



CITY OF GRASS VALLEY  
PLANNING DIVISION

JAN 20 2009

## Nevada County Addendum To Statewide Buyer and Seller Advisory (CAR form SBSA)

PROPERTY ADDRESS: \_\_\_\_\_

The following disclosures are in addition to the Buyer's Inspection Advisory (BIA-11) contained within the Purchase Agreement and Statewide Buyer and Seller Advisory (SBSA), which may have been provided as part of your purchase. Please read each section carefully and acknowledge by signing where indicated.

**RIGHT TO FARM ORDINANCE:** Nevada, Placer, Sutter and Yuba Counties all require that Buyer(s) receive a Right to Farm Disclosure Statement to acknowledge that the property may be on or near agricultural lands. *Section 1102.3 of the California Civil Code provides Buyer with the right to rescind a Purchase Agreement for at least three (3) days after the delivery of this disclosure if delivery occurs after the signing of an offer to purchase.*

**MINING:** The Sierra Nevada foothills are a mining area. Any property may have past or current ongoing mining activity, either surface or sub-surface. Many abandoned mine shafts, adits and mine tunnel air holes can be found in the Sierra Nevada foothills. Not all of these have been sealed, covered or blocked from access by the public or animals and have been known to collapse. Not all of these have been identified or mapped as to exact location. Mining activities both past and present have been known to affect soils and ground water sources (i.e. water wells). You may contact the Environmental Protection Agency for further information at (916) 323-2514 or go online at [www.calepa.ca.gov](http://www.calepa.ca.gov).

**SERPENTINE ROCK:** Serpentine rock, which may contain asbestos, is present in the soils of the Sierra Nevada foothills and may exist either on the property or in its vicinity. Buyer(s) should satisfy themselves as to the possible existence of exposed serpentine rock on the property or any serpentine-surfaced roads within the vicinity of the property and its hazards. You may contact the Environmental Protection Agency for further information at (916) 323-2514 or go online at [www.calepa.ca.gov](http://www.calepa.ca.gov).

**UTILITIES/UNIMPROVED LAND/STEEP SLOPE STANDARDS:** Buyer(s) are advised to check cost and availability of bringing utilities to the property before removing contingencies. Not all properties have irrigation water, power, sewer or septic available. Seller(s) and Brokers may not be aware of fees associated with utilities. Buyer(s) should seek the advice of professionals if improvements are to be made to unimproved land. Local road standards may prohibit improvements and further development even if zoned appropriately (see State Public Resources Code 4290). The local governing authority may have information on steep slope standards for property improvement such as driveways, septic systems, structures and other improvements. If these conditions exist on the property in this transaction we strongly advise Buyer(s) to become familiar with this information. You may contact the Nevada County Community Development Agency for further information at (530) 265-1222 or go online to [www.mynevadacounty.com/cda](http://www.mynevadacounty.com/cda).

**PERC AND MANTLE:** If a septic system is to be installed on a property, it is strongly recommended that Buyer(s) obtain a perc and mantle report from a licensed professional to determine the type of system required and to research the availability of a new septic permit from the local governing authority. Buyer(s) are advised that any report obtained may not be valid in the future. You may contact the Nevada County Community Development Agency for further information at (530) 265-1222 or go online to [www.mynevadacounty.com/cda](http://www.mynevadacounty.com/cda).

**SEWAGE DISPOSAL SYSTEMS:** Some septic systems may have mandatory annual maintenance agreements and associated fees. Buyer(s) should contact Nevada County Community Development Agency/Environmental Health Department for further information or clarification at (530) 265-1222 or go online to [www.mynevadacounty.com/cda](http://www.mynevadacounty.com/cda).

**SEWER BACKFLOW DEVICE:** A backflow device may be required to be installed on homes within the city limits of Grass Valley and Nevada City. Contact the City of Grass Valley for further information on Ordinance #698 at the Engineering Division at (530) 274-4373, Public Works, 274-4350 or go online to [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com). For more information on Nevada City's Resolution #2005-12, contact the Nevada City offices at (530) 265-2496 or go online to [www.mynevadacounty.com](http://www.mynevadacounty.com).

Buyer(s) Initials \_\_\_\_\_  
Seller(s) Initials \_\_\_\_\_

**PROPANE TANK DISCLOSURE:** If a propane tank services the property, the tank may contain propane that the Seller(s) has paid for. Seller(s) and Buyer(s) agree that the cost of any unused propane shall be negotiated between Seller(s) and Buyer(s) prior to the close of escrow. Seller(s) should notify the propane company for meter reading so that the escrow holder can calculate the pro-ration. Buyer(s) understand and acknowledge that the Brokers and Agents make no representation or warranties as to the age, condition or viability of the propane tank or any of its component parts. Buyer(s) should confirm that the propane tank is owned or leased by the Seller(s).

**CONTRACTORS:** Any work needed including but not limited to plumbing, mechanical, electrical, decorative, landscaping and structural work, including pest inspection repairs, should be done by a California Licensed Contractor or Service Provider. To check on the status of any contractor's license with the California Contractors State License Board, call 800-321-2752 or go online at [www.cslb.ca.gov](http://www.cslb.ca.gov).

**EXISTING OR PREVIOUSLY DATED INSPECTIONS AND REPORTS:** Buyer(s) understand that these inspections and reports may not be valid at the time the contract was agreed upon but may be given for informational purposes only. Additional physical conditions not noted in these documents may exist. Conditions may have deteriorated or changed since they were issued. Costs or fees may exceed previously stated amounts and may not adequately assess the property condition. Buyer(s) are strongly urged to obtain new physical inspection reports from the appropriate professionals and make inquiries of the owner and entity that issued each of the reports. Buyer(s) should satisfy themselves regarding all existing reports and any new reports ordered during escrow. Distribution of some reports may be subject to applicable copyright laws.

**ROAD MAINTENANCE:** If a private road accesses the property, a Road Maintenance Agreement may or may not exist. *Section 845 of the California Civil Code states, "The owner of any easement in the nature of a private right of way, or of any land to which any easement is attached, shall maintain it in repair. If the easement is owned by more than one person, or is attached to parcels of land under different ownership, the cost of maintaining it in repair shall be shared by each owner of the parcels of land, as the case may be, pursuant to the terms of any agreement entered into by parties for the purpose. In the absence of an agreement, the cost shall be shared proportionately to the use made of the easement by each owner."*

**GUN CLUB:** Buyer(s) are advised that there are gun clubs in Nevada County.

Agent notes the following informational sites:

- 1) [www.calepa.ca.gov](http://www.calepa.ca.gov) – California Environmental Protection Agency
- 2) [www.cslb.gov](http://www.cslb.gov) – California Contractors State License Board
- 3) [www.fire.ca.gov/php/education-100foot.php](http://www.fire.ca.gov/php/education-100foot.php) - Clearance Requirements and Fire Zone Information
- 4) [www.myairdistrict.com](http://www.myairdistrict.com) – Air District (Local govt. resource/air quality management)
- 5) [www.mynevadacounty.com](http://www.mynevadacounty.com) – Nevada County Information
- 6) [www.nid.dst.ca.us](http://www.nid.dst.ca.us) – Nevada Irrigation District
- 7) [www.nevco.k12.ca.us](http://www.nevco.k12.ca.us) and [www.aboutnevadacounty.com/schools](http://www.aboutnevadacounty.com/schools) – School Information

These disclosures highlight the most common issues in our region but may not address all issues important to each Buyer. Buyer(s) acknowledge that they should further investigate any specific areas of concern.

Buyer(s) and Seller(s) agree to hold harmless, indemnify and forever release all parties participating from any and all claims regarding the above items disclosed. Buyer(s) and Seller(s) may wish to obtain professional advice relative to the implications of these disclosures.

We highly recommend that you seek the advice of professionals. Your real estate broker or agent is qualified to advise on real estate matters. If you desire legal or tax advice you should consult an attorney or accountant.

I/We have read and acknowledged receipt of two (2) pages of this disclosure:

_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date

Broker Review by: _____ Date _____
------------------------------------

