

**NOTICE REGARDING AREA GOVERNMENTAL AGENCIES
AND OTHER REAL ESTATE DISCLOSURE**

PROPERTY ADDRESS _____

This property is situated in the Lake Tahoe Basin and is within the jurisdiction(s) of the Tahoe Regional Planning Agency (TRPA), the Building Department(s) of the City of South Lake Tahoe, El Dorado County, CA., Placer County, CA., Douglas County, NV, Washoe, NV. and local Sewer Districts, local Public Utility Districts and/or other governmental agencies. These entities have enacted codes for land use, construction and regulations to protect the environment that may affect the subject property's use and development through codes, regulations, and permit status. All Brokers, and their agents, representing any of the Sellers or Buyers to this transaction make no representations with respect to construction, development or permits about the property(s) in this transaction. Buyer is to investigate any applicable shoreline fees, buoys/pier permits/leases: The Army Corps of Engineers, Division of State Lands, TRPA and other agencies may have designated restrictions and fees. Buyers and Sellers are advised to become familiar with and independently investigate all governmental codes and regulations with respect to the subject property including but not limited to:

1. **If Property Is Located Within TRPA Jurisdiction:** A woodstove retrofit program is in the TRPA Code of Ordinances requiring that wood heating devices comply with the TRPA emission standards prior to any sale, transfer, or conveyance of any building. Real Estate Licensees and the Sellers are not woodstove or fireplace experts. Buyers are advised to have professional woodstove & fireplace inspections to determine whether or not any existing woodstove(s)/fireplace(s) on premise meet TRPA emissions standards.

By initialing here _____, Buyers & Sellers acknowledge that they have received a copy of the Wood Heater Statement Of Compliance form attached. Sellers are required by TRPA to complete and submit to TRPA this form. Sellers are to give buyers a copy of this completed form during buyer's inspection period of purchase contract. Buyers and Sellers hereby acknowledge that any woodstove(s)/fireplace(s) on premise may or may not meet TRPA emission standards, meet code, have a final permit, or be in safe condition, and that by closing escrow, Buyers and Sellers are agreeing to release Brokers and their agent(s) from any liability and take full responsibility for said woodstove(s)/fireplace(s) condition and TRPA compliance.

2. Vacation rental properties are subject to local government and/or TRPA limitations, licensing, taxation, and may be subject to subdivision, and/or Homeowner Association, covenants, conditions and restrictions. Buyers are encouraged to independently research current and pending rules and regulations related to vacation use, licensing, and transient occupancy tax (TOT). Current and subsequent owners may be responsible for all TOT taxes within each governmental jurisdiction, subject to audit as far back as the last 3 (three) years.

Buyer (____)(____) and Seller (____) (____) have read this page.

Property Address _____

3. If Property Is Situated Within TRPA Jurisdiction: TRPA's Best Management Practices (BMP's) must be in place between 2000 and 2008 (2006 and 2008 for most of the South Shore area) on every property for the protection of water quality in and around the Lake Tahoe basin. These requirements include providing paved parking, the installation of drip-line infiltration trenches, and other remedial BMP property improvements. Buyers should satisfy themselves and understand the requirements that the TRPA and other agencies such as Back Yard Conservation District could assess upon a property in order to obtain a BMP Certification. Buyers are to forward a signed copy of the Tahoe Regional Planning Agency Best Management Practices (BMP) Disclosure to the TRPA. Buyer acknowledges that Broker and its' agent(s) are not experts regarding BMP's.

4. Buyers of undeveloped lots are encouraged to contact the TRPA to determine current land use and allocation distribution policies. Seller and Brokers make no representations as to the existence of current and future building rights and coverage available for any property.

5. If Property Is Serviced by South Tahoe Public Utility District (STPUD): STPUD requires that every dwelling unit and waste discharging device, i.e. "sewer units" (typically bathrooms and kitchens) be recognized and paid for. Brokers and Salespersons are not sewer unit experts, therefore buyers are urged to confirm that all dwelling units are in compliance and to determine any requirements necessary prior to making changes to current plumbing. Buyers should satisfy themselves as to the availability and adequacy of water service and any affect it may have on insurance rates.

6. Portions of the City of South Lake Tahoe and El Dorado County lie within the "Airport Overlay Zone" which may affect the use of certain properties including but not limited to multi-family units and commercial properties. Single and two family residential properties are not affected at this time. Some residential neighborhoods are, however, near the airport and therefore subject to noise and flight patterns.

7. The subject property is located in an area, which is subject to sub-freezing temperatures. Owners should always take precautionary measures to protect the subject property from damage due to freezing plumbing, ice formation on roofs and other risks that exist in a sub-freezing climate. Ice dams on roofs causing "freeze back" in winter are common in this area. Buyer is advised to have the roof inspected by a licensed roofing contractor.

8. You are purchasing a home in Lake Tahoe, which has areas of wilderness that are home to wild animals such as bears, coyotes, raccoons, etc. El Dorado County (with exception of South Lake Tahoe city limits) may require homes in their jurisdiction, on a complaint basis, to have bear proof trash containers. It is now required for new construction at time of final of permit.

Buyer (____) (____) and Seller (____) (____) have read this page.

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9. The subject property may be located in an area, such as a Homeowners Association, that requires mandatory membership and dues in a neighborhood association. Said dues may be increased from time to time. Failure to pay dues or other assessments may result in a lien being placed against the property and/or loss of certain privileges of membership.

10. Public school enrollments are declining in some areas. This may result in changing attendance boundaries or school closures. Buyers are advised to contact the appropriate school district concerning all matters related to public schools.

11. Area voters approved Measure "S", a Mello Roos Tax District, which is designed to provide the area with improved recreational facilities. Area property owners will pay for this measure through a "special tax". The amount of the "special tax" is purported to be no more than \$18 per parcel per year. The subject property may or may not be located within this district and may or may not be affected by this "special tax".

12. Buyers are advised to check with the proper agencies to determine if the property is located in a flood plain, seismic zone, airport influence or overlay zone, has any historical implications, or any impact from lake level fluctuations.

13. Previous insurance claims by owners of the property being purchased OR by the Buyer on other real estate may affect your ability to obtain homeowners insurance. Buyers are encouraged to seek homeowners insurance for this purchase as soon as possible.

14. Brokers and their agents are not trained or qualified to evaluate problems or defects in construction, geological area, fire hazard potential, water or land use capabilities, locating boundaries, surveying property, or determining square footage of the subject property and may not recognize significant problems. The property has not been checked for radon gas, asbestos, lead based paint or other hazardous materials. Buyers are advised to inspect for such hazards including, but not limited to, asbestos, radon gas, lead based paint, and mold. You, the buyer, have a duty to inspect the property to detect the presence of mold or other fungal contaminants. It is recommended that buyers of homes constructed between 1984 and 1990 obtain additional information from the local building department or by a thorough inspection from a qualified building inspection as to whether any defective ABS pipe exists within the improvements. Beginning October 1, 2005 when you have a central air conditioner or furnace installed or replaced, the ducts on a home must be tested for leaks. As of January 23, 2006 the requirements for new central air conditioners and heat pumps may require costly modifications and upgrades to the property. It is recommended that buyers/owners consult with their contractor regarding duct sealing requirements and any upgrades/modifications which may be required. Property square footage has not been verified and Buyers are advised to measure the subject property to confirm it. Boundary lines can only be verified by a licensed surveyor and fences may not lie on property boundaries. Buyers are made aware that there are restrictive parking regulations during snow removal conditions.

Buyer (____) (____) and Seller (____) (____) have read this page.

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15. It is recommended that buyers investigate the availability and strength of signal of any and all types of internet connections.

16. Buyers are advised that a remodel of any property in the Lake Valley Fire District may require the installation of a fire sprinkler system and/or fire hydrant or water tank system. In addition, the property must comply with any smoke detector requirements.

Real Estate Brokers and salesperson are not experts in any governmental agency codes or regulations as they may pertain to the sale or ownership of real property within the Lake Tahoe basin. By signing below, Buyers and Sellers confirm they have not relied upon any representations by the Brokers and Salespersons herein regarding any permit status, or the effects of any governmental codes and regulations as they pertain to this property. Buyers and Sellers agree to hold the Brokers and Salespersons herein harmless for any permit status, codes and/or regulations that may affect the subject property now or in the future.

Buyer and Seller agree that documents signed in counterpart will be binding upon parties as though all signatures were on a single original contact. Either party may utilize a facsimile (FAX) or E-Mail copy in any legal proceedings as if it were the original signed agreement. All parties agree to execute and supply a duplicate original of all signed agreements to each party to the agreement.

BY SIGNING BELOW I (WE) AGREE THAT I (WE) HAVE READ AND UNDERSTAND PAGES ONE THROUGH SIX OF THE NOTICE REGARDING TAHOE AREA GOVERNMENTAL AGENCIES WHICH INCLUDE THE ATTACHED DISCLOSURES REGARDING TRPA WOOD HEATER STATEMENT OF COMPLIANCE WITH TRPA LETTER ENTITLED "WOOD HEATER RETROFIT PROGRAM".

Date: _____ Buyer _____ Buyer _____

Date: _____ Seller _____ Seller _____



WOOD HEATER RETROFIT PROGRAM

Prior to the sale, transfer or conveyance of any building, the seller must complete this form and submit it to the Tahoe Regional Planning Agency at the above address. A copy of this form must be provided to the buyer(s) prior to the close of escrow. This form cannot be substituted and incomplete forms will be returned.

Project Location/Assessor's Parcel Number (APN)
Street Address
Subdivision
Lot #
County
Previous APN
(if changed by county assessor since 1987)

Listing Agent
Listing Agency

Escrow Number
Title Company

Owner(s)
Mailing Address
City
State
Zip Code
Email
Phone
FAX

DECLARATION:

This building contains:

- No wood heaters or wood fireplaces of any kind in the house or on the property.
Legally existing, open wood-burning fireplaces in the house or on the property which are NOT the primary heat source.
Wood heaters in the house or on the property. (Indicate number or units and provide information for each below. Attach additional sheets if necessary.)

Manufacturer:
Model:
Manufacturer:
Model:

I/We certify that all fireplaces and wood heaters conform to the Tahoe Regional Planning Agency's requirements as set forth in Chapter 91.3.B of the Code of Ordinances as of this date.

Print Owner(s) Name(s):
Signature(s) (Original signature required.)
Date:
Date:

FOR OFFICE USE ONLY

Date Received:
Date Reviewed:
By:
Complete? Yes No (If no, return to sender)
Date Returned:
Date of Database Entry:
Date Complete (if returned):



128 Market St.
Stateline, NV

PO Box 5310
Stateline, NV 89449-5310

Mon-Fri
9:00 am-5:00 pm

Accepting Applications
9:00 am-4:00 pm

Phone: (775) 588-4547

Fax: (775) 588-4527

www.trpa.org

trpa@trpa.org

WOOD HEATER STATEMENT OF COMPLIANCE

Wood stoves and fireplaces are of particular concern in the Lake Tahoe Basin. Wintertime inversion layers, or temperature barriers, prevent wood smoke from leaving the Basin. These inversion layers trap smoke close to the ground resulting in elevated pollution levels, poor visibility and even contribute to the decline in the famed clarity of our Lake Tahoe.

Although the smoke from one wood stove or fireplace may seem minor, added together these stoves and fireplaces discharge tons of dangerous particulate matter, carbon monoxide and a family of cancer-causing chemicals known as polycyclic organic matter into the air each year. For this reason, the TRPA enacted a "Wood Heater Retrofit Program" to enforce the replacement of older wood heaters and unnecessary fireplaces with cleaner-burning alternatives. This program is similar to those adopted by agencies in such cities as Truckee, Mammoth Lakes, Telluride, Aspen, Reno and many other cities across the United States. The TRPA's program requires that all existing wood heaters, excluding legally existing open fireplaces, comply with emission standards prior to any sale, transfer or conveyance of any building. These standards can be found in subsection 91.3.B of the TRPA Code of Ordinances. For a complete description of TRPA's wood heater regulations, please visit our website www.trpa.org and look under "Homeowner Info".

Compliance with the program must be evidenced by a statement form the seller made under penalty of perjury. This statement will be made on a form provided by the TRPA to all licensed real estate agents in working in Lake Tahoe. No other forms will be accepted. This form will require the property owner to state either that: (1) the structure does not contain any existing wood heaters or: (2) that all existing wood heaters in the building, excluding legally existing, open fireplaces that are not primary heat sources, conform to the applicable emission standards (open fireplaces with closed-system inserts must meet emission requirements). The statement must be submitted to TRPA prior to the sale, transfer, or conveyance of any building and a copy provided to the new owner prior to the close of escrow. This statement is required for all subsequent sales, transfers, or conveyance of the property. Failure to file this document or to comply with all applicable requirements may result in penalties of up to \$5,000 per day, pursuant to Article VI (1) of the Tahoe Regional Planning Agency Compact.

The TRPA wood heater retrofit statement of compliance form and approved wood heater list can be obtained at our offices or on our website www.trpa.org and look under "Homeowner Info".