriff's Office, the local fire agency, and supplied to the property owners of all properties located within a 300 foot radius of the boundaries of the parcel on which the vacation rental is located. The name, address and telephone number(s) of the local contact person also must be permanently posted in the rental unit in a prominent location. Any change in the local contact person's address or telephone number shall be promptly furnished to the agencies and neighboring property owners.

Signs. All vacation rentals are required to have a sign identifying the structure as a permitted vacation rental and listing a 24-hour local contact person responsible for responding to complaints and providing general information, which must be placed no more than 20 feet back from the nearest street. The sign may be of any shape, but cannot exceed 216 square inches. There is no minimum sign size so long as the information on the sign is legible from the nearest street.

Posting of Rules. Vacation rental rules must be posted inside the vacation rental in a location readily visible to all guests. The rules need to include, but are not necessarily limited to, the following: number of guests allowed (2/bedroom + 2, children under 12 not counted; for celebrations and gatherings between 8:00 a.m. and 10:00 p.m., the maximum number of people allowed is twice the maximum number of guests allowed), number of vehicles allowed (not to exceed the number of existing on-site parking spaces, plus two additional on-street parking spaces), noise, illegal behavior and disturbances, trash management (e.g., trash to be kept in covered containers and not allowed to accumulate).

Noise. All residential vacation rentals are required to comply with the County's noise ordinance (Chapter 8.30 of the County Code) and a copy of that chapter must be posted inside the vacation rental in a location readily visible to all guests.

Revocation of Permits. Vacation rental permits are subject to revocation as provided for in County Code Section 18.10.136. A permit may be revoked upon a finding that any term or condition of the permit has not been, or is not being complied with, or that the permit has been issued or exercised in violation of any statute, law or regulation, or in a manner which creates a nuisance, or is otherwise detrimental to the public health and safety. Following the revocation of a permit, no application for a permit for the same or substantially the same use on the same parcel shall be filed within one year after the date of revocation, without the prior consent of the Board of Supervisors.

BUYER ADVISORY

DURING THE BUYER'S INSPECTION CONTINGENCY PERIOD, THE BUYER IS ADVISED TO OBTAIN FURTHER INFORMATION FROM THE COUNTY OF SANTA CRUZ PLANNING DEPARTMENT AND THE COUNTY TREASURER TAX COLLECTOR CONCERNING THE VACATION RENTAL ORDINANCE AND THE PAYMENT OF TRANSIENT OCCUPANCY TAX. IF THE BUYER HAS CONCERNS OR WOULD LIKE FURTHER INFORMATION ON ANY ASPECT OF THE VACATION RENTAL ORDINANCE, THE BROKERS AND AGENTS INVOLVED IN THIS TRANSACTION (COLLECTIVELY, "BROKERS") RECOMMEND THAT THE BUYER HAVE A DISCUSSION WITH COUNTY STAFF, A PROFESSIONAL LAND USE PLANNER, OR AN ATTORNEY. BROKERS DO NOT HAVE EXPERTISE IN THIS AREA. BROKERS DO NOT VERIFY OR REPORT ON THE STATUS OF VACATION RENTAL PERMITS.

For more information and sample rental inspection forms, contact the Planning Department of the County of Santa Cruz: 831.454.2580.

Buyer acknowledges that Buyer has read, understands and has received a copy of this COUNTY OF SANTA CRUZ VACATION RENTAL DISCLOSURE.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller: _____ Date: _____

Seller: _____ Date: _____