



FILL-IN COVER PAGE FORM

(Form Revision 09/01/15)

ANTELOPE VALLEY AREA ADVISORY, CONSTRUCTION DEFECT CLAIMS OR LITIGATION, RECEIPT FOR ENVIROMENTAL HAZARDS and H.E.R.S. BOOK, and EARTHQUAKE HAZARDS REPORT

By filling in the required information below, you will automatically generate the following forms:

Antelope Valley Area Advisory – Pages 2-5

Acknowledgement of Receipt of the Environmental Hazards and H.E.R.S. Receipt - Page 6

Residential Earthquake Hazards Report (2005 edition) – Page 7

Seller's Disclosure of the Existence of Construction Defect Claims of Litigation – Page 8

Leave blank any information you do not know or do not wish to fill in at this time. Use the print function to print non-C.A.R. forms and state mandated disclosures.

Property Address:

City:

County:

Zip Code:

Year Built:

APN:

Contract Date:

Buyer(s) Time:

Buyer(s) Date:

Buyer 1 Name:

Buyer 2 Name:

Both Buyers Names:

Buyer(s) Agent Name:

Buyer(s) Agent Broker: Name:

Seller(s) Time:

Seller(s) Date:

Seller 1 Name:

Seller 2 Name:

Both Sellers Names:

Seller(s) Agent Name:

Seller(s) Agent Broker: Name:

HINT: Save this document with your information already filled in. Open and fill in just what is needed, print and close without saving.



Supplement to the Statewide Buyer and Seller Advisory (SBSA) –

Antelope Valley Area Advisory

Property Address: _____

This advisory is made as a supplement to the Statewide Buyer and Seller Advisory (SBSA) dated _____, by and between _____ (as "Seller") and _____ (as "Buyer") for the above-described property.

1. Landscape Laws and Ordinances: The Cities of Lancaster and Palmdale have enacted landscape installation and maintenance ordinances which require the property owner to install and maintain landscape to certain minimum standards. If the property falls below these minimum standards, the property is subject to mandatory re-landscaping to meet water efficiency requirements established by the city and the State of California. Buyer and Seller are both advised of the necessity to maintain the landscape on the property at all times using water efficiency standards imposed by the Cities and/or water district providing service to the property. It is recommended the property owner review the current landscape and water efficiency ordinances and resolutions for the City in which the property is located. It is further recommended the property owner review current water restrictions with the water purveyor for the property. These ordinances contain monetary penalties and fines for noncompliance. The ordinances may be viewed on the City websites or secured at City Hall. Unincorporated areas are subject to statewide statutes and may be subject to local water conservation standards.

2. Water System/Water Availability Investigation: Buyer should determine the property's water source (i.e. if the Property has a public water source or other water delivery system, such as a mutual water company or well water system.)

If the Property is serviced by a mutual water company, Buyer is advised to conduct Buyer's own independent investigation of the financial solvency of the mutual water company and the reliability and quality of its water service. Buyer should also investigate what private conditions and approvals may be imposed by private water companies.

If the Property is not on a city, mutual water company, or equivalent water system, Buyer should determine whether water of sufficient quality and quantity will reliably be supplied to the Property.

If the Property is serviced by a water well (on or off the Property), Buyer is advised to conduct an inspection and certification of the well servicing the Property to reveal both the condition of the well and the quality of the water. Buyer is aware that the quantity, quality and/or source of a well or wells located on or servicing the Property cannot be guaranteed, and may fluctuate from time to time and/or may go dry. Buyer is notified that there is pending litigation involving water rights in what is known as the Antelope Valley Ground Water Basin. This litigation may impact a property owner's right to pump water on their property. To determine whether this litigation may impact your property, consult your legal counsel and/or visit www.avgroundwater.com.

Buyer is hereby expressly notified that construction of new commercial and industrial facilities and residential dwellings may be prohibited to land serviced by non-conforming water systems, such as "hauled" water, irrigation ditch water and public or community water systems that do not meet current legal Standards. Buyer is advised that lack of an adequate water supply may result in the denial of building permits for new construction on the Property, or for any additions or remodeling desired by Buyer to existing structures on the Property.

3. Defective Furnace/Aged Furnaces: Buyer is advised that the U.S. Consumer Product Safety Commission has issued a Consumer Warning in California that certain gas-fired, forced-air furnaces manufactured by Consolidated Industries (formerly Premier Furnace Company) and sold under various brand names present a substantial risk of fire. Additionally, any gas-fired air furnace, whether aged or not, if defective, can present a substantial risk of carbon monoxide poisoning. Buyer is advised to have this matter investigated by a qualified professional.

4. High Winds: Buyer is informed that areas located within the Antelope Valley experience high winds from time to time. High winds can result in blowing dust, sand, debris and other airborne particulates. **Winds can damage roofing shingles and tiles and cause trees to fall.** Buyer is advised to conduct Buyer's own independent investigation of this matter during Buyer's physical inspection of the Property.

Buyer's Initials (____)(____)

Seller's Initials (____)(____)



5. **Construction Defect Litigation:** Some builders and developers in the Antelope Valley have been the subjects of class action, construction defect lawsuits brought in behalf of new-home buyers. Seller and Buyer are advised to make their own investigation as to whether the Property, the Seller's interest in the Property, and/or the interest of a prior owner of the Property have been the subject of any such litigation. If so, Seller and Buyers are advised to make their own investigation as to whether any defective condition to the Property, whether or not disclosed in the Transfer Disclosure Statement, is the subject of such litigation. Except as may be otherwise stated in the Transfer Disclosure Statement, Broker has made no independent investigation regarding this matter.
6. **Metrolink/Railway:** Buyer is aware that the Antelope Valley is serviced by Metrolink and other railway systems. The Property may be located in or near one of the service areas of Metrolink or another railway facility. Train service operates 24 hours a day. Trains may create noise, impact traffic and impede access. Buyer should conduct his own independent investigation if this is a matter of concern to Buyer.
7. **State Prison Facilities District:** Buyer is aware that the California State Prison - Los Angeles County and the Mira Loma Detention Center are situated on the west side of the City of Lancaster between 50th and 60th Street West and Avenues J and I. The state and county prisons may house inmates (both male and female) classified as minimum, high-medium, and maximum custody inmates. **These facilities may be expanded from time to time to meet the needs of the State and County. Buyers are advised to investigate the impact of these facilities, if any, on the decision to purchase.**
8. **Juvenile Jail Facilities:** Buyer is aware that juvenile jail facilities "Camp Munz" and "Camp Mendenhall" are situated in the southwest corner of the Antelope Valley in Lake Hughes and that the Challenger Memorial Youth Center is located at 5300 West Avenue I in Lancaster.
9. **Rental/Leased Equipment:** The Property may be equipped with certain rental/leased equipment, such as a burglar alarm system, satellite dish, solar systems or water softening device. Buyer shall investigate with Seller whether Seller owns the equipment, the systems or rents the same. If not owned by Seller, the systems may not be transferred to Buyer without Buyer entering into a separate rental agreement with the rental company involved. Buyer may or may not be able to qualify for existing payments of a solar purchase. Buyer is advised to investigate cost of roof repairs if solar systems are to be removed. Seller hereby discloses to Buyer that the following items located at the premises are not owned by Seller but are rented/leased:

<input type="checkbox"/> Burglar Alarm System	Company: _____
<input type="checkbox"/> Satellite Dish	Company: _____
<input type="checkbox"/> Water Softening Device	Company: _____
<input type="checkbox"/> Solar Systems	Company: _____
<input type="checkbox"/> Other: _____	Company: _____
10. **Airport Noise:** Buyer is advised that the Property may be situated in or near Air Force Plant 42, Edwards Air Force Base, Fox Field, Palmdale Airport, and the Rosamond Airport/Skypark, each of which facilities produce some level of aircraft traffic with resulting noise and other environmental issues. Buyer is advised to make Buyer's own independent investigation of this during Buyer's physical inspection of the Property, if this is a matter of concern to Buyer.
11. **Landfill Disclosure:** Buyer is informed that the Property may be situated in the vicinity of a landfill site. The two primary landfill sites in the Antelope Valley are the Antelope Valley Public Landfill I at 1200 West City Ranch Road, Palmdale, the Lancaster Landfill and Recycling Center at 600 East Avenue F, Lancaster. Buyer shall make Buyer's own investigation of the effect, if any, on the value and the Buyer's use and enjoyment of the Property resulting from the Property's proximity to the Antelope Valley landfill sites.
12. **Sewage/Waste Disposal System:** Buyer shall conduct Buyer's own independent investigation as to the type and adequacy of the sewage/waste disposal system for the Property. Broker makes no representation as to the existence and/or condition of the sewage/waste disposal system for the Property. Seller and Buyer should further note that the existence of a Sewer Permit does not guarantee that a property is connected to a sewer.
13. **Roof Inspection:** Seller and Buyer are strongly urged to conduct an inspection of the roof of the Premises to reveal its present condition, past or current leaks and the approximate remaining life of the roof. While the inspection may be made by a professional home inspector, the parties are urged to obtain a roof inspection and a report by a licensed roofing contractor. Your licensed roofing contractor may be able to estimate the remaining useful life of the roof.

Buyer's Initials (____)(____)

Seller's Initials (____)(____)



- 14. Pool Inspection:** The parties are strongly urged to secure an inspection of the pool and a written report certifying its condition and the condition of the plumbing, pumps, electrical and other systems connected thereto. The parties are advised that the inspection should state the current condition of these items but may not indicate the remaining useful life of those items and related systems.
- 15. Future Development, Land Use, and Neighborhood Conditions:** The Antelope Valley continues to grow and experience real property development. The impact of such growth and development may alter or affect Buyer's anticipated use and enjoyment of the Property. Such growth and development may change the proximity of hospitals and fire protection services, may impair existing or anticipated views, and may affect neighborhood traffic and noise by the widening of streets, opening of cul-de-sac streets, and other means. It is recommended that Buyer investigate and familiarize himself or herself with the traffic patterns in the area of the Property, as well as the noise generated by such traffic. Buyer is further advised to investigate all such matters with appropriate government agencies. Buyer is advised to investigate the known and/or prospective implementation of development plans and projects in conjunction with Buyer's investigation of the Property.
- 16. Real Property Taxes After Sale:** You may receive a tax bill after escrow that is based on the prior assessed value of your property. This tax bill is due and must be paid. California property tax law requires the Assessor to revalue real property at the time the ownership changes. However, the revaluation process may not be complete by the time of your receipt of the next tax bill. This tax bill may be based on the assessed value as it existed prior to the sale to you. The value may be greater than the purchase price you paid for the property. This will result in property taxes greater than the amount due when calculated on your purchase price. Your loan impound account may not be sufficient to pay this tax. To prevent a delinquency in your property taxes, the tax bill as presented must be paid directly to the Tax Collector. You then must seek relief directly from the County Assessor. You should file an appeal with the Assessor as soon as you receive the tax bill (if it is based on a value different from your purchase price). If the appeal is successful, you will receive a refund of any excess taxes paid. Real Estate Brokers are not authorized to prepare assessment appeal applications. The buyer should seek legal and tax advice from the appropriate professions.
- 17. Rental Housing License and Registration:** The Cities of Lancaster and Palmdale have enacted ordinances that require, among other things, that the owner or operator of residential rental property shall register the property with the appropriate city department, and/or secure a current rental housing business license. These ordinances provide for the inspection of the property, the payment of fees, and require that a Certificate of Inspection be secured and maintained for the property. Failure to comply with the ordinances can result in fines and other penalties. The ordinances may be reviewed on the City websites: Lancaster: www.cityoflanasterca.org Palmdale: www.cityofpalmdale.org Unincorporated areas are subject to statewide statutes and subject to County ordinances which may also require licensing inspections and compliance.
- 18. Antelope Valley Area Plan:** The Antelope Valley Area Plan ("Plan") was adopted June 16, 2015. The Plan is a component of the Los Angeles County General Plan that allows for more detailed policies to account for unique conditions specific to this geographical area. It is to be expected that the Plan will be updated from time to time to reflect changes in conditions in the area. The Plan has resulted in changes to previously permitted densities, imposes restrictions on property use and may otherwise impact a Buyer's intended use or development of property.

Other ordinances, either existing or proposed, such as the Significant Ecological Area Ordinance, the Renewable Energy Ordinance and the Hillside Management Ordinance may also impact the use, enjoyment and development of property in the unincorporated areas of the Antelope Valley.

For more information, you are encouraged to visit: <http://planning.lacounty.gov>.

- 19. Palmdale Power Plant:** The City of Palmdale received approval for the Palmdale Hybrid Power Plant (PHPP), an innovative 570 megawatt (MW) electric generating facility from the California Energy Commission (CEC) in August, 2011 and the United States Environmental Protection Agency (EPA) in November 2011. As designed, it combines the ultra-high efficiency clean burning natural gas fired combined cycle turbine technology with the state-of-the-art renewable solar equipment-the parabolic trough solar thermal design. The resulting fully integrated "hybrid" design is the first of its kind in the world.

In May 2013, the Palmdale City Council directed staff to enter into an agreement to sell all assets pertaining to the Palmdale Hybrid Power Plant to Summit Palmdale Development, LLC. Summit will update the PHPP to make it a flexible capacity plant that can best address the issues above especially the need to help balance variable resources such as wind and solar. As a flexible capacity plant, it will utilize modern proven technology, consisting of highly efficient natural gas turbines with quick-start capabilities. These turbines will be able to stay online at lower operating levels when energy needs are low and ramp up quality as needed.

Buyer's Initials (____)(____)

Seller's Initials (____)(____)



Palmdale's power plant will be located 1/3 of a mile south of Ave. M, east of Sierra Highway, adjacent to Plant 42.

Although the Plant has secured all required regulatory permits, critics have suggested that the Plant will create air quality and biological issues, noise and vibration nuisances, traffic and transportation congestion, hazardous materials and soil and water contamination.

Buyer is advised to investigate the impact, if any, of such facility.

- 20. Flooding:** Flooding and flash flooding can occur throughout the Antelope Valley during storms, resulting in property damage, erosion and structural leaks.
- 21. Pipelines:** Buyer is advised of the existence of underground pipelines used to transport natural gas, crude oil, gasoline, jet fuel and similar fuels throughout the Antelope Valley. These pipelines can present a risk of explosion, fire and other health hazards. Information on the location of pipelines can be obtained from various service providers, governmental sources and the National Pipeline Mapping System.
- 22. High Speed Rail System (The "Bullet" Train):** Buyer and Seller are advised that the California High-Speed Rail Authority has indicated that a route for a High-Speed Train line is being designed to run from Bakersfield through the Antelope Valley. At the present time, there are alternative proposed routes. For further information as to the location of the routes and the timing of construction contact CALIFORNIA High- Speed Rail Authority at (916) 324-1541 or visit www.hsr.ca.gov.
- 23. PACE/HERO Improvements:** Los Angeles County has created a program that assists homeowners to install energy efficient, renewable energy and water saving improvements to their properties. The program is known as the Los Angeles County Residential Property Assessed Clean Energy Program ("Pace"). Payment for the home improvements is financed annually by an assessment on the homeowner's property which shows on the owner's real property tax bill. The assessment is a lien on the property just as real property taxes are a lien. When the property is sold or otherwise transferred the assessments continue as a property lien. This lien is similar to a property tax lien in that it has "super priority", which means it is senior to all private liens including deeds of trusts and mortgages. Payment of the assessment liens is due at the same time as property taxes are due.

24. OTHER TERMS AND CONDITIONS: _____

DATE: _____

BUYER: _____

BUYER: _____

DATE: _____

SELLER: _____

SELLER: _____



ACKNOWLEDGEMENT OF RECEIPT OF THE ENVIRONMENTAL HAZARDS AND EARTHQUAKE SAFETY

Includes the Federal Lead booklet, Toxic Mold Update, and Home Energy Rating booklet.

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: _____

Date: _____	Time: _____	_____	_____
		(Buyer's signature)	(Printed name)
Date: _____	Time: _____	_____	_____
		(Buyer's signature)	(Printed name)
Date: _____	_____	_____	_____
	(Buyer's Agent's signature)	(printed name)	(Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if the HERS booklet provided to the Buyer by the Seller or Broker then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10 Official C.A.R. Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: _____

Date: _____	Time: _____	_____	_____
		(Seller's signature)	(Printed name)
Date: _____	Time: _____	_____	_____
		(Seller's signature)	(Printed name)
Date: _____	_____	_____	_____
	(Listing Seller's Agent's signature)	(printed name)	(Broker's name)

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Revised 09/10 Official C.A.R. Publication 09/10

Residential Earthquake Hazards Report (2005 Edition)

NAME:	ASSESSOR'S PARCEL NO.:
STREET ADDRESS:	YEAR BUILT:
CITY AND COUNTY:	ZIP CODE:

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, answer **"Don't Know."** If your house does not have the feature, answer **"Doesn't Apply."** The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?					12
2. Is the house anchored or bolted to the foundation?					14
If the house has cripple walls:					
3. ● Are the exterior cripple walls braced?					16
● If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?					18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?					20
If the house is built on a hillside:					
5. ● Are the exterior tall foundation walls braced?					22
● Were the tail posts or columns either built to resist earthquakes or have they been strengthened?					22
6. If the exterior walls of the house, or part of them are made of unreinforced masonry, have they been strengthened?					24
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?					26
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults?)	<i>To be reported on the Natural Hazards Disclosure Report</i>				36
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or land sliding?)					36

If any of the questions are answered "No," the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have.

EXECUTED BY:

 (Seller) (Seller) (Date)

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house

 (Buyer) (Buyer) (Date)

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.



SELLER'S DISCLOSURE OF THE EXISTENCE OF CONSTRUCTION DEFECT CLAIMS OR LITIGATION

(Form Revision 09/01/15)

Property Address _____, _____, CA _____

1. This additional disclosure is made by Seller(s) in connection with and as a part of and in addition to all other written disclosures made by Seller(s) as part of the sale of the above referenced property.
2. Many residential developments in the Antelope Valley have been subjected to claims and litigation arising out of the construction of the development after occupancy. The existence of such claims or litigation can be a material consideration of the Buyer(s) in the decision to purchase the property.

TO THE BEST OF SELLER(S) KNOWLEDGE:

(CHECK ALL BOXES WHICH APPLY)

- A)** Seller(s) is/are **NOT** aware of any claims or litigation arising from construction defects in the development by any owner(s) currently being made against the developer or contractors of the development in which the subject property is located.
- B)** Seller(s) **IS** aware of any claims or litigation arising from construction defects in the development by any owner(s) currently being made against the developer or contractors of the development in which the subject property is located and **IS** participating in such claim.
- C)** Seller(s) **IS** aware of any claims or litigation arising from construction defects in the development by any owner(s) currently being made against the developer or contractors of the development in which the subject property is located and **IS NOT** participating in such claim.
- D)** Claims or litigation that was pending have been resolved by settlement or judgment and are no longer pending. Any repairs which necessitated the claims have been made to the property.

3. If you checked B), C) or D) please provide the following information:

- A) The date the claim was made:
- B) The date the claim was resolved:
- C) The title and case number if any action or litigation and where it was filed:
- D) The name and address of the attorneys representing the Plaintiff(s) in any such litigation:

4. Please set forth any other information which you know about any past or pending claims, including those disclosed to you at the time of your purchase.

The above information is true and correct to the best of my knowledge as of the date signed. I acknowledge that my Real Estate Agent / Broker is not conducting any investigation of the information.

Seller: _____ Seller: _____ Date: _____

Buyer: _____ Buyer: _____ Date: _____