Exhibit C
EMF Disclosure

COXCASTLENICHOLSON

Memorandum

Attorney-Client Privilege

Confidential

To: Debi Chung AIA

From: Alicia Guerra
Catrina L. Fobian

Date: April 21, 2008

File No: 54836

Re: ***REVISED*** Palos Colorados - EMF Disclosure

The Vesting Tentative Map for the Palos Colorados development imposes conditions of approval, which must be complied with prior to issuance of the Final Map for the development. In particular, Condition of Approval C.X.1-R.VTM requires the preparation of a disclosure regarding the potential hazards of exposure to EMF. The language of Condition of Approval C.X.1-R.VTM states:

"This condition requires that the applicant create a resident/tenant disclosure statement acceptable to the Town that shall be distributed to all prospective buyers/leasers within the proposed development. The statement shall present information on the potential health risks associated with Electro Magnetic Fields EMF emanating from high voltage power lines. The applicant shall submit in conjunction with the Precise Development Plan application, the proposed resident/tenant disclosure statement. Prior to issuance of the certificate of occupancy, the project applicant shall provide the Town of Moraga with a copy of this Statement. (Mitigation Measure for Impact 4.11-1, part (b)) *Compliance with this condition will be confirmed at the Precise Development Plan stage and at issuance of the certificate of occupancy.*"

In compliance with the above-cited language, we suggest incorporating the following disclosure language, which is reflective of standard EMF disclosure language often included in purchase and sale contracts for residential and other new developments.

MAGNETIC AND ELECTRIC FIELDS/TRANSFORMERS: A 70-foot wide PG&E power line easement is adjacent to your lot. A 100-foot building setback is required from the edge of the PG& E power line easement to any structure within your lot. Residents should be aware that there is ongoing research on possible adverse health effects caused by the exposure to

electromagnetic fields ("EMF") generated by high voltage lines and/or transformers. Several studies have been conducted related to exposure to EMF. Those studies include, but are not limited to: National Academy of Sciences Report, Possible Health Effects of Exposure to Residential Electric and Magnetic Fields, National Academy Press, 1997 ISBN 0-309-05447-8, and the EMFRAPID Working Group, Assessment of Health Effects from Exposure to Power-Line Frequency Electric and Magnetic Fields, July 1998. If you wish to review these studies, you are encouraged to contact the National Institutes of Health, National Institute of Environmental Health Sciences, or the Electric and Magnetic Fields Program of the California Department of Health Services. Residents should also be aware that there may be a risk that certain pacemaker heart implant devices may not operate properly within transmission line right-of-ways or in close proximity to certain types of transformers. The susceptibility of the different types of pacemakers to electromagnetic interference should be discussed with a physician. For additional information on these EMF risks, generally, you are urged to contact the owner of the transmission lines or the supplier of the power, such as, PG&E.

CLF/clf