



Affiliated Business Arrangement Disclosure Statement Notice

Date: _____ From: Keller Williams West Ventura County

Client: _____

Property Address: _____

This is to give you notice that Keller Williams West Ventura County has an ownership relationship with West Ventura County Escrow, a non-independent broker escrow. Because of this relationship, this referral may provide Keller Williams West Ventura County a financial or other benefit.

Set forth below is the estimated charge or range of charges by West Ventura County Escrow, a non-independent broker escrow for the following settlement service(s):

Escrow Fee	\$2.00 per \$1000 + \$200.00 base fee
Loan Tie In Fee	\$125.00
Drawing Deeds	\$40.00

You are NOT required to use West Ventura County Escrow, a non-independent broker escrow as a condition for purchase of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Acknowledgment

I/We have read this disclosure form and understand that Keller Williams West Ventura County is referring me/us to purchase the above-described settlement services from West Ventura County Escrow, a non-independent broker escrow and may receive a financial or other benefit as the result of this referral.

Client Signature(s):

Buyer: _____ Date _____

Buyer: _____ Date _____

Seller: _____ Date _____

Seller: _____ Date _____

**KELLER WILLIAMS REALTY WEST VENTURA COUNTY
ADDENDUM TO RESIDENTIAL PURCHASE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS**

THIS IS INTENDED TO BE A LEGALLY BINDING DOCUMENT-READ IT CAREFULLY

The following terms and conditions are hereby incorporated into, and made a part of, the Residential Purchase Agreement, or _____ agreement and Joint Escrow Instructions dated _____, concerning the property located at _____, in which _____ is referred to as "Buyer" and in which _____ is referred to as "Seller".

- 1. File Archiving Fee:** In consideration of Broker's assistance in the preparation and handling of the required compliance documents BUYER/SELLER, the client of Keller Williams West Ventura County, agrees to pay the Broker through escrow the sum of \$199.00. This fee is to cover additional costs related to the review of all documents, organization and indexing of said documents, digital transfer and long term storage of said file by a third party. Said sum shall be payable to the Broker only upon the closing of the transaction defined by this agreement. BUYER/SELLER, the client of Keller Williams West Ventura County, acknowledges that in addition to the above, third party information providers and or governmental agencies may require additional fees and costs.
- 2. Wire Fraud, Phishing, Spear-Fishing:** Buyer and Seller are advised that there has been an increase in the number of email phishing and spear-phishing fraud attempts targeting communications between real estate agents, clients, escrow and financial institutions. Buyers and Sellers are advised that Broker's employees and agents will never send instructions for wire transfer of funds to you nor will they request confidential financial information such as credit card numbers or bank account routing numbers by email. If you receive an email concerning any transaction involving our Company that requests financial or confidential information, do not respond to the email and immediately contact us by phone.
- 3. Dual Agency:** Buyer and Seller acknowledge Broker dual agency may exist. In the event of dual agency, Seller and Buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the Seller, will not disclose to the Buyer that the Seller is willing to sell the property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.
- 4. Short Sale Disclosure: IMPORTANT NOTICE: Keller Williams West Ventura County is not associated with the government and our service is not approved by the government or your lender. Even if you list your property with us, accept an offer and use our services, your lender may not agree to a short sale which would involve the lender agreeing to take less than the amount owed to lender. If you stop paying your mortgage, you could lose your home and damage your credit rating.**
- 5. Affiliated Services:** This is to give you notice that Keller Williams West Ventura County has a business relationship with West Ventura County Escrow, a non-independent broker-owned escrow. Because of this relationship, this referral may provide Keller Williams West Ventura County a financial or other benefit.
- 6. Water and Drought Conditions and California Drought Notice:** Seller and Buyer are advised that the State of California and other U.S. states are currently facing one of the most severe droughts in history. On January 17, 2014, California Governor Jerry Brown declared a drought State of Emergency and has directed government officials to take all actions needed to conserve water and prepare for water shortages. Many local cities, communities, water departments, districts, and authorities, have also taken or will take action. Such measures may include, but are not limited to, rationing or otherwise limiting water usage, raising water rates or assessments, requiring water-related retrofit standards, or imposing fines or penalties for property owners and others. Water rationing, rate hikes, and other measures may continue for a long time to come and may even become stricter and more stringent if drought conditions persist. Drought conditions and other water-related issues may adversely affect a property owner's water usage, water portability, plumbing, and other geological issues. Drought conditions and other water-related issues may also cause or involve issues concerning health, fire, safety, agriculture, cleaning and sanitation, litigation of water rights, and many other issues or concerns. Broker does not have any expertise in this area, and recommends that Buyer investigates these matters and consults with experts in these matters as Buyer deems appropriate, including contacting the water district or authority for Property. More information about the California drought is available from, among other resources, the California Drought website at <http://ca.gov> and the websites of local communities, water departments, districts, and authorities.
- 7. SGMA:** SGMA was signed into law on September 14, 2014. SGMA gives GSA (Ground Sustaining Agencies) in areas of medium and high priority basins the authority to impose fees, assessments, well spacing requirements, water rights, and the ability to conduct investigations of water rights of those suspected of not complying. SGMA can also require well registration to monitor and track private ownership water usage as well as regulate groundwater extractions of private property owners. For more information please visit <http://www.water.ca.gov> or <http://www.groundwater.ca.gov>
- 8. Photos of Property:** Seller and Buyer acknowledge and understand that Property is likely to be currently or previously listed in the Multiple Listing Service (MLS) and advertised for sale on the Internet. Once images of Property are taken or put on electronic display on the internet or otherwise, neither Broker nor Seller has control over the use of images, how long images are available to the public via internet, or who views such images following the sale of Property. Buyer and Seller are advised to get written permission for Virtual tours.
- 9. Septic Systems:** Certain septic systems may not be issued permits to replace the system and may be forced to connect to the local sewer system at their owner's expense. Buyer is advised to obtain a septic report and research further with the appropriate local municipality.

10. Permits: Broker(s) make no representation that any or all additions or modifications to property have been made with permits and have certificates of occupancy (C of O's), if applicable, or have been finalized by the appropriate local municipality. Broker(s) make no representation that the property is or is not built to code. Should property have additions and/or modifications built without permits and/or C of O's, if applicable, they may not have been done to code or may not be permitted for current usage. Buyer is strongly advised to investigate these matters in conjunction with Buyer's physical investigation contingency period. Buyer is advised to check directly with the local department of Building and Safety (or similar entity within the applicable municipality) to determine the existence of permits for the property. Buyer is aware that Broker has not, and will not, independently verify this information.

11. Disclosure of Prior Reports by Seller: Seller is advised to provide to Buyer reports, inspections, disclosures, warranties, maintenance, recommendations, estimates, studies, surveys, or other documents, pertaining to the condition or repair of the Property or any improvement on this property in the past including water intrusion into any part of any physical structure on the Property; leaks from any appliance, pipe, slab, or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. Broker advises Seller to produce insurance claim history of subject property. Broker advises Buyer to request insurance claim history from Seller.

12. Water Heaters: (bracing and inspection) Any new or replacement water heater sold in California on or after July 1, 1991 must be braced, anchored or strapped when installed to resist falling or horizontal displacement due to earthquake forces. The seller of any real property containing a water heater is required to certify in writing to the purchaser that water heater bracing requirements have been met. Buyer is advised to have an inspection of the water heater(s) during Buyer's investigation period.

13. Roof Inspections: Buyer is strongly urged to conduct an inspection of the roof of the Premises to reveal its present condition, past or current leaks and the approximate remaining life of the roof. While the inspection may be made by a professional home inspector, Buyer is urged to obtain a roof inspection and a report by a licensed roofing contractor. A licensed roofing contractor may be able to estimate the remaining useful life of the roof.

14. Pool Inspections: Buyer is strongly urged to secure an inspection of the pool and a written report certifying its condition and the condition of the plumbing, pumps, electrical, and other systems connected thereto.

15. Airport Noise: Certain airports located in the area may be in proximity to the property and Buyer should be aware that airport traffic and noise exists throughout much of Ventura County and the Los Angeles/San Fernando Valley. There is flight activity at airports in Camarillo, Oxnard, Santa Paula, Pt. Mugu, Van Nuys, Burbank and Los Angeles. Buyers may obtain more information by contacting the airport authorities for the airport in question.

16. Boeing Rocketdyne Santa Susana Facility: A testing facility is located in the Santa Susana Mountains between Chatsworth and Simi Valley, California. The U.S. Department of Energy has indicated that radioactive materials and industrial solvents are present on this site, which is in the process of cleanup. A 1997 study report indicates that workers exposed to radiation at the Rocketdyne facility might be at an increased health risk and a lawsuit has been filed alleging that the Rocketdyne facility has caused environmental contamination beyond the site. For further information, contact the U.S. Department of Energy, San Francisco, California, or the appropriate State or Federal legislator.

17. Construction Materials: Certain properties have been constructed using materials or products that may become inadequate or defective over time. This includes, but is not limited to ABS plumbing piping, galvanized pipe and aluminum wiring, as well as sewer line connections between the house and the street sewer. Under some conditions, these materials may need to be repaired or replaced and may cause damage or become a health or fire hazard. Buyer should consult inspection professionals who are knowledgeable in these matters. Buyer and Seller are advised that some homes built from 2003 to the present may contain defective drywall or flooring manufactured in China which some consumers have reported problems including a strong sulfur smell and some health issues. For more information please visit <http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Drywall-Information-Center/>

18. Fireplace Inspection: Buyer is advised that some properties have fireplaces, chimneys and shrouds that may be a potential hazard under some circumstances or have undetected earthquake damage. 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.

19. Furnaces: The parties are advised that certain furnaces manufactured by Consolidated Industries and sold under various brand names in California between 1984 and 1992, have been identified as the cause of fires. Broker recommends that any furnace at the property be inspected by a qualified professional. For more information, contact the Consumer Products Safety Commission.

20. Future Development: Future development of the area surrounding the property, and/or development in the general area may affect the property, and no prediction can be made with regard to changes in views, air currents, noise, light or other conditions brought about by such development. The Buyer is advised to consult with all appropriate government agencies and any homeowner associations to determine issues involving future development, planning and zoning.

21. Golf Courses: The property may be located adjacent to or near a golf course. Golf balls may pose a physical hazard to people and potential physical damage to property, and activity on a golf course may be a noise or privacy nuisance.

22. Inspections: Buyer and Seller acknowledge and agree that the listing and selling Brokers cannot and will not: a) guarantee the conditions of the property; b) be responsible for disclosure of defects that are not known to the Brokers and/or agents; c) be responsible for disclosure of defects that are not visually observable in reasonably accessible areas of the property; d) identify property boundary lines; e) determine the existence and/or extent of recorded or unrecorded easement; f) provide legal or tax advice; or g) provide other advice/information that exceeds the knowledge, education and experience required to obtain a real estate license. Buyer and Seller further acknowledge that the listing and selling Brokers will not perform an inspection of areas that are reasonably and normally inaccessible to such an inspection, or an affirmative inspection of areas off the site of the subject property. Buyer and Seller further agree that the listing and selling Brokers shall not inspect public records, permits, title or use of the property, or verify the accuracy of the information or representations regarding the property provided by the Seller or any other source.

23. Landfills/Waste Sites: The property may be situated in the vicinity of a landfill site. It is suggested that Buyer investigate the existence of any such landfill and the truck routes to and from the same by contacting the appropriate department of the county in which the property is located.

24. Licensed Care Facilities: Licensed care facilities may be found in any neighborhood and may be protected by State law which preempts local ordinance.

25. Records and Inspection Reports: Certain cities including but not limited to, Oxnard, Port Hueneme, Ventura and Thousand Oaks, may require the Seller to obtain from the city, at Seller's expense, a report of the Residential Building Record showing the regularly authorized use, occupancy and zoning classifications of the subject property. In such cases, Seller agrees to request the required report(s) and to cause it to be delivered to Buyer within the time periods set forth in the Agreement for the Seller's delivery of reports.

26. Rail Lines: Major rail lines run through the various communities in the area. If Buyer is concerned about noise or other consequences, Buyer should check area maps to determine the proximity of the property to these transportation lines. Buyer may also check with the rail lines for current passenger and freight schedules.

27. Reservoirs and Dams: Major reservoir/dam facilities may be in the area in which the property is located. Buyer should investigate the proximity of the property to such facilities so as to be satisfied as to any potential effects to the property.

28. Schools: There is no assurance that the school(s) in proximity to the property is 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 the local school district for more information, during Buyer's investigation contingency period.

29. Urban Noise: Very few areas exist in and around cities where traffic noise is not heard. Buyer should investigate traffic patterns around property to determine if these are a concern. Many cities have traffic studies available. Community events occur throughout the year which may affect your right to quiet enjoyment and may cause traffic problems and or noise pollution. Please visit your local city website to see a list of city events or <http://ventura.org>

30. High Winds Disclosure: Buyer is aware that certain areas of the San Fernando Valley, Santa Clarita Valley and Ventura County experience high winds during various times of the year. Buyer is advised to make an independent investigation of this during Buyer's physical inspection contingency period.

31. Hillside Ordinances: Buyer is advised that hillside property may be subject to and impacted by local ordinances providing for special hillside property requirements. If the property is a hillside property, Buyer is advised to obtain a copy of these ordinances from the appropriate Department of Building and Safety to determine their impact, if any, on the property.

32. Wildlife: Certain types of wildlife are indigenous to the area, including, but not limited to, rabbits, squirrels, cougars, rodents, deer, coyote, snakes, bats, bobcats, bears and birds of prey.

33. Escrow Process Complexity: The purchase agreement indicates a specific closing date; however, the complexity of a real estate transaction may necessitate an extension of this closing date. Due to this possibility, it is suggested that Buyer and Seller remain as flexible as possible with regard to all plans based on the exact closing date. The parties should consult with an attorney regarding the effect of closing dates and extensions.

34. Waiver of Inspections: In the event Buyer elects to purchase the property without any or some of the professional inspections stated above, Buyer is acting against the advice and recommendation of the listing and selling Brokers. With respect to those inspections and/or inspection reports not obtained by the Buyer, the Buyer agrees that Buyer will conduct his/her own independent investigation of the subject property. Buyer acknowledges that physical conditions may exist relating to the property which are unknown but which could have been disclosed by such inspections and/or inspection reports.

35. Short Term Vacation Rentals: Certain cities and some Homeowners' Associations prohibit rentals of 30 days or less. Broker(s) recommend that Buyer investigate this issue with the appropriate government authority during Buyer's inspection contingency period. Brokers do not have expertise in this area and will not independently verify this information.

36. Rent Control: Buyer and Seller are advised that certain cities within Ventura County as well as numerous Cities within Los Angeles County, including the City of Los Angeles, have Rent Control Ordinances which impose restrictions limiting the rent that can be charged to a tenant, may limit the allowable reasons for evicting a tenant, and may establish a requirement of the landlord to make payment of relocation fees to tenants for no fault evictions, as well as other restrictions and requirements involving tenants. Buyer is advised to contact the local Rent Control Board to determine how the subject property is impacted by such Rent Control Ordinance. Brokers do not have expertise in this area and have not and will not verify this information.

37. Water System/Water Availability Investigation: Buyer is advised to investigate the condition and suitability of all well systems and components, water and water availability, use restrictions and cost, water quality, adequacy, condition, and performance of well systems and components. Buyer is advised to get water productivity, bacterial testing, chemical and radiological testing and check with local municipalities regarding ordinances, potential metering, restrictions and permits.

38. Drones - There has been an increased usage of Drones throughout the Southern California. Although there are laws that may restrict their usage, some properties and occupants may have their privacy, and the right to quiet enjoyment impacted by Drone usage.

39. Fraud Advisory: The Real Estate Fraud Advisory Team (REFAT) is a unique collaboration between the Ventura County District Attorney's Real Estate Fraud Unit and Ventura County real estate professionals. The Ventura County District Attorney's Real Estate Fraud Unit investigates and prosecutes crimes involving recorded real estate documents. Criminal real estate fraud may involve home equity fraud, securities fraud tied to real estate, and loan fraud. If you feel you have been a victim of fraud, you may file a complaint form with the <http://www.refat.org>

40. Vagrants/Homelessness: Buyer has been informed that certain areas within Ventura County and Los Angeles County have a vagrant and homelessness problem which could impact the quiet enjoyment of Buyer and/or Buyer's occupants in the Property. Buyer is advised to investigate this matter through the local law enforcement agencies if they have any concerns regarding this matter.

- 41. Vacant Properties Notice:** If property is vacant for any period of time it is advised to File motion AB 1315-REFAT with local police department. If property is vacant please work with local authorities to monitor property for potential squatters and scams. Please visit <http://www.refat.org> or <http://www.vcsd.com> or your local municipality site for more information.
- 42. Seller Rent Back and Buyer Early Occupancy:** If Seller should agree to allow early occupancy to Buyer, Seller is doing so against the advice of Broker and, it is recommended that proper insurance be a requirement of the early occupancy, at the Buyers expense. Inversely, if Buyer should agree to allow Seller to remain on premises after close of escrow, it is recommended that proper insurance be a requirement of the rent back, at the Seller's expense.
- 43. Dredging:** Ongoing monitoring of the walls in Channel Islands and Ventura beaches has indicated a need for ongoing repair. Construction budgets have estimated the Seawall projects to be an estimated \$55 million over the next 20 years. The utility increases have potential to further impact assessment funds and districts. Multiple proposals have been taken to the city regarding cost and repair. Buyer is advised to investigate any matters concerning future costs related to said repairs.
- 44. Tsunami/Tides:** A tsunami is a traveling ocean wave generated by disturbances associated with earthquakes, volcanoes or major submarine landslides. Tsunamis are a threat, not because they are extensive or frequent, but because the destruction they cause can be devastating. Ventura County has several evacuation routes as well as shelter/assembly sites should a tsunami occur. Please visit <http://www.vcsd.org> for more information.
- 45. La Conchita Landslides:** Seller and Buyer are advised that La Conchita is a small coastal community in Ventura County that has a history of landslides from the bluff above the Monterey and Pico Formations. Among others, a major landslide occurred in 2005 damaging many homes and killing 10 people. La Conchita and other areas may continue to experience landslide and landslide hazards. Broker does not have expertise in these matters. Buyer is advised to investigate these matters as Buyer deems appropriate. More information is available from, among other resources, the website of the US. Department of the Interior. <http://www.doi.gov>
- 46. Supplemental Tax Bill:** Buyer and Seller are advised that pursuant to Civil Tax Bill 1102.6(c), Seller, or his or her agent, is required to provide the "Notice of Your 'Supplemental' Property Tax Bill" to the Buyer. In addition to annual taxes, you may be responsible for paying supplemental property taxes. State law requires the Assessor to reappraise property upon a change in ownership or new construction. The supplemental assessment reflects the difference between the new assessed value and the old or prior assessed value.
- 47. Mello-Roos Assessments:** Certain properties within Ventura county and other localities are subject to Mello Roos tax under the Improvement Bond Act of 1915. Seller is generally required to make a good faith effort to obtain a disclosure notice from any local agency collecting such taxes and deliver such notice to Buyers, although Buyers should always investigate. Brokers do not have expertise in this area and have not, and will not independently verify this information.
- 48. Water-Conserving Plumbing Fixtures:** Single-Family Properties. California law (Civil Code §1101.4) requires all single-family residences built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2017. (b) Multifamily and Commercial Properties. Civil Code §1101.5 requires all multifamily residential and commercial properties built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2019. Additionally, on and after January 1, 2014, a multifamily residential and commercial property built on or before January 1, 1994 that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval if the alteration or improvement increases floor area space by more than 10 percent, or has a cost greater than \$150,000, or for any room in a building which requires a building permit. Buyer is encouraged to independently investigate & verify within Buyer's contingency period that all plumbing fixtures are water-conserving.
- 49. Fracking:** Fracking is an ongoing occurrence within the county and has potential environmental effects including but not limited to soil and water contamination, lawsuits, and demolition of homes. There has been significant oil exploration, drilling, and processing throughout California, for more information please visit <http://www.conservation.ca.gov>
- 50. Solar Panels:** Seller and Buyer understand that a property equipped with a solar panel system may be subject to transfer and/or financing restrictions. Buyer acknowledges the purchase contract recommends inspections of the property including the solar system and hereby is not relying on any representations made by broker as to the status of any solar system lease or lien. Within the Buyer's investigation period, the Seller shall provide to Buyer all documentation regarding the solar system including any warranties and transfer information. Buyer and Seller understand that the solar system company may have a lien on the property which may have to be paid off in full at the close of escrow. Buyer and Seller shall hold broker and its agents harmless with regard to any claims related to the solar system and/or transferability from Seller to Buyer. In the event solar panels are to be removed, Buyer is encouraged to inspect roof for any resulting damage.
- 51. Marijuana in California:** Clients seeking to purchase or lease property must be aware of local marijuana laws. Although the use and growing of marijuana may be legal in the State of California in certain situations, it is still illegal federally to use or grow marijuana. If concerned, Buyer is advised to investigate the issue of previous use, grow, etc. of marijuana in the residence & surrounding properties. Buyer may visit: <http://www.dea.gov> or <http://www.bmcr.ca.gov>
- 52. Archaeological Discoveries (CHUMASH):** Santa Barbara and Ventura Counties contain archaeological finds that may restrict or hinder the use of property. The Archaeological Resource Preservation Guidelines address the requirements of California State Senate bill; SB 18 which requires cities and counties to consult with California Native American tribes to aid in the protection of traditional tribal cultural places though local land use planning. ■
- 53. HOA Subsection (multiple HOA's):** Buyer(s) are hereby advised to contact the Homeowners Association and/or Management Company regarding any questions regarding the Property and/or the tract/development. Buyer and Seller are aware that the Residential Purchase Agreement states that the Seller has three (3) days after acceptance of an offer to request the Common Interest Disclosures from the HOA. Buyer is advised to check directly with the HOA Management and/or Property Management Company regarding current and/or future dues/assessments. Buyer should read all the HOA documents carefully. Broker(s) have not and will not review the HOA documents provided.
- 54. Toxic Mold:** Buyer is advised that the presence of certain kinds of molds, fungi, spores, airborne bacteria, and other organisms may adversely affect the property and health of individuals. Toxic mold is often the result of moisture invasion or water leakage inside the home.

Buyer has received the "Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants" which includes the Federal Lead Booklet and Chapter IV, the "Mold" chapter. Buyer is advised to carefully read the "Mold" chapter, as well as the other chapters, in the above described booklet. **Buyer is advised to have an environmental inspection by a qualified professional to inspect the property for existence of mold, fungus, spores, and airborne bacteria or any organisms or conditions that may lead to their formation**, during Buyer's contingency period. Buyer and Seller are advised that Real Estate Brokers and Agents are not trained to identify or locate mold, fungus, spores or airborne bacteria. The Real Estate Brokers and Agents have not made any representation, express or implied, as to the existence or non-existence of mold, fungus, spores, or airborne bacteria in or on the subject property.

55. Water Related issues: Sellers' knowledge of any mold or organism known to Seller must be disclosed to Buyer. Seller should also disclose any knowledge of water leaks, moisture, water invasion and other such related matters to the Buyer.

56. Wildfires: California's Civil Code Section 1103 requires disclosure of natural hazard risks to prospective home buyers, including wildfire, as well as information on how to mitigate the risk. Buyer is advised to investigate areas of risks as Broker does not have expertise in these areas. Buyer is aware of massive fires throughout Ventura County and surrounding areas in December 2017. Said fires may have an impact on property values within these areas and Buyer may have difficulty or be unable to obtain fire insurance in certain areas as a result of these fires. Buyer is advised to check directly with Buyer's homeowners' insurance company to determine available of homeowners' insurance.

57. Valuables: Owner must take precautions to protect valuables and obtain insurance for risks. Buyer and Seller are advised to remove all valuables if the property is fumigated or whenever members of the public have access to the property and owner is advised to hire a security company to patrol the area during any fumigation period. Owners are advised to secure property and take precautions with valuables prior to listing/allowing agents/buyers into home.

58. Seller Financing: If there is to be Seller financing, Sellers is aware of the risks involved should the Buyer default on his obligations. Seller may be required to foreclose on the Property should Buyer default on the seller financed loan and in such case Seller may be obligated to pay the senior loans current in order to foreclose as well as incur additional expenses in the process of foreclosing. Should the Parties be considering seller financing, Buyer & Seller are advised to seek legal and or financial counsel to determine the risks and potential liabilities inherent with seller financing.

59. Landlord/Tenant issues: If the subject property is being delivered to Buyer with tenants or if Buyer intends to rent out all or portions of the property, Buyer is advised to investigate the various rules and regulations governing landlord-tenant relationships and responsibilities during Buyer's inspection investigation contingency period. Once such source of information is the website for the California Department of Consumer Affairs, Consumer Publication-Landlord Tenant at <http://www.dca.ca.gov/publications/landlordbook/index.shtml>. In addition, Buyer is advised to check directly with the local municipality or governmental entity in which the property is located with regard to any local rules, regulations or restrictions related to landlord-tenant relationships.

60. Remodeling or Expansion of Property after Close of Escrow: if Buyer intends to remodel or expand subject property or intends to add a pool or any other improvement to the subject property after close of escrow, Buyer is advised to investigate these matters during Buyer's Contingency period by consulting with Buyer's own licensed contractor and other professionals as well as checking directly with the appropriate department of the municipality in question to determine any restrictions, requirement and cost factors associated with any such development. Buyer is not relying on any representation of Seller or Real Estate Brokers or their Agents with regard to what Buyer can do with subject property after the close of escrow.

CITY OF THOUSAND OAKS/NEWBURY PARK
<http://www.toaks.org>

1.City of Thousand Oaks Records Search Report and City Inspection Report: If the property lies within the city limits of Thousand Oaks, Seller shall pay for and furnish Buyer with a residential building report under Ordinance 1289-NS pertaining, but not limited to, the authorized use, occupancy, zoning classification, exceptions, special restrictions and requirements, street designation and legal description, completeness of building permits, variances, special use permits, and availability of water and sewer facilities and City connection fees. Residential building shall mean any improved property designed and permitted for dwelling purposes.

2. Tree Ordinance: Thousand Oaks has a tree ordinance regulating the removal, maintenance, and pruning of certain trees, including, but not limited to, Sycamore, Black Walnut, Bay Laurel, and Toyon trees. Removal of any of the mentioned trees may require a permit. The ordinance requires that property owners apply for and obtain a permit with the City before any oak tree can be removed or pruned. Broker does not have expertise in this area and Broker advises Buyer to check with the City of Thousand Oaks before taking any action regarding any of these trees. More information may be obtained at 805-449-2323 or by visiting www.toaks.com.

CITY OF VENTURA
<http://www.cityofventura.net>

1.Private Sewer Lateral Pipes: Seller and Buyer are advised that a property owner in the City of Ventura is generally responsible for maintaining and repairing the private sewer lateral piping or line to prevent sewage overflow. Effective February 3, 2014, the City of Ventura generally requires a property owner, before the sale of property, to have a plumbing contractor perform a video (Closed Circuit TV) inspection of the PSL line from the building to the City's mainline, and to provide the inspection report to both the Buyer and City. No inspection is required if the owner can demonstrate that an inspection was already completed, or the lateral was constructed, within the preceding 10 years. The inspection report must identify any required repairs and the estimated cost of repairs and the City must immediately provide notice of the time within which the repairs must be completed. The City does not require repairs to be completed before close of escrow. The owner and Buyer may agree on who and how the repairs will be paid and performed which generally should occur within 6 months. The sale of a single unit in a common interest development (CID) or commercial property in the City of Ventura does not trigger the private sewer lateral inspection requirement. For a CID complex or commercial property, the owner(s) must have the PSL inspected once every 10 years and provide the inspection report to be used before January 1, 2023.The

CID or commercial property owner(s) must also have a licensed plumber perform any corrective actions identified in the inspection report within a reasonable time and generally no later than 6 months after receipt of the report. The CID or commercial property owner(s) must also provide the City with a written notice of completion of the corrective action within 30 days of completion. Broker does not have expertise in this area, and recommends that Buyer investigates these matters and consults with experts in these matters as Buyer deems appropriate. For more information regarding PSL lines please visit <http://www.cityofventura.net/water/privatelateral>

2. City Report/Building Report: The City of Ventura generally requires an owner entering into an agreement to sell or exchange improved real property to obtain from the City a building record report showing the regularly authorized use, occupancy, zoning, and other information about the property. The owner must deliver the building record report to the Buyer before close of escrow. The Buyer must sign an acknowledgement of receipt of the building report, which must then be submitted to the City's Code Enforcement Manager for properties in Ventura. This requirement does not apply to the first sale of a building. Broker does not have expertise in this area, and recommends that Buyer investigates these matters and consults with experts in these matters as Buyer deems appropriate. The law for Ventura's Building Records requirement is set forth in Chapter 6.700 of the San Buenaventura Municipal Code, available at <http://cityofventura.net>

CITY OF OJAI
<http://www.ojacity.org>

1. Ojai Tree Ordinance: Ojai Tree Ordinance-Section 4-11.03 Protects Heritage Trees, Mature Trees, Oak Trees, and Sycamore Trees: Section 4-11.04 requires a permit to remove, prune, trench, or grade around any of the mentioned trees of a specified size on all property within the city. A permit is required to remove specified mature trees on vacant or developed property other than SFR with an existing dwelling. Section 4-11.13. Any person who cuts, damages, moves, or removes any of the mentioned trees within the city, or encroaches into the dripline of such tree, in violation of the ordinance shall be deemed guilty of a misdemeanor and upon conviction may be punished. Buyer is advised to visit <http://ojacity.org/ojai-tree-ordinance>

2. Ojai Sewer Lateral Notice: PSL notice-The City of Ojai adopted regulations regarding private sewer laterals (Ordinance No.OVSD78, September 28, 2015). This program is effective for escrows, construction or remodeling permits as of the effective date of December 1, 2015. This applies to all residential, commercial, and industrial properties, including bank-owned properties and short sales. Parcel owners and responsible parties are required to maintain privately owned sewer lateral lines in compliance with the district, state, and federal regulations at their sole cost and expense. Parcel owners must perform any repair or replacement of their PSL necessary to ensure compliance. The property owner is responsible for the entire PSL from their home to the public sewer main (upper and lower lateral). Property owners generally hire a contractor to assess the lateral condition typically by video survey, obtain permits, perform required work, and set up inspection and testing with District staff. It is up to the Buyer and Seller to negotiate responsibility for obtaining the Compliance Certificate. <http://www.ojaisan.org/finances/faqs.html>

3. Short Term Tenancy: Effective January 30, 2016, transient rentals, vacation rentals, and short-term rentals are all covered by a local City of Ojai ordinance which governs short term rentals of 30 days or less. The ordinance applies to entire homes and to a portion of a home. According to this ordinance, such short term rentals are not permitted in residentially zoned areas or in village mixed use properties. Buyer is advised to visit the local city website for more information <http://www.ojacity.org>

4. Water Providers: There are multiple water providers for the Ojai Valley with strict allocations. If concerned, Buyer to investigate directly with the water district or authority for the Property.

5. The Clean Air Ordinance: This ordinance limits the number of residential permits that can be issued each calendar year in the unincorporated areas of the Ojai Valley. The ordinance requires a residential permit be issued for all new dwelling units in the Ojai Valley (including second dwellings or "granny flats" and mobile homes). It does not apply to repair, modification, expansion, or replacement of existing dwelling units. For more information please visit http://www.qcode.us/codes/ojai/?view=desktop&topic=10-6-1-10_6_104

CITY OF OXNARD
<http://www.oxnard.org>

City Report: The city of Oxnard generally requires an owner entering into an agreement to sell or exchange improved real property to obtain from the City a building record report showing the regularly authorized use, occupancy, zoning, and other information about the property. The owner must deliver the building record report to the Buyer before close of escrow. The Buyer must sign an acknowledgement of receipt of the building report, which must then be submitted to the development services division for properties in Oxnard. This requirement does not apply to the first sale of a building. Broker does not have expertise in this area, and recommends that Buyer investigate these matters and consult with experts as Buyer deems appropriate. The law for Ventura's Building Records requirement is set forth in Chapter 6.700 of the San Buenaventura Municipal Code, available at <http://www.oxnard.org>

PORT HUENEME
<http://www.ci.port-hueneme.ca.us/>

1. City Report: Under Port Hueneme's building code records requirement, an owner entering into an agreement to sell or exchange any residential or commercial building must generally inform the Buyer of the Buyer's rights to compel the owner to obtain from the City a building record report before consummation of the sale. The report shall show the regularly authorized use, occupancy, zoning, and other information about the property. The Buyer may waive the report by written instruction that acknowledges that the Buyer understands his or her entitlement to the report. Either the Buyer's receipt or waiver of the report must be filed with escrow and the Division of Building and Safety before the close of escrow. This requirement does not apply to the first sale of a residential or commercial building within a subdivision whose final map was properly recorded within two years of the first sale.

2. Naval Base and Former Federal or State Ordnance location: Naval Base Ventura County is a United States Navy Base located in Oxnard, CA. It serves as a mobilization site, deep water port, railhead, and airfield with a base population of more than 19,000 personnel. For further information, Buyer may visit <http://www.cnrc.navy.mil/regions/cnrsw/installations/navbaseventuracounty.html>.

Buyer to investigate if the Property is located within 1 mile of a former federal or state ordnance location. In general, an area once used for military training purposes may contain potentially explosive munitions.

VENTURA COUNTY

1. "Right-To-Farm" Ordinance: The "Right-to-Farm" Ordinance, which became effective 11/17/97, (1) revises zoning provisions so as to further protect properly conducted commercial agricultural operations from lawsuits claiming the operations to be nuisances; (2) adds provisions requiring disclosure to persons acquiring real property that agricultural operations are so protected from lawsuits and that such persons may experience inconveniences and discomforts associated with agricultural operations; and (3) adds provisions providing for optional mediation by Ventura County Office of the Agriculture Commissioner of certain disputes involving agricultural operations. Buyer of property affected by the ordinance must receive a mandated disclosure notice and statement from Seller, as required by this ordinance.

2. Pesticide Drift: Section 3482.5 of the Civil Code, and sections 8114-2.1.1 and 8183-4.1 of the Ventura County Ordinance code protect property conducted commercial agriculture operations against claims that they constitute a nuisance. If the property being purchased is located near or adjacent to agricultural lands or agricultural purposes, Buyer 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 the application by spraying or otherwise of chemical fertilizers, soil amendments (such as manures, compost materials, 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 Code sections 9131 through 9137 provide a procedure for mediating disputes concerning agricultural operations.

3. Preservation, Cutting, and Removal of Oak, Sycamore, Heritage and Other Designated Trees: All Buyers and Sellers, selling property located within the County of Ventura, should review a copy of the non-coastal Ventura County tree ordinance Sec 8107-25. For questions or more information on this ordinance, you can call the County of Ventura. <http://www.ventura.org/rma/planning/>

4. The Clean Air Ordinance: This ordinance limits the number of residential permits that can be issued each calendar year in the unincorporated areas of the Ojai Valley. The ordinance requires a residential permit be issued for all new dwelling units in the Ojai Valley (including second dwellings or "granny flats" and mobile homes). It does not apply to repair, modification, expansion, or replacement of existing dwelling units. For more information please visit http://www.qcode.us/codes/ojai/?view=desktop&topic=10-6-1-10_6_104

5. Sign up for Natural Disaster County Alerts at <http://vcalert.org>. Ventura County has implemented a state-of-the-art emergency notification system to alert residents about emergencies and other important community news. The emergency notification system enables officials to provide essential information quickly when there is a threat to the health or safety of residents.

6. Ventura County: The county of Ventura is an area in Southern California which includes 42 miles of coastline and the Los Padres National Forest. The Following cities are located in Ventura County: Camarillo, Fillmore, Moorpark, Ojai, Oak View, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks (including Newbury Park) and Ventura (also known as San Buenaventura). Ventura County also has various unincorporated communities. Seller and Buyer are advised that determining whether a property is within the exact boundaries of a particular neighborhood or community may be subject to debate. Broker does not have expertise in this area, and recommends that Buyer investigate these matters and consult with experts in these matters as Buyer deems appropriate. More information about Ventura County is available from, among other resources, its website at <http://www.ventura.org> and the websites of each city.

7. Thomas Fire Disclosure and Resources: Buyer is aware that in December 2017 a massive fire swept through a large portion of Ventura County and surrounding areas. Many homes were destroyed or severely damaged by the fire. If Buyer is purchasing vacant land where a property was destroyed or property with partially destroyed structures as a result of the fire, Buyer is strongly advised to investigate Buyer's ability to build on said land by checking directly with Buyer's licensed contractor, structural engineer, geologist and other appropriate professionals as well as checking directly with the local municipality which governs building in the area in question, during Buyer's investigation contingency period. Buyer agrees and understands that neither Seller nor Real Estate Brokers or their Agents can make any representations as to what can be built on said sites or the cost factors associated with any such building. As such, Buyer acknowledges and agrees that Buyer is not relying on any representations of Seller or Real Estate Brokers or their Agents with regard to these matters. Buyer may visit the following websites for information related to the Thomas Fire: <http://www.readyventuracounty.org/> <http://venturacountyrecovers.org/> <https://inciweb.nwccg.gov/incident/5670/>

8. Building Regulations in Ventura County: Buyer is advised to visit the County of Ventura Planning Commission website at <https://vcrma.org/divisions/planning> for information regarding construction matters, regulations and restrictions for building in Ventura County.

SANTA BARBARA COUNTY. <http://www.santabarbaraca.gov>

1. ZIR: Santa Barbara city requires a ZIR, Zoning Inspection Report, pursuant to Santa Barbara Municipal Code (SMBC) §28.87.220, a Zoning Information Report (ZIR) is required for every transfer of residential property with limited exceptions. The requirement for a ZIR is mandatory and cannot be waived by the property owner, potential buyer, real estate agent, or Title Company. If a property is transferred without a ZIR being obtained, the property owner of record must obtain an "after the fact" ZIR and may be subject to twice the current ZIR application fee. The purpose of the ZIR is to provide information to the potential buyer regarding the zoning and permitted use of the property based on a physical site inspection and records research. The ZIR inspector is neither a building inspector nor a licensed surveyor and the ZIR will not include a review of compliance with the Building Code or confirm the exact location of property lines. A ZIR is valid for 12 months from the date of the issuance of the ZIR or until the next transfer of title occurs, whichever is sooner. You can apply for a one-year time extension prior to the expiration of the current ZIR. An additional physical inspection and application fee is required. <http://www.santabarbara.gov>

2. Santa Barbara Tree Ordinance: Santa Barbara County Municipal Code 15.24 regulates tree removal and the degree of pruning allowed for any privately-owned trees located in the regulated front setback of a residential or commercial property, regulated parking lots, trees identified on an approved landscape plan, and/or Historic and Specimen trees located anywhere on a private lot. Visit <http://www.santabarbaraca.gov>

3. Landslides and Potential Landslide Areas: Buyer is aware that in January 2018, the City of Montecito experienced many mudslides due to the Thomas Fire and subsequent heavy periods of rain. Many properties and areas of Montecito were damaged by these mudslides. Buyer is advised to visit <http://www.countyofsb.org/pwd/floodprep.sbc> for information to prepare for the possibility of mudslides and other such potential events.

L.A. COUNTY
<http://www.lacounty.gov>

1. Airport Noise: Airport Noise exists throughout much of the San Fernando Valley, as well as other areas of Los Angeles County. The Van Nuys Municipal Airport is considering expansion. The Burbank/ Glendale/Pasadena Authority has submitted a Noise Exposure Map for the area surrounding this airport; this map constitutes notice to prospective purchasers of property surrounding the airport of noise attributed to the airport. Buyer may obtain more information regarding these matters by contacting the Burbank/Glendale/Pasadena Airport Authority at 818- 840-8840 or Dept. of Airports at 818-985-8838.

2. Landfill (Waste Site) Property may be situated in the vicinity of a landfill site. Buyer is urged to investigate the existence of any such landfill and the truck routes to and from same by contacting the Sanitation Districts of Los Angeles of Los Angeles County at 526-699-7411.

3. Universal Studios Expansion: Universal Studios, Inc. plans to expand its offices, studio, hotel, commercial, and entertainment space at Universal City, adding to the current 6.4 million square feet (Project). For more information regarding the Project, Buyer may contact Universal Studios, Inc. at 818-777-1000 and ask about the "Master Plan Expansion Project".

4. Baseline Mansionization Ordinance and Interim Control Ordinance (ICOs): Buyer is advised that the City of Los Angeles has adopted a Baseline Mansionization Ordinance (Los Angeles City Ordinance #179883) which may affect Buyer's intended use of the subject property. For those properties subject to the Ordinance (generally all single-family residentially zoned properties not located in a Hillside area or Coastal Zone) the Ordinance imposes restrictions on the square footage allowable for both new construction and additions to existing structures on the property. Buyer is advised to obtain a copy of this ordinance and to contact the appropriate City agency directly to determine its impact, if any, on the subject property. In addition, the city of Los Angeles has approved numerous Interim Control Ordinances (ICOs) which either prohibit the demolition and substantial alterations of homes in the various Historic Preservation Overlay Zones (HPOZs), and Residential Floor Area Districts (RFAs) or limit the scale of new construction in said areas. Old Granada Hills, Valley Village, Studio City and Sunland-Tujunga, as well as other areas located throughout the City of Los Angeles are subject to these ordinances. Further, the City is considering the expansion of these ordinances to include new HPOZ and RFA Districts throughout the City of Los Angeles.

5. 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 Real Estate Brokers and their agents do not have the expertise to advise Buyer on any impact said oil wells may have on the Subject Property. Buyer is advised to investigate this matter during Buyer's investigation contingency period. Buyer may visit the proposed project website at <http://www.northalisoproject.com> and should also check with the appropriate county and city departments to obtain information regarding any potential environmental impact of said drilling. 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. Seller and Real Estate Brokers and their Agents do not possess the expertise to advise Buyer on the impact of this leak on the Subject Property. Buyer is advised to do his 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.

6. Rent Control: Buyer has been informed that Los Angeles City is subject to a rent control ordinance. Currently, all single family residences are exempt from this ordinance. In addition, multi-units, including townhomes and condominiums where the original Certificate of Occupancy was issued after October 1, 1978, are exempt. Buyer's ability to increase rent, evict tenants, and other related matters may be restricted by said ordinance. Buyer may also be required to pay monetary relocation assistance to any tenants who are evicted by Buyer for any reason. This relocation assistance may amount to several thousand dollars based upon the category of tenant involved. Broker(s) strongly recommend Buyer contact the City of Los Angeles Housing Department at 1-866-557-RENT (7368) to determine the effect of the local ordinance on Subject Property. If the Property is located outside the City of Los Angeles, Buyer is advised to check with the appropriate governmental entity to determine the existence of any Rent Control Ordinance.

OTHER MATTERS

Other Matters: (DEFER TO LOCAL MUNICIPALITIES FOR UP TO DATE CHANGES AND RESTRICTIONS) Seller and Buyer understand that this disclosure statement is not intended as a complete list of all matters concerning or affecting the Property and surrounding areas. Buyer is strongly encouraged to conduct a careful and thorough independent and complete investigation of the above matters as well as any other matters that Buyer deems fit.

Buyer and Seller are encouraged to read this Addendum carefully. By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of every page of this Addendum

The Undersigned have read, understand, and acknowledge receipt of copies of this 9 page addendum.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller: _____

Date: _____

Seller: _____

Date: _____