

# ORANGE COUNTY REALTORS®

## LOCAL AREA DISCLOSURES

**Property Address:** \_\_\_\_\_ (hereafter “Property”)

Seller and Buyer understand and agree that this Local Area Disclosures statement is not a complete list of all matters concerning Property or residing in the County of Orange, or its cities or communities, or that otherwise are significant. Also, the entity, phone numbers, and/or websites that are included may not be the only source of information. Buyer is strongly encouraged to conduct a careful, thorough, independent, and complete investigation of all matters relating to the decision to purchase Property and all other matters that Buyer deems appropriate to make an informed and voluntary decision, including, but not limited to, consulting with appropriate specialists, experts, or other professionals.

## Infrastructure and Transportation Projects

### 1. Transportation Corridors

Buyer and Seller are advised that the Property may be in an area where public authorities are completing construction or extension of various transportation projects. Plans for exact locations and extent of these projects may change before completion. It is recommended that Buyer review the California Department of Transportation, city or county documentation dealing with the proposed projects. Further, Buyer is advised that the subject property may be in the vicinity of the Eastern, San Joaquin Hills, or Foothill Transportation Corridors. Buyer should investigate the location of these Corridors and independently determine whether they will impact the use and/or enjoyment of the Property. Buyer may obtain maps of the Transportation Corridors at <http://www.octa.net/Projects-and-Programs/Plans-and-Studies/Transit-Master-Plan/>.

### 2. Highway/Freeway/Toll Road Construction

Buyer and Seller are advised that the California Department of Transportation, the Orange County Transportation Authority (hereafter “OCTA”), and/or the Transportation Corridor Agencies (hereafter “TCA”) has begun or is in the planning stages of various highway construction projects throughout Orange County, including, but not limited to, the following:

- a. Construction of an additional northbound and southbound lane, and two northbound and southbound toll lanes on the I-405 between the SR-73 and the I-605.
- b. Construction of a carpool northbound and southbound carpool lane on the I-5 from Avenida Pico to San Juan Creek Road.
- c. Possible widening of the northbound SR-57 from Orangewood to Katella Avenue.
- d. Construction of a new westbound lane on the SR-91 between the SR-57 and the I-5.
- e. Construction of a direct connection between the 241 Toll Road and the 91 Toll Road.
- f. Possible extension of the 241 Toll Road to the I-5 through South Orange County.

Buyer should visit <https://www.thetollroads.com/about/projects>, and <http://www.octa.net/Projects-and-Programs/All-Projects/Overview/> for more information on the status of these projects.

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**3. Rapid Bus Lines/Other Mass Transit**

Buyer and Seller are advised that Orange County Transportation Authority (hereafter "OCTA"), approved three rapid bus routes covering 69 miles in the County. OCTA has also earmarked \$30 million to study possible routes for monorails, streetcars and light railways, which potential systems may have stand-alone corridors and routes or are to be used to connect residents to the Metrolink commuter railroad system. The Metrolink commuter system may be expanded or contracted in frequencies, speeds and routes. Further information may be obtained from Southern California Regional Rail Authority at <https://www.metrolinktrains.com/>. Buyer and Seller are further advised that dormant or lightly used rail corridors may be considered for more intensive transportation corridors. Buyer should contact OCTA or the appropriate governmental entity to investigate the rapid bus lines and other potential transit systems to determine whether those systems, or their construction, will impact Property or surrounding neighborhood.

**4. Orange County (John Wayne) Airport**

Buyer and Seller are advised that future plans for this airport are uncertain. It is possible that there may be future expansion and/or construction. Buyer should contact the appropriate authority to satisfy itself as to possible future use and operating hours of the airport.

**5. Desalination Plants**

Buyer and Seller are advised of the possibility of desalination plants being at various locations in Orange County. Buyer should visit <http://hbfreshwater.com/> and <https://www.ocwd.com> for more information.

**Vicinity and Noise**

**1. Landfills and Refuse Disposal Stations**

Buyer and Seller are advised that there are several operating landfills in the Orange County area (including Brea, Irvine and San Juan Capistrano), and several closed landfill sites and former refuse disposal stations. Buyer should visit <http://oclandfills.com> for further information regarding the current or closed landfills or refuse stations and any risks associated with their proximity to Property.

**2. Aircraft Noise**

Buyer and Seller are advised that some areas are subject to noise emitted by military and/or civilian aircraft or helicopters. Buyer is aware that Property may be near a commercial airport or military facility. Buyer is encouraged to investigate whether any such facility will impact the use and enjoyment of Property.

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**3. San Onofre Nuclear Generating Station (SONGS)**

Buyer and Seller are advised that there is a nuclear power plant at San Onofre, located on the California coast between Los Angeles and San Diego. Although SONGS is no longer producing power, it is in a decommission process that will take years to complete. Buyer should consult a map to determine the proximity of this facility to Property and whether it will have any impact on the use and enjoyment of Property. Buyer may obtain further information at [www.songscommunity.com](http://www.songscommunity.com)

**4. Musick County Correctional Facility**

Buyer and Seller are advised that the Musick County Correctional Facility (hereafter “Facility”), located in Irvine, has proposed expansion and changes in classification. No final determination has been made as to if or when these changes will be made. Buyer is advised to consult Facility if he/she is concerned that the subject expansion or changes may affect Property.

**5. Orange County Wildlife**

Buyer and Seller are advised that Orange County is the home to numerous types of wildlife, including, but not limited to, mountain lions, coyotes, bobcats, rattlesnakes, raccoons, skunks, snakes and opossums. If Buyer is concerned about these issues, Buyer should contact the appropriate experts, or visit <http://ocgov.com/services/animal/control>.

**6. Orange County Entertainment Venues**

Buyer and Seller are advised that Orange County is home to numerous entertainment venues, including but not limited to Disneyland and California Adventure, Angels Stadium of Anaheim, the Honda Center, Knotts Berry Farm, and the Great Wolf Lodge. Buyer is therefore aware that noise from the above venues, as well as traffic caused by venue attendees, may impact the use and enjoyment of Property. Buyer should contact the appropriate venue for more information about these projects.

**Large Scale New and Proposed Developments**

**1. Santa Ana Naval Air Station / Marine Corps Air Station Tustin - Lighter-than-Air (LTA) Base with Blimp Hangars**

Buyer and Seller are advised that the Santa Ana Naval Air Station / Marine Corps Air Station Tustin - Lighter-than-Air (LTA) Base with Blimp Hangars has been closed by the U.S. Department of Defense. The Tustin facility is being developed by Centex and Shea into the Tustin Legacy, a mixed use community with office, commercial and retail space and up to 4,500 homes. Buyer should contact the appropriate City government or developer for more information about these projects.

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## 2. Orange County Great Park

Buyer and Seller are advised that The Orange County Great Park is 1,300 acres and is located at the site of the former Marine Corps Air Station El Toro in the City of Irvine. 688 of the 1,300 acres are currently under development. This development includes but is not limited to the possibility of a sports park, cemetery, entertainment venues, and commercial and residential development. Buyer is advised to visit <http://www.cityofirvine.org/orange-county-great-park> for more information.

# Government, Jurisdiction, and Taxes/Fees

## 1. California Coastal Commission

Buyer and Seller are advised that development of, alteration of and/or construction on Property may be subject to the jurisdiction and requirements of the California Coastal Commission and/or the County of Orange. 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. If Buyer has any questions or concerns regarding the above, Buyer should contact the Commission in Long Beach at (562) 590-5071 or visit <http://www.coastal.ca.gov/howeare.html>

## 2. Views of Coastal Properties

Buyer and Seller are advised that many coastal properties are subject to restrictions regarding height and/or development that may impact a neighboring property’s views. If views from Property, or its future development, are concerns to Buyer, Buyer should contact the appropriate governmental entity to determine the existence and/or extent of any such restrictions.

## 3. Multiple Homeowners Associations

Buyer and Seller are advised that certain properties in Orange County are subject to multiple Homeowners’ Associations (“HOA”), which may impose restrictions on the use and/or development of Property and may charge separate and independent dues. Further, the dues for some of these HOAs may be payable monthly, while others are payable annually or quarterly. Buyer should inquire of the Seller with regard to this issue and conduct whatever investigation he/she believes is appropriate.

## 4. Lifestyle and Private Transfer Fees

Buyer and Seller are advised that certain Homeowner’s Associations (the “HOA”), including but not limited to those at Talega, Ladera Ranch, and Laguna Woods charge a Lifestyle Fee on the sale of any property within their developments. These fees vary and are subject to change. The range is from ¼ to ½ of 1% of the sales price of the property. These fees could hinder a buyer’s ability to obtain financing or refinancing. Buyer is advised to contact the relevant HOA(s) for more information regarding this and any other fee.

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**5. Pier, Slip/Float**

Buyer and Seller are advised that the pier and slip/float associated with Property, if any or any portion thereof, owned by Seller, are included in the purchase price of Property. The transfer fee, if any, for the pier and slip/float, is to be paid by \_\_\_\_ Buyer, \_\_\_\_ Seller. If required, Seller shall provide Buyer with a written inspection report from the appropriate governing agency at \_\_\_\_ Buyer’s, \_\_\_\_ Seller’s expense.

**Local Hazards**

**1. Red Imported Fire Ants**

Buyer and Seller are advised that Red Imported Fire Ants have been discovered in Orange County. They have been identified and treated in nurseries, parks, schoolyards, golf courses, private residences and industrial commercial centers. If Buyer is concerned about this infestation, and its impact on Property, he/she is advised to contact the Orange County Mosquito and Vector Control District at (714) 971-2421 or (949) 654-2421. Buyer can also visit the Authority’s website at <http://www.ocvcd.org/fireAnts.php>

**2. Slab and Pinhole Leaks in Water Lines**

Buyers and Sellers are advised that Orange County has a high rate of slab and pinhole leaks. These leaks may occur in the water lines that run inside, above and below the foundation of the house.

**THERE IS NO SUBSTITUTE FOR A DILIGENT AND THOROUGH INVESTIGATION BY BUYER. NOTHING CONTAINED HEREIN IS INTENDED TO LESSEN OR ELIMINATE THE NEED FOR BUYER TO PERFORM A THOROUGH INSPECTION OF THE PROPERTY, NEIGHBORHOOD, COMMUNITY AND AREA THAT MAY AFFECT BUYER’S USE AND ENJOYMENT OF THE PROPERTY. THE STATEMENTS CONTAINED HEREIN ARE SOLELY FOR INFORMATIONAL PURPOSES AND DO NOT CONSTITUTE A REPRESENTATION OR ASSURANCE BY BROKER OR AGENT OF THE EXISTENCE OR ABSENCE OF ANY CONDITION AFFECTING THE BUYER’S USES AND ENJOYMENT OF THE PROPERTY**

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Buyer    Date    Seller    Date

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Buyer    Date    Seller    Date