

LOCAL OPTION

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (NOTICE OF RIGHT TO FARM ORDINANCE)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS _____ . You are hereby notified that the property you are considering is in the vicinity of land utilized for agricultural purposes. The City of Ripon has established agriculture as a priority use of land located in the sphere of influence of the City of Ripon. To preserve, protect and encourage the use of viable agricultural lands for the production of food and other agricultural products, the City of Ripon added chapter 16.52 to the Ripon Municipal Code, entitled Right to Farm. The Right to Farm ordinance declares that no agricultural activity, operation, or facility within the sphere of influence of the City of Ripon conducted or maintained for commercial purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations and in compliance with all Federal, State and local laws and regulations shall be or become a public or private nuisance.

As purchasers, lessor or financiers of new exist g homes and businesses within the sphere of influence of the City of Ripon, you may be subject to inconvenience or discomfort resulting from normal, necessary agricultural operations. Such concerns may include, but not limited to, pesticides and fertilizers; and from the pursuit of agricultural chemicals, including, but not to, Animal husbandry, plowing, spraying, and burning, which occasionally may generate dust, smoke, noise, nuisance insects and odors.

It is intended that through this disclosure, purchasers, lessor or financiers will better understand the impact of living or working near agricultural operations and be prepared to accept attendant conditions as the natural result of living or working in or near agricultural areas.

Address: _____

Seller certifies that the information herein is true and correct to the best of seller's knowledge as the date signed by the seller.

Seller: _____ Date: _____

Seller: _____ Date: _____

BUYER (S) AND SELLER (S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller: _____ Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Agent (Broker Representing Seller) _____ Date: _____

By (Associate Licensee or Broker-Signature) _____ Date: _____

Agent (Broker Obtaining the Offer) _____ Date: _____

By (Associate Licensee or Broker Signature) _____ Date: _____

IF YOU WISH LEGAL ADVICE CONCERNING THIS ORDINANCE, CONSULT YOUR ATTORNEY.