

ADVISORY REGARDING LOCAL AREA AND GOVERNMENTAL AGENCIES

PROPERTY ADDRESS _____

Real Estate Brokers and salesperson are not experts in any governmental agency codes or regulations as they may pertain to the sale or ownership of real property within the Lake Tahoe Basin. By signing below, Buyers and Sellers confirm they have not relied upon any representations by the Brokers and Salespersons herein regarding any permit status, or the effects of any governmental codes and regulations as they pertain to this property. While the information contained in this Advisory is believed to be from reliable sources, the South Tahoe Association of REALTORS® does not warrant or guarantee the accuracy of the information contained within, or the adequacy of the information contained herein as it relates to a specific property transaction. Buyers and Sellers agree to hold the Brokers and Salespersons herein harmless for any permit status, codes and/or regulations that may affect the subject property now or in the future.

If this property is situated in the Lake Tahoe Basin, it is within the jurisdiction(s) of the Tahoe Regional Planning Agency (TRPA), and may be within the jurisdiction of the Building Department(s) of the City of South Lake Tahoe, El Dorado County, CA, Placer County, CA, Douglas County, NV, Washoe County, NV and local Sewer Districts, local Public Utility Districts, redevelopment areas and/or other governmental agencies. These entities have enacted codes/ordinances for land use, construction, cultivation of medical_marijuana, and regulations to protect the environment and stimulate economic development that may affect the subject property's use and development through such codes/ordinances, regulations, and permit status. All Brokers, and their Agents, representing any of the Sellers or Buyers to this transaction make no representations with respect to construction, development or permits about the property(s) in this transaction. Buyer is to investigate any applicable shoreline fees, buoys/piers/docks and any related permits, leases, or any pending litigation, and/or court actions related thereof. The Army Corps of Engineers, Division of State Lands, TRPA and other agencies may have designated restrictions and fees. Buyers and Sellers are advised to become familiar with and independently investigate all governmental codes and regulations with respect to the subject property including, but not limited to:

1. If Property Is Located Within TRPA Jurisdiction: A woodstove retrofit program is in the TRPA Code of Ordinances requiring that wood heating devices comply with the TRPA emission standards prior to any sale, transfer, or conveyance of any building. Real Estate Licensees and the Sellers are not woodstove or fireplace experts. Buyers are advised to have professional woodstove and fireplace inspections to determine whether or not any existing woodstove(s)/fireplace(s) on premise meet TRPA emissions standards. By initialing here ____ ____, Buyers and Sellers acknowledge that they have received a copy of the Wood Heater Statement Of Compliance form attached. Sellers are required by TRPA to complete and submit to TRPA this form. Sellers are to give Buyers a copy of this completed form during Buyer's inspection period per the purchase contract. Buyers and Sellers hereby acknowledge that any woodstove(s)/fireplace(s) on premise may or may not meet TRPA emission standards, meet code, have a final permit, or be in safe condition, and that by closing escrow, Buyers and Sellers are agreeing to release Brokers and their Agent(s) from any liability and take full responsibility for said woodstove(s)/fireplace(s) condition and TRPA compliance. Web Site: www.trpa.org

Buyer (____) (____) and Seller (____) (____) have read this page.

Property Address _____

2. If Property Is Situated Within TRPA Jurisdiction: TRPA’s Best Management Practices (BMP’s) must be in place on every property for the protection of water quality in and around the Lake Tahoe Basin. These requirements include providing paved parking, the installation of drip-line infiltration trenches, and other remedial BMP property improvements. Buyers should satisfy themselves and understand the requirements in order to obtain a BMP certification. Buyers are to forward a signed copy of the Tahoe Regional Planning Agency Best Management Practices (BMP) Disclosure to the TRPA. Buyer acknowledges that Broker and it’s Agent(s) are not experts regarding BMP’s. Web Site: www.trpa.org

3. Vacation rental properties are subject to government and/or TRPA limitations, licensing, taxation, and may be subject to subdivision, and/or Homeowner Association, covenants, conditions and restrictions. Buyers are encouraged to independently research current and pending regulations and/or ordinances that affect the use of a property as a vacation rental, licensing, and transient occupancy tax (TOT).

Web Site City of South Lake Tahoe: www.cityofslt.us Web Site El Dorado County: www.edcgov.us

Web Site Douglas County: www.douglascountynev.gov Web Site Alpine County: www.alpinecountyca.gov

4. Buyers of undeveloped lots are encouraged to contact the TRPA and local jurisdictions to determine current land use and allocation distribution policies. Seller and Brokers make no representations as to the existence of current and future building rights and coverage available for any subject or adjacent property.

5. If there is a concern about the ability to develop or expand the development on any parcel of land, the Buyer is advised to contact the appropriate governmental agencies including, but not limited to the TRPA, United States Forest Service, Tahoe Conservancy, and/or city and county governments.

6. If Property is serviced by South Tahoe Public Utility District (STPUD): STPUD requires that every dwelling unit and waste discharging device, i.e. “sewer units” (typically bathrooms and kitchens) be recognized and paid for. Brokers and Salespersons are not sewer unit experts, therefore Buyers are urged to confirm that all dwelling units are in compliance and to determine any requirements necessary prior to making changes to current plumbing. Buyers should satisfy themselves as to the service provider, availability and adequacy of water service, including wells, and any affect it may have on fire insurance rates. Per California requirements, all water companies are transitioning to billing by water usage. Buyer is advised to check if the property has an existing water meter or when a water meter may be installed. If the property is serviced by a well, buyer is advised to make any additional inquiries deemed necessary. Web Site STPUD: www.stpud.us Web Site Lukins Water: www.LukinsWater.com Web Site: Tahoe Keys POA: www.tkpoa.com

7. Portions of the City of South Lake Tahoe and El Dorado County lie within the “Airport Overlay Zone” which may affect the use of certain properties, including but not limited to multi-family units and commercial properties. Single and two family residential properties are not affected at this time.

8. The subject property is located in an area, which is subject to sub-freezing temperatures. Owners should always take precautionary measures to protect the subject property from damage due to freezing plumbing, ice formation on roofs, and other risks that exist in a sub-freezing climate. Ice dams on roofs causing “freeze back” in winter are common in this area. Buyer is advised to have the roof inspected by a licensed roofing contractor.

Buyer (____) (____) and Seller (____) (____) have read this page.

Property Address _____

9. It is recommended that Buyers investigate the availability and strength of signal for any cell phones and all types of internet connections.

10. Governmental agencies may require homes, in their jurisdiction, to have approved bear-resistant garbage containers. Buyers are advised to research any requirements regarding bear-resistant containers including, but not limited to, vacation home rentals and new construction. Web Site City of South Lake Tahoe: www.cityofslt.us Web Site El Dorado County: www.edcgov.us Web Site: Douglas County: www.douglascountynv.gov Web Site: Alpine County: www.alpinecountyca.gov

11. Buyers are advised to check with the proper agencies to determine if the property is located in a flood plain (especially Tahoe Keys and areas in the vicinity of meadows or waterways), redevelopment areas, seismic zone, airport influence or overlay zone, has any historical implications, or any impact from lake level fluctuations.

12. Buyers are made aware that there are restrictive parking regulations during snow removal conditions. Web Site City of South Lake Tahoe: www.cityofslt.us Web Site El Dorado County: www.edcgov.us Web Site: Douglas County: www.douglascountynv.gov Web Site: Alpine County: www.alpinecountyca.gov

13. Buyers are advised that a remodel of any property in the Lake Valley Fire District or City of South Lake Tahoe may require the installation of a fire sprinkler system, fire hydrant, water tank system, and additional smoke detector(s). Also, any property may be subject to defensible space requirements. Removal of trees, if permissible, may require a permit.

14. You are purchasing a home in Lake Tahoe, which has areas of wilderness that are home to wildlife such as bears, coyotes, raccoons, etc. Residents are advised that wild animals are not to be fed. Furthermore, food and pets should be kept in safe areas which are not accessible to the wild animals.

15. Buyers are aware that photos in the Multiple Listing Service (MLS) may enhance features of the property.

BY SIGNING BELOW I (WE) AGREE THAT I (WE) HAVE READ AND UNDERSTAND PAGES ONE THROUGH FIVE OF THE ADVISORY REGARDING LOCAL AREA AND GOVERNMENTAL AGENCIES WHICH INCLUDE THE ATTACHED DISCLOSURES REGARDING TRPA WOOD HEATER STATEMENT OF COMPLIANCE WITH TRPA LETTER ENTITLED “WOOD HEATER RETROFIT PROGRAM”.

Date: _____ Buyer _____ Buyer _____

Date: _____ Seller _____ Seller _____



OFFICE
128 Market St.
Stateline, NV

Phone: (775) 588-4547
Fax: (775) 588-4527

MAIL
PO Box 5310
Stateline, NV 89449-5310

www.trpa.org

HOURS
Monday-Friday
9:00 am-5:00 pm
New Applications Until 4:00 pm

trpa@trpa.org

WOOD HEATER RETROFIT PROGRAM

Prior to the sale, transfer or conveyance of any building, the seller must complete this form and submit it to the Tahoe Regional Planning Agency at the above address. A copy of this form must be provided to the buyer(s) prior to the close of escrow. This form cannot be substituted and incomplete forms will be returned.

2013 Update

An exemption to the wood stove disclosure requirements is allowed for transfer instruments such as Trusts and Limited Liability Corporations and where wood stoves were replaced in conformance with the Wood Heater Retrofit Program, which originally became effective January 1, 1993. If the transfer meets this description, this statement and form is not required.

Project Location/Assessor's Parcel Number (APN) _____
Street Address _____ Subdivision _____ Lot # _____
County _____ Previous APN _____
(if changed by county assessor since 1987)

Listing Agent _____ **Listing Agency** _____
Escrow Number _____ **Title Company** _____
Owner(s) _____
Mailing Address _____ City _____ State _____
Zip Code _____ Email _____ Phone _____ FAX _____

DECLARATION:

This building contains:

- No wood heaters or wood fireplaces of any kind in the house or on the property.
- # _____ Legally existing, open wood-burning fireplaces in the house or on the property which are **NOT** the primary heat source. (indicate the number of fireplaces)
- # _____ Wood heaters in the house or on the property. (Indicate number or units and provide information for each below. Attach additional sheets if necessary.)

Manufacturer: _____ Model: _____
Manufacturer: _____ Model: _____

I/We certify that all fireplaces and wood heaters conform to the Tahoe Regional Planning Agency's requirements as set forth in Chapter 91.3.B of the Code of Ordinances as of this date.

Print Owner(s) Name(s): _____ Signature(s) (Original signature required.) _____ Date: _____
_____ Date: _____

FOR OFFICE USE ONLY

Date Received: _____ Date Reviewed: _____ By: _____
Complete? Yes No (If no, return to sender) Date Returned: _____
Date of Database Entry: _____ Date Complete (if returned): _____

TRPA-Wood Heater Buyer _____ Buyer _____ 2/11/2013



OFFICE
128 Market St.
Stateline, NV

Phone: (775) 588-4547
Fax: (775) 588-4527

MAIL
PO Box 5310
Stateline, NV 89449-5310

trpa@trpa.org
www.trpa.org

HOURS
Mon. Wed. Thurs. Fri
9 am-12 pm/1 pm-4 pm
Closed Tuesday

New Applications Until 3:00 pm

WOOD HEATER STATEMENT OF COMPLIANCE

Wood stoves and fireplaces are of particular concern in the Lake Tahoe Basin. Wintertime inversion layers, or temperature barriers, prevent wood smoke from leaving the Basin. These inversion layers trap smoke close the ground resulting in elevated pollution levels, poor visibility and even contribute to the decline in the famed clarity of our Lake Tahoe.

Although the smoke from one wood stove or fireplace may seem minor, added together these stoves and fireplaces discharge tons of dangerous particulate matter, carbon monoxide and a family of cancer-causing chemicals known as polycyclic organic matter into the air each year. For this reason, the TRPA enacted a "Wood Heater Retrofit Program" to enforce the replacement of older wood heaters and unnecessary fireplaces with cleaner-burning alternatives. This program is similar to those adopted by agencies in such cities as Truckee, Mammoth Lakes, Telluride, Aspen, Reno and many other cities across the United States. The TRPA's program requires that all existing wood heaters, excluding legally existing open fireplaces, comply with emission standards prior to any sale, transfer or conveyance of any building. These standards can be found in subsection 91.3.B of the TRPA Code of Ordinances. For a complete description of TRPA's wood heater regulations, please visit our website www.trpa.org and look under "Homeowner Info".

Compliance with the program must be evidenced by a statement form the seller made under penalty of perjury. This statement will be made on a form provided by the TRPA to all licensed real estate agents in working in Lake Tahoe. No other forms will be accepted. This form will require the property owner to state either that: (1) the structure does not contain any existing wood heaters or: (2) that all existing wood heaters in the building, excluding legally existing, open fireplaces that are not primary heat sources, conform to the applicable emission standards (open fireplaces with closed-system inserts must meet emission requirements). The statement must be submitted to TRPA prior to the sale, transfer, or conveyance of any building and a copy provided to the new owner prior to the close of escrow. This statement is required for all subsequent sales, transfers, or conveyance of the property. Failure to file this document or to comply with all applicable requirements may result in penalties of up to \$5,000 per day, pursuant to Article VI (I) of the Tahoe Regional Planning Agency Compact.

The TRPA wood heater retrofit statement of compliance form and approved wood heater list can be obtained at our offices or on our website www.trpa.org and look under "Homeowner Info".

2013 Update

The TRPA Code of Ordinances was amended to add an exemption to the wood stove disclosure requirements for real property transfers such as Trusts and Limited Liability Corporations and for any structure where wood stoves were replaced in conformance with the Wood Heater Retrofit Program that started January 1, 1993.

Buyer_____

seller_____

Buyer_____

seller_____