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**PRDS® SANTA CLARA COUNTY
LOCAL OPTION REAL ESTATE TRANSFER
DISCLOSURE STATEMENT**

Date 8/07



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS 1704 HILLSDALE AVE. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NUMBERS NS-300.705, NS-517.72, AND NS-1203.113 OF THE COUNTY CODE AS OF 2006. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely upon this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. **THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AS REQUIRED BY THE COUNTY OF SANTA CLARA AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.**

A. RIGHT-TO-FARM DISCLOSURE (COUNTY CODE § B29-4)

THE COUNTY OF SANTA CLARA RECOGNIZES AND SUPPORTS THE RIGHT TO FARM AGRICULTURAL LANDS AND PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE COUNTY. If the subject property is adjacent to or near property used for agricultural operations or on agricultural lands, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Santa Clara County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be a nuisance if such operations are consistent with accepted customs and standards. Santa Clara County has established a Grievance Committee to assist in the resolution of any disputes which might arise between residents of this County regarding agricultural operations. If you have any questions concerning this policy or the Grievance Committee, please contact the Santa Clara County Department of Agriculture and Resource Management.

B. PRIVATE WELL INSPECTION DISCLOSURE (COUNTY CODE § B11-141)

THE COUNTY OF SANTA CLARA RECOMMENDS THAT THE PURCHASER OF ANY DWELLING UNIT WHICH IS SERVED BY A NONPUBLIC WATER SYSTEM AND IS LOCATED IN THE UNINCORPORATED AREA OF SANTA CLARA COUNTY, IS MADE AWARE OF THE QUALITY OF THE WATER AND IDENTIFIABLE DEFICIENCIES, IF ANY, WHICH MAY BE OF PUBLIC HEALTH SIGNIFICANCE IN THAT SYSTEM, PRIOR TO CONVEYANCE OF TITLE. SANTA CLARA COUNTY HAS DETERMINED THAT DEFICIENCIES OR THE POTENTIAL FOR DEFICIENCIES MAY BE DISCOVERED BY A SANITARY SURVEY OF THE SITE AND ANALYSIS OF WATER SAMPLING BY COUNTY CERTIFIED PROFESSIONALS. A LIST OF COUNTY CERTIFIED PROFESSIONALS IS MAINTAINED BY THE SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH AND IS AVAILABLE UPON REQUEST.

Seller's Initials (PK) (_____)

Buyer's Initials (_____) (_____)

C. WILLIAMSON ACT CONTRACT DISCLOSURE (COUNTY CODE § C13-25)

[check if applicable]

The real property that is the subject of this transaction is subject to a contract pursuant to the California Land Conservation Act of 1965 ("Williamson Act"), Government Code § 51200 *et seq.*, which requires that the land be devoted to agricultural use and imposes restrictions on the use and development of the land.

D. OPEN-SPACE EASEMENT AGREEMENT DISCLOSURE (COUNTY CODE § C13-47)

[check if applicable]

The real property that is the subject of this transaction is subject to an open space easement agreement pursuant to the Open-Space Easement Act of 1974, Government Code § 51070 *et seq.*, which requires that the land be devoted to open space and imposes restrictions on the use and development of the land.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller *Royana Clute* Date 2-17-10

Seller _____ Date _____

II. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller *Royana Clute* Date 2-17-10

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent (Broker Representing Seller) ELITE REALTY SERVICES
(Please Print)

By *[Signature]* Date 2/17/10
(Associate Licensee or Broker-Signature)

Agent (Broker Obtaining the Offer) _____
(Please Print)

By _____ Date _____
(Associate Licensee or Broker-Signature)

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVISE, CONSULT YOUR ATTORNEY.