



Circle Oaks Homes Association
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Circle Oaks has a complete set of Architectural Regulations, be sure to read and understand this important document.

IMPORTANT DISCLOSURE INFORMATION CONCERNING LOTS IN CIRCLE OAKS:

1. Location of your Lot - A survey is needed:

The Circle Oaks Homes Association can not, and does not verify, nor guarantee the exact location of any Circle Oaks Lot. Expert advice must be sought by the owner/buyer, such as that of a licensed surveyor or a registered civil engineer.

Survey Data:

The Association does not have copies, nor does it maintain copies of individual lot surveys, for any lot. The Association defers to the Napa County Assessor's Maps: Book 32, pages 25-34. Occasionally, when needed, reference is made to the Napa County GPS Parcel Application for general information.

2. Building on your lot - Soil and Geologic Conditions:

Before building, fully review and understand the Circle Oaks Homes Association Architectural Regulations.

The Circle Oaks Homes Association can not, and does not verify, nor guarantee the soil and/or geological suitability of any Circle Oaks Lot for the construction of a single family residential structure. Expert advice of a professional soils engineer or geologist must be sought by the owner/buyer.

The Circle Oaks Homes Association can not, and does not verify, nor guarantee the suitability of any proposed driveway location. Expert advice of a professional soils engineer or geologist must be sought by the owner/buyer.

The Circle Oaks Homes Association can not, and does not verify, nor guarantee the soil and/or geological suitability of any lot with regard to potential slippage, erosion, earthquake or landslide. The expert advice of a professional soils engineer or geologist must be sought by the owner/buyer.

Many geo-technical consultants have worked in Circle Oaks, among those who have worked in Circle Oaks are:

Salem Howes Associates Inc. Mill Valley Ca., Geo-technical Consultants.
Wheeldon and Associates, Diamond Springs, Ca., Consulting Geologists
Terrasearch, Inc., San Jose, CA., Geo-technical Engineers and Geologists

All of these certified experts refer to these published reports:

Sims, J.D., et.al. 1973, Preliminary geologic map of Solano County and parts of Napa, Contra Costa, Marin and Yolo Counties, California. USGS Field Studies, Map MF-484.

The Soil & Geologic Investigation Report, Crosby & Associates, Palo Alto, CA. 8/29/1969.

-More information Follows -

Owner/buyers are respectfully referred to the following:

"The Final Subdivision Public Report" - filed with the Department of Real Estate of the State of California, File No. 4469 OAK, dated June 16, 1964. This report categorizes the "build-ability" of individual lots in Circle Oaks; and which appears to be based upon:

"The Soil & Geologic Investigation Report"- prepared by Crosby & Associates, Palo Alto, Ca, prepared for the County of Napa, August 29, 1969. This report delineates every Lot in Circle Oaks, and which is further amended in the report by Crosby & Associates, Palo Alto, Ca, dated October 16, 1969, which further delineates "Type III" lots.

"The Engineering Geology Map of Circle Oaks" - Developed for and on file with the Napa County Building/Planning Department, by Crosby & Associates, Palo Alto, Ca, which illustrates the delineation notations referred to in their Soil & Geologic Investigation Report (above), covering the "build-ability" of individual Lots.

The Association does not take a position on these reports and/or opinions. These items were prepared for the County of Napa, at about the time the subdivision was approved.

Property owners/buyers are encouraged to refer to and read the results of these experts.

Fire Safety - Building Standards:

Circle Oaks is located in the *"Wildland-Urban Interface"*, according to the California Department of Forestry(CDF). Therefore, due attention must be paid to Fire Safety. Effective January 1, 2008, new California Building Codes went into effect for properties located in the *"Wildland-Urban Interface"*. You can find the latest information on the CDF website:

http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes.php

Owners/buyers are strongly encouraged to review and comply with these new State regulations.