

*Department of Real Estate
of the
State of California*

**FINAL SUBDIVISION PUBLIC REPORT
STANDARD**

In the matter of the application of

NERRADSCALI CORP.,
A CALIFORNIA CORPORATION

FILE NO.: 175554SA-F00

ISSUED: MAY 7, 2024

EXPIRES: MAY 6, 2029

for a Final Subdivision Public Report on

FINAL MAP OF NERRADSCALI SUBDIVISION
SUBDIVISION NO. P19-036
"NERRADSCALI SUBDIVISION"

DEPARTMENT OF REAL ESTATE

by Carrie Freitas

SACRAMENTO COUNTY, CALIFORNIA

Carrie Freitas

CONSUMER INFORMATION

- ◆ **This report is not a recommendation or endorsement of the subdivision; it is informative only.**
- ◆ **Buyer or lessee must sign that (s)he has received and read this report.**
- ◆ A copy of this subdivision public report along with a statement advising that a copy of the public report may be obtained from the owner, subdivider, or agent at any time, upon oral or written request, *must* be posted in a conspicuous place at any office where sales or leases or offers to sell or lease interests in this subdivision are regularly made. *[Reference Business and Professions (B&P) Code Section 11018.1(b)]*

This report expires on the date shown above. All material changes must be reported to the Department of Real Estate. *(Refer to Section 11012 of the B&P Code; and Chapter 6, Title 10 of the California Administrative Code, Regulation 2800.)* Some material changes may require amendment of the Public Report; which Amendment must be obtained and used in lieu of this report.

Section 12920 of the California Government Code provides that the practice of discrimination in housing accommodations on the basis of race, color, religion, sex, marital status, domestic partnership, national origin, physical handicap, ancestry, gender identity, gender expression, sexual orientation, familial status, source of income, disability, or genetic information is against public policy.

Under Section 125.6 of the B&P Code, California real estate licensees are subject to disciplinary action by the Real Estate Commissioner if they discriminate or make any distinction or restriction in negotiating the sale or lease of real property because of the race, color, sex, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, or physical handicap of the client. If any prospective buyer or lessee believes that a licensee is guilty of such conduct, (s)he should contact the Department of Real Estate.

Read the entire report on the following pages before contracting to buy or lease an interest in this subdivision.

THIS REPORT COVERS LOTS 1 THROUGH 8, INCLUSIVE.

SPECIAL INTEREST AREAS IN THIS FINAL SUBDIVISION PUBLIC REPORT: YOUR ATTENTION IS ESPECIALLY DIRECTED TO THE PARAGRAPH(S) BELOW ENTITLED: USES/ZONING/HAZARD DISCLOSURES, TITLE, TAXES, FINANCING, PURCHASE MONEY HANDLING, SOILS AND GEOLOGIC CONDITIONS, AND UTILITIES AND OTHER SERVICES.

IN ADDITION TO THESE AREAS IT IS IMPORTANT TO READ AND THOROUGHLY UNDERSTAND THE REMAINING SECTIONS SET FORTH IN THIS FINAL SUBDIVISION PUBLIC REPORT PRIOR TO ENTERING INTO A CONTRACT TO PURCHASE.

BEFORE SIGNING, YOU SHOULD READ AND THOROUGHLY UNDERSTAND ALL SALES CONTRACT AND LOAN DOCUMENTS. IF YOU DO NOT UNDERSTAND THE TERMS OF YOUR CONTRACT OR LOAN DOCUMENTS, YOU MAY WISH TO CONSIDER CONSULTING WITH YOUR OWN ATTORNEY BEFORE ENTERING INTO A CONTRACT TO PURCHASE THE PROPERTY.

PRELIMINARY SUBDIVISION PUBLIC REPORT: IF YOU HAVE RECEIVED A PRELIMINARY SUBDIVISION PUBLIC REPORT FOR THIS SUBDIVISION, YOU ARE ADVISED TO CAREFULLY READ THIS FINAL PUBLIC REPORT SINCE IT CONTAINS INFORMATION THAT IS CURRENT AND PROBABLY DIFFERENT FROM THAT INCLUDED IN THE PRELIMINARY PUBLIC REPORT.

THE USE OF THE TERM “**PUBLIC REPORT**” SHALL MEAN AND REFER TO THIS FINAL PUBLIC REPORT.

OVERVIEW OF SUBDIVISION

Location: This subdivision contains 1.31 acres divided into 8 lots and is located at North Avenue and Nerrads Court within the city limits of Sacramento, California. Prospective purchasers should acquaint themselves with the kinds of city services available.

Interest to be Conveyed: You will receive fee title to a specified lot.

Sale of all Residences: The subdivider has indicated that he intends to sell all of the lots in this subdivision; however, any owner, including the subdivider, has a legal right to rent or lease the lots, subject to the following resale restrictions:

SUBDIVIDER AND PURCHASER OBLIGATIONS: IF YOU PURCHASE FIVE OR MORE SUBDIVISION LOTS FROM THE SUBDIVIDER, THE SUBDIVIDER IS REQUIRED TO NOTIFY THE REAL ESTATE COMMISSIONER OF THE SALE. IF YOU INTEND TO SELL YOUR INTERESTS OR LEASE THEM FOR TERMS LONGER THAN ONE YEAR, YOU ARE REQUIRED TO OBTAIN AN AMENDED FINAL PUBLIC REPORT BEFORE YOU CAN OFFER THE INTERESTS FOR SALE OR LEASE.

NOTWITHSTANDING ANY PROVISION IN THE PURCHASE CONTRACT TO THE CONTRARY, A PROSPECTIVE BUYER HAS THE RIGHT TO NEGOTIATE WITH THE SELLER TO ALLOW AN INSPECTION OF THE PROPERTY BY THE PURCHASER OR THE PURCHASER’S DESIGNEE UNDER TERMS MUTUALLY AGREEABLE TO THE PROSPECTIVE BUYER AND SELLER.

USES/ZONING/HAZARD DISCLOSURES

The subdivider has set forth below references to various uses, zoning, hazards and other matters based on information from a variety of sources. You should independently verify the information regarding these matters, as well as all other matters that may be of concern to you regarding the subdivision and all existing, proposed or possible future uses adjacent to or in the vicinity of the subdivision. At the time this Public Report was issued, some of the land uses that surround the subdivision include, but are not limited to, the following:

Zoning:

North – Single Family Homes; Highway
South – Single Family Homes
East – Single Family Homes; Church
West –Commercials; Single Family Homes

Uses: The subdivider advises as follows regarding surrounding property uses:

- Firehouse Community Center, located 0.27 miles south of the subdivision
- Mama Marks Park, located 0.48 miles south of the subdivision

Hazards: The subdivider advises that the following hazards exist within or near this development:

- Canal adjacent to project
- Highway 80 located 0.04 miles north of the subdivision

If any disclosure, or any material amendment to any disclosure, required pursuant to Civil Code Section 1103 et seq, is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

PURCHASERS SHOULD FAMILIARIZE THEMSELVES WITH THE SURROUNDING AREAS OF THE SUBDIVISION BEFORE SIGNING A PURCHASE AGREEMENT/CONTRACT.

TITLE

Preliminary Report: A preliminary report will be issued by the title insurer to reflect those items that affect the condition of title. You are encouraged to request a copy of this preliminary report for review of those items that affect the lot you are purchasing. Those items typically shown include, but are not limited to, general and special taxes, easements, mechanic liens, monetary encumbrances, trust deeds, utilities, rights-of-way and CC&Rs. In most instances, copies of documents can be provided to you upon request.

Easements: Easements for utilities, drainage, rights-of-way, building setbacks, sewers, and other purposes are shown on the Title Report and Subdivision Map filed for record on February 28, 2024, as Document No. 202402280811, in the Office of the Sacramento County Recorder.

Adjustments to the original subdivision map(s) may also be recorded. You may ask the subdivider about such changes. If you purchase a lot subject to said adjustment, this information will be included in your

title policy.

Restrictions (CC&Rs): This subdivision is subject to CC&Rs recorded February 28, 2024, Instrument No. 20240228-0814 and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Nerradscali Subdivision recorded April 4, 2024, Instrument NO. 20240404-1091 in the Office of the Sacramento County Recorder, a which includes among other provisions, the following:

- Section 1.09 “Half-Plex” shall mean and refer to a single structure building containing two (2) residences, each residence of which is constructed or to be constructed on Lots 3 & 6, 4 & 5, and 7 & 8, respectively, as such Lots are identified on the Subdivision Map.
- Article III Design Review and Approval of Improvement Projects. This Declaration does not provide for the formation of a private architectural or design review committee comprised of Lot Owners. Instead, the design and construction of Residences, ADUs and other Lot Improvements shall conform to the local ordinances and regulations of the City of Sacramento, including, without limitation, any building permit process, design permit process, or any other governmental requirements. Please see this section for additional details.

FOR INFORMATION AS TO YOUR OBLIGATIONS AND RIGHTS, YOU SHOULD READ THE CC&Rs. THE SUBDIVIDER MUST MAKE THEM AVAILABLE TO YOU.

TAXES

Regular Taxes: The maximum amount of any tax on real property that can be collected annually by counties is 1% of the full cash value of the property. With the addition of interest and redemption charges on any indebtedness, approved by voters prior to July 1, 1978, the total property tax rate in most counties is approximately 1.25% of the full cash value. In some counties, the total tax rate could be well above 1.25% of the full cash value. For example, an issue of general obligation bonds previously approved by the voters and sold by a county water district, a sanitation district or other such district could increase the tax rate.

The total property tax rate for the subdivision is 1.2817% for tax year 2023/2024.

For the purchaser of a lot in this subdivision, the full cash value of the lot will be the valuation, as reflected on the tax roll, determined by the county assessor as of the date of purchase of the lot or as of the date of completion of an improvement on the lot if that occurs after the date of purchase.

Notice of Your Supplemental Property Tax Bill

California property tax law requires the assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the tax collector. If you have any questions concerning this matter, please call your local tax collector's office.

Special Taxes and Assessments: This subdivision lies within the boundaries of the following Districts and is subject to any taxes, assessments, and obligations thereof.

- Sacramento Area Flood Control – plans, coordinate and finances regional flood protection in the Sacramento area.

- Sacramento Additional Library Service Tax – to improve library services, more open hours, more library materials and updated technology in neighborhood, community and regional libraries.
- American River Flood Zone A – to fund the day-to-day maintenance of the levees, small capital projects and first response to flood emergency.
- SACTO Core Library Service Tax – to fund core library services that include open hours at city libraries, library staff, acquisition of library materials and access to technology.
- SAFCA Consolidated CAP Assessment #2 – to fund flood control projects that will provide a minimum 200-year level of flood protection and potentially well beyond that figure.

This subdivision lies within the boundaries of the Citywide Landscape & Lighting District and is subject to any taxes, assessments, and obligations thereof. This district was formed to provide funds for the operation and maintenance of streetlights, electricity, street tree park maintenance and public landscaped areas and street medians. The District budget for each fiscal year will be based upon the actual costs provided for in the awarded contract for these services. This means assessments can fluctuate from year to year as contracts expire. As of the date of this Public Report, the 2023 - 2024 assessment is \$95.94. The administration of this district will be provided by City of Sacramento.

FINANCING

If your purchase involves financing, a form of deed of trust and note will be used. The provisions of these documents may vary depending on the lender selected. These documents may contain the following provisions:

Acceleration Clause: This is a clause in a mortgage or deed of trust which provides that if the borrower (trustor) defaults in repaying the loan, the lender may declare the unpaid balance of the loan immediately due and payable.

Due-On-Sale Clause: If the loan instrument for financing your purchase of an interest in this subdivision includes a due-on-sale clause, the clause will be automatically enforceable by the lender when you sell the property. This means that the loan will not be assumable by a purchaser without the approval of the lender. If the lender does not declare the loan to be all due and payable on transfer of the property by you, the lender is nevertheless likely to insist upon modification of the terms of the instrument as a condition to permitting assumption by the purchaser. The lender will almost certainly insist upon an increase in the interest rate if the prevailing interest rate at the time of the proposed sale of the property is higher than the interest rate of your promissory note.

Balloon Payment: This means that your monthly payments are not large enough to pay off the loan, with interest, during the period for which the loan is written and that at the end of the loan period, you must pay the entire remaining balance in one payment. If you are unable to pay the balance and the remaining balance is a sizeable one, you should be concerned with the possible difficulty in refinancing the balance. If you cannot refinance or sell your property, or pay off the balloon payment, you will lose your property.

Prepayment Penalty: This means that if you wish to pay off your loan in whole or in part before it is due, you must, in addition, pay a penalty.

Late Charge: This means that if you fail to make your installment payment on or before the due date, or within a specified number of days after the due date, you, in addition, must pay a penalty.

Adjustable Rate Loan: The subdivider may assist you in arranging financing from a federal or state regulated lender which will make loans that allow the interest rates to change over the life of the loan. An interest rate increase ordinarily causes an increase in the monthly payment that you make to the lender. The lender will provide you with a disclosure form about the financing to assist you in evaluation of your ability to make increased payments during the term of the loan. This disclosure form will be furnished to you at the time you receive your loan application and before you pay a nonrefundable fee.

BEFORE AGREEING TO ANY FINANCING PROGRAM OR SIGNING ANY LOAN DOCUMENTS, YOU SHOULD READ AND THOROUGHLY UNDERSTAND ALL THE PROVISIONS CONTAINED IN THE LOAN DOCUMENTS.

PURCHASE MONEY HANDLING

The subdivider must impound all funds (purchase money) received from you in an escrow depository until legal title is delivered to you. [Refer to Business and Professions Code Sections 11013, 11013.1, and 11013.2(a).]

If the escrow has not closed on your lot within one (1) year of the date of escrow opening, you may request the return of your purchase money deposit.

NOTE: Section 2995 of the Civil Code provides that no real estate subdivider shall require as a condition precedent to the transfer of real property containing a single-family residential dwelling that escrow services effectuating such transfer shall be provided by an escrow entity in which the subdivider has a financial interest of 5% or more.

THE SUBDIVIDER HAS NO FINANCIAL INTEREST IN THE ESCROW COMPANY WHICH IS TO BE USED IN CONNECTION WITH THE SALE OF LOTS IN THIS SUBDIVISION.

SOILS AND GEOLOGIC CONDITIONS

Soils and geologic information is available at City of Sacramento – Planning and Design Commission, 300 Richards Blvd., Sacramento, CA, 95811.

CALIFORNIA IS SUBJECT TO GEOLOGIC HAZARDS SUCH AS LANDSLIDES, FAULT MOVEMENTS, EARTHQUAKE SHAKING, RAPID EROSION OR SUBSIDENCE. THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33, PROVIDES FOR LOCAL BUILDING OFFICIALS TO EXERCISE PREVENTIVE MEASURES DURING GRADING TO ELIMINATE OR MINIMIZE DAMAGE FROM SUCH GEOLOGIC HAZARDS. THIS SUBDIVISION IS LOCATED IN AN AREA WHERE SOME OF THESE HAZARDS MAY EXIST. SOME CALIFORNIA COUNTIES AND CITIES HAVE ADOPTED ORDINANCES THAT MAY OR MAY NOT BE AS EFFECTIVE IN THE CONTROL OF GRADING AND SITE PREPARATION.

PURCHASERS MAY CONTACT THE SUBDIVIDER, THE SUBDIVIDER'S ENGINEER, THE ENGINEERING GEOLOGIST AND THE LOCAL BUILDING OFFICIALS TO DETERMINE IF THE ABOVE-MENTIONED HAZARDS HAVE BEEN CONSIDERED AND IF THERE HAS BEEN ADEQUATE COMPLIANCE WITH APPENDIX CHAPTER 33 OR AN EQUIVALENT OR MORE STRINGENT GRADING ORDINANCE DURING THE CONSTRUCTION OF THIS SUBDIVISION.

UTILITIES AND OTHER SERVICES

Water: The City of Sacramento advises that it will supply water to each lot.

Sewage Disposal: Sewer service to each lot in this subdivision will be provided by the Sacramento Area Sewer District.

Gas: PG&E (800) 743-5000

Electricity: Sacramento Municipal Utility District (SMUD) (888) 742-7683

Telephone: AT&T (800) 288-2020

Building Permit: If you purchase a vacant lot within this subdivision, you will be required to obtain a building permit and pay all applicable fees prior to construction. These fees may include, but may not be limited to the following: schools, sewer, water, drainage, traffic mitigation, park, infrastructure, etc. Vacant lot purchasers should contact the local building and planning departments for the current list of fees and other requirements prior to purchasing a lot. Purchasers of vacant lots should realize, however, that these fees and requirements could change.

Streets and Roads: As of the date of this report, the private street and driveway have not been completed. The subdivider has made financial arrangements with the City to ensure completion to City standards. Subdivider has 1 to 2 years to complete. The time limit may be extended by the City.

Purchasers should be aware and should fully investigate the possibility that the development of the ground and roads in this subdivision may alter the terrain to affect access to the building site and the view for lots in the subdivision.

The roads within this subdivision are private. The repair and maintenance of these private roads will be in accordance with the provisions within the Declaration of CCRS, please refer to Article V, Maintenance Responsibilities of Property Owners.

THE SUBDIVIDER SHOULD PROVIDE YOU WITH A COPY OF THIS DOCUMENT.

Schools: This project lies within the TwinRivers Unified School District. This district advises that the schools initially available to this subdivision are the following:

Nerradscali Subdivision elementary students would be served by a neighboring district. Please contact Robla School District for Elementary school information:

Robla School District (Elementary School District)
5248 Rose Street
Sacramento, CA 95838
PH: 916-991-1728

Norwood Junior High School (7-8)
4601 Norwood Avenue
Sacramento, CA 95838
PH: 916-566-2710

Rio Linda High School (9-12)
6309 Dry Creek Road
Rio Linda, CA 95673
PH: 916-566-2725

The above school information was provided prior to the date of issuance of this public report and is subject to change. For the most current information regarding school assignments, boundary changes, facilities and bus service, purchasers are encouraged to contact the above school district(s).

CONTACTING THE DEPARTMENT OF REAL ESTATE

If you need clarification as to the statements in this Public Report or if you desire to make arrangements to review the documents submitted by the subdivider which the Department of Real Estate used in preparing this Public Report, you may contact:

Department of Real Estate
Subdivisions North
1651 Exposition Blvd., Sacramento, CA 95815
(916) 576-3374