



- 1. WILDFIRE DISASTERS: Buyer/Lessee is aware that as a result of recent wildfire disasters there are current and unresolved health and safety concerns related to the aftermath and clean up of the wildfire disaster areas, as well as unknown and possible future concerns related to the rebuilding of infrastructure in the affected areas of the wildfires.
2. WILDFIRE DISASTER CONCERNS AND ISSUES: The following non-exhaustive list represents concerns and issues that may impact Buyer/Lessee decisions about purchasing or leasing property impacted by a wildfire disaster. It is not intended to nor can it be a check list for all issues that might arise when purchasing or leasing property impacted by a wildfire disaster; concerns and issues include, but are not limited to: A. Lot clearing costs and requirements; toxic materials analysis, debris removal requirements. B. Local, state and federal requirements for cleanup and building approvals. C. Air quality, soil quality, and any other environmental or personal health concerns, even after the wildfire event has ended. D. Timelines, costs and requirements when obtaining required permits for building and utilities installation. E. Insurance related issues such as the cost and whether insurance is available, and claims and possible liens attached to properties. F. The ability to procure insurance. G. Availability of and access to electricity, gas, sewer and other public or private utility services. H. Water delivery/potability; septic and/or sewer design; requirements and construction costs. I. Potential redesign of streets and infrastructure including possible eminent domain, land condemnation and/or acquisition. J. Inconvenience and delays due to road construction and unavailability of various goods, systems, or services. K. Impact that federal, state or local disaster declarations may have on materials prices, costs and rents.
3. BUYER/LESSEE ADVISORIES: A. Buyers/Lessees are advised to investigate to their own satisfaction any and all concerns of Buyer/Lessee about the intended use of the property. B. Buyer/Lessee is advised that the area of the wildfire disaster will likely be under construction for a protracted period of time, and Buyer/Lessee may be inconvenienced by delays, traffic congestion, noise, dust, intermittent utilities availability. C. Buyer/Lessee is also advised that due to the extraordinary catastrophe of the wildfire, there may be changes and variations in local, state or federal laws, codes, or requirements throughout the ongoing process of planning and rebuilding in the wildfire disaster area. D. Buyer/Lessee is advised to check early in your transaction to determine if you are able to obtain insurance on the property.
4. RESOURCES: Below is a non-exhaustive list of potential resources provided as a starting point for Buyer/Lessee investigations and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice. A. California Department of Insurance "WildfireResource" http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm; 1-800-927-4357 B. Governor's Office of Emergency Services "Cal OES" California Wildfires Statewide Recovery Resources http://wildfirerecovery.caoes.ca.gov/ C. California Department of Forestry and Fire "Cal Fire" http://calfire.ca.gov/ and https://www.readyforwildfire.org/ D. California Department of Transportation https://calsta.ca.gov/ E. California Attorney General https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1 F. The American Institute of Architects "Wildfire Recovery Resources" https://aia.org/pages/165776-wildfire-recovery-resources G. County of Solano H. City of Benicia I. Town of Benicia
5. BUYER/LESSEE ACKNOWLEDGEMENT: Buyer/Lessee understands that Real Estate Agents and Real Estate Brokers have no authority or expertise for providing guidance through the process of investigating the concerns described herein. Buyer/Lessee has an affirmative duty to exercise reasonable care in protecting themselves.

Buyer/Lessee has read and understands this Advisory. By signing below, Buyer/Lessee acknowledges receipt of a copy of this Advisory.

Buyer/Lessee _____ Date _____

Buyer/Lessee _____ Date _____

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W DFA 6/19 (PAGE 1 OF 1)



WILDFIRE DISASTER ADVISORY (W DFA PAGE 1 OF 1)