

Local Area Disclosures for San Diego County



GREATER SAN DIEGO ASSOCIATION OF REALTORS®

The Trusted Voice of San Diego Real Estate

Local Area Disclosures for San Diego County

THIS BOOKLET IS INTENDED TO BE USED IN CONJUNCTION WITH THE CALIFORNIA ASSOCIATION OF REALTORS® STATEWIDE BUYER AND SELLER ADVISORY. THE TWO SHOULD BE READ TOGETHER.

The Local Area Disclosures for San Diego County (LAD) is intended to provide information which may impact Buyer's decision to purchase a property ("the Property") in San Diego County. The LAD does not relieve Seller or Broker from making disclosures legally required of them, nor does it eliminate Buyer's duty to conduct a thorough physical inspection of the Property. **Buyer is advised to investigate and obtain additional information on all issues of concern and not to rely solely on the information received from Seller and Broker. Any information Buyer receives from Seller or Broker on the condition of a Property or area upon which Buyer intends to rely should be in writing and signed by the person providing the information.**

Seller should provide Buyer with written disclosure of all material facts known to Seller which are applicable to Seller's property whether or not such facts are set forth in the LAD. Buyer should consult with qualified professional advisors, consultants and appropriate governmental authorities in evaluating all information related to a Property regardless of the source of the information.

Brokers do not verify the results of any inspections or guarantee the performance of any inspector or service. Any election by Buyer to waive the right to a physical inspection of the Property or to rely on someone other than an appropriate professional is against the advice of Brokers.

DISCLAIMER: The information in this LAD has been gathered primarily from members of the Greater San Diego Association of REALTORS® who conduct business throughout San Diego County and who are familiar with commonly used local disclosures in those areas. The sources of the information in the LAD are believed to be reliable by the Greater San Diego Association of REALTORS®, but in many cases constitute the opinions of its members and have not been verified by the Association. In addition, conditions of a Property or area (especially those listed under the section entitled "Specific Area Disclosures") may have improved, been corrected, or otherwise changed since the information in this LAD was received.

THIS FORM HAS BEEN APPROVED BY THE GREATER SAN DIEGO ASSOCIATION OF REALTORS®. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE VALIDITY OR ADEQUACY OF ANY OF ITS PROVISIONS IN ANY PARTICULAR TRANSACTION.

To repeat, this disclosure booklet is intended to be used with the Statewide Buyer and Seller Advisory (SBSA). Parties should request the SBSA if they have not received it.

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A. General Disclosures

The best source for regional information of all kinds, but especially for transportation, is San Diego County's regional agency, the San Diego Association of Governments (SANDAG). Details are at www.sandag.org.

1. Attractions, Amusement Parks and Casinos

Buyer and Seller are advised that various public attractions and amusement parks may impact the traffic in the area near the Property or create noise which may concern some Buyers. Buyer is advised to investigate the impacts from such attractions, including, but not limited to, the San Diego Zoo, Wild Animal Park, SeaWorld, Qualcomm Stadium, Petco Park, Legoland, Coors Amphitheater, Knott's Soak City Waterpark, Mission Bay, various casinos and resorts throughout the county and other public event venues.

2. County of San Diego County General Plan Update

The San Diego County General Plan Update is a multi-year project which began in August 1998 to update the San Diego County General Plan. The current general plan for the unincorporated county has not been comprehensively updated since 1979 and has been the subject of substantial modification over the years. During this period, considerable growth and change has taken place, leading to the incorporation of a number of cities and to annexation of lands on the periphery of the unincorporated area. Today, the unincorporated area of the County is comprised of 84% of the total land area of the County and is estimated to support 16% of the entire county's population of approximately 2.8 million inhabitants. According to the San Diego Association of Governments (SANDAG), the population of the entire County is estimated to grow to approximately 3.6 million by the year 2020 and the existing population of the unincorporated area (442,919) is projected to grow to approximately 627,142. General Plan 2020 will form a framework into which the unincorporated communities will grow, shaping the future of San Diego County. The end product will be a plan that seeks to protect the environment, accommodates population growth, and links that growth to the provision of required facilities and services. For more information, visit www.sdcounty.ca.gov/dplu/gpupdate/index.html.

3. Construction and Soils Defects—Prior, Pending or Threatened Litigation

Buyer and Seller are advised that many subdivisions and condominiums in San Diego County have been subject to litigation for construction and soils defects arising out of the original construction of homes. The status of any legal action and the repairs to remedy the defect may impact the value and use of the Property. It is important to verify the status of any threatened, pending or resolved legal action, including what repairs were made, for the residence and particular subdivision in which Buyer is considering purchasing. For further information, contact the Homeowners Association, if one exists, or the original home builder.

4. Fireplaces

Buyer and Seller are advised that some areas of San Diego County, including but not limited to areas in Santee, Tierrasanta, Rancho Peñasquitos and Rancho Bernardo, may have had builders which used Rampart General fireplaces in some homes. Rampart General fireplaces were pre-cast concrete fireplaces, brought to the site and erected instead of built at the site through masonry work. These fireplaces have been known to crack, and repairs are limited and difficult. Many San Diego County fireplace inspectors, chimney sweeps and contractors will not attempt to repair the Rampart General fireplaces. Repairs may be costly, if they are available. Replacement may be necessary.

5. High Wind and Flooding Conditions

Buyer and Seller are advised that if the Property is located in an area subject to high winds, or during storms, the property may experience damage from blowing dust, sand and debris which can disengage roof tiles, shingles or other materials on the Property, and cause trees to fall. Flooding can also occur throughout the county during storms, resulting in property damage, slippage of embankments, or leaks to structures that occur during such weather conditions.

6. Prisons and Jails

Buyer and Seller are advised that there are prisons, jails and detention centers located in the County of San Diego which may influence Buyer's decision to purchase. Buyer is advised to investigate the impact, if any, of such facilities.

7. Proposition 65

Buyer and Seller are advised that the California Safe Drinking Water and Toxic Act of 1986, also known as Proposition 65, which became effective on January 1, 1988, concerns potential health danger posed by use of hazardous chemicals. Proposition 65 requires all businesses (including all builders of residential homes) to provide a warning to the public of the danger of potential harm by exposure to these chemicals.

8. Historic Review/Historic Districts

Buyer and Seller are advised that many municipalities in San Diego County have historic resource ordinances which can impact a property owner's ability to modify or demolish a property. In the City of San Diego, for example, a building not located in an exempt area that is at least 45 years old may be subject to historic review before demolition or exterior modification is permitted. In addition, the City of San Diego has a number of Historic Districts that may affect whether a property may be modified. Buyers should contact the planning department of the their city (or the county) to determine what impact a historic ordinance may have on a particular property. For properties located in unincorporated areas, contact the County Department of Planning and Land use, Historic Site Board (858) 694-2960, or visit www.co.san-diego.ca.us/dplu/4Historic/main.html. For more information on historic districts, visit www.sohosandiego.org/histdistricts/index.htm.

9. Sunrise Powerlink – New Electric Transmission Line

SDG&E has obtained permits to build an electric transmission line from the Imperial Valley to San Diego called the Sunrise Powerlink, a new “energy super highway” to connect to the state’s energy grid. This project has been the subject of much public controversy for several years, as it proceeds through regulatory review. Buyer is advised to review this information as to how this electric transmission line might affect the property. For current information, visit SDG&E’s website: www.sdge.com/sunrisepowerlink/.

10. Trolley and Trains

Buyer and Seller are advised that trolleys and trains run throughout San Diego County which may create noise and impact traffic. New or expanded tracks may also be proposed. For further information regarding train routes, development and possible expansions, go to www.gonctd.com for maps and updates. Trolley in-

formation can be accessed at www.sdcommute.com. See also www.511sd.com and refer to Section C.7 below for additional information.

11. Water Retrofit

Buyer and Seller are advised that various cities, including Del Mar and San Diego, may require the installation of low-flow water devices in sinks, shower heads and toilets upon transfer of a property. It is generally Seller’s responsibility to comply with these requirements, unless exemptions apply. Any necessary waiver or certificate showing compliance should be obtained from the applicable city authority prior to close of escrow.

12. Illegal Encampments

Illegal encampments are located throughout San Diego County, often in open space or canyon areas. Law enforcement authorities have not been able to eradicate all such encampments. Concerned Buyers should investigate this potential issue.

13. Soil and Geologic Conditions

See paragraphs 3 and 4 of the California Association of REALTORS® Statewide Buyer and Seller Advisory (SBSA).

14. Gas Pipelines

Buyer and Seller are advised of the existence of underground “transmission” pipelines used to transport natural gas, crude petroleum, and refined petroleum liquids such as gasoline, jet fuel, and ethanol in San Diego County. In addition, smaller “distribution” pipelines that operate at lower pressures also exist in San Diego County and every home that uses natural gas is connected to an underground gas distribution pipeline. Pipeline proximity has become a concern to some homeowners following a number of pipeline disasters in the U.S. While buried pipelines can present a risk of explosion, fire, and other health hazards, proximity to a pipeline does not of itself indicate a safety risk. Information on the location of transmission pipelines can be obtained from Natural Hazard Disclosure (NHD) providers. However, at this time, not all NHD providers report this information. Information on the location of hazardous liquid and natural gas transmission pipelines can also be obtained from the National Pipeline Mapping System at <http://www.npms.phmsa.dot.gov/default.htm>. San Diego Gas & Electric provides gas pipeline information which can be accessed at <http://www.sdge.com/safety/gas-safety/putting-safety-first>.

B. Environmental Disclosures

1. Animals

Buyer and Seller are advised that the Property may be inhabited by various species of animals and pests, from insects, rodents and bugs to large animals such as mountain lions, bobcats, coyotes, bears, snakes and reptiles, which may pose hazards. Areas may also be subject to domestic and farm animals, including non-native and endangered species which may pose a hazard to, or affect the potential development of a property.

2. Coastal Cliffs and Beach Areas

Buyer and Seller are advised that building structures located near or on the edge of coastal cliffs and beach areas may be prone to erosion and resulting damage. The stability of the soils and other geological characteristics may impact the Property and the ability to build on the Property.

3. Electrical and Magnetic Fields (EMFs)

Buyer and Seller are advised that Electric and Magnetic Fields (EMFs) are found wherever there is electricity, including underground power lines. Brokers are not qualified to explain potential risks associated with EMFs, if any, but it is generally believed that public concern with EMFs may affect the value of a property in close proximity to high-voltage power lines. For further information, visit www.sdge.com and type "emf" in the search line.

4. Flooding Valleys

Buyer and Seller are advised that properties in river valleys, including Mission Valley, San Dieguito River Valley and San Luis Rey River Valley may be subject to flooding in periods of heavy rain. A property's history of flooding and its propensity to flood may impact its value and use.

5. Chinese Drywall

Buyer and Seller are advised that some homes built between 2003 and 2008 may contain imported defective drywall known in the press as "Chinese drywall." Some consumers who live in these homes have reported problems, including a strong sulfur smell, like rotten eggs; health issues, like irritated and itchy eyes and skin, difficulty breathing; a persistent cough and headaches; and premature corrosion or

deterioration of certain metal components in their homes, like air conditioner coils and wiring behind electrical outlets and inside electrical panel boxes. Eliminating problems associated with the drywall may require its removal from the home. For more information, visit the Consumer Product Safety Commission website at www.cpsc.gov/infodrywall/index.html.

6. Hazardous Materials

Buyer and Seller are advised that the Property may contain hazardous materials, including asbestos, lead, radon, and formaldehyde. Various hazardous materials, such as paint, solvents, cleaning supplies or insecticides, may remain on the Property after close of escrow and may require special handling, removal and disposal. Information on these and other hazards is contained in the Homeowner's Guide to Environmental Hazards.

7. Lead Hazard Inspection

Buyer and Seller are advised that the Centers for Disease Control and Prevention (CDC) has identified lead poisoning as the number-one preventable environmental hazard facing children. The primary source of poisoning is found in deteriorated lead-based paint and associated dust in residential units built before 1978, the year lead was banned from residential paint. For residences built before 1978, Buyer is to receive the Federal Lead-Based Paint Pamphlet and disclosure by seller of any known lead-based paint. Review this information carefully and consider hiring a certified lead-based paint inspector to assess potential lead hazards. For further information, contact the California Department of Health Services certified inspector/assessor at www.cdph.ca.gov/programs/CLPPB or www.epa.gov/lead.

8. Methane Gas

Buyer and Seller are advised that methane gas has been found in many areas of San Diego County. Methane is a colorless and odorless gas that exists naturally. When found in high concentrations, if not properly mitigated in accordance with county and city standards, methane can cause breathing problems and can burn or explode. According to an article in the San Diego Union-Tribune dated August 3, 2002, methane gas was found in the following subdivisions:

4S Ranch, Bernardo Springs and Bernardo Lakes in Rancho Bernardo; The Bridges and Crosby Estates in Rancho Santa Fe; Sycamore Ranch in Fallbrook; and Lakeview Estates in the Spring Valley-Rancho San Diego Area. Methane gas also exists in other parts of the county, but with proper mitigation and venting, may not present a risk.

9. Nuclear Energy/Material

a. San Onofre Nuclear Generation Station

Buyer and Seller are advised that this active nuclear power facility located on the San Diego coast, near the Orange County line, contains two nuclear power generators and stored radioactive nuclear waste. It has had maintenance and safety issues for many years, but remains fully licensed. For further information, including an Emergency Plan and Evacuation Zone Map, view the following websites: U.S. Government Nuclear Regulatory Commission: www.nrc.gov

Southern California Edison: www.sce.com and type "San Onofre" in the search line.

Beyond Nuclear Institute: www.beyondnuclear.org

Union of Concerned Scientists: www.ucsusa.org

Nuclear Information & Resource Service: www.nirs.org

Alliance for Nuclear Responsibility: www.a4nr.org

b. Naval Base Coronado

Buyer is advised that Naval Base Coronado (comprising North Island Naval Air Station

and Naval Amphibious Base Coronado) hosts nuclear-powered ships. In addition, nuclear weapons may be stored at Naval Base Coronado. For more information go to www.cnmc.navy.mil/index.htm.

10. Trees, Crops and Vegetation—Economic Significance

Buyer and Seller are advised that if any trees or crops located on the Property are of economic significance to Buyer, Buyer should obtain from a qualified professional a grove report, verifying tree or plant count and the costs to maintain the trees or crops. Commercial and private agriculture areas are also subject to land and air insecticide spraying which may impact surrounding areas.

11. Private Waste Disposal Systems

Buyer and Seller are advised that if the Property is serviced by a private waste disposal system, its condition, its capacity and future expansion potential will affect the value and use of the Property. Changes in the use of the system may adversely affect its efficiency.

12. General Environmental Concerns

Buyer and Seller are advised that environmental concerns may affect the development and use of a Property including local restrictions on uses, contamination of grounds and wells, proximity to a county dump, requirement of an Environmental Impact Report prior to building, preservation of endangered plants and animals, preservation of Native American artifacts, percolation tests for septic systems and utility pumps.

C. Traffic, Roads and Transportation

Buyer is advised to investigate the road conditions and traffic in the areas Buyer intends to travel. For highway conditions call 1-800-427-7623. The CalTrans website, www.dot.ca.gov, includes information on traffic, road closures and upcoming projects. Its local San Diego telephone number is (619) 688-6699. These traffic and road disclosures are not an exhaustive list. There may be additional traffic and road conditions of concern to any Buyer.

1. Interstates 5 and 15 / Highways 76 and 78 – Traffic

Buyer and Seller are advised that Interstates 5 (I-5) and 15 (I-15) are major San Diego County north-south freeways. Highways 52, 76 and 78, and Interstate 8 (I-8) are major San Diego County east-west highways and freeways. Due to volume and timing (in either direction), delays may occur relating to these traffic systems and their interconnecting arteries. Carpool

lanes exist on Interstates 5 and 15. For further information on future repairs, improvements or configuration of these roads, see the contact information in the preceding paragraph.

2. Interstate 5 Expansion

Buyer and Seller are advised that Interstate 5, from Genesee Avenue north to Vandegrift Boulevard/Harbor Drive in Oceanside, is scheduled to undergo a large construction/expansion project, as follows:

- a. I-5 is scheduled to be widened to 12 lanes between Carmel Valley Road and Del Mar Heights Road;
- b. Three lanes separated from the existing freeways are scheduled to be constructed from the I-5/I-805 junction to Carmel Valley Road. These lanes are intended to be used for through truck traffic and motorists using State Route 56 and Carmel Valley Road;
- c. Carpool lanes are scheduled to be constructed from Del Mar Heights Road, in the south, to Vandegrift Boulevard/Harbor Drive in the north. For further information, contact CalTrans at (619) 688-6699.

3. Route 52 Extension

Buyer and Seller are advised that CalTrans is extending State Route 52 in a west-to-east direction from its current connection at the junction of State Route 125 in Santee to State Route 67 in Lakeside/Santee. According to CalTrans, construction is scheduled to be completed in late 2010. For further information contact the Department of Transportation, District 11, P. O. Box 85406, San Diego, CA 92186-5406 or its website at www.dot.ca.gov/dist11.

4. Route 76 Expansion

Buyer and Seller are advised that CalTrans has proposed the widening and realignment of State Route 76 East, from Mission Road west to Jeffreys Ranch. The proposed expansion includes widening Route 76 to four lanes. In addition, there is a proposed project to extend Route 76 between Melrose Drive and South Mission Road. For further information, call (619) 688-6699 or visit the CalTrans website at www.dot.ca.gov.

5. Route 125 Construction

- a. Buyer and Seller are advised that CalTrans has future plans to extend State Route 125 to State Route 56 in Poway. For further information, contact CalTrans at (619) 688-6699.
- b. Buyer and Seller are advised that work between SR-905 and SR-54 is proposed to include interchanges at Otay Mesa Road, Olympic Parkway, Otay Lakes/Telegraph Canyon Road, East H Street, future Mt. Miguel Road and SR-54. Other interchanges may be constructed after future development occurs. For further information, contact CalTrans at (619) 688-6699.

6. I-15 Express Lanes

Buyer and Seller are advised that there is an ongoing project along I-15, from the State Route 163 interchange to Escondido, to widen I-15 and add express lanes. For further information, call (619) 688-6699 or visit the CalTrans website at www.dot.ca.gov.

7. Mass Transit

Buyer and Seller are advised that the Metropolitan Transit Development Board has indicated that a trolley line is under consideration in the University City area of San Diego. At the present time, there are several proposed routes. For further information, contact the Metropolitan Transit Development Board at (619) 231-1466 or visit www.sandiego.gov/planning/programs and look for the "Transportation Planning" link.

8. Buses

For information on bus routes and/or potential bus routes, contact:

- a. For San Diego, go to www.sdcommute.com.
- b. For North County, call the North San Diego County Transit District (NCTD) at (760) 966-6500, or visit www.gonctd.com.

If you are aware of any local disclosure that should be included in this booklet and is not, please contact the SDAR Risk Management Department via e-mail at legal@sdar.com. Thank you.

D. Air Traffic and Airport Disclosures

Buyer is advised to investigate the area in which Buyer is considering purchasing a residence for potential impacts from aircraft noise, flyovers or airports. These disclosures are not an exhaustive list of airport or air fields that may affect county residents.

1. Aircraft Noise—General

Buyer and Seller are advised that some areas are subject to noise emitted by military and/or civilian aircraft including helicopters. Properties near a commercial airport or military facility, may be impacted in their use and enjoyment. If a Property is in the vicinity of the following civilian airports or military air fields, further information may be obtained by contacting the appropriate airport management:

(a) Agua Caliente Springs, (b) Borrego Valley Airport, (c) Brown Field, (d) Fallbrook Airpark, (e) Gillespie Field, (f) Jacumba, (g) Marine Corps Air Station Miramar, (h) Marine Corps Base Camp Pendleton, (i) McClellan-Palomar, (j) Montgomery Field, (k) Naval Air Station North Island, (l) Naval Outlying Field Imperial Beach, (m) Oceanside, (n) Ocotillo, (o) Ramona, (p) San Diego International, or private airports.

2. Aircraft Noise—MCAS Miramar, Camp Pendleton

- a. Buyer and Seller are advised that a Property may be located in an area subject to aircraft noise or impact associated with the over flight of aircraft, including helicopter, transition to and from Marine Corps Air Station (MCAS) Miramar. Helicopters regularly fly over the coast and I-15 corridor to reach Camp Pendleton. Currently, there are no restrictions on the hours of operation for MCAS Miramar. If needed, it will operate 24 hours a day, seven days a week.
- b. Buyer and Seller are advised that impacts generated by the use of aircraft at MCAS Miramar may occur at a property and affect the use and enjoyment of the Property.
- c. Buyer and Seller are advised that further information may be obtained by reviewing the Final Environmental Impact Statement for Realignment of MCAS Miramar, available at many San Diego area public libraries, and contacting the Commanding General, Community Plans and Liaisons, MCAS Miramar, P.O. Box 452000, San Diego, CA 92145; (858) 577-6603.

- d. Buyer and Seller are advised that if the Property is located within a 25-mile radius of the U.S. Marine Corps Air Station or Camp Pendleton, military operations may have an impact on the Property.

3. Proposed Airport Sites

Buyer and Seller are advised that various areas in San Diego County have been proposed, or are being considered, as sites for a future international airport, including expanding Lindberg Field. For further information contact the San Diego County Regional Airport Authority at www.san.org or visit SANDAG at www.sandag.org.

4. Air Installation Compatible Use Zones (AICUZ)

The goal of the Department of Defense's (DOD) Air Installations Compatible Use Zones (AICUZ) Program is to protect the health, safety, and welfare of those living on and near a military airfield while preserving the operational capability of the airfield. Essentially, the study seeks to identify areas near airfields that might be impacted by noise or aircraft mishaps. If you are considering a property purchase in Coronado, Imperial Beach, Point Loma or areas surrounding MCAS Miramar, the studies may be of interest to you.

- a. The U.S. Navy recently completed a study updating the AICUZ areas for North Island Naval Air Station and for the Outlying Landing Field in Imperial Beach. Portions of Coronado, Imperial Beach and Point Loma are affected. A PDF version of the study can be found on the Navy Region Southwest website: www.navyregionssouthwest.com.
- b. The USMC AICUZ study for Marine Corps Air Station (MCAS) Miramar is somewhat more dated, but is available at the MCAS Miramar website: <http://www.miramar.usmc.mil/aicuz.asp>. Portions of Sorrento Valley, Carmel Valley and University City are included in what the Marine Corps refer to as Accident Potential Zones.

E. Specific Area Disclosures

These disclosures cover various communities and are not exhaustive. Buyer should not assume that any community not listed is free of concerns. Buyer is advised to investigate the area to learn what specific conditions may exist. Because services to the Property are affected by whether the Property is in an incorporated city or unincorporated area of the county, Buyer should verify the Property status.

1. COASTAL

a. California Coastal Commission

Buyer and Seller are advised that development or construction on properties within the coastal zone may be subject to the jurisdiction and regulations of the California Coastal Commission, or local regulations approved by the Coastal Commission. The coastal zone extends a great distance inland in various areas of San Diego County, depending upon the location of coastal habitat, sloughs, and other waterways affected by ocean tides. The development of beachfront property may also be impacted by the determination of "mean high tide lines" in relation to the boundary lines for beachfront property. For further information, contact the Coastal Commission at (619) 767-2370 or www.coastal.ca.gov.

b. Camp Pendleton

Buyer and Seller are advised that a live-fire artillery range exists at the Marine Corps Base, Camp Pendleton. Periodic training exercises occur at Camp Pendleton which includes the detonation of military ordnance. During training exercises, noise from the artillery and ordnance can be heard in some areas of North San Diego County. For further information, contact Camp Pendleton at (760) 725-4111 or visit www.marines.mil/unit/basecamp Pendleton. For noise inquiries, contact Range Operations Division Office at (760) 725-0358 during the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. After normal business hours (and weekends), contact the Command Duty Officer at (760) 725-5061.

c. Coronado Island (City of Coronado)

Buyer and Seller are advised that:

- i. **Naval Base Coronado.** This command comprises North Island Naval Station, Naval Amphibious Base Coronado, Outlying Landing Field Imperial Beach, and a number of other small facilities. Military ordnance, possibly including nuclear weapons, may be stored at

these facilities. Nuclear powered warships moor at NAS North Island. For more information about Naval Base Coronado, visit its web site: www.cnmc.navy.mil/coronado/index.htm.

- ii. **Traffic.** Traffic to and from Naval Base Coronado can be heavy. Streets particularly affected are: First, Third, Fourth, Orange, Alameda, Ocean and Pomona. For more information about Naval Base Coronado, visit www.cnmc.navy.mil/coronado/index.htm.

- iii. **Development.** City of Coronado development and zoning standards have changed in recent years and may limit new construction or modifications to an existing structure. Buyer is urged to verify with the city before considering any such changes to a property.

- iv. **Historic Demolition Ordinance.** The City of Coronado has implemented an ordinance which may limit a Buyer's ability to modify or demolish older homes. Homes older than 75 years are automatically subject to City review before any significant changes are allowed. Buyer is urged to consult with the City if demolition or other modifications are contemplated. The City is developing a list of homes that require a Historic Review before a demolition permit may be issued. Buyer is urged to verify with the City whether a particular property is affected.

- v. **Coronado Shores Condominiums.** Of the 10 Coronado Shores buildings, the following five buildings are without fire sprinklers: 1720, 1730, 1760, 1770 and 1830 Avenida del Mundo.

- vi. **Bridge/Tunnel.** The City of Coronado has been exploring the possibility of building a tunnel from the end of the Coronado Bridge to the North Island Naval Air Station. The goal is to reduce traffic through Coronado. If the Buyer is concerned about the possibility of the tunnel, Buyer is urged to check with the City about the status of the project.

2. NORTH COUNTY INLAND

a. Fallbrook (Unincorporated)

Buyer and Seller are advised that:

- i. **Naval Weapons Station.** The Naval Weapons Station stores explosives munitions, including

napalm, and is located along the westerly boundary of Fallbrook, and may affect the value of a Property in the vicinity. For further information, contact (760) 731-3609, or www.cnic.navy.mil. (See also Sections D.2 and E.1.b, above.)

ii. Public Utility District. If the utility account of a previous owner of a Property within the Fallbrook Public Utility District is closed, delinquent or remains unpaid, the amount due will be transferred to the new owner of the Property after normal collection procedures are exhausted. As a result, and to prevent conflict, the District will accept payment of closing bills through escrow. For further information, obtain the status of a Property's account by calling the District's Customer Service number at (760) 728-1125. You can find additional information at www.fpubd.com.

iii. Rosemary's Mountain Quarry. A rock quarry near the San Luis Rey River in Fallbrook has been proposed and is referred to as Rosemary's Mountain Quarry. Properties in the vicinities of rock quarries may experience occasional explosion noise, equipment noise and dust from the quarry operations. For further information, call (760) 731-0694; hotline (760) 391-6340; www.rosemarysquarry.com.

b. Bonsall (Unincorporated)

Buyer and Seller are advised that a mushroom farm is located in Bonsall between Old River Road and Gopher Canyon Road. Under certain atmospheric conditions, odors can emanate from the mushroom farm and may affect properties in the area.

c. Gregory Canyon Landfill

Buyer and Seller are advised that the County of San Diego has proposed various landfill sites in North San Diego County, including one known as Gregory Canyon. For further information on this and other landfills, please visit San Diego County's web site at www.sdcountry.ca.gov/deh/waste/chd_gregory.html.

d. Escondido (City of Escondido)

Buyer and Seller are advised that:

i. Agricultural Activity and Odors. Areas of Escondido may contain farms, chicken ranches, horse ranches and dairies. As a result, there may be odors and noise from these activities that affect a property.

ii. Chatham Brothers Barrel Yard. The Chatham Brothers Barrel Yard, once used as a solvent recycling facility and oil drum storage area, is located near the intersection of Gamble Lane and Bernardo Avenue. Designated a hazardous waste site, it is subject to an ongoing State cleanup project. In 1987 the County of San Diego established an area around the site within which proposed residential projects required special review. Residential construction has been approved within that area. For further information, contact the Project Manager, California Environmental Protection Agency, Department of Toxic Substances Control at (800) 728-6942, or visit www.dtsc.ca.gov/database and request a search on Document ID 37490029.

e. Ramona (Unincorporated)

Buyer and Seller are advised that:

i. Noise, Barona Raceway and Off-Road Vehicles. Potential noise exists from farms, ranches, factories, animals, civilian/military aircraft, heavy equipment, off-road vehicles, motorcycles, schools, and related activities. Marine helicopters and other aircraft from MCAS Miramar may travel over this area. See Section D.2 above. The Ramona Airport has a variety of aircraft that use the facility, including the California Department of Forestry.

ii. Odors, Fumes and Dust. Potential odors and fumes exist from county waste facilities, farms, ranches and residences, herbicides, pesticides, chemical fertilizers, soil amendments, fumes and odors.

iii. Environmental Concerns. Ramona is an especially sensitive community with respect to environmental concerns such as those listed in Section B.12 above.

iv. Sewage. The Ramona Municipal Water District operates the water, sewer, and all related systems in the Ramona area. An expansion and upgrading of the sewer system may be necessary in the future and may affect the ability to connect to the sewer. Some unimproved lots in the San Diego Country Estates and Ramona may not have the ability to hook up to the public sewer system or may be subject to special fees or assessments. There may be additional fees in the future. For further information, contact the Water District to verify sewer availability for a

Property. Those Properties that are not hooked up to the sewer will need to have septic systems in order to construct a home. Not all properties can support a septic system. For more information, visit www.rmwd.org or call (760) 789-1330.

v. Unavailability of Natural Gas. Natural gas is not yet readily available in Ramona and, therefore, propane is used. Propane tanks are available for purchase or lease from vendors.

vi. Explosive Ordnance. Areas in and immediately around the Ramona Airport have been used in the past (1942 through 1946) by the military for bombing practice. Some live, unexploded military ordnance has been found and other ordnance may exist.

f. Rancho Bernardo (City of San Diego)

Buyer and Seller are advised that:

i. Groundwater Seepage. There are areas in Rancho Bernardo where groundwater emerges, even in summertime, including certain areas of the Seven Oaks subdivision.

ii. Methane Gas. See Section B.8 above.

iii. Soils. Rancho Bernardo is known to have significant areas of expansive soils. Any areas that have had substantial grading may have locations where fill has been inadequately or improperly compacted. There is a possibility of or potential for subsidence and resultant structural or cosmetic problems in such locations. See paragraph 3 of the Statewide Buyer and Seller Advisory.

iv. Poway Unified School District.
See next paragraph.

g. Poway Unified School District

Buyer and Seller are advised that owners of properties in the Poway Unified School District, except those in Mello-Roos assessment districts, are annually assessed \$55 per \$100,000 of the assessed property value for school bonds approved by the district's voters in November 2002 (Proposition U). For further information, log on to the school district's web site at www.powayusd.com.

h. Rancho Santa Fe / Del Rayo (Unincorporated)

Buyer and Seller are advised that the Rancho Santa Fe area is known to have significant areas of expansive soils. Any areas (such as the greater Fairbanks Ranch

area) that have had substantial grading may have locations where fill has been inadequately or improperly compacted. There is a possibility of, or potential for subsidence and resultant structural or cosmetic problems in such locations. See Section B.5. A soils report dated January 13, 1992, prepared by MV Engineering, Inc., concluded that a soils problem exists with the retaining wall behind 5867, 5859, 5851 and 5843 Saratoga Corte (lots 36-39, inclusive), in the Del Rayo Downs development.

i. Fairbanks Ranch (Unincorporated)

Buyer and Seller are advised that:

i. There are easement areas throughout

Fairbanks Ranch, including various open space easement requirements that may be applicable to a property. For further information, review a preliminary title report and contact the Fairbanks Ranch Association at (858) 756-4415 or www.fairbanksranch.org.

ii. There is fill soil on many lots in Fairbanks

Ranch, and soils problems on specific lots may affect a lot's suitability for development. See paragraph 3 of the Statewide Buyer and Seller Advisory.

iii. Fairbanks Ranch is a private community,

managed by and through its homeowners association, and subject to applicable CC&Rs and Bylaws. See Section A.6 above.

iv. There are common areas throughout

Fairbanks Ranch, including tennis courts, clubhouse, equestrian center, equestrian trails, roads, greenbelts and open space. The proximity of these areas to a property may impact the value or use of the Property.

v. The Fairbanks Ranch Equestrian Center is an amenity of the Fairbanks Ranch community.

The Fairbanks Ranch Association's long-range plans for the Equestrian Center, and the benefits and use of the Center impact the value of a Property. For further information, contact the Fairbanks Ranch Association at (858) 756-4415.

If you are aware of any local disclosure that should be included in this booklet and is not, please contact the SDAR Risk Management Department via e-mail at legal@sdar.com. Thank you.

3. EAST COUNTY**a. Santee (City of Santee)**

Buyer and Seller are advised that:

- i. **The Las Colinas Women's Jail** is to be significantly enlarged in the future.
- ii. **The extension of Highway 52** through Santee is under construction and is due to be completed late 2010.
- iii. **The Sycamore Landfill** facility is due to be enlarged by approximately three times.

For information on these and other matters in Santee, visit www.ci.santee.ca.us.

b. Fletcher Hills (City of El Cajon)

Buyer and Seller are advised that portions of the Fletcher Hills area of El Cajon have been designated as an ancient slide area, and may contain unstable soils conditions. See Statewide Buyers and Sellers Advisory (SBSA), paragraph 3, "Soils and Geologic Conditions," and paragraph 4, "Geologic Hazards."

c. Tierra Del Sol/Boulevard/Campo Area

Buyer and Seller are advised that there is a proposed landfill known as the "Campo Municipal Solid Waste Landfill and Recycling" that would be built near the southern end of the Campo Indian Reservation. This proposed landfill may impact the environment, including creating additional traffic. For further information on this, visit www.campo-nsn.gov/campolandfill.html.

d. Sunrise Powerlink. See Section A.10 above.**4. SAN DIEGO (City of San Diego)****a. Tierrasanta**

Buyer and Seller are advised that:

- i. **Explosive Ordnance.** The Tierrasanta community was previously the site of a World War II military training base. Some live, unexploded military ordnance has been found and is known to exist in the open space and canyon areas of Tierrasanta and may underlie other areas of the community. A comprehensive program to clean up this ordnance was started in 1990 and completed in 1994. Caution is required when traveling in the canyons and Mission Trails Park areas.
- ii. **Quarry Noise.** El Dorado Terrace, El Dorado Ridge, Sunset Ridge, El Dorado Greens, Canterbury Hills, and Monte De Oro may occasionally experience quarry explosion noise caused by V.R. Dennis Construction Company, which is planning to upgrade the existing asphalt plant on its

property. For further information, contact the V.R. Dennis Construction Company.

b. Navajo/San Carlos Area

Buyer and Seller are advised that due to a high incidence of landslides over the past few years, the City of San Diego has established a geological hazard area in the Navajo community bounded by Mission Gorge Road, Golfcrest Drive, Navajo Road, Waring Road and Princess View Drive in San Diego. Development in this area may be restricted by City requirements for geologic reports and warranties against landslides.

c. Downtown

Buyer and Seller are advised that:

- i. **Traffic and Noise.** Downtown San Diego (including the Gaslamp Quarter) is subject to noise from trolley, trains, and heavy traffic at times, especially when there is a baseball game or other event at Petco Park. There are also other events such as Mardi Gras, symphony Summer Pops Concerts, marathons, and music and sports events that cause street closures and other traffic problems, and noise, especially from fireworks.
- ii. **New Buildings.** Views may be altered, enhanced or obstructed by new buildings, parks, trees and other projects. From time to time, there are noise issues related to construction.
- iii. **The Homeless.** Downtown and adjacent areas house the homeless and transients. Social service programs exist that service them, such as temporary housing, food distribution centers, and healthcare outreach facilities.
- vi. **Governments.** Downtown is home to administrative offices of the City of San Diego, the County of San Diego, the State of California, and the U.S. (federal) government, including the U.S. District Court, IRS, Navy, Customs, Social Service Administration, and others. Both the federal government and the County operate correctional facilities downtown. For specific information, visit the websites of the appropriate agencies.
- v. **Information.** For more information, visit the website of the agency in question. Information may also be obtained from the Centre City Development Corporation at (619) 235-2200 or visit www.ccdc.com. For Gaslamp Quarter events: www.gaslamp.org.

5. SOUTH COUNTY

a. Chula Vista

Buyer and Seller are advised that:

- i. **Coors Amphitheater**, located in south Chula Vista east of I-805 off the Main Street/Otay Valley Road exit, creates noise from concerts and events, as well as traffic, which may impact properties in the area.
- ii. **Knott's Soak City Waterpark** is located east of I-805 at the Main Street/Otay Valley Road exit.
- iii. **Tijuana International Airport** is located approximately five miles south of the U.S.-Mexico border.
- iv. **Trolley Lines**. A trolley line is proposed to run along Palomar Street in Chula Vista. The median within East Palomar Street contains a right-of-way for a proposed trolley line and station. The station is proposed to be located east of the intersection of Palomar Street and Santa Cora Avenue. For more information, refer to Section A.10.
- v. **Bayfront Development**. Chula Vista may be subject to bay front development, currently under consideration, including the Gaylord Facility Convention Center and a potential football stadium. Bay front development is also under consideration for National City.
- vi. **Eastern Urban Center (EUC)**. Chula Vista has approved a 20-year project, the Eastern Urban Center, which will create an urban epicenter in the middle of the suburban 23,000-acre Otay Ranch community in eastern Chula Vista. The EUC is currently being designed to include over 3.4 million square feet of commercial space (office, civic and retail) and approximately 3,000 multifamily housing units. The EUC is located along the recently opened South Bay Expressway between Birch Road and Hunte Parkway.

b. All Border Areas – Impacts from Mexico

- i. South County may experience air, water and noise pollution from activities in Mexico. For information on air pollution go to www.sdapcd.org. For water pollution, go to www.waterboards.ca.gov/sandiego/. The noise is primarily from the Tijuana airport.
- ii. People are constantly illegally crossing the U.S./ Mexican border notwithstanding fences, patrols, and other measures. This activity creates a variety of problems, including crime. Go to www.usborderpatrol.com for more information.

6. DESERT

a. Borrego Springs

The Salton Sea east of Borrego Springs occasionally creates wind conditions that cause odors to be emitted from the Salton Sea to the Borrego Valley. For more information, contact the County of San Diego web site: www.saltonsea.ca.gov/about/faq.htm.

- b. **Sunrise Powerlink**. This is a major power line planned through the desert. See Section A.10 above.
- c. **Border Problems**. See Section E.5.b., above.



SIGNATURES

The above disclosures are believed to be accurate, but are not intended to be a complete compilation of all circumstances or conditions in San Diego County. There may be new or additional circumstances and conditions applicable to a property under consideration which may be of concern to Buyer. BUYER SHOULD INVESTIGATE AND OBTAIN ADDITIONAL INFORMATION ON ALL ISSUES OF CONCERN AND NOT RELY SOLELY ON THE INFORMATION RECEIVED FROM SELLER AND BROKERS. SHOULD BUYER FAIL TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS.

TO WHOM IT MAY CONCERN: The undersigned has received all pages of the Local Area Disclosures and has read, or will read within two days of receipt, the entire Local Area Disclosures. The undersigned acknowledges that it is his/her responsibility to read and understand the Local Area Disclosures.

BUYERS

Date

Date

Buyer Signature

Buyer Signature

Buyer Printed Name

Buyer Printed Name

SELLERS

Date

Date

Seller Signature

Seller Signature

Seller Printed Name

Seller Printed Name

SAMPLE
SAMPLE