

Jefferson Ridge

Industrial Proximity Disclosure

Draft Language

COMMERCIAL / INDUSTRIAL ZONING

The following text is proposed as a Disclosure to be provided to prospective Buyers at Jefferson Ridge, prior to transfer of title, in accordance with California Civil Code Section §1102.17. "Buyer is hereby advised that, pursuant to California Code of Civil Procedure Section §731a, whenever any city, city and county, or county shall have established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted, except in an action to abate a public nuisance brought in the name of the people of the State of California, no person or persons, firm or corporation shall be enjoined or restrained by the injunctive process from the reasonable and necessary operation in any such industrial or commercial zone or airport of any use expressly permitted therein, nor shall such use be deemed a nuisance without evidence of the employment of unnecessary and injurious methods of operation. Nothing in this act shall be deemed to apply to the regulation and working hours of canneries, fertilizing plants, refineries and other similar establishments whose operation produce offensive odors ."

*Based on the county tax assessment rolls, the subject Property is located within ¼ mile of a property/properties zoned for commercial and/or industrial use(s).*

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