



Alameda Association of REALTORS®
LOCAL DISCLOSURE SUPPLEMENT



TO
THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT

FOR RESIDENTIAL PROPERTIES LOCATED IN THE CITY OF ALAMEDA, CALIFORNIA

This supplement ("Supplement") is in addition to the Real Estate Transfer Disclosure Statement required by Civil Code 1102, ET SEQ., and refers to the Real Estate Purchase Contract and Receipt for Deposit ("Contract") which is dated between (Buyer) and (Seller), for the real property located at

INSPECTIONS, DISCLOSURES, AND OTHER IMPORTANT INFORMATION

The parties should carefully read the information provided and take action where needed with the respect to the following local issues related to the purchase and sale of real property in the city of Alameda.

- 1. SEWER LATERAL CERTIFICATION - City Ordinance No. 2404: Prior to sale, properties over 25 years old must have their sewer lateral tested for infiltration.
2. DRAINAGE: Due to occasional heavy rains, high water table, and variation in yard elevations, some property owners have experienced standing ground water and poor water runoff from their yards and flooding basements.
3. EARTHQUAKE FAULTS AND SEISMIC HAZARDS: Earthquake faults are known to exist near Alameda creating the potential for future earthquakes and seismic hazards.
4. POSSIBLE SOIL INSTABILITY: Landfill conditions exist in areas of Alameda.
5. DEMOLITION CONTROL OF BUILDINGS CONSTRUCTED PRIOR TO 1942: Any property constructed prior to 1942, as determined by City of Alameda records, may not be demolished or removed without the approval of the Historical Advisory Board.
6. HISTORICAL PRESERVATION: Properties which have been deemed to have historical merit may have been placed on the Historical Building Study List.
7. UN-REINFORCED MASONRY - City Ordinance No. 2573: Establishes acceptable standards for structural seismic resistance in un-reinforced masonry bearing wall buildings.
8. ZONING, ALLOWED BUILDINGS, AND OTHER USE RESTRICTIONS: Information on zoning and other use restrictions that may be material to buyers may be obtained from various city departments.
9. UNDERGROUND FUEL/OIL TANKS: An underground storage tank built to contain heating fuel/oil or other petroleum products may exist on or near the subject property.
10. BAY FARM ISLAND RECLAMATION DISTRICT: Homes located in Harbor Bay Isle may have fees assessed by the City of Alameda for dike maintenance.
11. PUBLIC SCHOOLS: It is possible that students residing at the subject property may not be attending the nearest elementary, middle, or high school.
12. SPECIAL TAXES, FEES, 1915 BOND IMPROVEMENT ACT & MELLO-ROOS BONDS: The subject property may be located in a special tax assessment or Mello Roos Bond area.
13. ALAMEDA POINT AND PROXIMITY TO FORMER AND CURRENT MILITARY ORDINANCE LOCATIONS: Alameda Point and Coast Guard Facility at Coast Guard Island have been, or are currently, military ordinance locations (military training grounds which may contain explosives and/or hazardous wastes).

This information is deemed reliable, but not verified or guaranteed.

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 1 of 2 Pages.

Property Address: _____

- 14. **INDUSTRIAL ZONE:** Most Alameda property is located within one mile of an industrial zone. *For more information, contact the City of Alameda Planning and Building Department at (510) 747-6850.*
- 15. **AIRCRAFT NOISE:** Alameda is adjacent to the Oakland International Airport and across the bay from the San Francisco International Airport. Flight patterns are subject to change. *For more information, contact Oakland Airport (510) 563-6463, City of Alameda (510) 747-4700, and CLASS (510) 433-7949.*
- 16. **RENTAL AND INCOME PROPERTIES BUSINESS TAX:** The City of Alameda imposes a Business Tax on rental properties. This tax is based on the number of rental units. *For more information, contact the City of Alameda Finance Dept. (510) 747-4881.*
- 17. **SPECIAL PARCEL TAXES/FEES:** Alameda has several special property tax assessments. *For more information contact the Alameda County Tax Collector at (510) 272-6800 or obtaining a tax report from a Natural Hazard Disclosure Company.*
- 18. **PARKING ADVISORY:** Parking of vehicles both on and off street is governed by city code and homeowner’s association rules and regulations. *For more information, contact the appropriate HOA or the City of Alameda Planning and Building Department at (510) 747-6850.*
- 19. **UNDERGROUND UTILITY DISTRICTS:** The Alameda City Council has declared certain streets as Underground Utility Districts as per Alameda Municipal Code Sec. 19-4. These districts are areas where utility poles and overhead wiring will be removed and all property owners must be prepared, at their own expense, to receive underground utility services. In addition property owners in these areas will likely incur special assessments from the city for their share of the costs of these improvements. *For more information, contact the Alameda Public Works Department (510) 748-5840.*
- 20. **WATERFRONT PROPERTIES:** Properties adjacent to the Oakland Inner Harbor Canal (the estuary) or San Leandro Bay may have buildings, fences, seawalls, boat docks, or other structures that may be encroaching on or over Federal Property with or without appropriate permit(s). Properties located on or near the bay or the estuary may be within the jurisdiction of the San Francisco Bay Conversation and Development Commission (BCDC). *For more information, contact the City of Alameda Planning and Building Department at (510) 747-6850 and/or contact the BCDC at (415) 352-3600.*
- 21. **AUTOMATIC GAS SHUTOFF VALVES:** City of Alameda requires that buildings that have natural gas service shall have installed an automatic gas shutoff valve if either of the following situations exists: 1)The property is being sold or 2) The homeowner has been issued a permit for gas piping. *For more information, please contact City of Alameda Planning and Building Department at (510) 747-6850.*
- 22. **BEDROOM DEFINITIONS** – The number of bedrooms a property contains is subject to different, and occasionally contradictory, definitions. County tax records often indicate the number of bedrooms that are recorded in the county’s tax assessor’s office; owners and residents of a property may describe a room as a bedroom according to how the room is used or could be used. While there is no statewide definition of what a bedroom is, California Building Code provides for requirements for “Sleeping Rooms.” The City of Alameda’s Planning & Building Department follows these requirements for its use in determining whether or not a room meets minimum standards as a Sleeping Room. *For more information, please contact City of Alameda Planning and Building Department at (510) 747-6850.*
- 23. **PROTECTED TREES** - Certain types of trees and trees in certain locations in Alameda are protected and may not be removed without a certificate of approval from the Historical Advisory Board. *For more information contact the City of Alameda Planning and Building Department at (510) 747-6850.*
- 24. **SOFT STORY ORDINANCE:** The city of Alameda is maintaining an inventory of multi-unit residential apartment and condominium buildings with five or more residential units which are designated by the City as containing a soft, weak, or open front ground floor and which are deemed to be potentially hazardous in the event of an earthquake. For a complete set of requirements on owners or Homeowner Associations of these buildings and for more information *contact the City of Alameda Planning and Building Department at (510) 747-6850.*
- 25. **SECONDHAND SMOKE ORDINANCE:** Alameda has a secondhand smoke ordinance, which prohibits smoking in certain areas including multi-unit condominiums. *For more information contact the City of Alameda at (510) 747-4700.*

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I ACKNOWLEDGE RECEIPT OF THE ABOVE DISCLOSURE

Buyer: _____ **Date:** _____ **Seller:** _____ **Date:** _____

Buyer: _____ **Date:** _____ **Seller:** _____ **Date:** _____