

# SheaHomes

*Caring Since 1881*

February 16, 2006

Ms. Mary Neilan  
Asst. City Manager  
City of Novato  
75 Rowland Way, Suite 220  
Novato, CA 94945-5054

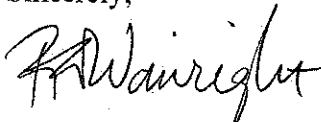
**Hand Delivered**

Dear Mary,

Per our phone conversation, attached for your information is a full copy of the Hamilton Meadows (Sunny Cove and Newport) disclosure. I have discussed this with our Sales Department and have been assured that all buyers received and signed the same disclosure.

Please call me if you would like to discuss the disclosure further. I will be out of the office the week of Feb. 20.

Sincerely,



Rob Wainwright  
Senior Community Development Manager

Community: New  
Buyer: Mr. & Mrs.  
Lot/Unit No: 14  
Agreement Date:


## GENERAL SITE AND PUBLIC HEALTH AND ENVIRONMENTAL DISCLOSURE FOR NEWPORT AND SUNNY COVE AT HAMILTON

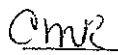
Lots 1-94, 115-119, 141-143, 150-181 and 184-190

This General Disclosure (the "Disclosure") is provided to prospective buyers of homes in both Newport and Sunny Cove (the "Hamilton Meadows Community") and is intended to provide buyers with important information regarding the Hamilton Meadows Community that may affect your decision to purchase a home. Prospective buyers must read this document carefully prior to signing a contract to purchase a home. Buyers will be required to sign an acknowledgement certifying that they have been provided a copy of this Disclosure and an opportunity to review the Disclosure and the documents and reports referred to within the Disclosure prior to signing a Contract of Purchase and Escrow Instructions. Any questions or concerns regarding this Disclosure should be directed to the Community Sales Manager(s) at the Sales Office.

Certain of the information described in this Disclosure has been obtained from various third party sources, including governmental agencies and consultants. Where appropriate, the sources of information have been identified. This Disclosure also includes brief summaries of more detailed reports and documents, which are identified herein. Any prospective buyer desiring further information on any matter in this Disclosure is encouraged and advised to contact the third party source directly and/or to review the actual report or document. If there is any conflict between this Disclosure and the document or report, the document or report controls. **This Disclosure does not relieve any buyer of his or her responsibility to carefully review all the documents provided to the buyer by Shea Homes in connection with the purchase of a home in the Hamilton Meadows Community or to conduct independent inquiry to address any specific concerns the buyer may have regarding the Hamilton Meadows Community.**

Certain of the information contained in this Disclosure involves property adjacent to or in the vicinity of the Hamilton Meadows Community. Prospective buyers must understand and acknowledge that Shea Homes has no control over the use, development or operation of these properties, that the current use may change in the future, and that any changes to the use, development and/or operation of these properties may impact the homes in the Hamilton Meadows Community. Zoning, permitted land uses, building height restrictions, and

  
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## 2. Surrounding Property Features

**A. Power Lines.** The Hamilton Meadows Community is located adjacent to overhead 60-kilo volt electrical power lines, which emit electromagnetic radiation. Research relating to any potential health hazards associated with electromagnetic fields (EMFs) is ongoing. As of the date of this disclosure, scientific analysis of the potential health risks is inconclusive. Concerned buyers are advised to seek independent information about EMFs and any possible health risks. No representation as to the effects or safety of residing near above ground power lines is either made or implied. A copy of the Electro Magnetic Study prepared for the Hamilton Field Final Subsequent Environmental Report is available for review at the Sales Office and a copy will be provided to you at the time you sign a contract to purchase.

Lots 7 through 13 and 217 through 225 contain a P.G.&E. setback line as shown on the recorded map for Hamilton Meadows. According to the City of Novato, no residential structures shall be constructed within the 150-foot setback line. For additional information, Buyers can contact the City of Novato, Planning Department at (415) 897-4341.

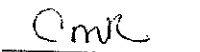
**B. Park.** The City of Novato currently has plans to develop Landfill 26 into an active Public Park. Landfill 26 is adjacent to the northern boundary of the Hamilton Meadows Community. A conceptual plan and alternate plans are described in the Proposed Hamilton Community Park Final Report dated August 1999, a copy of which is available at the sales office for review. A plan has not been approved and the City has not secured financing for constructing the proposed improvements. It is anticipated that the park will include night lighting and an amplified public address system. The City of Novato is also exploring the feasibility of a golf-training center with a nine hole executive golf course, which could be located directly adjacent to the Hamilton Meadows Community. Buyers can contact the City of Novato Parks and Recreation Department at (415) 897-4323 for further information.

An existing 20-foot access road is adjacent to the north boundary of the Hamilton Meadows Community. This roadway is a private road owned by the United States Government and is used to access the water treatment facility and airfields. It is anticipated that the private road will remain in its current location and be incorporated into the parking lot area of the proposed park.

A pathway to the Public Park is located between lots 32 and 156 as shown on the map of Hamilton Meadows. Access by the public can have an impact on the privacy of homes adjacent to the pathway.

Section 2.4 of the Hamilton Declaration of Restrictions (CC&R's) Including Restrictions on Aviation-Related Uses Amended and Restated "Lighted Playing

  
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Fields. The City of Novato contemplates and the Revised Master Plan for the Development provides for the development of playing fields and other recreational facilities within Phase II of the Development. The fields and facilities may have night lighting and amplified public address systems and will be available for use by the general public and organized teams engaged in recreational/sports activities.

Declarant covenants, and each Lot Owner or lessee, by acceptance of a deed or lease, covenants to the fullest extent authorized by law: (i) to waive any claims of every nature whatsoever against the City of Novato and its successors and assigns and its officers, employees and agents arising out of any failure to disclose contemplated development, maintenance, repair, restoration, operation, and use of the playing fields, recreational facilities, night lighting facilities and public address systems; and (ii) to provide written disclosure to all subsequent Lot Owners or lessees of the contents of this Section 2.4, including the waiver contained herein, provided that any failure or omission to provide such written disclosure shall not affect or otherwise diminish the enforceability of the covenants in the foregoing clause (i).

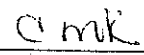
Nothing herein precludes Developer or any Lot Owner from commenting on or protesting, and the City of Novato reserves its rights to comment or protest, any specific plans for any lighting or sound system facilities."

**C. Skate Park.** Novato Skate Park is located south of the Hamilton Meadows Community at 1200 Hamilton Parkway. The facility consists of a 15,000 square foot skating area, lawn areas, parking lot, viewing area and other basic park amenities. The park is open daily from 10 am until sunset. The skate park will generate noise that may be audible within the Hamilton Meadows Community. For additional information, Buyers can contact the City of Novato Parks and Recreation Department at (415) 897-4323.

**D. Senior Rental Housing.** Pursuant to the Hamilton Field Master Plan twenty-five multi-story senior rental housing units are proposed on property adjacent to the western boundary of lots 213 through 218. For additional information Buyers can contact the City of Novato, Redevelopment Agency at (415) 897-4301.

**E. Railroad Right-Of-Way.** A railroad right-of-way exists near the western boundary of the Hamilton Meadows Community. At sometime in the future, this right-of-way may be used for a light rail system servicing Marin and Sonoma Counties. Scheduled operations are not known at this time but there is potential for service to be provided 24 hours a day. There can be no assurance that this will occur. If it does occur, the operation of the light rail system or any railway system may generate potential nuisances associated with railroad/light rail operations including but not limited to noise (including bells, whistles and rail

  
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