

RECEIPT FOR PUBLIC REPORT

The Laws and Regulations of the California Real Estate Commissioner require that you as a prospective purchaser or lessee be afforded an opportunity to read the public report for this subdivision before you make any written offer to purchase or lease a subdivision interest or before any money or other consideration toward purchase or lease of a subdivision interest is accepted from you.

In the case of a preliminary or interim public report, you must be afforded an opportunity to read the public report before a written reservation or any deposit in connection therewith is accepted from you.

In the case of a conditional public report, delivery of legal title or other interest contracted for will not take place until issuance of a final public report. Provision is made in the sales agreement and escrow instructions for the return to you of the entire sum of money paid or advanced by you if you are dissatisfied with the final public report because of a material change. (See California Business and Professions Code Section 11012.)

DO NOT SIGN THIS RECEIPT UNTIL YOU HAVE RECEIVED A COPY OF THE PUBLIC REPORT AND HAVE READ IT.

I read the Commissioner's Public Report on 123173SA-A03
[FILE NUMBER]

TRACT NO. 95-569
[TRACT NUMBER OR NAME]

SPRING VALLEY MEADOWS
[PHASE NUMBER] [LOT/UNIT NUMBER]

I understand the public report is not a recommendation or endorsement of the subdivision, but is for information only.

The issue date of the public report which I received and read is:

JULY 23, 2007
[DATE ISSUED]

APRIL 12, 2021
[DATE AMENDED]

APRIL 11, 2026
[EXPIRATION DATE]

[NAME]

[SIGNATURE]

[ADDRESS]

[DATE]

*Department of Real Estate
of the
State of California*

**FINAL SUBDIVISION PUBLIC REPORT
STANDARD SUBDIVISION**

In the matter of the application of

MARK J. McEWEN AND ANNE M. McEWEN,
CO-TRUSTEES OF THE M&A McEWEN
REVOCABLE TRUST

FILE NO.: 123173SA-A03

ISSUED: JULY 23, 2007

AMENDED/
RENEWED: APRIL 12, 2021

EXPIRES: APRIL 11, 2026

for a Final Subdivision Public Report on

TRACT NO. 95-569
SPRING VALLEY MEADOWS

DEPARTMENT OF REAL ESTATE

by



Phil Ore

YUBA COUNTY, CALIFORNIA

CONSUMER INFORMATION

- ◆ **This report is not a recommendation or endorsement of the subdivision; it is informative only.**
- ◆ **Buyer or lessee must sign that (s)he has received and read this report.**
- ◆ A copy of this subdivision public report along with a statement advising that a copy of the public report may be obtained from the owner, subdivider, or agent at any time, upon oral or written request, *must* be posted in a conspicuous place at any office where sales or leases or offers to sell or lease interests in this subdivision are regularly made. [*Reference Business and Professions (B&P) Code Section 11018.1(b)*]

This report expires on the date shown above. All material changes must be reported to the Department of Real Estate. (*Refer to Section 11012 of the B&P Code; and Chapter 6, Title 10 of the California Administrative Code, Regulation 2800.*) Some material changes may require amendment of the Public Report; which Amendment must be obtained and used in lieu of this report.

Section 12920 of the California Government Code provides that the practice of discrimination in housing accommodations on the basis of race, color, religion, sex, marital status, domestic partnership, national origin, physical handicap, ancestry, gender identity, gender expression, sexual orientation, familial status, source of income, disability, or genetic information is against public policy.

Under Section 125.6 of the B&P Code, California real estate licensees are subject to disciplinary action by the Real Estate Commissioner if they discriminate or make any distinction or restriction in negotiating the sale or lease of real property because of the race, color, sex, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, or physical handicap of the client. If any prospective buyer or lessee believes that a licensee is guilty of such conduct, (s)he should contact the Department of Real Estate.

Read the entire report on the following pages before contracting to buy or lease an interest in this subdivision.

THIS REPORT COVERS 4 LOTS (Lots 1, 3, 4 AND 7), INCLUSIVE, OF SUBDIVISION MAP OF TRACT NO. 95-569

SPECIAL INTEREST AREAS IN THIS FINAL SUBDIVISION PUBLIC REPORT: YOUR ATTENTION IS ESPECIALLY DIRECTED TO THE PARAGRAPH(S) BELOW ENTITLED: USES/ZONING/HAZARD DISCLOSURES, TITLE, TAXES, FINANCING, PURCHASE MONEY HANDLING, SOILS AND GEOLOGIC CONDITIONS, AND UTILITIES AND OTHER SERVICES.

IN ADDITION TO THESE AREAS IT IS IMPORTANT TO READ AND THOROUGHLY UNDERSTAND THE REMAINING SECTIONS SET FORTH IN THIS FINAL SUBDIVISION PUBLIC REPORT PRIOR TO ENTERING INTO A CONTRACT TO PURCHASE.

BEFORE SIGNING, YOU SHOULD READ AND THOROUGHLY UNDERSTAND ALL SALES CONTRACT AND LOAN DOCUMENTS. IF YOU DO NOT UNDERSTAND THE TERMS OF YOUR CONTRACT OR LOAN DOCUMENTS, YOU MAY WISH TO CONSIDER CONSULTING WITH YOUR OWN ATTORNEY BEFORE ENTERING INTO A CONTRACT TO PURCHASE THE PROPERTY.

THE USE OF THE TERM "PUBLIC REPORT" SHALL MEAN AND REFER TO THIS FINAL PUBLIC REPORT.

OVERVIEW OF SUBDIVISION

Location: This subdivision contains 60 acres divided into 9 lots in the county of Yuba at Amber Lane and State Hwy 20 approximately 8 miles east of Marysville, California.

Interest to be Conveyed: You will receive fee title to a specified lot.

Sale of all Residences: The subdivider has indicated that he intends to sell all the lots in this subdivision; however, any owner, including the subdivider, has a legal right to rent or lease the lots, subject to the following resale restrictions:

SUBDIVIDER AND PURCHASER OBLIGATIONS: IF YOU PURCHASE FIVE OR MORE SUBDIVISION LOTS FROM THE SUBDIVIDER, THE SUBDIVIDER IS REQUIRED TO NOTIFY THE REAL ESTATE COMMISSIONER OF THE SALE. IF YOU INTEND TO SELL YOUR INTERESTS OR LEASE THEM FOR TERMS LONGER THAN ONE YEAR, YOU ARE REQUIRED TO OBTAIN AN AMENDED FINAL PUBLIC REPORT BEFORE YOU CAN OFFER THE INTERESTS FOR SALE OR LEASE.

NOTWITHSTANDING ANY PROVISION IN THE PURCHASE CONTRACT TO THE CONTRARY, A PROSPECTIVE BUYER HAS THE RIGHT TO NEGOTIATE WITH THE SELLER TO ALLOW AN INSPECTION OF THE PROPERTY BY THE PURCHASER OR THE PURCHASER'S DESIGNEE UNDER TERMS MUTUALLY AGREEABLE TO THE PROSPECTIVE BUYER AND SELLER.

USES/ZONING/HAZARD DISCLOSURES

The subdivider has set forth below references to various uses, zoning, hazards and other matters based on information from a variety of sources. You should independently verify the information regarding these matters, as well as all other matters that may be of concern to you regarding the subdivision and all existing, proposed or possible future uses adjacent to or in the vicinity of the subdivision. At the time this Public Report was issued, some of the land uses that surround the subdivision include, but are not limited to, the following:

Zoning:

North – Farmland, Rural Residential
South – Farmland
East – Farmland, Rural Residential
West – Farmland, Rural Residential

Uses: The Subdivider advises as follows regarding surrounding property uses:

- Browns Valley Irrigation District (BVID) ditch located in the northwest corner between lots 1 and 6.
- Yuba River is located approximately 2 miles south of the project.
- Wildlife set-aside for the Spring Valley development is located directly south and adjacent to the project.

Hazards: The subdivider advises that the following hazards exist within or near this development:

- High tension wires are located approximately $\frac{3}{4}$ of a mile west (lines run north/south).
- Gravel pits are located approximately 2 miles southwest of the project.
- Coruda Canal is located approximately $\frac{3}{4}$ of a mile to the south of the project.
- State Highway 20 is adjacent to the project.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

Notice of Right to Farm: This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise,

odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

PURCHASERS SHOULD FAMILIARIZE THEMSELVES WITH THE SURROUNDING AREAS OF THE SUBDIVISION BEFORE SIGNING A PURCHASE AGREEMENT/CONTRACT.

TITLE

Preliminary Report: A preliminary report will be issued by the title insurer to reflect those items that affect the condition of title. You are encouraged to request a copy of this preliminary report for review of those items that affect the lot you are purchasing. Those items typically shown include, but are not limited to, general and special taxes, easements, mechanic liens, monetary encumbrances, trust deeds, utilities, rights-of-way and CC&Rs. In most instances, copies of documents can be provided to you upon request.

Additionally, the preliminary report shows title, among other things, to be subject to the following:

- Rights of the United States of America as acquired by Decree of Condemnation, dated June 20, 1902, and recorded June 30, 1902, in Volume 49 Deeds, page 455. Affects portion of Section 30. The location of the easement cannot be determined from record information.
- The effect of the Statement by F.C. Van Dainse, Vice President and Manager of Yuba Consolidated Gold Field, that Yuba Consolidated Gold Fields proposes to mine by Place Mining methods certain land situate in Sections 25, 29 and 30, as disclosed by an instrument recorded September 20, 1941 in Book 64 of Official Records, at Page 168.
- A waiver of any claims for damages by reason of the location, construction, landscaping maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded July 6, 1990 as Series No. 90-7410 of Official Records. Affects Lot 1.
- The terms and provisions contained in the documents entitled "Memorandum of Agreement Regarding Easements" recorded March 12, 1992 as Instrument No. 1992-2993 of Official Records.
- The terms and provisions contained in the documents entitled "Maintenance Agreement" recorded June 22, 1994 as Instrument No. 1994-07811 of Official

Records.

- The terms and provisions contained in the documents entitled "Conditions of Approval" recorded June 22, 1994 as Instrument No. 1994-07812 of Official Records.
- The terms and provisions contained in the documents entitled "Sewage Disposal Sites Parcel Map No. 92-44" recorded June 22, 1994 as Instrument No. 1994-07814 of Official Records.
- Any and all offers of dedication, conditions, restrictions, easements, fence line/boundary discrepancies, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description.
- The terms and provisions contained in the document entitled "Conditions of Approval Yuba County" recorded September 25, 1996 as instrument No. 96-09605 of Official Records.
- The terms and provisions contained in the document entitled "Sewage Disposal Sites Parcel Map No. 95569" recorded September 25, 1996 as instrument No. 96-09607 of Official Records.

Easements: Easements for utilities, rights-of-way, building setbacks, road, fire suppression, avigation and noise, irrigation, water pipeline, and other purposes are shown on the Title Report and Subdivision Map recorded on September 25, 1996 in the office of the Yuba County Recorder Book 67 of Maps, at page 32.

Adjustments to the original subdivision map(s) may also be recorded. You may ask the subdivider about such changes. If you purchase a lot subject to said adjustment, this information will be included in your title policy.

Restrictions (CC&Rs): This subdivision is subject to CC&Rs recorded in the office of the Yuba County Recorder on January 26, 2016 as Instrument number 2016-000916, which includes among other provisions, the following: Prior to any construction, you must obtain approval of your plans by the Architectural Control Committee. This committee is appointed by the subdivider. If the developer or the Architectural Control Committee or one of your neighbors sues you for any violation of the Restrictions, you may have to pay his/her attorney's fees and expenses.

FOR INFORMATION AS TO YOUR OBLIGATIONS AND RIGHTS, YOU SHOULD READ THE CC&Rs. THE SUBDIVIDER MUST MAKE THEM AVAILABLE TO YOU.

TAXES

Regular Taxes: The maximum amount of any tax on real property that can be collected annually by counties is 1% of the full cash value of the property. With the addition of interest and redemption charges on any indebtedness, approved by voters prior to July 1, 1978, the total property tax rate in most counties is approximately 1.25%

of the full cash value. In some counties, the total tax rate could be well above 1.25% of the full cash value. For example, an issue of general obligation bonds previously approved by the voters and sold by a county water district, a sanitation district or other such district could increase the tax rate.

For the purchaser of a lot in this subdivision, the full cash value of the lot will be the valuation, as reflected on the tax roll, determined by the county assessor as of the date of purchase of the lot or as of the date of completion of an improvement on the lot if that occurs after the date of purchase.

Notice of Your Supplemental Property Tax Bill

California property tax law requires the assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the tax collector. If you have any questions concerning this matter, please call your local tax collector's office.

Assessments: This subdivision lies within the boundaries of the County Service Area No. 60 and is subject to any taxes, assessments, and obligations thereof. This district was formed to provide maintenance of roads and drainage facilities, a fire suppression water distribution system, and irrigation facilities. The District budget for each fiscal year will be based upon the actual costs provided for in the awarded contract for these services. This means assessments can fluctuate from year to year as contracts expire. As of the date of this Public Report, it is anticipated the projected 2020-2021 assessment for each residential unit within this development will be \$50.00. Purchasers should thoroughly understand the information in the notices prior to entering into a contract to purchase. These special taxes appear on the yearly tax bill and are in addition to the tax rate affecting the property described above in the section entitled "**TAXES**".

FINANCING

Pursuant to Civil Code Sections 2956 through 2967, inclusive, subdivider and purchasers must make certain written disclosures regarding financing terms and related information. The subdivider will advise purchasers of disclosures needed from them, if any.

If your purchase involves financing, a form of deed of trust and note will be used. The provisions of these documents may vary depending on the lender selected. These documents may contain the following provisions:

Acceleration Clause: This is a clause in a mortgage or deed of trust which provides that if the borrower (trustor) defaults in repaying the loan, the lender may declare the unpaid balance of the loan immediately due and payable.

Due-On-Sale Clause: If the loan instrument for financing your purchase of an interest in this subdivision includes a due-on-sale clause, the clause will be automatically enforceable by the lender when you sell the property. This means that the loan will not be assumable by a purchaser without the approval of the lender. If the lender does not declare the loan to be all due and payable on transfer of the property by you, the lender is nevertheless likely to insist upon modification of the terms of the instrument as a condition to permitting assumption by the purchaser. The lender will almost certainly insist upon an increase in the interest rate if the prevailing interest rate at the time of the proposed sale of the property is higher than the interest rate of your promissory note.

Balloon Payment: This means that your monthly payments are not large enough to pay off the loan, with interest, during the period for which the loan is written and that at the end of the loan period, you must pay the entire remaining balance in one payment. If you are unable to pay the balance and the remaining balance is a sizeable one, you should be concerned with the possible difficulty in refinancing the balance.

If you cannot refinance or sell your property, or pay off the balloon payment, you will lose your property.

Prepayment Penalty: This means that if you wish to pay off your loan in whole or in part before it is due, you must, in addition, pay a penalty.

Late Charge: This means that if you fail to make your installment payment on or before the due date, or within a specified number of days after the due date, you, in addition, must pay a penalty.

Adjustable Rate Loan: The subdivider may assist you in arranging financing from a federal or state regulated lender which will make loans that allow the interest rates to change over the life of the loan. An interest rate increase ordinarily causes an increase in the monthly payment that you make to the lender. The lender will provide you with a disclosure form about the financing to assist you in evaluation of your ability to make increased payments during the term of the loan. This disclosure form will be furnished to you at the time you receive your loan application and before you pay a nonrefundable fee.

Special Financing Arrangements:

1. Two programs may be offered: (a) with the principal will be amortized up to 30 years, all due in one (1) year; and (b) interest only, all due in (1) year.
2. The down payment will be approximately 20% of the purchase price.
3. The approximate basic interest rate will be 5%-8%.
4. The loan payments will NOT be negatively amortized.

5. When the loan period is up (a) the remainder of the principal will be due, or (b) all of the principal will be due.
6. The loan will need to be refinanced at end of the loan period and the developer may choose not to offer refinancing when the loan becomes due.
7. The developer MAY OR MAY NOT CHOOSE to qualify buyers by using the same loan-to-income ratios used by local institutional lenders.
8. If the buyer had to pay prevailing interest rates charged by institutional lender, a buyer might qualify to purchase the property from the developer.

Specific terms of seller financing are explained in detail in the documents associated with said financing.

BEFORE AGREEING TO ANY FINANCING PROGRAM OR SIGNING ANY LOAN DOCUMENTS, YOU SHOULD READ AND THOROUGHLY UNDERSTAND ALL THE PROVISIONS CONTAINED IN THE LOAN DOCUMENTS.

PURCHASE MONEY HANDLING

The subdivider must impound all funds (purchase money) received from you in an escrow depository until legal title is delivered to you. Refer to Business and Professions Code Sections 11013, and 11013.4(a).

If the escrow has not closed on your lot within twelve (12) months of the date of the subdividers acceptance of your offer, you may request the return of your purchase money deposit.

NOTE: Section 2995 of the Civil Code provides that no real estate subdivider shall require as a condition precedent to the transfer of real property containing a single-family residential dwelling that escrow services effectuating such transfer shall be provided by an escrow entity in which the subdivider has a financial interest of 5% or more.

THE SUBDIVIDER HAS NO FINANCIAL INTEREST IN THE ESCROW COMPANY WHICH IS TO BE USED IN CONNECTION WITH THE SALE OR LEASE OF LOTS IN THIS SUBDIVISION.

SOILS AND GEOLOGIC CONDITIONS

Soils and geologic information is available at Yuba County Building Department, 915 8th Street, Suite 133, Marysville, CA 95901.

CALIFORNIA IS SUBJECT TO GEOLOGIC HAZARDS SUCH AS LANDSLIDES, FAULT MOVEMENTS, EARTHQUAKE SHAKING, RAPID EROSION OR SUBSIDENCE. THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33, PROVIDES FOR LOCAL BUILDING OFFICIALS TO EXERCISE PREVENTIVE MEASURES DURING GRADING TO ELIMINATE OR MINIMIZE DAMAGE FROM SUCH GEOLOGIC HAZARDS. THIS SUBDIVISION IS

LOCATED IN AN AREA WHERE SOME OF THESE HAZARDS MAY EXIST. SOME CALIFORNIA COUNTIES AND CITIES HAVE ADOPTED ORDINANCES THAT MAY OR MAY NOT BE AS EFFECTIVE IN THE CONTROL OF GRADING AND SITE PREPARATION.

PURCHASERS MAY CONTACT THE SUBDIVIDER, THE SUBDIVIDER'S ENGINEER, THE ENGINEERING GEOLOGIST AND THE LOCAL BUILDING OFFICIALS TO DETERMINE IF THE ABOVE-MENTIONED HAZARDS HAVE BEEN CONSIDERED AND IF THERE HAS BEEN ADEQUATE COMPLIANCE WITH APPENDIX CHAPTER 33 OR AN EQUIVALENT OR MORE STRINGENT GRADING ORDINANCE DURING THE CONSTRUCTION OF THIS SUBDIVISION.

UTILITIES AND OTHER SERVICES

Water: There is no regular domestic water service to this subdivision.

Private water wells are the only source of domestic water and you will be required to pay all costs to have a well installed on your lot. (Refer to "Irrigation Water" section below regarding non-potable irrigation water supply to this subdivision.)

In a letter dated January 18, 2021 the subdividers well driller, submitted the following information:

- "We have had extensive drilling water wells in Yuba County. Based on our knowledge of wells in the area indicated, we have found the well depths have been approximately 80 feet to 140 feet deep to produce adequate water for normal domestic usage.
- The cost of drilling a water well for normal domestic usage is \$26.00 per foot. This price includes 6-inch P.V.C. casing. The Yuba County permits is \$545.00 per well.
- A completed pump system at the well site based on a 80' foot well is \$6,709.00.
- The estimated total cost of well drilling and the pump systems range between \$6,709.00 and \$8,702.00.
- Due to the nature of our work, this is strictly an estimate. The well may be more or less than the above stated depth. The pump system may be more or less depending on the depth of the well and gallons per minute."

In an Email letter dated October 28, 2014 the county of Yuba Community Development Dept. Environmental Health Division provided the following information:

"Individual water wells are the proposed source of water for each and every lot. Wells will be permitted on the same lot as the sewage disposal system. Water well data has not been submitted to this office, so this department cannot state that the water is potable. Other wells in the surrounding area have been tested

have been found to be potable and are being used for domestic purposes. Wells are not required at the time of sale but building permits will not be issued until a well is drilled and tested to meet water quality and quantity standards. New wells require a permit and shall be drilled and developed in accordance with Yuba County Ordinance, Chapter 7.03 and the State of California Bulletin 74-81. Water well standards. There is no assurance that underground water sources exist within the limits of the heron shown parcels which will be adequate in sufficient quantity or quality to meet present of future needs. Surface water is not an approved domestic potable water source”.

The State Water Code requires a Notice of Intention to drill a well and Report of Completion to be filed with the department of Water Resources.

Irrigation Water: In a letter dated February 16, 2021, the Browns Valley Irrigation District provided the following information:

“Although the conveyance known as the “Pumpline Canal” is routed through two parcels associated with this Tract Map, an adequate water system fulfilling potential residential at buildout is not yet complete, However, there are two (2) BVID subdivision service outlets installed at each of the project that supply two parcels as well as the fire suppression pond.

To the best of BVID’s knowledge, a statement verifying the financial arrangements for installation has NOT been made.

BVID maintains two service outlets in the project for water delivery, and the installed service outlets and existing pipe are capable of supplying the water suppression pond.

The Browns Valley Irrigation District does NOT provide potable water for domestic use. Currently all BVID water is untreated agricultural water diverted from directly from the source and is absent any treatment.

The cost for connection is \$2,950.00 per parcel once the correct sized pipeline is installed to provide water to each individual parcel. The infrastructure to charge the correct sized pipeline is in place at two parcels described above. It would be difficult to determine the cost per parcel at this time.”

Sewage Disposal: Septic systems will be used for sewage disposal. You must pay for your septic system.

The following information regarding septic systems was provided by a contractor:

“Septic system type requirements will consist of either a pressure dose or sand filter system. Cost consideration for both types of systems can vary due to the following:

- #1 The actual square footage of the house.
- #2 The total number of bedrooms.
- #3 The location of the house in relation to the designated MUSDA (septic leachfield area).
- #4 The individual Engineers design.
- #5 The actual size of the required septic tank.
- #6 The actual size of the pump tank.
- #7 The size of the effluent pump.
- #8 The required length, width, and depth of the leachfield trench.
- #9 The total size of the leach field and the total cubic yards of top soil for the cover cap of the leachfield.

Estimated cost range for pressure dosed septic system-\$15,000.00 to \$25,000.00

Estimated cost range for sand filter pre-treatment septic system -\$20,000.00 to \$29,000.00.”

Note: Other permits and fees may apply from Yuba County and engineering firms that are not included in these estimates.

In a letter dated October 28, 2014 the County of Yuba Community Development Department Environmental Health Division provided the following information:

“This subdivision is located in an area where individual on-site sewage disposal systems will be permitted on each and every parcel as the means of wastewater treatment. Sewage disposal systems shall be installed in accordance with Yuba County Environmental Health at the time building permits are applied for. Based on the soil study results from the subdivision, all of the sewage disposal Systems shall be engineered systems.”

This information is applicable as of the date of issuance of this public report. If there is a change in the requirements for a sewage disposal system permit, the subdivider must amend the public report to disclose the new conditions. Please note that if you do not intend to install a sewage system at this time, there is no guarantee that the lot/parcel will later qualify for use of a septic system. Prior to purchasing a lot/parcel and commencing construction, you should contact the local health department concerning specifications, requirements and any local problems.

Gas: There is no natural gas service available to this subdivision.

Electricity: In a letter dated October 3, 2015 PG&E advised as follows:

“This is to inform you that Pacific Gas and Electric Company is a public utility and the certified carrier of electric energy serving the territory wherein the above-captioned project is located. An application for service is required by calling 1-877-743-7782 to have it submitted electronically. Once this is received an engineering advance will be requested for the project. Currently the advance is \$5,000.00 per commodity for a subdivision. Since this is an area where we only serve electric then the total advance is \$5,000.00.

Electric extensions and services are made in accordance with the provisions of Approved tariffs on file with the California Public Utilities Commissions. Electric Rules 15 and 16 are the current rules. Copies of the rules are available on the website at www.pge.com for your information.

To date, there has been no action on the part of the California Public Utilities Commission to close our residential or commercial rates to new or additional Electrical requirements. However, since all of our tariffs are subject to decisions of this commission, you should be aware that our rules and rates in effect at the time service to the project is required would apply.”

In addition, the subdivider advises as follows:

All utility lines are already in place on Highway 20, adjacent to the project. Lot purchasers will be responsible for the costs for installation and extension of utility services from Highway 20 and along Amber Lane to the end of the Cul de Sac as well as for installation and/or extension of utility services from Amber Lane to their individual building sites.

Telephone: In a letter dated February 17, 2016 AT&T advised as follows:

“This is to inform you that the above-mentioned parcels are located within the Marysville Wire Center of Pacific Ball’s service area.

We expect to be in a position to provide telephone service to applicants at the above listed parcels upon request, and in accordance with requirements of, and at rates and charges specified, in our tariffs on file with the California Public Utilities Commission.

At this time AT&T will not be able to provide the estimated cost per foot of Installation and/or extension of services to the furthest lot in the Subdivision.”

In addition, the subdivider advises as follows:

All utility lines are already in place on Highway 20, adjacent to the project. Lot purchasers will be responsible for the costs for installation and extension of utility services from Highway 20 and along Amber Lane to the end of the Cul de Sac as well as for installation and/or extension of utility services from Amber Lane to their individual building sites.

Fire Protection: The Loma Rica/Browns Valley Fire Department advises as follows:

“The Loma Rica/Browns Valley Community Services District contracts with CAFIRE for 24-hour life and property fire protection, and CALFIRE also provides the wildland fire suppression for this area.

No fire hydrants are provided in the area. By code each residence will be required to provide a 3000-gallon water tank for fire suppression. We could discuss options for providing larger centrally located tanks for fire suppression”.

The State of California Department of Forestry and Fire Protection (CDF) provided the following information:

“The Loma Rica Browns Valley CSD contracts with CAFIRE for 24-hour life and property fire protection, and CALFIRE also provides the wildland fire suppression for this area, the districts ISO rating for this area is 5.

A fire suppression pond is within the development; currently that pond does not meet the requirements for fire suppression and will need upgrades to meet those requirements for today’s standards, as you know the subdivision was originally developed in 1994. If upgraded, the pond will meet water requirements for some of the parcels within a 1000 ft. of the drafting location. Outside of the area of the pond, the builder will be required to have a 3500 gallon water source available for fire suppression.

The closest station is located at 9471 Browns Valley School Rd., Browns Valley CA.

Building Permit: If you purchase as vacant lot within this subdivision, you will be required to obtain a building permit and pay all applicable fees prior to construction. These fees may include, but may not be limited to the following: schools, sewer, Water, drainage, traffic mitigation, park, infrastructure, etc. Vacant lot purchasers Should contact the local building and planning departments for the current list of Fees and other requirements prior to purchasing a lot. Purchasers of vacant lots Should realize, however, that these fees and requirements could change.

Flood and Drainage Conditions: In a letter dated October 23, 2015 Yuba County Community Development Department advises as follows:

“Tract No. 95-569 is depicted by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (FIRM) panel number 06115C0375D, dated February 218, 2011. The project area falls within an unshaped “X” zone, which designates areas outside the 0.2% annual chance floodplain.”

Streets and Roads: The streets and roads within this subdivision are maintained by County Service Area (CSA) #60, and is subject to any taxes, assessments and obligations thereof.

This district provided the following information:

“The CSA was established per resolution #1996-0092 on July 16, 1996 with an annual assessment of \$50.00 per unimproved property and \$200.00 for improved property. The assessments that are paid each year cover the cost for service the CSA requires. Those services are: Road and Drainag Lane and Maintenance of the Fire Suppression Pond on lot #4, parcel #006-410

004-000 and the 15' Fire Suppression and Irrigation Easement across lots # 1, 2, 3 & 4 to supply the pond. Any repairs or maintenance for three items will be funded through the direct Assessments paid each year by the property owners.

In addition, structures or other improvement will not be allowed that may interfere with fire suppression purposes of the pond and /or irrigation easements."

The district budget for each fiscal year will be based upon the actual costs provided for the awarded contract for these services. This means assessments can fluctuate from year to year as contracts expire.

THE SUBDIVIDER SHOULD PROVIDE YOU WITH A COPY OF THIS AGREEMENT.

Schools: This project lies within the Marysville Joint Unified School District. This district advises that the schools initially available to this subdivision are the following:

Browns Valley Elementary School (K-6)
9555 Browns Valley School Road
Browns Valley, CA 95918
(530) 741-6107

Foothill Intermediate School (6-8)
5351 Fruitland Road
Marysville, CA 95901
(530) 741-6130

Marysville High School (9-12)
12 E 18th Street
Marysville, CA 95901
(530) 741-6180

The above school information was provided prior to the date of issuance of this public report and is subject to change. For the most current information regarding school assignments, boundary changes, facilities and bus service, purchasers are encouraged to contact the above school district(s).

CONTACTING THE DEPARTMENT OF REAL ESTATE

If you need clarification as to the statements in this Public Report or if you desire to make arrangements to review the documents submitted by the subdivider which the Department of Real Estate used in preparing this Public Report, you may contact:

Department of Real Estate
Northern California Office - Subdivisions North
1651 Exposition Blvd., Sacramento, CA 95815
(916) 576-3374