

Humboldt County Disclosures and Disclaimers Advisory

USE OF FORM: This form is intended for use only in Humboldt County, and only with the current California Association of REALTORS® form "Statewide Buyer and Seller Advisory" (C.A.R. Form SBSA). Please read it carefully, whether in electronic or hard copy form, along with all other local advisories and local disclosures, agent and broker disclosures, and all Seller disclosures relating to the Property.

PROPERTY ADDRESS: _____

1. AIRPORT NOISE. Buyer is aware that McKinleyville has a commercial airport. There is also a commuter airport in the Eureka/Arcata area. Buyers are advised to investigate all aspects of the facility should there be concerns about such things as noise, lights, air pollution, or traffic patterns. Buyer is also aware that the U.S. Coast Guard Air Station is based at the airport facility and operates helicopters from that facility. For more information contact:

Humboldt County Public Works Dept
Aviation Division Office
1106 2nd Street
Eureka, CA. 95501
(707) 839-5401

U.S. Coast Guard
Group Air Station Humboldt Bay
3701 Boeing Avenue
McKinleyville, CA. 95519
(707) 839-6123

There are also small county airports throughout Northern California, for example in Fortuna and the Kneeland Cal Fire station with heli-pad. Buyer should contact local county governmental office for further information.

2. HOMEOWNER'S INSURANCE. During the inspection contingency, Buyers should consult with an insurance broker to determine the cost of homeowners' insurance as well as the types of coverage that may be available and any conditions that the insurance company intends to impose. The fact that an insurance company may require repairs does not mean that the Seller is obligated to pay for or make the repairs requested by the buyers' insurer. In addition, prior claims by Buyers on other properties or sellers on the subject property may affect the final cost of the homeowners' insurance on the property being purchased by Buyers. If properties are located in a high or very high fire hazard severity zone, it may be difficult to obtain insurance. See also paragraph in C.A.R. Form SBSA, related to "California Fair Plan."

3. HAZARDOUS MATERIALS. Should Buyer grant Seller permission to leave hazardous materials (old paint, household cleaning or gardening chemicals, etc.) on the Property at Close of Escrow, Buyer hereby assumes any and all responsibility and/or liability for the proper disposal of these materials. Further, Buyer agrees to indemnify, defend, protect and hold the real estate brokerage and its agents, employees, subsidiaries, and independent contractors harmless for and against any and all liabilities, costs (including attorneys' fees and costs incurred in enforcing this indemnity provision), expenses, damages, losses and claims arising from, out of or in connection with any damage to Property, injury to persons and/or other liability in any manner connected with hazardous materials at the Property. For more information Contact California Department of Toxic Substance Control at (800) 698-6942.

Buyer Initials (_____)

July 2, 2021
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4. SEWER REGULATIONS AND ORDINANCES. Buyer is aware that there are cities/townships in Humboldt County that have sewer regulations and/or ordinances, some with a point of sale requirement, including but not limited to, Trinidad, Arcata, Eureka, Ferndale, Rio Dell. Buyer is advised to investigate at the local governing agency that the subject property is located in to find out if there is an applicable regulation/ordinance.

5. QUESTIONS REGARDING TITLE REPORTS. Buyer and Seller are strongly advised to carefully review all documents and disclosures. Any questions regarding legal descriptions, survey maps, copies of deeds, easements, matters affecting title or any portion of the Title reports should be directed to the issuing Title Insurance Company. Broker and its agents do not have expertise on this topic.

6. SQUARE FOOTAGE AND LOT SIZE. Buyer acknowledges that all information that has been provided concerning the residence (in square footage terms or otherwise) or the real property upon which it is located, including the location of property corners and/or the Property's dimensions, is an approximation only and has not been independently verified by Broker. The source for this information may be inaccurate. Therefore, Broker strongly recommends that Buyer independently verify any information regarding the size of the residence and/or the property upon which it is situated. Buyer hereby agrees to release and hold harmless Broker from and against all claims or damages relating to or arising from such information. See also paragraph in C.A.R. Form SBSA, related to "Square Footage, Lot Size, Boundaries and Surveys."

7. NUCLEAR ENERGY PLANT/PG&E. Buyer is aware that a decommissioned nuclear energy plant owned by Pacific Gas and Electric is located in King Salmon, just south of the city of Eureka. This plant is no longer used as an active nuclear energy generation plant, but some nuclear material is still located and/or stored at the site. Buyer is advised to investigate all aspects of the facility should Buyer have concerns about the facility, stored products, safety issues, pollution, noise or lights generated from the facility. For more information contact:

Pacific Gas & Electric Community Affairs
Humboldt Power Plant
1000 King Salmon Avenue
Eureka, CA. 95503
(707) 443-7511

8. SHORT TERM RENTAL ORDINANCES. Buyer is aware that there are cities/townships in Humboldt County that have short term rental regulations and/or ordinances including but not limited to Trinidad, Arcata. Buyer is advised to investigate at the local governing agency that the subject property is located in to find out if there is an applicable regulation/ordinance relative to short term rentals and how that might affect their intended use of the property. See also paragraph in C.A.R. Form SBSA, related to, "Short Term Rentals and Restrictions."

9. REDWOOD ACRES AND SAMOA DRAGSTRIP. These facilities have a seasonal schedule, create noise, and affect various properties, some more than others. Buyer is advised to consider proximity and topography of the property under consideration for purchase. For more information contact: Redwood Acres Raceway - racintheacres.com / Samoa Drag Strip - samoadragstrip.com.

10. LAND USE AND CONSTRUCTION-RELATED LAWS. Federal, State, City, and County governments have enacted and/or may in the future enact laws, ordinances, regulations and amendments and revisions thereto (including voter-approved ballot measures within these

jurisdictions) which may affect or restrict land uses, development, and other conduct on the Property, including without limitation restrictions on vacation rentals, certain other uses, development, construction (including remodeling, grading and water use), demolition activities and other permissible and prohibited activities on the property (collectively "Laws"). Buyer is advised to investigate at the local governing agency that the subject property is located in to obtain the latest information regarding all such applicable Laws, whether enacted or merely proposed, that currently affect or that might in the future affect the property or the cost to make any changes or improvements to the property.

11. LOCAL CONDITIONS/FACILITIES AND EVENTS. The Property may be directly or indirectly impacted by disasters and naturally occurring events such as earthquakes and weather events. Such impacts may include but are not limited to visual impacts on the Property and/or neighborhood, and noise, traffic, vibrations, dust, odors, and other effects of rebuilding or repair efforts. Buyer is further advised that local amenities, facilities and services which may benefit or add to the richness of the community may also produce noise, vibration, dust, odors, traffic delays and detours, and other effects and inconveniences at various times. Such local amenities, facilities and services include but are not limited to public and private construction projects, horse race tracks and motor vehicle speedways, casinos, airports, fairgrounds located in various cities and towns (i.e. Humboldt County Fairgrounds, Redwood Acres Fairgrounds), cycling, running, and other athletic events, parades, farmers' markets, concert halls and performing arts centers, and other venues for public and private events, music and performances throughout the County, which venues include but are not limited to wineries, public and private parks, fields, schools, and other public and private properties. The perception of how these events and conditions may affect the parties or the Property and use thereof are subjective: what bothers one person may not be noticed by or may be acceptable to others. Buyer is advised to personally visit the Property at various times of day and night and to investigate the local conditions, including without limitation any sources of and amounts of noise, traffic, vibration, dust, odors, or other effects of local conditions, amenities, facilities, and services to determine whether their potential effects are acceptable to Buyer and/or will impact the value, desirability, development, use and enjoyment of the Property.

12. TREES AND VEGETATION. Arborist Consultation Recommended - Buyers are encouraged to seek the advice of a qualified, licensed and/or certified arborist for any questions regarding trees or other vegetation that are on the property or on neighboring properties, relative to potential local ordinances and general health and safety of the trees and/or vegetation, or how they may affect the property or inhabitants of it.

13. RIVER, CREEK, WETLAND, AND LEVEE PROTECTION. There are properties in the County that are impacted by creeks, channels, streams, wetlands, levees, and/or culverts (a man-made structure used to enclose a flowing body of water which is usually designed to allow water to pass underneath a road or other structures). If the Property includes, abuts or is located near a such features, Buyer should investigate the possibility of flooding and/or water intrusion or other nuisances that may result from proximity to those water sources by contacting appropriate experts. Brokers cannot determine these issues.

14. CLIMATE CONDITIONS. Buyer is advised that there are climate conditions specific to different areas of the County. A property located very near the ocean will be affected differently than a property located inland. Buyers are advised to fully investigate these conditions and any specific maintenance that may be needed for any particular property location.

