



SANTA CLARA COUNTY ADVISORY

Re: 15970 Flintlock Road
Property Address

1. School Issues

The neighborhood school(s) normally serving this Property may or may not have space available in the upcoming school year due to overcrowding. Some areas, such as Morgan Hill, have imposed transportation fees. Buyer is advised to make his or her own investigation of school availability as well as any applicable costs directly with the appropriate school district.

2. Height Restrictions/Overlay Districts

Several cities, such as Mountain View, Los Altos and Palo Alto have enacted ordinances limiting the height of single family residences and/or preventing the construction of second story homes. These restrictions vary greatly throughout the County.

The State of California, the County of Santa Clara and certain cities and towns with the County have enacted and may in the future enact additional laws, ordinances, and regulations which affect and may restrict land uses, development construction (including remodeling and grading), and may require, among other things, specialized permits, setbacks or structural improvements.

If Buyer has any intent to expand, remodel or alter the Property, now or in the future, Buyer should consult with the local Planning Department regarding the effect of any and all types of building restriction ordinances upon the Property during the Buyer's inspection contingency period.

3. Ground Water Related Issues: Natural Springs/Rain Water Runoff

Many properties in Santa Clara County have natural springs and/or rain water runoff issues that may result in standing water, dry rot, flooding, mold, water damage, foundation failure or other potential damage to residences. Some parts of Santa Clara County have experienced periodic high water tables that may result in water intrusion problems. In addition, some properties have faulty grading, clay soil or inadequate downspout and gutters which can also cause additional problems.

If the Seller's disclosures, any visual inspection of the Property, or any professional inspection report indicates a past or current water-related issue, Buyer is strongly encouraged by Coldwell Banker to thoroughly investigate the problem, its cause and the possible repair cost to rectify the problem with qualified professionals (e.g. Geo-Tech Engineer, Mold Inspector, Abatement Experts, Foundation Contractors, etc) during the Buyer's inspection contingency period.

4. Wells

Santa Clara County imposes a well tax on property that has a well. Buyer is advised to contact the County for additional information regarding the amount and frequency of this tax as well as the method of payment.

Seller's Initials (SM) (JW) Buyer's Initials (_____) (_____)

Recent studies have revealed that some wells in Morgan Hill and San Martin contain the chemical perchlorate. Other wells in Santa Clara County may be contaminated by this or other chemicals. Any questions about possible chemical contamination, including but not limited to its impact on any given property, should be directed to the Santa Clara Valley Water District by calling (408) 265-2607 or visiting their website at www.vallewater.org.

5. Reservoirs

The Santa Clara Valley Water District owns and operates reservoirs, such as the Anderson Reservoir. The District captures local rainfall in the reservoirs throughout the winter months. Then in the spring and summer, the District makes releases from the reservoirs to replenish the underground water supply. Because the amount of local rainfall cannot be predicted, there is no way to guarantee that any given Reservoir will fill up each winter or that there will be sufficient water for all purposes, including recreation.

6. Septic System/Wastewater Treatment System Regulations

The State of California has proposed and is in the process of refining and enacting new regulations for onsite wastewater treatment systems (OWTS) (sometimes also referred to as "septic systems"). These new regulations, once enacted may affect the type of OWTS on the Property, if any. Buyer can obtain more information about OWTS /Septic System regulations by contacting the State Water Resources Control Board, at (916) 341-5250 or visiting their website at www.swrcb.ca.gov/ab885.

7. Power Plant

The Calpine Metcalf Energy Center Power Plant is located on Monterey Road at the north end of the Coyote Valley, approximately six miles from Morgan Hill. The Power Plant encompasses approximately 126 acres in the vicinity of Tulare Hill.

Buyer is encouraged to investigate with the City of Morgan Hill, the State Utilities Commission or any other governing body as to the cause and effect, if any, that the existence of the Power Plant may have on property in that area, during the Buyer's inspection contingency period.

8. Public Amenities

Santa Clara County has many public amenities which add to the richness of the community. However, these public amenities can also impact the use and enjoyment of some property due to noise and/or traffic issues. The following is a partial list of some of the amenities that Buyers are encouraged to investigate during their inspection contingency period:

Airfields

There are multiple airfields in Santa Clara County including but not limited to: San Jose International Airport, Reid-Hillview, Moffett Federal Airfield and Palo Alto Airport. Frequency of flights and air patterns create sound for some properties. Buyer needs to investigate the impact, if any, of flights and air patterns over the Property.

Seller's Initials (HW) (JW) Buyer's Initials (____) (____)
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Shoreline Amphitheater, Mountain View

Concerts are held at this outdoor theater from time to time. Sound from these concerts can carry over into portions of Mountain View, Palo Alto and Los Altos. Buyer needs to investigate the impact, if any, of such concerts on the Property

Paul Masson Winery/Montalvo Center for the Arts

These two (2) "Centers" sponsor outdoors concerts during the summer months. Sound from these concerts can carry over into portions of Saratoga. Buyer needs to investigate the impact, if any, of such outdoor concerts on the Property

Caltrain Commuter Service

Commuter trains run at regular intervals from San Jose to San Francisco. Sound from these trains carry over into portions of nearby communities. Buyer needs to investigate the impact, if any, of such trains on the Property


Southern Pacific Train

A Southern Pacific train runs from San Jose to Cupertino and back to San Jose multiple times a week. Sound from this train can carry over into portions of nearby communities. Buyer needs to investigate the impact, if any, of such trains on the Property

THE UNDERSIGNED ACKNOWLEDGE AND UNDERSTAND THAT REAL ESTATE AGENTS do not warrant or guarantee the condition of the Property and are not responsible for determining any of the impact, if any, of the issues in this Advisory. Many of these issues are subjective, in that they can impact people differently. Therefore, Buyers are encouraged to investigate these matters to their own satisfaction and to not rely on any representations made by Sellers or Agents.

THE UNDERSIGNED ACKNOWLEDGE RECEIPT OF A COPY OF THIS THREE (3) PAGE ADVISORY.

Date: 7/11/09

Seller: x 

Date: 7/18/09

Seller: x Joan Wijk-Hochhaus

Date: _____

Buyer: _____

Date: _____

Buyer: _____