



REAL ESTATE ADVISORY For Kern County

BUYER AND SELLER ARE BOTH CAUTIONED AND URGED TO READ THIS ADVISORY

This is an advisory dated _____ and executed by the parties signing below, for the purpose of acquiring the subject real property known as _____ and includes the following:

1. **NEIGHBORING BUSINESS ACTIVITY STATEMENT:** The County of Kern encourages operation of properly conducted business in agriculture, oil, mining, manufacturing and other nonresidential operations within the county. If the property you are purchasing is located near these businesses, you may be subject to inconveniences or discomfort arising from such operations to the extent allowed by law. This notice does not waive your legal rights.
2. **CITY AND COUNTY TRANSPORTATION ALIGNMENTS:** Buyer and Seller are aware that this property may lie within or in proximity to one of several City and County Transportation Alignments within the Bakersfield metropolitan area. Buyer is aware and acknowledges that City and County Transportation Alignments under consideration, have been approved, submitted for approval, or are under construction, and a freeway or major highway in close proximity to residential property may affect the value of that property or effect the property physically. For information regarding transportation plans, you may contact the Kern Council of Governments at (661) 861-2191, or see information on their website at www.kerncog.org, Thomas Roads Improvement Program at www.bakersfieldfreeways.us, or you may contact the appropriate departments of the City of Bakersfield or County of Kern.
3. **MANDATED SEWER CONNECTION:** Please be advised of the California Plumbing Code Section 713.5 which provides "No permit shall be issued for the installation, alteration, or repair of any private sewage disposal system, or part thereof, on any lot for which a connection with the public sewer is available." See the County of Kern Public Advisory regarding sewer connection. You may call the Kern County Engineering and Survey Services Department at (661) 862-510 to find out if a property is located in a sewer service area and would be required to connect to a sewer system in the event of septic system failure. This department may also have available information on some of the potential costs of connection.
4. **WOOD-BURNING STOVES AND FIREPLACE INSERTS:** Buyer and Seller are advised that State law and/or Federal Regulation may soon be enacted which could restrict or prohibit the use of, or require the removal of, or make inoperative, some wood-burning stoves and fireplace inserts. For more information, Buyer and Seller should contact the San Joaquin Valley Air Pollution Control District office at (661) 326-6900, www.valleyair.org and local California State representatives. Refer to Wood-Burning Heater Statement of Compliance form.
5. **PER CALIFORNIA STATE GUIDELINES THE FOLLOWING INFORMATION IS PROVIDED TO BUYER AND SELLER:**
 - o Homeowner's Guide to Earthquake Safety & Environmental Hazards
<http://www.firstamprs.com/sites/default/files/combinedhazardbook-english.pdf>
 - o Carbon Monoxide Update: California Health & Safety Code Sections 17926, et seq. <http://www.epa.gov/iaq/co.html>
 - o Home Energy Rating System (HERS) Booklet
www.energy.ca.gov/HERS/index.html
 - o Toxic Mold and Natural Gas Safety Information
http://www.cdph.ca.gov/programs/IAQ/Documents/MIMH_2006-06_2009-03rev6p.doc
 - o Protect Your Family From Lead Booklet
www.epa.gov/lead

STATEMENT OF DISCLOSURE REGARDING INTERESTS HELD BY WATSON REALTY ERA or their principles in other business entities. All parties to the transaction are aware of the following: Watson Realty ERA and Watson Realty Property Management have the same group of owners, but different responsible Brokers. This same ownership group may also have an ownership interest in, or other beneficial business relationship with San Joaquin Valley Mortgage and Central California Escrow. Compensation may be paid by one of the above entities/companies to another as part of this transaction. Buyer hereby agrees (☐ DOES NOT AGREE) that Broker may provide Buyers contact information to one or more of the above entities/companies for the purpose of offering or providing to Buyer professional services and/or products reasonably related to this transaction. Buyer is under no obligation to accept or utilize any such offered professional services and/or products.

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

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

Agent (Listing Broker) _____ By _____ Date _____

Agent (Selling Broker) _____ By _____ Date _____

List Office BRE# _____ List Agent BRE# _____ Selling Office BRE# _____ Selling Agent BRE# _____