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**Invoice No. 1**  
**Date: 2017-01-01**  
**Escrow No. 12345-P**

**Bill To:**

Abby Smith  
Sample City Escrow  
11 2nd St.  
Sample City, CA 99999  
Phone: (310) 555-2345  
Fax: (310) 555-2346  
Email: abby@samplecityescrow.com

DESCRIPTION	AMOUNT
1 Residential Property Disclosure Report	\$39.95
1 Environmental Report	\$19.95
Escrow Number: 12345-P	
Property Address:	
999 Main St.	
Sample City, CA 99999	
APN: 0010010001	
Ordered By: Bob Jones	
Company: Sample City Realty	
Phone: (310) 555-9876	
<b>TOTAL</b>	<b>\$59.90</b>

Please enclose a check made payable to "PDQ Disclosure" for \$59.90. Reference your invoice number and escrow number on the check. Payment is due at the close of escrow. If escrow is cancelled or if you have questions concerning this invoice, contact us at (562) 628-1814. Prices subject to change without notice.

THANK YOU FOR YOUR BUSINESS!



# Residential Property Disclosure Report

999 Main St.  
Sample City, CA 99999

APN: 0010010001  
Escrow Number: 12345-P

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## NATURAL HAZARD DISCLOSURE STATEMENT

This statement applies to the following property: **999 Main St., Sample City, CA 99999**  
**APN: 0010010001**  
**Escrow Number: 12345-P**

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property.

Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

This real property lies within the following hazardous area(s):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

Yes  No  Do not know or not available from local jurisdiction

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes  No  Do not know or not available from local jurisdiction

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes  No

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes  No

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes  No

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Liquefaction: Yes  No  Map not yet released by state

Landslide: Yes  No  Map not yet released by state

These hazards may limit your ability to develop the real property, to obtain insurance, or to receive assistance after a disaster. The maps on which these disclosures are based estimate where natural hazards exist. They are not definitive indicators of whether or not a property will be affected by a natural disaster. Transferee(s) and transferor(s) may wish to obtain professional advice regarding those hazards and other hazards that may affect the property.

Signature of Transferor(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Transferor(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent(s) \_\_\_\_\_ Date \_\_\_\_\_

This statement applies to the following property: **999 Main St., Sample City, CA 99999**  
**APN: 0010010001**  
**Escrow Number: 12345-P**

Check only one of the following:

Transferor(s) and their agents(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) \_\_\_\_\_ PDQ Disclosure \_\_\_\_\_ Date 2017-01-01

Transferee represents that he or she has read and understands this document. Pursuant to the Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_

**Notes**

If an earthquake fault zone, seismic hazard zone, very high fire hazard severity zone, or wildland fire area map or accompanying information is not of sufficient accuracy or scale that a reasonable person can determine if the subject real property is included in a natural hazard area, the transferor or transferor's agent shall mark "Yes" on the Natural Hazard Disclosure Statement. The transferor or transferor's agent may mark "No" on the Natural Hazard Disclosure Statement if he or she attaches a report prepared pursuant to subdivision (c) of Section 1103.4 that verifies the property is not in the hazard zone. Nothing in this subdivision is intended to limit or abridge any existing duty of the transferor or the transferor's agents to exercise reasonable care in making a determination under this subdivision.

If the Federal Emergency Management Agency has issued a Letter of Map Revision confirming that a property is no longer within a special flood hazard area, then the transferor or transferor's agent may mark "No" on the Natural Hazard Disclosure Statement, even if the map has not yet been updated. The transferor or transferor's agent shall attach a copy of the Letter of Map Revision to the disclosure statement.

If the Federal Emergency Management Agency has issued a Letter of Map Revision confirming that a property is within a special flood hazard area and the location of the letter has been posted pursuant to subdivision (g) of Section 8589.3 of the Government Code, then the transferor or transferor's agent shall mark "Yes" on the Natural Hazard Disclosure Statement, even if the map has not yet been updated. The transferor or transferor's agent shall attach a copy of the Letter of Map Revision to the disclosure statement.

The disclosure required pursuant to this article may be provided by the transferor and the transferor's agent in the Local Option Real Estate Disclosure Statement described in Section 1102.6a, provided that the Local Option Real Estate Disclosure Statement includes substantially the same information and substantially the same warnings that are required by this section. The legal effect of a consultant's report delivered to satisfy the exemption provided by Section 1103.4 is not changed when it is accompanied by a Natural Hazard Disclosure Statement.

A consultant's report shall always be accompanied by a completed and signed Natural Hazard Disclosure Statement. In a disclosure statement, an agent and third-party provider may cause his or her name to be preprinted in lieu of an original signature in the portions of the form reserved for signatures. The use of a preprinted name shall not change the legal effect of the acknowledgment.

The disclosure required is only a disclosure between the transferor, the transferor's agents, and the transferee, and shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose. In any transaction in which a transferor has accepted, prior to June 1, 1998, an offer to purchase, the transferor, or his or her agent, shall be deemed to have complied with the requirement of subdivision (a) if the transferor or agent delivers to the prospective transferee a statement that includes substantially the same information and warning as the Natural Hazard Disclosure Statement.

## Acknowledgement of Receipt

The transferee acknowledges that he or she has received the following disclosures and advisories:

Statutory Natural Hazard Disclosures, including:

- Area of potential flooding from dam inundation pursuant to Section 8589.5 of the Government Code
- Earthquake Fault Zone pursuant to Section 2622 of the Public Resources Code
- Seismic Hazard Zone pursuant to Section 2696 of the Public Resources Code
- Special Flood Hazard Areas – FEMA Zones A and V
- Very High Fire Hazard Severity Zone pursuant to Section 51178 or 51179 of the Government Civil Code
- Wildland area that may contain substantial forest fire risks and hazards pursuant to Section 4125 of the Public Resources Code

Additional Natural Hazard Disclosures:

- Proximity to naturally occurring asbestos as determined by the California Geological Survey
- Tsunami inundation zone as mapped by the California Geological Survey

Additional Disclosures:

- Proximity to Commercial and Industrial Zoning as addressed by Section 1102.17 of the Civil Code
- Proximity to Formerly Used Defense Site as per the official data provided by the US Army Corp of Engineers and addressed by Civil Code 1102.15
- Notice of Airport in Vicinity as addressed by Section 1102.17 of the Civil Code and Section 731a of the Code of Civil Procedure
- Notice of Right to Farm as addressed by Section 3482.5 of the Civil Code
- Notice of Mining Operations as addressed by Section 1103.4 of the Civil Code
- Potentially Elevated Indoor Radon Gas Levels
- Protection of California Red-legged Frog from Pesticides
- Williamson Act contract with the local county

Additional Advisories and Guides:

- Abandoned wells
- Carbon Monoxide Advisory pursuant to Senate Bill-183
- California Energy Commission Energy Rating Guide
- Health Effects of Lead Guide
- Homeowner's Guide to Earthquake Safety
- Megan's Law - Information on Registered Sex Offenders
- Methamphetamine Contamination
- Mold Advisory
- Notice Regarding Gas and Hazardous Liquid Transmission Pipelines
- Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants

Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_

## Background for Statutory Natural Hazard Disclosures

### Area of Potential Flooding from Dam Inundation

This property **IS** within an area of potential flooding from dam inundation pursuant to Section 8589.5 of the Government Code.

Inundation maps show the areas of potential flooding in the event of sudden or total failure of any dam, the partial or total failure of which the California Office of Emergency Services (Cal OES) determines, after consultation with the Department of Water Resources (DWR), would result in death or personal injury.

Maps are initially submitted to the Office of Emergency Services by the local governmental organization, utility, or other public or private owner of any dam so designated. The Office of Emergency Services reviews the maps and either accepts or rejects them. Rejected maps are required to be revised to meet requirements and be resubmitted. The Office of Emergency Services and the Department of Water Resources each keep the accepted maps on file and submit identical copies to the appropriate public safety agency of any city, county, or city and county likely to be affected.

Emergency procedures are determined by local needs and may include any of the following:

(A) Delineation of the area to be evacuated (B) Routes to be used (C) Traffic control measures (D) Shelters to be activated for the care of the evacuees (E) Methods for the movement of people without their own transportation (F) Identification of particular areas or facilities in the flood zones that will not require evacuation because of their location on high ground or similar circumstances (G) Identification and development of special procedures for the evacuation and care of people from unique institutions (H) Procedures for the perimeter and interior security of the area, including such things as passes, identification requirements, and anti-looting patrols (I) Procedures for the lifting of the evacuation and reentry of the area (J) Details as to which organizations are responsible for the functions described in this paragraph and the material and personnel resources required

Buyers are very strongly encouraged to review the local county and city Hazard Mitigation Plans for these emergency procedures if you are "IN" an area of potential flooding from dam inundation.

Please note Cal OES may waive the requirement for an inundation map where the effects of potential inundation in terms of death or personal injury, as determined through onsite inspection by Cal OES in consultation with the affected local jurisdictions, can be ascertained without an inundation map and where adequate evacuation procedures can be developed without benefit of an inundation map. This means that property may still be at risk without being represented on the inundation maps.

More information is available at the Dam Safety Action website: <http://www.damsafetyaction.org/CA/about-eaps/mapping.php>

### Earthquake Fault Zone

This property **IS** located within an Earthquake Fault Zone, pursuant to Section 2622 of the Public Resources Code.

The Earthquake Fault Zone disclosure informs the reader whether any part of the property lies within an Alquist-Priolo Earthquake Fault Zone. The Alquist-Priolo Earthquake Fault Zoning (AP) Act was passed into law after the devastating 1971 San Fernando earthquake, to make California communities safer from earthquake damage by regulating housing construction within the hazard zones. Owners of property and their agents are required to inform potential buyers if the property lies within any state-mapped fault hazard zones. A Natural Hazard Disclosure report is one method of conveying that information.

The California Department of Conservation defines a fault as a fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time. A fault trace is the line on the earth's surface defining the fault. Sudden displacement along the fault line, as opposed to slow creeping movement, is an earthquake. The State Geologist is required to compile maps that delineate earthquake fault zones that encompass all potentially and recently active traces of the San Andreas, Calaveras, Hayward, San Jacinto, and such other faults that are sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or fault creep. An Earthquake Fault Zone is a regulatory zone around a fault considered active-having ruptured sometime in the last 11,000 years. The zones are to be one-quarter mile or less in width but the State Geologist may designate a wider zone. The State Geologist is to provide copies of the official maps to each city and county with jurisdiction over the property located within the zone. Counties receiving maps must post notices in the county recorder's, assessor's, and planning agency's offices identifying the location of the maps.

If an active fault is present near or within this land parcel it may pose a risk of surface fault rupture to existing or future structures. If the property is not developed, a fault study may be required before the parcel can be subdivided or structures permitted. Check with your local permitting agency for specific requirements. If a property is developed, you will not need a geologic study unless you plan to extensively add onto or remodel an existing structure. More can be learned about the potential of fault rupture by:

- Asking the property owner or real estate agent to see any geologic report prepared for the site.
- Checking the files of local government for consulting reports for nearby sites.
- Researching maps and data on active faults at technical libraries at the California Geological Survey, U.S. Geological Survey, and universities.
- Hiring a consulting geologist to provide a preliminary assessment of the fault-rupture hazard for a specific site (see the Yellow Pages).

It is very important to recognize that earthquake fault zones primarily identify the hazard of "surface rupture." Surface rupture is an offset of the ground surface when fault rupture extends to the Earth's surface. Any structure built across the fault is at risk of being torn apart as the two sides of the fault slip past each other. Most of building damage associated with large events is due to earthquake ground shaking, which can extend a very large area throughout a region surrounding the fault rupture. Most earthquake damage results from strong shaking. Damage caused by fault rupture, landslides, and ground failure typically accounts for only a small fraction of the total damage from earthquakes. The 1906 earthquake is remembered mainly for the fire damage in San Francisco, yet in most places throughout northern California shaking damage dominated. The intensity of shaking that an area experiences during an earthquake depends on the magnitude of the earthquake, its distance from the fault, and the type of soil.

## Seismic Hazard Zones

Seismic Hazard Zone pursuant to Section 2696 of the Public Resources Code

This property **IS NOT** within a Landslide Seismic Hazard Zone currently identified by the California Geological Survey and data **IS** available.

This property **IS** within a Liquefaction Seismic Hazard Zone currently identified by the California Geological Survey and data **IS** available.

The Seismic Hazards Mapping Act (SHMA) of 1990 (Public Resources Code, Chapter 7.8, Section 2690-2699.6) directs the Department of Conservation, California Geological Survey (CGS) to identify and map areas prone to liquefaction, earthquake-induced landslides and amplified ground shaking. The purpose of the SHMA is to minimize loss of life and property through the identification, evaluation and mitigation of seismic hazards. The Seismic Hazards Mapping Act requires site-specific geotechnical investigations be conducted within the Zones of Required Investigation to identify and evaluate seismic hazards and formulate mitigation measures prior to permitting most developments designed for human occupancy.

Earthquake-induced landslides zones are areas where the previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) are required. Large earthquakes in steep terrain can result in hundreds of landslides that destroy homes and disrupt transportation networks as well as the economy. If your property is in a landslide-prone area contact a geotechnical engineering professional for an evaluation.

Liquefaction hazard zones refer to areas where the historical occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) are required. Liquefaction occurs when loosely packed, water-logged soils temporarily lose strength and stiffness and behave like liquids, causing the ground to sink or slide. Liquefaction is a special case of quicksand. In this case, sudden earthquake forces immediately increase the pore pressure of shallow groundwater. The saturated liquefied soil loses strength, causing buildings or other objects on that surface to sink or fall. This is often observed as "sand boils" also called "sand blows" or "sand volcanoes" (as they appear to form small volcanic craters) at the ground surface. The phenomenon may incorporate both flow of already liquefied sand from a layer below ground, and a quicksand effect whereby upward flow of water initiates liquefaction in overlying non-liquefied sandy deposits due to buoyancy. Soil liquefaction induced by earthquake shaking is also a major contributor to urban seismic risk. Methods to mitigate the effects of soil liquefaction have been devised by earthquake engineers and include various soil compaction techniques such as vibro compaction (compaction of the soil by depth vibrators), dynamic compaction, and vibro stone columns. These methods result in the densification of soil and enable buildings to withstand soil liquefaction. Existing buildings can be mitigated by injecting grout into the soil to stabilize the layer of soil that is subject to liquefaction.

## Special Flood Hazard Areas - FEMA Zones A and V

This property **IS** located within a Special Flood Hazard Area (SFHA, any flood zone of type "A" or "V") designated by Department of Homeland Security Federal Emergency Management Agency. This determination is not appropriate for determining insurance eligibility. This report is valid for residential use only.

The Special Flood Hazard Area (SFHA) is identified by the United States Federal Emergency Management Agency (FEMA) as an area having a special flood or mudflow and/or flood related erosion hazard, as shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map. Areas within the SFHA are designated on the Flood Insurance Rate Map by zones. Land areas that are at high risk for flooding are called special flood hazard areas (SFHAs), or floodplains. These areas are indicated on flood insurance rate maps (FIRMs). The Special Flood Hazard area is the area subject to flooding by the 1% annual chance flood. The SFHA is an area where the FEMA National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHA includes Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V as designated by FEMA. FEMA flood maps are readily available online and most sales agents are familiar with the maps.

Participation in the NFIP is based on an agreement between local communities and the Federal Government that states that if a community will adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in SFHA, the Federal Government will make flood insurance available within the community as a financial protection against flood losses. The SFHAs and other risk premium zones applicable to each participating community are depicted on Flood Insurance Rate Maps (FIRMs). The Mitigation Division within the Federal Emergency Management Agency manages the NFIP and oversees the floodplain management and mapping components of the Program.

Note: NOT ALL COMMUNITIES PARTICIPATE IN THE NFIP, and thus areas outside the SFHA may have significant risk of flooding. Serious flood risk may be present at your location even if you are designated as "Out." Residential areas outside of mapped high-risk flood file more than 20 percent of all National Flood Insurance Program flood insurance claims and receive one-third of Federal disaster assistance for flooding. Mandatory flood insurance purchase requirements apply for those with an "In" determination.

Flood zone designations may be established or revised when new and more accurate information becomes available because of a FEMA-funded restudy or because the community makes the information available to FEMA. Several factors influence the frequency with which flood maps may be updated, such as the extent of new development and the completion of flood-control projects. If you believe your property was incorrectly included in a National Flood Insurance Program - identified Special Flood Hazard Area (SFHA), you may submit an application to FEMA for a formal determination of the property's location and/or elevation relative to the SFH

Letter of Map Amendment- Insufficient map topographic detail or accuracy can result in the unwarranted determination of SFHA. An application for a Letter of Map Amendment (LOMA) uses an Elevation Certificate (prepared by a Registered Land Surveyor or Registered Professional Engineer) to ask FEMA to remove the flood insurance requirement on individual properties.

Letter of Map Revision- For multiple properties or a larger area, an application for a Letter of Map Revision can be submitted when the landscape topography is different from that shown on the floodplain boundary and/or flood heights shown on the FIRM and the Flood Insurance Study. A Letter of Map Revision based on Fill (LOMR-F) is used when landscape topography is altered by humans, usually to increase the land elevation and remove land from the floodplain. A Conditional Letter of Map Revision (CLOMR) and Conditional Letter of Map Revision Based on Fill (CLOMR-F) are strongly advised as a mechanism to obtain FEMA feedback on the project before site changes are made, especially in light of the increasing attention on the nexus between the NFIP and the Endangered Species Act.

PDQ integrates the above information as soon as it becomes available in the FEMA digital databases. If you receive an "IN" determination, ask the seller if there has been a LOMA or LOMR for this property.



## Very High Fire Hazard Severity Zone

This property **IS NOT** within a Very High Fire Hazard Severity Zone pursuant to Section 51178 or 51179 of the Government Civil Code, and the owner of this property **IS NOT** subject to the maintenance requirements of Section 51182 of the California Government Code.

Properties that lie within a Very High Fire Hazard Severity Zone (VHFHSZ) of a local responsibility area are subject to regulations. New buildings must comply with exterior wildfire exposure protection codes. Ignition resistant construction might also be required by local ordinances. Government Code Section 51182 sets the rules for flammable vegetation clearance as well as other fire safety practices. It is up to the property owner to make inquiries into these regulations as well as to inform any potential buyers of the property whether it lies in the VHFHSZ within Local Response Area (LRA) through a Natural Hazard Disclosure report.

Wildfires are extremely costly, not only to property owners and residents, but also to local agencies. Wildfires pose a serious threat to the preservation of the public peace, health, and safety. The wildfire front is not the only source of risk since embers, or firebrands, travel far beyond the area impacted by the front and pose a risk of ignition to structures or fuel on a site for a longer time. Since fires ignore civil boundaries, it is necessary that cities, counties, special districts, state agencies, and federal agencies work together to bring raging fires under control. Preventive measures are therefore needed to ensure the preservation of the public peace, health, and safety.

A person who owns, leases, controls, operates, or maintains an occupied dwelling or occupied structure in, upon, or adjoining a mountainous area, forest-covered land, brush-covered land, grass-covered land, or land that is covered with flammable material, which area or land is within a very high fire hazard severity zone designated by the local agency pursuant to Section 51179, shall at all times do all of the following:

- (1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion.
- (2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on the adjacent property shall only be conducted following written consent by the adjacent landowner.
- (3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the fire chief or fire official from the authority having jurisdiction, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.
- (4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.
- (5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.
- (6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.
- (7) Prior to constructing a new dwelling or structure that will be occupied or rebuilding an occupied dwelling or occupied structure damaged by a fire in that zone, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the California Civil Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the California Civil Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property. The Department of Forestry and Fire Protection shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of non-vegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

Forest fire protection in California is the responsibility of either the State, local government, or the Federal Government. VHFHSZ cover local responsibility areas and include incorporated cities, cultivated agriculture lands, and portions of the desert. Local responsibility area fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. VHFHSZ maps are available as pdf's or for download from CAL Fire at:

[http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention](http://www.fire.ca.gov/fire_prevention/fire_prevention)

## Wildland Fire Area

This property **IS NOT** located within a Wildland Fire Area that may contain substantial forest fire risks and hazards pursuant to Section 4125 of the Public Resources Code. The owner of this property **IS NOT** subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

A "NOT IN" designation must only be considered with regard to the fire hazard within the SRA purview. Wildland fire areas designate State Responsibility Areas (SRAs) of fire hazard, as opposed to Local Response Areas (LRAs) identified in the Very High Fire Hazard Severity Zones (VHFHSZ) identified elsewhere in this report.

SRAs include the following:

- (a) Land covered in part by forests or trees capable of producing forest products.
- (b) Land covered in part by timber, brush, undergrowth, or grass, whether of commercial value or not, which protect the soil from excessive erosion, retard runoff of water or accelerate water percolation, if such lands are sources of water which is available for irrigation or for domestic or industrial use.
- (c) Land in areas principally for range for forage purposes, which are next to the lands described in subdivisions (a) and (b).

These lands DO NOT include:

- (a) Land owned or controlled by the Federal Government or any agency of the Federal Government.
- (b) Land within the exterior boundaries of any city, except a city and county with a population of less than 25,000 if, at the time the city and county government is established, the county contains no municipal corporations.
- (c) Any other lands within the state which do not come within any of the classes which are described above.

Wildland fire prevention engineering processes reduce or eliminate fire hazards and risks, and change the environment by removing or reducing the heat source, modifying or reducing the fuels, and modifying the act or omission allowing the heat source to contact ignitable fuels. Part of mission of the California Department of Forestry and Fire Protection (CAL FIRE) is to prevent fires. The department's Fire Prevention Program consists of multiple activities including wildland pre-fire engineering, vegetation management, fire planning, education and law enforcement. Common projects include fire break construction and other fire fuel reduction activities that lessen the risk of wildfire to communities. This may include brush clearance around communities, along roadways and evacuation routes. Other important activities include defensible space inspections, emergency evacuation planning, fire prevention education, fire hazard severity mapping, implementation of the State Fire Plan, fire-related law enforcement activities such as investigations to determine fire cause and origin as well as arson cases, and support for local government fire safe planning in the SRA.

## Additional Natural Hazard Disclosures

### Asbestos

This property **IS** located within a mile of reported historic asbestos mines, historic asbestos prospects, and other natural occurrences of asbestos in California as identified by the United States Geological Survey (USGS) and the California Geological Survey (CGS) in USGS Open-File Report 2011-1188/CGS.

This study provided information on known natural occurrences of asbestos in California, using descriptions found in the geologic literature. The asbestos sites were compiled through a systematic search of the published geologic literature but should not be construed as a complete list. An asbestos site was included only when the literature specifically mentioned asbestos and (or) described the commonly recognized asbestos minerals as occurring in the asbestiform crystal habit. No attempt was made to infer the presence of asbestos if asbestos was not explicitly described. Only a small percentage of the sites were visited or sampled during this study.

Asbestos occurs naturally in certain geologic settings in California, most commonly in association with ultramafic rocks and along earthquake faults. Asbestos is a known carcinogen and inhalation of asbestos may result in the development of lung cancer or mesothelioma. The asbestos contents of many manufactured products have been regulated in the U.S. for a number of years. For example, the California Air Resources Board (CARB) has regulated the amount of asbestos in crushed serpentinite used in surfacing applications, such as for gravel on unpaved roads, since 1990. In 1998 new concerns were raised about possible health hazards from activities that disturb rocks and soil containing asbestos and may result in the generation of asbestos laden dust. These concerns recently lead CARB to revise their asbestos limit for crushed serpentinite and ultramafic rock in surfacing applications from 5 percent to less than 0.25 percent, and to adopt a new rule requiring best practices dust control measures for activities that disturb rock and soil containing naturally occurring asbestos.

If you choose to remove any asbestos found in your home, it is recommended that you contact a qualified professional with training in asbestos removal. These professionals use special equipment such as high efficiency particulate air (HEPA) filter vacuum cleaners, which are designed to remove the smaller asbestos fibers. Normal home vacuum cleaners are typically not designed to capture these tiny fibers and may only scatter them throughout the house. However, if the source of asbestos in your home is from naturally-occurring asbestos, unless those sources are controlled, the asbestos may return.

For more information, please consult: <https://www.arb.ca.gov/toxics/asbestos/4home.pdf>

### Tsunami Inundation Zones

This property **IS NOT** in a Tsunami Inundation Zone as mapped by the California Geological Survey.

Produced collectively by tsunami modelers, geologic hazard mapping specialists, and emergency planning scientists from CGS, Cal OES, and the Tsunami Research Center at the University of Southern California, the tsunami inundation maps for California cover most residentially and transient populated areas along the state's coastline. Coordinated by Cal OES, these official maps are developed for all populated areas at risk to tsunamis in California and represent a combination of the maximum considered tsunamis for each area.

According to The California Department of Conservation, a tsunami is a wave, or series of waves, generated by an earthquake, landslide, volcanic eruption, or even large meteor hitting the ocean (The Japanese word *tsu* means "harbor"; *nami* means "wave"). What typically happens is a large, submarine earthquake (magnitude 8 or higher) creates a significant upward movement of the sea floor resulting in a rise or mounding of water at the ocean surface. This mound of water moves away from this center in all directions as a tsunami. A tsunami can travel across the open ocean at about 500-miles per hour, the speed of a jet airliner. As the wave approaches land and as the ocean shallows, the wave slows down to about 30 miles-per-hour and grows significantly in height (amplitude).

Although most people think a tsunami looks like a tall breaking wave, it actually resembles a flood or surge.

More than eighty tsunamis have been observed or recorded in California in historic times. Fortunately, almost all of these were small and did little or no damage. Though damaging tsunamis have occurred infrequently in California, they are a possibility that must be considered in coastal communities. There are two sources for California tsunamis, based on distance and warning time. Local tsunami sources, like large offshore faults and massive submarine landslides, can put adjacent coastal communities at the greatest risk of a tsunami because the public must respond quickly with little or no official guidance. A tsunami caused by a very large earthquake elsewhere on the Pacific Rim could reach the California coast many (4 to 15) hours after the earthquake.

Education and preparation are the best ways to avoid injury and increase your chances for survival. Know whether you are in a potential tsunami zone by observing street signs or looking online to see if you are in a zone. Know the evacuation routes for your area. Contact your local city and/or county government to see what the evacuation plan is for your area and where you will be expected to evacuate to. Have a "to go bag" ready, in the event you have to evacuate. Do not return to the evacuated zone until officials tell you it is safe to do so. The first tsunami is not always the largest, and tsunami waves, flooding and strong currents can last for several hours.

More information about tsunami preparedness is available at: <http://www.tsunamizone.org>

## Additional Disclosures

### Commercial and Industrial Zoning

This property **IS** located within one mile of an area officially zoned as industrial or commercial.

Section 1102.17 of the civil code states that "The seller of residential real property subject to this article who has actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, or affected by a nuisance created by such a use, shall give written notice of that knowledge as soon as practicable before transfer of title." Section 731a reads, "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."

To help determine where this may be applicable, residential structures within one mile of commercial or industrial land use have been identified. Areas that include businesses defined as commercial and industrial will often create, as a natural part of conducting business, what can be considered nuisances to some individuals living in the vicinity. These nuisances can include such things as increased car and foot traffic, noise, dust and bright lights. As the degree to which these factors may or may not disturb people living near the businesses will vary greatly. Any prospective home buyer should be fully aware of the industrial/commercial conditions before purchasing a home. Commercial and industrial land use will include such facilities as shopping districts and convenience stores, but also airports, ports, and heavy manufacturing. Land use classifications are interpreted by the United States Geological Survey or Metropolitan Planning Agencies typically from satellite images or aerial photography, and although most facilities that cause a nuisance may be captured, there may be additional facilities that have been recently developed that are not reflected in the data. Buyers should consult "Google Maps" or similar websites to familiarize themselves with the facilities in their neighborhood before purchasing a home.

### Formerly Used Defense Sites

This property **IS NOT** located within one mile of a Formerly Used Defense Site as per the official data provided by the US Army Corp of Engineers.

Federal and state agencies have identified certain areas known as Formerly Used Defense Sites (FUDS) that have been used for military training and which may contain live ammunition. Civil Code 1102.15 requires the seller of residential property to disclose whether any former federal or state ordinance locations were once located within one mile of the property.

During the past two centuries, the Department of Defense has used land throughout the United States to both train Soldiers, Airmen, Sailors and Marines, and test new weapons to ensure the nation's military readiness. As training and testing needs changed, DOD obtained property or returned it to private or public uses.

Today, DOD is responsible for the environmental restoration (cleanup) of properties that were formerly owned by, leased to or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense prior to October 1986. Such properties are known as Formerly Used Defense Sites or FUDS. The U.S. Army is DOD's lead agent for the FUDS Program. The U.S. Army Corps of Engineers executes the FUDS Program on behalf of the U.S. Army and DOD. The U.S. Army and DOD are dedicated to protecting human health and the environment by investigating and, if required, cleaning up potential contamination or munitions that may remain on these properties from past DOD activities.

The scope and magnitude of the FUDS Program are significant, with more than 10,000 properties identified for potential inclusion in the program. Information about the origin and extent of contamination or munitions, land transfer issues, past and present property ownership, applicable laws and DOD policies must be evaluated before DOD considers a property eligible for Defense Environment Restoration Account funding under the FUDS Program. Environmental cleanup at FUDS properties is conducted under the Comprehensive Environmental Response, Compensation and Liability Act.

In accordance with DOD Instruction 4715.07 Defense Environment Restoration Program and DOD Interim Risk Management (IRM) procedures, the U.S. Army Corps of Engineers is implementing IRM by conducting a Notification and Safety Education initiative at FUDS where investigations, removal actions or remedial actions are not planned to be conducted for an extended period of time.

A property is listed when the property has been evaluated by the Corps, is eligible to be cleaned up under the FUDS program, and the estimated costs of cleaning up the property have been compiled. When work actually begins on the property depends on the type of risk, the hazards, the available annual funding, and funding priorities. To find out what type of contamination might be present at these locations, contact the District point of contact for that information.

Follow the 3Rs of Explosives Safety if you suspect you may have come across a military munition.

- Recognize – when you may have come across a munition, and that munitions are dangerous.
- Retreat – do not approach, touch, move, or disturb it, but carefully leave the area.
- Report – call 911 and advise the police of what you saw and where you saw it.

Additional information about the 3Rs of Explosives Safety is available from the DOD's 3Rs of Explosives Safety website: <http://www.denix.osd.mil/uxo/>

## Notice of Airport in Vicinity

This property **IS NOT** presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may/may not be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

For purposes of this section, an "Airport Influence Area," also known as an "airport referral area," is the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission.

In addition, this property **IS NOT** presently located within 2 miles of a FAA runway, and the property **IS NOT** presently located in a mapped 65 decibel contour provided by the airport. Please note that few airports in California have the officially mapped Airport Influence Areas as described above, and these may or may not include military and private airports depending on the data provided by the airport land use commission. For this reason additional information is required to assess airport proximity. Section 1102.17 of the Civil Code states that "The seller of residential real property subject to this article who has actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, or affected by a nuisance created by such a use, shall give written notice of that knowledge as soon as practicable before transfer of title." Section 731a reads, "Whenever any city, 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." Residential property within 2 miles of an FAA runway or within the designated 65 decibel contour area may experience nuisances similar to those exposed to mapped Airport Influence Areas and are advised to consider individual sensitivities to common concerns, such as noise, vibration and odors before completing a purchase.

The rapid growth of California communities is bringing new housing developments closer to airports. When combined with an increase in demand for air travel between urban areas, some communities have been faced with frequent distractions. The California Airport Land Use Planning Handbook published by CalTrans establishes noise and safety as the "primary airport impact concerns that have the potential to affect the health, safety and welfare of people within the vicinity of an airport." With these concerns in mind, the California State Senate passed Assembly Bill 2776 requiring any seller of land that falls within the Airport Influence Area of an airport disclose this information to a potential buyer.

According to the California Airport Land Use Planning Handbook, "The geographic boundary of the ALUCP (Airport Land Use Compatibility Plans) is known as the airport influence area (AIA). Airport Land Use Commissions establish the AIA after a hearing and in consultation with the involved agencies, as required by Section 21675(c). ALUCs sometimes describe the AIA as the referral area (as it is the area within which projects are potentially referred to the ALUC). The ALUC usually establishes the AIA boundary based on: 1) The location and configuration of the airport(s) included in the plan; and 2) The extent of the noise and safety impacts associated with the airport(s). The geographic area for noise impacts is typically described by CNEL contours and overflight areas, while safety impacts are mapped according to airport safety zones and the airspace surfaces."

If a property lies within an official Airport Influence Area, potential buyers are advised to take individual sensitivities to common concerns, such as noise, vibration and odors, into account before completing a purchase.

More information can be found at: <http://www.dot.ca.gov/hq/planning/aeronaut/documents/alucp/AirportLandUsePlanningHandbook.pdf>

## Notice of Right to Farm

This property **IS** located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

Land designated as Important Farmland could be in one of five agricultural categories, including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land.

Important farmland defined by the California Department of Conservation, Division of Land Resource Protection includes:

- Prime Farmland: Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- Farmland of Statewide Importance: Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- Unique Farmland: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- Farmland of Local Importance: Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In some counties, Confined Animal Agriculture facilities are part of Farmland of Local Importance, but they are shown separately.
- Grazing Land: Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.

## Notice of Mining Operations

This property **IS** located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Please note that distances to mines are determined utilizing map coordinate data made available by the Office of Mine Reclamation, as required by law. Actual distance to mining operations may vary due to size of mine and extent of mining operations.

## Potentially Elevated Indoor Radon Gas Levels

This property is within an area of **Low** potential for elevated-indoor radon gas levels according to data provided by the California Department of Conservation.

For the purposes of rating the increased potential for elevated-indoor radon gas levels, "Radon potential" is the chance of indoor-air in a house exceeding the U.S. EPA recommended radon gas concentration action level of 4 picocuries per liter in a two to three day screening test. Areas that have been studied for radon have been categorized by the estimated percentage of chance that they will exceed this recommended level: Very High-50 percent or more, High-20 to 49.9 percent, Moderate-5 to 19.9 percent, Low-less than 5 percent, and Unmapped.

Radon gas is a naturally occurring radioactive gas that is invisible and odorless. It forms from the radioactive decay of small amounts of uranium and thorium naturally present in rocks and soils so some radon exists in all rocks and soils. Certain rock types, such as black shales and certain igneous rocks, can have uranium and thorium in amounts higher than is typical for the earth's crust. Increased amounts of radon will be generated in the subsurface at these locations. Because radon is a gas, it can easily move through soil and cracks in building slabs or basement walls and concentrate in a building's indoor air. Areas with higher amounts of radon in the underlying rocks and soil are likely to have higher percentages of buildings with indoor radon levels in excess of U.S. Environmental Protection Agency guidelines, and incidences of very high indoor radon levels are more likely in these areas.

Breathing air with elevated levels of radon gas results in an increased risk of developing lung cancer. Not everyone exposed to radon will develop lung cancer, but U.S. EPA and the National Cancer Institute estimate the annual number of lung cancer deaths in the United States attributable to radon is between 7,000 and 30,000. The average concentration of radon in American homes is about 1.3 picocuries per liter and the average concentration in outdoor air is about 0.4 picocuries per liter. The U.S. EPA recommends that individuals avoid long-term exposures to radon concentrations above 4 picocuries per liter. The only way to know what the radon level is in a building or home is to test the air. Fortunately, radon testing is relatively simple and inexpensive. If indoor-air testing indicates radon levels exceeding 4 picocuries per liter, the U.S. EPA recommends remediation actions be considered.

The California Geological Survey (CGS) staff have worked with the California Department of Public Health Radon Program since 1989 to provide that program with geologic information to help identify those areas of California with increased potential for elevated indoor-radon levels.

The US EPA recommends that you know what the indoor radon level is in any home you consider buying. Ask the seller for their radon test results. If no test was conducted in the home, consult a radon testing professional about conducting a test. If the house has a radon reduction system, ask the seller for any information they have about the system.

If you are looking at buying a house with a radon reduction system already installed, you should view it as value-added. After all, the problem has been dealt with, and as long as the system is functioning properly, you don't have to worry about radon. Check with your lender or your insurance company – they may offer incentives if your new home has a radon reduction system.

Additional information can be found in these EPA guides:

<https://www.epa.gov/radon/home-buyers-and-sellers-guide-radon>

[http://www.pdqdisclosure.com/documents/pdq\\_CitizensGuideToRadon\\_2012.pdf](http://www.pdqdisclosure.com/documents/pdq_CitizensGuideToRadon_2012.pdf)

## Protection of California Red-legged Frog from Pesticides

This property **IS NOT** in a California Red Legged Frog habitat zone according to the United States Fish & Wildlife Service.

California red-legged frogs are currently threatened by loss of habitat from the growth of cities and suburbs, mining, overgrazing by cattle, invasion of nonnative plants, impoundments, water diversions, degraded water quality, and introduced predators, such as bullfrogs. This species is likely to become endangered in the foreseeable future throughout all or a significant portion of its range, but they are not in danger of extinction right now.

On October 20, 2006, the United States District Court for the Northern District of California imposed no-use buffer zones around California red-legged frog upland and aquatic habitats for certain pesticides. This injunction and order are part of a settlement reached between United States Environment Protection Agency (EPA), CropLife America, American Forest and Paper Association, Western Plant Health Association, Oregonians for Food and Shelter, and Syngenta Corporation as co-defendants, and the Center for Biological Diversity as the plaintiff. Under the injunction and order, no-use buffer zones of 60 feet for ground applications and 200 feet for aerial applications apply from the edge of the following California red-legged frog habitats as defined by the United States Fish & Wildlife Service and the Center for Biological Diversity: Aquatic Feature, Aquatic Breeding Habitat, Non- Breeding Aquatic Habitat, and Upland Habitat. Details of the injunction can be found here: [http://www.cdpr.ca.gov/docs/endspec/rl\\_frog/crlf\\_order.pdf](http://www.cdpr.ca.gov/docs/endspec/rl_frog/crlf_order.pdf)

## Williamson Act

This property **IS** under a Williamson Act contract with the local county.

Existing law, the Williamson Act, authorizes a city or county to enter into contracts with owners of land devoted to agricultural use, whereby the owners agree to continue using the property for that purpose, and the city or county agrees to value the land accordingly for purposes of property taxation.

The California Legislature passed the Williamson Act in 1965 to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. The Act creates an arrangement whereby private landowner's contract with counties and cities to voluntarily restrict their land to agricultural and compatible open-space uses. The vehicle for these agreements is a rolling term 10-year contract (i.e., unless either party files a "notice of nonrenewal," the contract is automatically renewed for an additional year.). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value.

A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner.

## Advisories

### Abandoned Wells

A well that is no longer useful (including exploration and test holes) must be destroyed in order to assure that the groundwater supply is protected and preserved for further use and eliminate the potential physical hazard. A well is considered no longer useful when it has not been used for one year, unless the owner demonstrates intention to use the well again. These wells are considered 'abandoned' or permanently inactive. In accordance with Section 115700 of the California Health and Safety Code, the well owner shall properly maintain an inactive well as evidence of intention for future use in such a way that meets established requirements. A well that has been abandoned must be taken care of in one of three ways: repair to operational status, inactivate them properly, or properly destroy them (A special contractor, known as a C-57 well contractor will be needed for repairs and destructions). A permit application is required for any of these three options.

For more information, see: [http://www.water.ca.gov/groundwater/well\\_info\\_and\\_other/california\\_well\\_standards/wws/wws\\_combined\\_sec20-22.html](http://www.water.ca.gov/groundwater/well_info_and_other/california_well_standards/wws/wws_combined_sec20-22.html)

### Carbon Monoxide Advisory

Senate Bill-183 is also known as the "Carbon Monoxide Poisoning Prevention Act." This bill requires that a carbon monoxide (CO) device be installed in all dwelling units intended for human occupancy. Carbon monoxide cannot be seen or smelled, but at high levels it can kill a person in minutes. Carbon monoxide (CO) is produced whenever any fuel such as gas, oil, kerosene, wood, or charcoal is burned. If appliances that burn fuel are maintained and used properly, the amount of CO produced is usually not hazardous. However, if appliances are not working properly or are used incorrectly, dangerous levels of CO can result. Hundreds of people die accidentally every year from CO poisoning caused by malfunctioning or improperly used fuel-burning appliances. Even more die from CO produced by idling cars. Fetuses, infants, elderly people, and people with anemia or with a history of heart or respiratory disease can be especially susceptible. Be safe. Practice the DO's and DON'Ts of carbon monoxide. For more information, see:

[http://www.fire.ca.gov/communications/communications\\_firesafety\\_carbonmonoxide](http://www.fire.ca.gov/communications/communications_firesafety_carbonmonoxide)

### California Energy Commission Energy Rating

California is a national leader in promoting energy efficiency. As a result, our energy use per person has remained stable for over 30 years while the national average has steadily increased. Despite this success, we must continue to reduce energy use in our homes. The benefits are highly valuable — reducing energy use not only lowers your energy bills, but helps our electricity system remain reliable, even during high peak-load periods, while also protecting our environment. In 2006, California established aggressive goals to reduce greenhouse gases that cause global warming. These goals will cut today's carbon emissions by 25 percent, so we can return to 1990 levels by the year 2020. Efforts to accomplish this goal represent important first steps in addressing the threat of global warming. We owe our children and grandchildren nothing less. As you consider the sale or purchase of your home, the booklet below asks that you recognize what energy efficiency measures have been built into the home, or ways to make further improvements to save energy and reduce peak electricity demand. Your energy efficiency actions help make California a better, more environmentally sustainable place to raise your families.

[http://www.pdqdisclosure.com/documents/pdq\\_HomeEnergyRatingSystem\\_2011.pdf](http://www.pdqdisclosure.com/documents/pdq_HomeEnergyRatingSystem_2011.pdf)

### Health Effects of Lead

Lead gets into the body in many ways. Adults and children can get lead into their bodies if they breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces), swallow lead dust that has settled on food, food preparation surfaces, and other places, or eat paint chips or soil that contains lead.

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children. In children, exposure to lead can cause 1) nervous system and kidney damage, 2) learning disabilities, attention deficit disorder, and decreased intelligence, 3) speech, language, and behavior problems, 4) poor muscle coordination, 5) decreased muscle and bone growth, and 6) hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death. Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

More information can be found at:

[http://www.pdqdisclosure.com/documents/pdq\\_ProtectYourFamilyFromLead\\_2013.pdf](http://www.pdqdisclosure.com/documents/pdq_ProtectYourFamilyFromLead_2013.pdf)



## Homeowner's Guide to Earthquake Safety

The Homeowner's Guide to Earthquake Safety was developed and published by the California Seismic Safety Commission. The guide was prepared for publication by the staff of The Collaborative for Disaster Mitigation, San Jose State University, One Washington Square, San Jose, CA 95192-0082. It was distributed under the provisions of the Library Distribution Act and Government Code Section 11096. This guide: 1) describes the most common weaknesses that can cause damage to homes, in the event of an earthquake, 2) enables the seller to meet the State Law requiring this booklet be given to every buyer of homes built before 1960, 3) enables the seller to disclose to the buyer the typical earthquake weaknesses in homes built before 1960, 4) provides the homeowner with basic information about finding and fixing earthquake-related weaknesses in the home, and 5) provides general information about earthquake risks and directions for finding more information on earthquake safety. It provides additional clarity on the earthquake hazards described in this report and can be downloaded here:

[http://www.pdqdisclosure.com/documents/pdq\\_HomeOwnersGuideToEarthquakeSafety\\_2005.pdf](http://www.pdqdisclosure.com/documents/pdq_HomeOwnersGuideToEarthquakeSafety_2005.pdf)

## Megan's Law - Information on Registered Sex Offenders

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <http://www.meganslaw.ca.gov>. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

## Methamphetamine Contamination

Health & Safety Sections 25400.10 requires local health officers to make an assessment of a property after receiving notification from a law enforcement agency of potential contamination or of known or suspected contamination by a methamphetamine laboratory activity. If the property is determined to be contaminated, an order prohibiting its use or habitation shall be issued. Until the property owner receives a notice from a local health officer that the property identified in an order requires no further action, the property owner shall notify the prospective buyer in writing of the order, and provide the prospective buyer with a copy of the order. The prospective buyer shall acknowledge, in writing, the receipt of a copy of the order.

## Mold Advisory

Molds grow wherever and whenever sufficient moisture is available and organic material is present. Examine your home for sources of indoor moisture that may lead to mold problems: flood damage, leaking roof, water from sprinklers contacting the house, plumbing leaks, overflow from sinks and sewers, damp basement or crawl space, steam from shower or cooking, humidifiers, wet clothes drying indoors, clothes dryers that exhaust indoors.

PDQ Disclosure has not examined this property for exposure to mold. If you suspect mold problems at the property, be sure to contact a qualified inspector to conduct an inspection. Anyone that has health problems they believe to be due to mold should consult a medical professional. A report from the California Department of Public Health Environmental Health Laboratory is available at:

[http://www.cdph.ca.gov/programs/IAQ/Documents/MMIMH\\_English\\_201610.pdf](http://www.cdph.ca.gov/programs/IAQ/Documents/MMIMH_English_201610.pdf)

## Notice Regarding Gas and Hazardous Liquid Transmission Pipelines

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at: <http://www.npms.phmsa.dot.gov/>.

To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

## Residential Environmental Hazards

In California, sellers are required to disclose the presence of any known environmental hazard. A statement that the homeowner is unaware of environmental hazards is not a guarantee that the property is free of such hazards. It is in the homeowner's and prospective homeowner's interest to know what hazards are common, where they are found, and how they might be mitigated. The California Departments of Real Estate and Health Services originally prepared a booklet in response to the California legislative mandate (Chapter 969, Statutes of 1989, AB 983, Bane) to inform the homeowner and prospective homeowner about environmental hazards located on and affecting residential property. This booklet, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants", provides homeowners and prospective homeowners with the information and additional resources needed to make an informed decision about environmental hazards that may be present on a property. It can provide additional information concerning many of the hazards described in this report:

[http://www.pdqdisclosure.com/documents/pdq\\_ResidentialEnvironmentalHazards\\_2005.pdf](http://www.pdqdisclosure.com/documents/pdq_ResidentialEnvironmentalHazards_2005.pdf)

## NOTICE OF TERMS, CONDITIONS, AND LIMITATIONS

This information is compiled to assist in complying with California Civil Code Sections 1102.6 (b), 1103 et seq., and is not intended or to be used for any other purposes, and will be collectively referred to as a Natural Hazard Disclosure Statement (Disclosure Statement).

1. Data only from readily available public agencies. The Disclosure Statement is based on the research of various databases and maps published by local, state, and federal government agencies, that are readily available for public review. It is assumed that these databases are accurate and complete and PDQ Disclosure shall not assume any responsibility for the accuracy of the information furnished by the recipient, third parties or government agencies. The possibility that additional, new or revised information, sites, incomplete information, ordinance, incomplete locations or zones, contaminants and exempt sites does exist. PDQ Disclosure updates its databases and maps at various intervals based in part, on the Governmental agencies' lists, databases, and maps update cycles and release dates. The possibility further exists that Government agencies' websites/databases may not be operating properly or may not be updated on the date the Disclosure Statement is issued. There will be time lapses that exist between the PDQ Disclosure update cycles and the Governmental agencies' release dates. The recipient is made aware of these facts and that changes in one or more of the hazards disclosed is a possibility. The possible changes mentioned could change the outcome of the report.
2. Information solely to assist in complying with California Civil Code Sections 1102.6 (b), 1103 et seq. and is not intended or to be used for any other purposes. PDQ Disclosure takes no responsibility and makes no representations concerning the physical condition of the subject property or the accuracy of the maps and databases used for this report. No physical or visual inspections of the subject property were made by any employee or representative of PDQ Disclosure. PDQ Disclosure makes NO claim concerning (and takes NO responsibility for): any condition or consequence arising from the hazards disclosed; any zoning and building codes that may additionally effect the subject property; the market value of the subject property; any condition or consequence arising, from information that was withheld, concealed, or undisclosed at the time this report was completed. PDQ Disclosure takes no responsibility for matters which are architectural, structural, mechanical, engineering, legal character or nature. This Disclosure Statement has nothing to do with the existence of hazardous or toxic materials, mold, or any defects concerning the subject property.
3. Recipient's duty to identify subject property accurately. The following Disclosure Statement is based solely on the property location provided by recipient. The legal description of the subject property is being supplied to PDQ Disclosure by the recipient and is assumed to be correct. It is the recipient's responsibility to provide the correct location information for the subject property. Reports are for the subject property only and not for other properties within or near the vicinity of the subject property. It is further the Recipient's duty to disclose any and all information that may alter the outcome of this report.
4. PDQ Disclosure has no duty to update the Disclosure Statement. The data represented on this Disclosure Statement is completed based on information current as of the date of said Disclosure Statement. PDQ Disclosure will not be responsible for any updates, amendments or any alteration of the maps or databases made after the date of issue.
5. No reliance by anyone other than the recipient/no third party beneficiaries. This Disclosure Statement is intended only and solely for the recipient (transferor and the listing and/or selling agent) and no one else. There is no accountability, obligation or liability to any other party other than the recipient and this Disclosure Statement may not be referred to or relied upon by any other party other than the recipient. This Disclosure Statement is to assist in complying with California Civil Code Sections 1102.6 (b), 1103 et seq. and is not intended or to be used for any other purposes. It is NOT intended to determine the marketability of the subject property, the determination of compliance with other county, state or federal laws, or to be substituted as an insurance policy pertaining to the disclosed hazards.
6. Damages. As an express condition and covenant of PDQ Disclosure producing this Disclosure Statement to recipient, the recipient expressly agrees that any and all damages that may arise from this Disclosure Statement shall be expressly limited to the amount of the cost of this Disclosure Statement ("Damages"). No other losses either indirect, special, incidental or consequential are the responsibility of PDQ Disclosure. Additionally, including but not limited to, PDQ Disclosure shall not be liable for inaccuracies or omissions known to exist by recipient(s) prior to or after the completion of this Disclosure Statement, use of the Disclosure Statement beyond its intended use, or future transactions.
7. Governing law. This Disclosure Statement shall be governed by and construed in accordance with the laws of the State of California.
8. Dispute Resolution/Jurisdiction. Any action or proceeding arising out of, relating to or concerning this Agreement, including, without limitation, any claim of breach of contract, shall be filed in the Superior Court of the State of California for the County of Los Angeles or in the United States District Court for the Central District of California and in no other location. The parties hereby waive the right to object to such location on the basis of venue or forum non conveniens. The parties hereby WAIVE THE RIGHT TO A JURY TRIAL.
9. No attorneys fees or costs. The parties expressly agree that the prevailing party shall not be entitled to any attorneys' fees or costs.
10. No duty to defend recipient/no indemnification. PDQ Disclosure shall not have any obligation to defend or indemnify recipient arising from the Disclosure Statement.
11. This is not an insurance policy. This Disclosure Statement gives no opinion or fact pertaining to the title of the Subject property. No responsibility is assumed by PDQ Disclosure for any cost associated with the requirement, need or lack of need, for any insurance for the subject property. This includes but is not limited to, flood and/or earthquake insurance. Please contact the proper insurance entity about the availability of insurance.
12. No testimony or court appearance required. PDQ Disclosure will not be responsible or be required to give testimony for any deposition or subpoena in any court or hearing due to any information being questioned due to the issuance of the Disclosure Statement. A separate agreement where the recipient is responsible for all additional fees and time charges must be made before PDQ Disclosure will become involved in such proceedings.
13. Entire agreement. This Notice of Terms, Limitations and Conditions represents the entire agreement and represents the entire understanding of all parties involved. No changes to this agreement will be binding without prior written consent by the parties. The ordering of the Disclosure Statement and the use of said Disclosure Statement by any recipient constitutes acceptance of all Terms, Conditions and Limitations pertaining to and outlined in this Disclosure Statement.
14. If any provision of this Agreement is construed to be invalid, illegal or unenforceable, the remaining provisions shall not be affected thereby and shall be enforceable without regard thereto.