

ADDENDUM CHANGES:

NEW

3. Use of Propane:

A. Property does or does not include a propane tank.

B. If there is a propane tank, Seller has **7 (or _____) Days** after Acceptance to provide Buyer with all documentation and information regarding the ownership, use and/or leasing information of the propane tank, including non-compliance or citation notices, if any. The Parties understand, acknowledge and agree that the propane tank may or may not contain propane at close of escrow. Any remaining propane in the tank at close of escrow shall transfer to Buyer at no cost to the Buyer.

REPLACES

3. Use of Propane:

A. Property does or does not include a propane tank.

B. If there is a propane tank, Seller has **7 (or _____) Days** after Acceptance to provide Buyer with all documentation and information regarding the ownership, use and/or leasing information of the propane tank, including non-compliance or citation notices, if any.

C. Unused Propane Agreement Options: 1.0 The Parties understand, acknowledge and agree that the propane tank may or may not contain propane at close of escrow. Any remaining propane in the tank at close of escrow shall transfer to Buyer at no cost to the Buyer. 2.0 In order for the Seller to receive a pro ration for the unused propane, Seller must cause a reading of the propane meter by Seller's propane supplier and provide a written statement from supplier to Title of current reading and rate within **5 Days** prior to close of escrow. Seller's failure to provide this information in the timeframe stated nullifies the pro ration and defaults to C 1.0 above.

NEW

7. The Tahoe Donner Association ("TDA") has implemented a "Homeowner Property Inspection Initiative", ("HPII"), designed to maintain the TDA's standards of appearance and safety by advising owners of what repairs are needed and then establishing deadlines for performing the required repairs. The HPII mandates that a TDA Homeowner Property "Inspection only" be conducted when there is a transfer of ownership; however, the Seller and Buyer can agree as to whether the Seller obtains that "Inspection only" prior to the close of escrow or if the "Inspection only" will occur after escrow closes.

A. TDA HOMEOWNER PROPERTY “INSPECTION ONLY”:

Seller shall submit a timely request to TDA to have a Homeowner Property “Inspection only” completed no later than the time frame specified in Paragraph 14B of the Purchase Contract for the Buyer’s investigation of Property condition contingency.

Or

B. Buyer waives the right to have a TDA Homeowner Property “Inspection only” conducted prior to the close of escrow. Buyer understands, acknowledges and agrees that the TDA mandatory sale inspection shall take place after the close of escrow.

REPLACES

7. For properties located in the Tahoe Donner Sub-Division, the Tahoe Donner Association (“TDA”) has a “Homeowner Property Inspection”, (“HOIP”), designed to maintain a minimum exterior standard of appearance. The inspection focuses on advising Homeowners whose exterior property may be in need of improvement to keep with the Association’s standards. These maintenance items are identified and a reasonable deadline is established for performing the maintenance as identified. The HOIP mandates that a TDA Homeowner Property “Street View Inspection” be conducted when there is a transfer of ownership; however, the Seller and Buyer can agree as to whether the Seller obtains that “Street View Inspection” prior to the close of escrow or if the “Inspection only” will occur after escrow closes.

A. TDA HOMEOWNER PROPERTY “STREET VIEW INSPECTION”:

Seller shall submit a timely request to TDA to have a Homeowner Property “Street View Inspection” completed no later than the time frame specified in Paragraph 14B of the Purchase Contract for the Buyer’s investigation of Property condition contingency.

Or

B. Buyer waives the right to have a TDA Homeowner Property “Street View Inspection” conducted prior to the close of escrow. Buyer understands, acknowledges and agrees that the TDA mandatory sale inspection shall take place after the close of escrow.

NEW

8. Properties within the Truckee Fire Protection District are to be in compliance with Defensible Space Requirements at all times. The Truckee Fire Protection District has passed a Defensible Space Ordinance 01-2019 requiring the following action by Buyer and Seller at Point of Sale:

A. Buyer is required to read and sign a Wildfire Defensible Space Disclosure Form that describes the local risk of wildfire, State and Local laws requiring homeowners to maintain defensible space, and the specific defensible space requirements.

B. Seller or Seller's representative shall, within 7 days (or ___ days) of Acceptance, request, obtain and provide to Buyer a defensible space inspection from Truckee Fire. Failure of the Seller to obtain a defensible space inspection shall be punishable as a misdemeanor, and a possible fine of \$1000 per day of violation and/or up to 90 days in jail.

SELLER RESPONSIBLE: Seller either (a) has complied with Defensible Space Requirements and will include a report from the Truckee Fire Protection District as part of their disclosures; or (b) prior to the close of escrow, shall pay for all necessary work to comply with Defensible Space Requirements and provide a report from the Truckee Fire Protection District.

BUYER RESPONSIBLE: Buyer shall be responsible for all expenses in coming into compliance with Defensible Space Standards (this work does not need to be done by close of escrow).

REPLACES

8. Other:

ADDED

9. Other:

• Updated the revision date to May 2019.

ADVISORY CHANGES:

NEW

3.2. North Tahoe Fire Protection District: Contact Information: (530) 583-6913.

REPLACES

3.2. North Tahoe Fire Protection District: Contact Information: (530) 583-6909 or the Forest Fuels office at (530) 546-2212.

ADDED

3.8. Fire Sprinkler System: If the Property has a fire sprinkler system, it may be required to be periodically tested. **(formerly ITEM 6)**

NEW

4. Wildfire Hazard – Fire Hazard Severity Zones: Wildfires are threat to life and property. California State Law requires the California Department of Forestry and Fire Protection (CAL FIRE) to generate and periodically update their assessment and designation of lands as being in “moderate”, “high”, or “very high” Fire Hazard Severity Zones (FHSZ). The FHSZ maps were updated statewide in 2007, and again in 2018. Unincorporated areas of a county with wildland areas determined to possess substantial wildfire hazards are referred to as State Responsibility Areas (SRA) (ref. Public Resources Code, sections 4125-4137, and PRC 4201-5); while incorporated cities and towns with very high fire hazard severity zones are referred to as Local Responsibility Areas (LRA) (ref. Government Code, sections 51175-51189). As of 2018, the California Insurance Commissioner reported that within the “Wildland-Urban Interface” more than one-million homes are identified as being at high or very high fire risk. To determine if a particular property is within one of these high fire hazard zones, for SRA covered areas one can enter the property address at www.myhazards.caoes.ca.gov or www.fire.ca.gov, for LRA covered areas one must contact the local authority (Building & Planning Department) for information.

REPLACES

4. Floodplain: The Property may lie within a flood plain or flood plain setback area. Buyer should investigate with local municipal, County, Regional and Federal agencies as to any limitations that this designation may create. Insurance costs may also be affected if the Property lies within a flood plain. Buyer should consult with their insurance provider regarding this issue.

NEW

5. Wildfire Hazard Mapping and Insurance Challenges: The availability and affordability of homeowners’ insurance coverage for properties within the Wildland-Urban Interface can be problematic. Homeowners’ insurance policies in such High and Very High Fire Hazard Severity Zones are difficult to secure, and even if a policy will be written for the property, the cost may be unaffordable to many potential buyers. Private insurers set their own underwriting guidelines to assess risk, and are not required to write policies where they have determined that the home in question faces too high a risk. The inability to obtain affordable homeowners’ insurance coverage is an ongoing problem in the region. Cancellations or non-renewals of existing homeowners’ policies are also an ongoing concern. Consumers are urged to explore the availability of and rates for policies to provide adequate homeowners’ coverage. It is important for those

considering the purchase of real property to consider the potential limited availability of coverage and higher premiums often associated with high fire hazard regions.

REPLACES

5. Avalanche Area: The Property may lie within an avalanche area which may make it more difficult to obtain financing and/or structural insurance. Insurance costs may also be affected if the Property lies within an avalanche area. Buyer should consult with their insurance provider and appropriate Governing Agency regarding this issue. Certain areas have been mapped and designated as avalanche areas by the county and may be subject to building, occupancy and use restrictions.

NEW

6. Foliage: Buyer should consult with appropriate experts, such as arborists to verify the general condition of trees and other landscaping on the Property. Trees and other vegetation are susceptible to disease. Some trees may require qualified care and/or removal. Dead or dying vegetation represents fire, falling and other hazards.

REPLACES

6. Fire Sprinkler Systems: If the Property has a fire sprinkler system, it may be required to be periodically tested – **(This is now ITEM 3.8)**

NEW

7. Wildlife: Various species of wildlife exists within the Tahoe-Truckee Region. Wildlife may become a nuisance especially if the availability of their natural sources of food or water is limited. Buyer should investigate the need to implement mitigation measures at the Property including but not limited to the use of bear-resistant garbage containers.

REPLACES

7. Floodplain: The Property may lie within a flood plain or flood plain setback area. Buyer should investigate with local municipal, County, Regional and Federal agencies as to any limitations that this designation may create. Insurance costs may also be affected if the Property lies within a flood plain. Buyer should consult with their insurance provider regarding this issue.

NEW

8. Carbon Monoxide Detection Devices Required: Effective Jul 1, 2011, California law requires all “dwelling units intended for human occupancy” that have fossil fuel-burning appliances, fireplaces, or an attached garage to be retrofitted with a carbon monoxide (CO) detection device. This includes single-family dwellings, factory-built homes, duplexes, lodging houses, condominiums, stock cooperatives, time-share

projects, or dwelling units in a multiple-unit dwelling unit building or buildings. After January 1, 2013, Landlords will be required to install, test and maintain CO devices in rental units. The devices may be battery-powered, or a plug-in device with a battery back-up, and must be tested and certified pursuant to the American National Standards Institute (ANSI) and UL. The law requires an owner to “install the devices in a manner consistent with building standards applicable to new construction for the relevant type of occupancy or with the manufacturer’s instructions, if it is technically feasible to do so.” Local jurisdictions may enact additional CO detector installation requirements as long as they do not conflict with the state law.

REPLACES

8. Avalanche Area: The Property may lie within an avalanche area which may make it more difficult to obtain financing and/or structural insurance. Insurance costs may also be affected if the Property lies within an avalanche area. Buyer should consult with their insurance provider and appropriate Governing Agency regarding this issue. Certain areas have been mapped and designated as avalanche areas by the county and may be subject to building, occupancy and use restrictions.

NEW

9. Square Footage, Number of Rooms and Age: Multiple sources provide data regarding square footage, number of rooms, number of units and age. These different sources, including but not limited to Sellers and Appraisers, often have quite different opinions regarding square footage; public records which also contain that data may be, and often are, inaccurate yet the Multiple Listing Service (“MLS”) auto-populates Assessor information into their listings. As such, there are frequent discrepancies in the advertised measurement or other data relating to structures on real property. Any statements from any source regarding square footage, size or age of Property improvements (whether contained in the MLS, advertisements, computer generated property profiles, disclosures and/or reports) have not been verified and will not be verified by Brokers. If the estimated and/or exact square footage, number of rooms or age of the Property are important factors in Buyers’ decision to purchase the Property and/or in determining what price to pay, Buyers should independently verify that data by hiring an Appraiser or other qualified professional during Buyers’ inspection period, if any.

REPLACES

9. Liquefied Petroleum Gas (LPG) Systems, (aka Propane): If the Property has propane service, the tank and regulator should be kept accessible, and supply lines should be in safe operating condition. Buyer understands and acknowledges that Broker makes no representations or warranties as to the age, condition or the regulatory compliance of the propane tank or any of its component parts. A number of residential properties in the region have Liquefied Petroleum Gas (LPG) systems for cooking and/or heating appliances. Fire and Building agencies advise that a number of the

existing LPG systems have installations that have not met all applicable provisions of local, State and/or Federal mandates. Property owners, as well as prospective Buyers of real Property, are advised to investigate and consult with all appropriate authorities to determine the compliance status of a particular Property. Inquiry regarding conformity with applicable rules, regulations, code provisions and national standards should include, but not be limited to contacting the local fire protection district with jurisdiction over the real Property under consideration. It is important to determine if the LPG system in question is fully compliant. Non-compliant LPG systems may require modifications to achieve system compliance and pose risks of leaks, fire or explosion. Cost associated with LPG system inspections, remediation, certification or other necessary interventions vary based on site-specific factors.

NEW

10. Radon Gas: Radon is an invisible and odorless gaseous radioactive element. You cannot see, smell or taste radon. When you breathe air containing radon, you increase your risk of getting lung cancer. Testing is the only way to find out radon levels in a home. EPA and the Surgeon General recommend testing all homes on the lowest level for radon. If you find that you have high radon levels, there are ways to fix a radon problem. Even high levels can be reduced to acceptable levels. **PURCHASERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT RADON GAS MAY HAVE THE POTENTIAL TO CAUSE SERIOUS HEALTH PROBLEMS.** Should you have concerns about radon gas in the property you are acquiring, it is recommended that you have a radon test performed by a qualified environmental professional as either a separate test or an add-on to their whole house inspection prior to closing. Real Estate Brokers and Agents are not generally qualified to advise purchasers on radon treatment or its health and safety risks.

REPLACES

10. Lot Size and Boundaries: Only a land surveyor can reliably determine actual lot size, property corners, and the exact location of boundaries. Statements regarding these issues in the MLS, advertisements, computer generated property profiles, data in property tax assessor records or any disclosures are often approximations, or based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Brokers have not verified any statements made by anyone regarding lot size and boundaries. If these issues are important to Buyers, they should not rely on any statements made by anyone without independently investigating these issues by hiring a licensed surveyor during Buyers' inspection period, if any.

NEW

11. Sewer & Septic: Sewer treatment and sewer pipeline transportation utilities require periodic line testing and clean-out upgrades by close of escrow in many areas if not in compliance. Tahoe Truckee Sanitation Agency, (TTSA), may require multiple hook up and treatment fees for all properties deemed by TTSA to be of a greater capacity than

one unit regardless of existing zoning or permitted use, (e.g. living quarters over a garage, rooms with separate outside entries). Back fees and hook up fees may be charged when discovered by TTSA for properties not in compliance. Buyer should investigate with TTSA before removing their inspection contingencies. Soils mantle, percolation test and a septic permit must be obtained before a building permit will be issued in areas allowing septic installations. Buyer should obtain tests and make thorough investigations before final commitment to purchase Property. If Property is located within a septic system area, sometime in the future upgrading to a sewer system may be required at the Property owner's expense. Lenders may require a clearance of the Property septic system from a certified septic company prior to close of escrow. Clearance will generally require inspection of the tank and leach field and pumping of the tank.

REPLACES

11. Foliage: Buyer should consult with appropriate experts, such as arborists to verify the general condition of trees and other landscaping on the Property. Trees and other vegetation are susceptible to disease. Some trees may require qualified care and/or removal. Dead or dying vegetation represents fire, falling and other hazards.

NEW

12. Truckee Donner Public Utility District (TDPUD) Special Water Assessments:

Donner Lake: Donner Lake area properties are subject to a 1915 Special Assessment District assessment. The purpose of the assessment is to cover the costs for TDPUD to acquire and rebuild a privately owned water company at Donner Lake. Any questions regarding this assessment should be directed to TDPUD at (530) 587-3896.

Glenshire: Glenshire area properties are subject to a water rate surcharge to cover the costs of connecting the Glenshire Mutual Water District to the TDPUD system. Any questions regarding this lien issue should be directed to TDPUD at (530) 587-3896.

REPLACES

12. Wildlife: Various species of wildlife exists within the Tahoe-Truckee Region. Wildlife may become a nuisance especially if the availability of their natural sources of food or water is limited. Buyer should investigate the need to implement mitigation measures at the Property including but not limited to the use of bear-resistant garbage containers.

NEW

13. Sierra Lakes County Water District Assessment: The Sierra Lakes County Water District adopted a Resolution of Intention to acquire and construct improvements to the wastewater treatment facility that serves the District. The District levied assessments

within Assessment District No. 2011-1 to pay for those improvements. Buyer should contact the SLCWD at (530) 426-7800 to determine the status of the assessment for the particular Property of interest.

REPLACES

13. Liquefied Petroleum Gas (LPG) Systems, (aka Propane): If the Property has propane service, the tank and regulator should be kept accessible, and supply lines should be in safe operating condition. Buyer understands and acknowledges that Broker makes no representations or warranties as to the age, condition or the regulatory compliance of the propane tank or any of its component parts. A number of residential properties in the region have Liquefied Petroleum Gas (LPG) systems for cooking and/or heating appliances. Fire and Building agencies advise that a number of the existing LPG systems have installations that have not met all applicable provisions of local, State and/or Federal mandates. Property owners, as well as prospective Buyers of real Property, are advised to investigate and consult with all appropriate authorities to determine the compliance status of a particular Property. Inquiry regarding conformity with applicable rules, regulations, code provisions and national standards should include, but not be limited to contacting the local fire protection district with jurisdiction over the real Property under consideration. It is important to determine if the LPG system in question is fully compliant. Non-compliant LPG systems may require modifications to achieve system compliance and pose risks of leaks, fire or explosion. Cost associated with LPG system inspections, remediation, certification or other necessary interventions vary based on site-specific factors.

NEW

14. Waterfront Property: Buyer should investigate and determine the requirements of all governing agencies having jurisdiction over waterfront properties and investigate codes, restrictions, protective provisions and setbacks regarding the legal status of existing or future planned structures, piers or buoys during their inspection contingency period. Buyer understands and acknowledges that Broker makes no representations or warranties as to the legal status of existing structures, piers or buoys or to Buyer's ability to place or modify any structure, pier or buoy near or in the water.

REPLACES

14. Radon Gas: Radon is an invisible and odorless gaseous radioactive element. You cannot see, smell or taste radon. When you breathe air containing radon, you increase your risk of getting lung cancer. Testing is the only way to find out radon levels in a home. EPA and the Surgeon General recommend testing all homes on the lowest level for radon. If you find that you have high radon levels, there are ways to fix a radon problem. Even high levels can be reduced to acceptable levels. **PURCHASERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT RADON GAS MAY HAVE THE POTENTIAL TO CAUSE SERIOUS HEALTH PROBLEMS.** Should you have concerns about radon gas in the property you are acquiring, it is recommended that you have a

radon test performed by a qualified environmental professional as either a separate test or an add-on to their whole house inspection prior to Buyer removal of contingencies within the timeframes specified in the purchase agreement. Real Estate Brokers and Agents are not generally qualified to advise purchasers on radon treatment or its health and safety risks.

NEW

15. Shoreline and Lake Levels: Buyer acknowledges the levels of lakes in the Truckee and Tahoe areas fluctuate. Buyer should satisfy themselves as to the history of lake levels. Buyer is advised to investigate shoreline fees, buoys/pier permits, restrictions, setbacks, leases, easements and protective provisions. The Army Corps of Engineers, Division of State Lands, Tahoe Regional Planning Agency, California Department of Fish and Game, Donner Lake/Town of Truckee and other agencies may have designated restrictions and fees.

REPLACES

15. Sewer & Septic: Sewer treatment and sewer pipeline transportation utilities require periodic line testing and clean-out upgrades by close of escrow in many areas if not in compliance. Tahoe Truckee Sanitation Agency, (TTSA), may require multiple hook up and treatment fees for all properties deemed by TTSA to be of a greater capacity than one unit regardless of existing zoning or permitted use, (e.g. living quarters over a garage, rooms with separate outside entries). Back fees and hook up fees may be charged when discovered by TTSA for properties not in compliance. Buyer should investigate with TTSA before removing their inspection contingencies. Soils mantle, percolation test and a septic permit must be obtained before a building permit will be issued in areas allowing septic installations. Buyer should obtain tests and make thorough investigations before final commitment to purchase Property. If Property is located within a septic system area, sometime in the future upgrading to a sewer system may be required at the Property owner's expense. Lenders may require a clearance of the Property septic system from a certified septic company prior to close of escrow. Clearance will generally require inspection of the tank and leach field and pumping of the tank.

NEW

16. Wet Lots: This Property may be classified as seasonally wet, naturally wet and/or classified as a "wet lot" or not classified as a wet lot, but appears to be wet. Buyer should consult with an engineer who is qualified to determine the specific building and geotechnical requirements for these types of lots. Buyer understands and acknowledges that Broker makes no representations or warranties as to Buyer's ability to use, modify or develop wet lots.

REPLACES

16. Truckee Donner Public Utility District (TDPUD) Special Water Assessments:

- **Donner Lake:** Donner Lake area properties are subject to a 1915 Special Assessment District assessment. The purpose of the assessment is to cover the costs for TDPUD to acquire and rebuild a privately-owned water company at Donner Lake. Any questions regarding this assessment should be directed to TDPUD at (530) 587-3896.

NEW

17. Water Conservation Plumbing Fixtures: Section 11-1.4 of the Civil Code requires all single family residences built on or before January 1, 1994 to be equipped with water conservation plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water conserving plumbing fixtures as a condition of final approval.

REPLACES

17. Sierra Lakes County Water District Assessment: The Sierra Lakes County Water District adopted a Resolution of Intention to acquire and construct improvements to the wastewater treatment facility that serves the District. The District levied assessments within Assessment District No. 2011-1 to pay for those improvements. Buyer should contact the SLCWD at (530) 426-7800 to determine the status of the assessment for the particular Property of interest.

NEW

18. Winterization, Freezing Conditions and Snow Impacts: The Property is located in an area of heavy seasonal snowfall and freezing temperatures. Electricity, telephone and fuel supplies have occasionally failed. Pipes may freeze. Property owners in this area should turn off the water supply and drain the water system when the Property is not occupied. Snow should be removed promptly from roofs, decks, walkways, propane tanks, gas meters, regulators and any other areas that might create a hazard. Property owners should exercise care to protect themselves, others and the Property from excessive snow loads, falling snow and ice. Snow and ice loading may, under certain circumstances, exceed design limits, creating possible damage, ice dams, breakage or collapse. Buyer should verify with their insurance provider whether or not any or all structures and/or contents are covered for damage due to ice, snow, water and freezing temperatures. During periods of heavy snowfall access may be restricted in some areas. In many areas, parking is not allowed on the streets during winter months; violators are subject to citation and/or towing at owner's expense.

REPLACES

18. Waterfront Property: Buyer should investigate and determine the requirements of all governing agencies having jurisdiction over waterfront properties and investigate codes, restrictions, protective provisions and setbacks regarding the legal status of existing or future planned structures, piers or buoys during their inspection contingency period. Buyer understands and acknowledges that Broker makes no representations or warranties as to the legal status of existing structures, piers or buoys or to Buyer's ability to place or modify any structure, pier or buoy near or in the water.

NEW

19. Vacation Rentals: Vacation rental properties are subject to local government and /or Tahoe Regional Planning Agency limitations, licensing, permits, and taxation and may be subject to subdivision and Homeowners Association Covenants, Conditions, and Restrictions. If these rental properties are offered to the public, the owner and real estate agent must act in compliance with all Fair Housing regulations including but not limited to providing unrestricted access to potential tenants with service/companion animals. Buyer is advised to seek independent counsel and investigate into current and pending rules and regulations related to vacation use, insurance, and Transient Occupancy Tax (TOT).

REPLACES

19. Shoreline and Lake Levels: Buyer acknowledges the levels of lakes in the Truckee and Tahoe areas fluctuate. Buyer should satisfy themselves as to the history of lake levels. Buyer is advised to investigate shoreline fees, buoys/pier permits, restrictions, setbacks, leases, easements and protective provisions. The Army Corps of Engineers, Division of State Lands, Tahoe Regional Planning Agency, California Department of Fish and Game, Donner Lake/Town of Truckee and other agencies may have designated restrictions and fees.

NEW

20. Airports, Railways and Resorts: Properties in this region may be close to railroad lines, regional airports and resort area operations and activities. Properties in these areas may be affected by noise, traffic, traffic delays, development restrictions, accidents and/or health and safety issues. Airports have protected runway zones a substantial distance from the actual end of the runway that restrict what type of development if any, that may be constructed. Zoning issues associated with this proximity should be thoroughly investigated by Buyer.

REPLACES

20. Wet Lots: This Property may be classified as seasonally wet, naturally wet and/or classified as a "wet lot" or not classified as a wet lot, but appears to be wet. Buyer

should consult with an engineer who is qualified to determine the specific building and geotechnical requirements for these types of lots. Buyer understands and acknowledges that Broker makes no representations or warranties as to Buyer's ability to use, modify or develop wet lots.

NEW

21. Potential Future Development Lands: Any undeveloped land that is currently owned by private or public entities, including but not limited to Tahoe Conservancy Land, other land conservancies and U.S. National Forest Service land could be sold, exchanged, or traded and/or could be potentially developed in the future. Buyer should not assume or rely on any representations that undeveloped lands will remain undeveloped.

REPLACES

21. Winterization, Freezing Conditions and Snow Impacts: The Property is located in an area of heavy seasonal snowfall and freezing temperatures. Electricity, telephone and fuel supplies have occasionally failed. Pipes may freeze. Property owners in this area should turn off the water supply and drain the water system when the Property is not occupied. Snow should be removed promptly from roofs, decks, walkways, propane tanks, gas meters, regulators and any other areas that might create a hazard. Property owners should exercise care to protect themselves, others and the Property from excessive snow loads, falling snow and ice. Snow and ice loading may, under certain circumstances, exceed design limits, creating possible damage, ice dams, breakage or collapse. Buyer should verify with their insurance provider whether or not any or all structures and/or contents are covered for damage due to ice, snow, water and freezing temperatures. During periods of heavy snowfall access may be restricted in some areas. In many areas, parking is not allowed on the streets during winter months; violators are subject to citation and/or towing at owner's expense.

NEW

22. Fire Prevention Fee Assessment: The property may be subject to the Fire Prevention Fee assessment issued by the State Board of Equalization (BOE) on behalf of the California Department of Forestry and Fire Protection (CAL FIRE). The fee is assessed on owners of habitable structures located on a parcel within the State Responsibility Area (SRA). The assessment is issued pursuant to Public Resource Code section 4212(a). For further information, please visit the CAL FIRE website at www.firepreventionfee.org or you may call the Fire Prevention Fee Service Center at 1-888-310-6447. Brokers have not and will not verify the applicability or amount of this assessment on any property.

REPLACES

22. Vacation Rentals: Vacation rental properties are subject to local government and /or Tahoe Regional Planning Agency limitations, licensing, permits, and taxation and may be subject to subdivision and Homeowners Association Covenants, Conditions, and Restrictions all of which may be subject to change. If these rental properties are offered to the public, the owner and real estate agent must act in compliance with all Fair Housing regulations including but not limited to providing unrestricted access to potential tenants with service/companion animals. Buyer is advised to seek independent counsel and investigate into current, pending and contemplated rules and regulations related to vacation rental use, insurance, and Transient Occupancy Tax (TOT).

NEW

23. Annual Backflow Testing Regulations: All new residential and commercial construction requires the installation of fire sprinkler systems which include backflow prevention devices. Local public utility districts are mandated by Title 17, Chapter 5, Article 2, § 7605 of the California Code of Regulations , to require owners of any premises on which protective backflow prevention devices are installed to maintain this device in a continuous state of good repair, and to test the device at intervals of one year. The device(s) shall be serviced, repaired, overhauled, or replaced whenever found to be defective. Certified records of such inspection and repairs are required to be submitted to the local public utility district. Information on backflow testing requirements can typically be found on local public utility district websites, including lists of American Water Works Association (AWWA) certified backflow testers. Brokers have no expertise on the testing or maintenance of backflow prevention devices.

REPLACES

23. Airports, Railways and Resorts: Properties in this region may be close to railroad lines, regional airports and resort area operations and activities. Properties in these areas may be affected by noise, traffic, traffic delays, development restrictions, accidents and/or health and safety issues. Airports have protected runway zones a substantial distance from the actual end of the runway that restrict what type of development if any, that may be constructed. Zoning issues associated with this proximity should be thoroughly investigated by Buyer.

NEW

24. Mandatory Water Cut Back Advisory (Cities and Unincorporated Areas of El Dorado, Placer, Nevada, Sierra and Plumas Counties): Due to potential drought conditions cities and counties may impose water rationing procedures. Real Estate Brokers have not and will not determine the legal or practical effect of water rationing on any specific property. For more information about this issue and how it may affect the Property please contact the water district responsible for the Property.

REPLACES

24. Potential Future Development Lands: Any undeveloped land that is currently owned by private or public entities, including but not limited to Tahoe Conservancy Land, other land conservancies and U.S. National Forest Service land could be sold, exchanged, or traded and/or could be potentially developed in the future. Buyer should not assume or rely on any representations that undeveloped lands will remain undeveloped.

NEW

25. Online Information: Online information regarding the Property, or the neighborhood, may exist online in various blogs, discussion boards, Facebook pages, etc. For example, some neighborhood associations and homeowner associations (HOA's) have official sites; whereas other unofficial sites written by third parties may exist with postings about the community. Some of the online sites offer viewers the opportunity to express opinions and air complaints. The information contained on those sites may consist of opinion, speculation, unfounded assertions or rumor, making it difficult to determine what is factual and what is not. **Neither Seller nor any of the real estate licensees may be aware of, nor will they conduct a search of, such online information and they are not obligated to verify or explain the posted issues and/or commentary of third parties.**

REPLACES

25. Annual Backflow Testing Regulations: All new residential and commercial construction requires the installation of fire sprinkler systems which include backflow prevention devices. Local public utility districts are mandated by Title 17, Chapter 5, Article 2, § 7605 of the California Code of Regulations, to require owners of any premises on which protective backflow prevention devices are installed to maintain this device in a continuous state of good repair, and to test the device at intervals of one year. The device(s) shall be serviced, repaired, overhauled, or replaced whenever found to be defective. Certified records of such inspection and repairs are required to be submitted to the local public utility district. Information on backflow testing requirements can typically be found on local public utility district websites, including lists of American Water Works Association (AWWA) certified backflow testers. Brokers have no expertise on the testing or maintenance of backflow prevention devices.

NEW

26. Online Photos: Sellers and Buyers are advised that photos of their property will be included in the MLS listings and, perhaps, on the listing broker's website. It is now common that such photos will subsequently be added to other brokers' websites, and various national listing aggregation sites such as Realtor.com, Trulia, Zillow, and others. From there, photos may be copied on to other websites as well, with or without the permission of the host site. After the close of escrow, or a termination of a listing,

Sellers and Buyers are advised it is not possible for the listing or selling broker to remove these photos from websites over which they have no control.

REPLACES

26. Mandatory Water Cut Back Advisory (Cities and Unincorporated Areas of El Dorado, Placer, Nevada, Sierra and Plumas Counties): Due to potential drought conditions cities and counties may impose water rationing procedures. Real Estate Brokers have not and will not determine the legal or practical effect of water rationing on any specific property. For more information about this issue and how it may affect the Property please contact the water district responsible for the Property.

NEW

27. Personal Property and Staging Items: Sellers and Listing Brokers/Agents often engage the services of “Staging” companies to assist in presenting the Property in its best light. The furniture, furnishings and accessories provided by the staging company is removed prior to close of escrow and do not transfer to the Buyer. Standard Purchase Agreement forms specify that NO personal property is included in the sale unless specifically designated in the Agreement or an Addendum. The MLS entry, flyers and other marketing materials are NOT part of the Purchase Agreement. NONE of the staged furniture or other items (e.g. window treatments, mirrors, rugs, lamps, plants, etc.) is included in the sale. Buyers who wish to purchase any staged items should enter into a separate written agreement with the staging company.

REPLACES

27. Online Information: Online information regarding the Property, or the neighborhood, may exist online in various blogs, discussion boards, Facebook pages, etc. For example, some neighborhood associations and homeowner associations (HOA's) have official sites; whereas other unofficial sites written by third parties may exist with postings about the community. Some of the online sites offer viewers the opportunity to express opinions and air complaints. The information contained on those sites may consist of opinion, speculation, unfounded assertions or rumor, making it difficult to determine what is factual and what is not. **Neither Seller nor any of the real estate licensees may be aware of, nor will they conduct a search of, such online information and they are not obligated to verify or explain the posted issues and/or commentary of third parties.**

NEW

28. Wire Fraud Scam Alert: Recently there is a small but growing scheme in which Buyers and Sellers have received e-mails from their agent or an escrow company providing wire transfer information for money from Buyer to Escrow, or to Seller for proceeds from Escrow. Hackers intercept these e-mails and then alter the wire transfer

instructions to re-direct the funds to the hacker's account with an offshore bank. **DO NOT EVER WIRE FUNDS PRIOR TO CALLING THE ESCROW OFFICER AT THE NUMBER PREVIOUSLY PROVIDED TO YOU and confirming verbal wire transfer instructions before taking steps to have the funds transferred.** If you have received questionable wiring instructions, notify your bank, real estate agent and the Escrow holder, as well as the FBI at: <https://www.fbi.gov/> and the Internet Crime Complaint Center at: www.ic3.gov/

REPLACES

28. Online Photos: Sellers and Buyers are advised that photos of their property will be included in the MLS listings and, perhaps, on the listing broker's website. It is now common that such photos will subsequently be added to other brokers' websites, and various national listing aggregation sites such as Realtor.com, Trulia, Zillow, and others. From there, photos may be copied on to other websites as well, with or without the permission of the host site. After the close of escrow, or a termination of a listing, Sellers and Buyers are advised it is not possible for the listing or selling broker to remove these photos from websites over which they have no control.

- **ITEM 29 is now ITEM 27**
- **Revision date has been changed to May 2019**