



400 Oceangate, Suite 1050
Long Beach, CA 90802
Phone: (562) 628-1814
Fax: (562) 628-1676
www.pdqdisclosure.com

Invoice No. 1
Date: 2024-01-01
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	
TOTAL	\$59.90

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.

Reports that are unpaid are NOT insured and may NOT be used for any transaction for this property. Payment for this report is required to obtain insurance coverage and/or liability protection.

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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PROPERTY DISCLOSURE SUMMARY

Statutory Natural Hazard Disclosures

	IN	OUT	Not Mapped
Special Flood Hazard Area - FEMA Zones A and V _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Area of Potential Flooding from Dam Inundation _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High or Very High Fire Hazard Severity Zone (FHSZ) _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
High FHSZ in State Responsibility Area _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Very High FHSZ in State Responsibility Area _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Very High FHSZ in Local Responsibility Area (Bates Zone) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wildland Fire Area _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Earthquake Fault Zone _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Seismic Hazard Zone - Liquefaction _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seismic Hazard Zone - Landslide _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional Disclosures

	IN	OUT	Not Mapped
High / Very High Fire Hazard Severity, Pre-2010 Construction (AB38) _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Asbestos _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tsunami Inundation Zones _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Commercial and Industrial Zoning _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Formerly Used Defense Sites _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Notice of Airport in Vicinity - Airport Influence Area _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Notice of Airport in Vicinity - 65 dB Noise Contour _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Notice of Airport in Vicinity - FAA Runway within 2 miles _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Notice of Right to Farm _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Notice of Mining Operations _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Potentially Elevated Indoor Radon Gas Levels _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Protection of California Red-legged Frog from Pesticides _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Williamson Act _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Advisories

Abandoned Wells _____	Advisory Provided
California Energy Commission Energy Rating _____	Advisory Provided
Carbon Monoxide Advisory _____	Advisory Provided
Health Effects of Lead _____	Advisory Provided
Homeowner's Guide to Earthquake Safety _____	Advisory Provided
Megan's Law - Information on Registered Sex Offenders _____	Advisory Provided
Methamphetamine Contamination _____	Advisory Provided
Mold Advisory _____	Advisory Provided
Notice Regarding Gas and Hazardous Liquid Transmission Pipelines _____	Advisory Provided
Residential Environmental Hazards _____	Advisory Provided

This page summarizes the research contained in our PDQ Disclosure NHD report and does not in any way reduce or eliminate the need to read the entire NHD report, and if attached, the Tax and Environmental reports. Please verify the street address and APN for accuracy.

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 seller and the seller's agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller 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 seller and the seller's 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 seller and buyer.

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 and information 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 and information not available from local jurisdiction ☐

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes ☒ No ☐

High FHSZ in a state responsibility area ☒

Very High FHSZ in a state responsibility area ☐

Very High FHSZ in a local responsibility area ☐

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.

Yes (Landslide Zone) ☐

Yes (Liquefaction Zone) ☒

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. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Seller(s) _____

Date _____

Signature of Seller(s) _____

Date _____

Seller's Agent(s) _____

Date _____

Seller's 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:

- ☐ Seller(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).
- ☒ Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, 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 Section 1103.4 of the Civil Code. Neither seller(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 _____ 2024-01-01

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

Signature of Buyer(s) _____ Date _____

Signature of Buyer(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 Buyer(s) acknowledge that they have 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
- High or Very High Fire Hazard Severity Zone pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code
- Wildland area that may contain substantial forest fire risks and hazards pursuant to Section 4125 of the Public Resources Code

Additional Disclosures:

- Notice of High or Very High Fire Hazard Severity Zone for pre-2010 construction as addressed by Section 1102.6f of the Civil Code
- Proximity to naturally occurring asbestos as determined by the California Geological Survey
- Tsunami inundation zone as mapped by the California Geological Survey
- 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

Additional Advisories and Guides:

- Abandoned wells
- California Energy Commission Energy Rating Guide
- Carbon Monoxide Advisory pursuant to Senate Bill-183
- 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 Buyer(s) _____

Date _____

Signature of Buyer(s) _____

Date _____

Statutory Natural Hazard Disclosures

Special Flood Hazard Area

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

What types of floods occur in California?

There are three main types of flooding in California: riverine, flash flooding (or overland flooding), and coastal flooding. Coastal flooding generally occurs during a high tide and/or high winds, and is sometimes caused by a coastal storm. Riverine flooding occurs when water breaches the banks of rivers and tributaries, and flash flooding occurs when rainfall is too excessive for the ground to absorb or the sewer system to manage. All types of floods can be dangerous and costly, and they can also trigger other hazards, such as landslides.



What is a Special Flood Hazard Area?

Special Flood Hazard Areas (SFHA) are classified as areas susceptible to coastal flooding, riverine flooding, and debris or mudflow. An SFHA has a high risk of flooding and is subject to a 1% annual chance of flooding. An area with 1% annual probability of flooding is also referred to as a 100-year flood zone when mapped by FEMA in standard Flood

Insurance Rate Maps (also called FIRM maps). These areas are determined through local studies and sophisticated flood modeling and are used to authoritatively establish contracts between community governments and the federal government regarding floodplain management. Based on these determinations, FEMA makes flood insurance available within the community as a financial protection against flood losses if the community agrees to implement certain flood-control and urban planning measures. FEMA flood maps are available online.

If my property is in a Special Flood Hazard Area, will it only flood once every 100 years?

A common misconception is that an area within the SFHA will only flood once every 100 years. It is more accurate to think of the chance of flooding as 1% likelihood every year. Some areas throughout the US have been known to have several 100-year floods in a single decade. Within that region, flooding may occur several times a decade or not flood at all for many years. It cannot be assumed that a flood will only occur every 100 years, and that a property is safe between flood intervals. In addition, the SFHA maps the 1% likelihood inundation *boundary*. Land and buildings are assumed to have at *least* that amount of flood risk. Finally, it is difficult to predict how water will behave and where it is most likely to rain. In fact, 20% of flood claims to FEMA are for properties outside SFHA.

If my property is within an SFHA, do I have to take special precautions?

FEMA's National Flood Insurance Program (NFIP) does require community governments to adhere to certain regulations which may affect the property. Check with your city or county building department to determine if these regulations may impact your plans for the property.

My property is not in a Special Flood Hazard area. Will my property flood?

It is very important to note that *not all communities participate in the NFIP*. Areas that are at risk of a 1% annual chance of flood but are not in agreement with NFIP's management regulations will not be designated as SFHA on Flood Insurance Rate Maps. In other words, *some areas outside the SFHA may have a significant risk of flooding*. If a property is not in an SFHA, an owner is not likely to be required to purchase National Flood Insurance, but they still have the option to purchase flood insurance and will likely pay a lower premium.

My property is in an SFHA. What now?

Owners of property within the zones are likely to be required to purchase flood insurance. To purchase flood insurance, call your insurance company or insurance agent, the same person who sells your home or auto insurance. The NFIP can assist you with finding a flood insurance provider at <https://www.floodsmart.gov/flood-insurance-provider>.

Is an SFHA designation permanent? Do they ever change?

Flood zone designations are revised frequently as FEMA completes new studies. FEMA modifies the zones for a number of reasons. New information from a community may become available as flood control measures are implemented or the science behind climate change is incorporated into projections. PDQ integrates the new SFHA information as soon as it becomes available in the FEMA digital databases. If you receive an "IN" determination, ask the property seller if there has been a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) for this property. Some property owners seek Letters of Map Revision from FEMA as they believe their property was incorrectly included in a National Flood Insurance Program-identified Special Flood Hazard Area (SFHA).

Is there anything I can do to protect my property from flooding?

There are mitigation measures available to reduce the risk of flooding to your home. Some methods are simple, such as sealing walls and low windows with waterproofing materials. More drastic measures include elevating the structure or creating a floodwall or levee around the perimeter of the building or property.

For more information, visit:

<https://www.fema.gov/flood-insurance>

Area of Dam Inundation

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

What is dam inundation?

Dam inundation occurs when a dam breaks, is breached, or intentionally released, and the water it held flows downstream, creating a flood.

What is a dam inundation zone?

The area predicted to be flooded by a potential dam breach or release is referred to as a dam inundation zone.



How are the zones determined?

The California Office of Emergency Services (Cal OES), in consultation with the Department of Water Resources (DWR), determines areas in which a dam break or release would result in flooding that could cause harm. These areas are shown in dam inundation maps.

Maps are initially submitted to the Office of Emergency Services by the local jurisdiction, utility, or other public or private owners of dams. The Office of Emergency Services reviews the maps and either accepts or rejects them. Rejected maps need to be

revised to meet requirements and then are resubmitted. The Office of Emergency Services and the Department of Water Resources both keep accepted maps on file and provide them to the appropriate local public safety agency.

My property is far away from any dam. How can it be in an inundation zone?

There are over 1,200 dams in California. Many people do not realize that their property, business, and community infrastructure are close enough to a dam to be impacted by a break, but any dam has the potential to affect areas downstream. Water from a dam break can travel a considerable distance downstream and cover much more area than is usually flooded in a river or stream flood event.

Is dam inundation a serious hazard?

Dam failures do not happen very often, but they can have serious consequences when they do. Flooding from dam breaches is usually much more sudden and intense than flooding from rivers or streams. The resulting damage can be catastrophic.

If my property is out of a dam inundation zone, is it safe from dam inundation?

While dam inundation zones are mapped using sophisticated data and modeling, water can be unpredictable, and it is possible that properties outside designated zones can be impacted by a dam breach or release. It is a good idea to check with local officials regarding their emergency procedures.

How can I be prepared for dam inundation?

A dam break can happen unexpectedly, so being prepared can help prevent injuries and fatalities. Buyers are very strongly encouraged to review the local county and city Hazard Mitigation Plans for emergency procedures if you are “IN” an area of potential flooding from dam inundation. Some ways of preparing for an emergency include:

- Learn how your community will alert residents to a dam inundation event.

- Learn your community’s evacuation routes and planned shelter locations.
- Have an evacuation plan prepared.
- Be prepared to transport pets if possible.

Where can I get more information?

For more information, visit:

<https://www.lrh.usace.army.mil/Portals/38/docs/civil%20works/Living%20With%20Dams.pdf>

Wildfire - High or Very High Fire Hazard Severity Zone and Wildland Fire

This property **IS** within a High or Very High Fire Hazard Severity Zone pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code, and the owner of this property **IS** subject to the maintenance requirements of Section 51182 of the Government Code. The zone designation is **high FHSZ in a state responsibility area**.

This property **IS NOT** within 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 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.

What is a wildfire?

A wildfire is an unplanned fire burning in woodland or brush. Wildfires have many causes, some from nature, such as lightning strikes. Unfortunately, many are caused by humans, both intentional and unintentional, including sparks from automobiles, cigarettes, downed utility poles, abandoned campfires, and arson.



Is it true that wildfires are becoming more frequent, expensive, and dangerous?

California is experiencing longer fire seasons, with faster growing and more dangerous wildfires. As the climate changes, increased drought, shifting wind patterns, and heat have dried trees and brush, providing ample fuel for the fires. Hot, dry

and windy weather increases the likelihood of wildfires, which are becoming more frequent in many areas. Wildfires are also becoming more costly and deadly. Population growth has increased in the Wildland Urban Interface (WUI), which the USDA Forest Service defines as an area "where structures and other human development meet or intermingle with undeveloped wildland." Fire is often spread across long distances through flying embers and can impact properties far from the initial blaze. The closer together the structures in the WUI, the higher the chance of home-to-home spread.

I live far from any significant woodland. Why should wildfires concern me?

Smoke has always been a hazard to populations near wildfires, but smoke travels great distances and as wildfires become more frequent, it has increasingly become a secondary health issue in distant urban areas as well. The smoke comprises chemicals and particulates that are harmful to people, especially at-risk communities such as the elderly, young, and those with asthma, cardiovascular or respiratory disease.

In many areas, serious health impacts from smoke inhalation will impact both the quality of life and regional economies. Real estate values can be negatively impacted as a result.

Is there a connection between electric power facilities and wildfires?

Wildfires can be started by sparks created by power grid infrastructure in dry woodland and brush. Utility companies, as a precautionary measure, sometimes shut off electricity to regions experiencing dry and windy weather. While this is a nuisance for some, losing power for extended periods can be dangerous for those who rely on electricity for life-saving equipment. Similarly, businesses and households without generators can suffer economic setbacks.

My property is in a wildfire zone. What can I do to protect my home?

There are actions that can be taken by property owners to reduce the risk of wildfire damage. Some roofing materials, such as clay tiles, are less prone to ignition, for example. Similarly, keeping brush, vegetation, and trees cleared at a safe distance from any structure will reduce fire spread. Some properties are required by law to adhere to building codes and or mitigation efforts.

Wildfires spread rapidly. How can I be prepared?

Preparation for potential wildfires in your community can save lives. Learn your community's evacuation routes and shelters. If you have pets or livestock, be prepared to move them to a safe place or take them with you. Have emergency supplies on hand, such as respirators and flashlights. If you are not evacuating, have a place in your home that is closed from the outside and has filtered air.

**Very High Fire Hazard Severity Zone**

Properties that are designated in this zone lie within a Very High Fire Hazard Severity Zone (VHFHSZ) of a local responsibility area (LRA). LRAs include urban regions, incorporated cities, agriculture lands, and sections of the desert for which local government holds the responsibility for protection against wildfire. Fire protection agencies in these areas vary between city fire departments, fire protection districts, counties, and by CAL FIRE under contract.

Are there regulations for properties within the VHFHSZ?

These properties are subject to regulations. California's wildland building codes (CBC Chapter 7A) apply to the design and construction of new buildings located in VHFHSZs in Local Responsibility Areas. Local ordinances may require ignition-resistant construction for remodeling projects. Check with your local building department to determine which ignition-resistant building codes apply to your project. In addition, Government Code Section 51182 calls for defensible space clearance and other wildland fire safety practices for buildings. For more information, see Helpful Websites section of this report.

Wildland Fire Area

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 Responsibility Areas (LRAs) in the Very High Fire Hazard Severity Zones (VHFHSZ) identified elsewhere in this report. These are areas where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. A "NOT IN" designation is only in regard to the SRAs. This does not mean the property is not in a differently designated fire zone or is safe from wildfires. Contact your local fire agency for more information.

What are the regulations for properties within an SRA?

Owners of property within an SRA are responsible for complying with California's maintenance requirements created to help protect properties from a wildfire. These include measures such as clearing out flammable materials like trees, brush or vegetation around their buildings to 100 feet (or the property line) to create a defensible space buffer, and following current building codes for new construction. Residents within an SRA are also required by law to heed evacuation orders in the event of a fire.

My property is in an SRA. How do I prepare?

Don't wait until a wildfire breaks out near your property. Find out what fire agency is responsible for your area and how they will contact you in an emergency. Know your evacuation routes and local shelter locations. Have supplies and provisions on hand. For more preparation ideas, visit:

<https://www.readyforwildfire.org/prepare-for-wildfire/ready-set-go/>

www.ReadyForWildfire.org

Earthquake Fault Zone

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

What is an earthquake fault?

An earthquake fault is a fracture or zone of fractures between two blocks of rock in the earth. Sometimes a part of the fault slips or moves and this causes an earthquake. The intensity of the earthquake depends on the size and depth of the fault's movement. The intensity of the shaking is measured in *magnitude*. The amount of shaking that will occur at a given place will depend on the magnitude of the earthquake, its distance from the fault, and the type of soil.

What is a surface fault rupture?

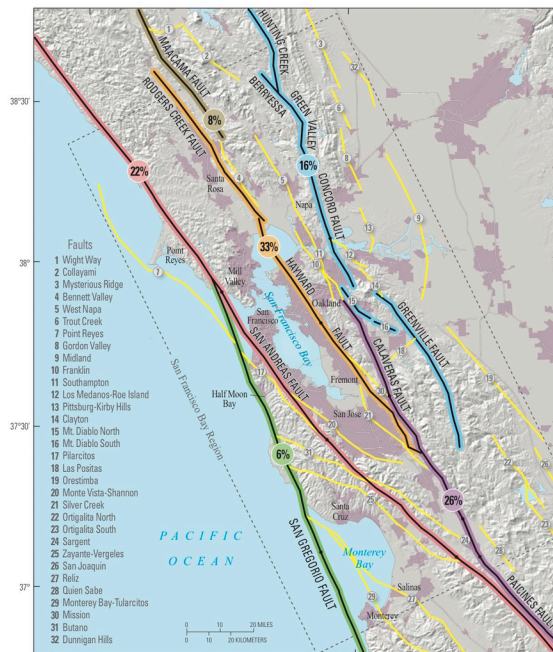
It is very important to recognize that earthquake fault zones primarily identify the hazard of surface rupture. A surface rupture occurs when one side of the fault slips enough that it reaches the earth's surface. Any structure built across the fault is at risk of being severely damaged or destroyed as the two sides of the fault slip past each other in an earthquake.

What is fault creep? Can it damage my property?

Sometimes there is very slow movement along the sides of the fault. This is called fault creep. As the surface of the ground will change slowly from creep, people will not feel the movement, but it can cause structural damage to buildings and pipelines over time.

What is an Alquist-Priolo earthquake fault zone?

An Alquist-Priolo earthquake fault zone is a regulatory zone around a fault that is considered active, which means geologists believe it has ruptured sometime in the last 11,000 years. The zones are usually one-quarter mile or less in width, but the State Geologist may designate a wider 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.



What does an “in” designation mean to me?

If there is a fault near or on your property, there is a risk of surface fault rupture causing severe damage to your structures. If your property is not developed, you may be required to have a fault study done before you are allowed to subdivide the property or build structures. Your local permitting office can provide 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. If you believe a property is affected by an earthquake fault zone, the California Department of Conservation recommends some ways to learn more about the potential of surface rupture on the property:

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

My property is not in an earthquake zone, is it safe from earthquake damage?

Only a small fraction of the total damage from earthquakes is caused by fault rupture, landslides, and ground failure. Most earthquake damage is caused by strong ground shaking, which can travel very long distances from the fault rupture.

**Is there anything I can do to make my property safer from an earthquake?**

There are steps property owners can take to reduce damage caused by an earthquake. It is very important to make sure any structures are up to building codes. Inside your home, anchoring heavy furniture or objects as well as the hot water heater can prevent some damage and injury. Learning the correct way to respond during an earthquake before it happens can prevent injury as well.

While purchasing earthquake insurance cannot prevent damage to your property, it may help you recover and rebuild after a quake.

Seismic Hazards - Landslide and Liquefaction

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.

What are seismic hazards?

In NHDs, the term *seismic* is used in reference to earthquakes. When an earthquake occurs, waves of energy in the ground cause surface shaking which in turn can trigger other hazards under the right conditions.

People generally only associate earthquakes with ground shaking, but there are other geological effects of earthquakes that can also cause severe damage. Liquefaction and landslides are two earthquake-induced hazards that can be very destructive. For this reason, these hazards are required to be disclosed in an NHD.

The Department of Conservation, California Geological Survey (CGS) is mandated to identify and map areas prone to liquefaction, earthquake-induced landslides, and amplified ground shaking.

Earthquake-induced landslide

What are earthquake-induced landslides?

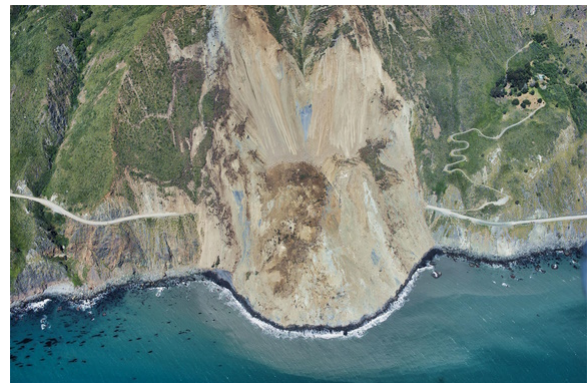
An earthquake-induced landslide occurs when strong ground shaking caused by an earthquake triggers ground displacement. Large earthquakes in steep terrain can result in hundreds of landslides that destroy homes and disrupt transportation networks as well

as economic activity. Landslides from large earthquakes can not only destroy homes and businesses but can damage or block roads needed for evacuation and emergency services and take out utility services to the larger area.

What are earthquake-induced landslides zones?

Earthquake-induced landslide zones are areas where there has either been previous landslide movement or there are physical conditions that indicate the potential for a landslide. Mitigation (defined in Public Resources Code Section 2693(c)) is required by law in these areas.

If your property is in a landslide-prone area, contact a geotechnical engineering professional for an evaluation.



Liquefaction

What is liquefaction?

Liquefaction occurs when loosely packed, water-logged soils temporarily lose strength and stiffness and behave like liquids, causing the ground to sink or slide. When liquefaction occurs, the ground acts as quicksand. Structures built on top of or in this ground will shift or sink, causing significant damage. Soil liquefaction induced by earthquake shaking is also a major contributor to urban seismic risk.



What is a liquefaction zone?

Liquefaction hazard zones refer to areas where the historical occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate the potential for permanent ground displacements is strong enough that mitigation as defined in Public Resources Code Section 2693(c) is required.

What can I do to protect my property if it's in a landslide or liquefaction hazard zone?

Earthquake engineers have devised methods to strengthen structures against liquefaction damage. If your property is in a landslide-prone area, contact a geotechnical engineering professional for an evaluation.

Additional Disclosures

High or Very High Fire Hazard Severity Zone - Pre-2010 Construction (AB 38)

This property **IS** located within a high or very high fire hazard severity zone as determined by the California Department of Forestry and Fire Protection. The designation is **High**. Please reference the Fire Hardening and Defensible Space Advisory, Disclosure, and Addendum (C.A.R. Form FHDS) to determine the seller's obligations for disclosures.

If the property is within a high or very high fire hazard severity zone *and the home was constructed before January 1, 2010*, the following notice applies:

"This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements."

What is California AB-38?

Wildfires in California are becoming more frequent and destructive and increasing numbers of homes are located within the high and very high fire hazard severity zones. California AB-38 was enacted by the CA Legislature to mitigate the risk of wildfires, especially in areas designated as high and very high fire hazard severity zones.

My property is in a High or Very High Fire Hazard Severity Zone. What do I need to know?

Sellers of houses that are both within a High or Very High Fire Hazard Severity Zone and were built before January 1, 2010, must give buyers two specific notices: 1) a disclosure notice listing retrofits and home features that make the structure vulnerable to fire, and 2) documentation that states that the property is in compliance with Section 4291 of the

Public Resources Code or any applicable local vegetation management ordinance.

You can get information on fire hardening, current building standards, and vegetation management through government websites and agencies. The disclosure requires inspecting the home's exterior to identify any potential fire hazards. See "Will there be an inspection?" section below.



What is meant by vegetation management?

In the case of properties in High or Very High Fire Hazard Severity Zones, vegetation management refers to the creation of defensible space on the property. Defensible space is a clearing that acts as a buffer between a structure, such as a home, and natural elements like trees, shrubbery, or a wildland area nearby. This helps prevent the spread of wildfire. It also allows firefighters a clear space in which to work safely if necessary.

Will there be an inspection?

All owners of all properties or their agents, irrespective of the age of their structures, need to contact their local fire department to find out whether the property requires an inspection. If the property is within the SRA (State Responsibility Area), an AB-38 inspection is required in both the High and Very High Fire Hazard Severity Zones.

What does the inspection involve?

During an AB-38 inspection, the inspector will visually inspect the home's exterior, looking for things like overgrown vegetation, flammable materials near the house, and a lack of defensible space. The owners or sellers are expected to manage any identified risks, which may include removing trees and other actions as advised.

If the property is not in compliance, the seller and the buyer can enter into a written agreement in which the buyer agrees to obtain the necessary documents of compliance within one year after closing escrow.

If a property does not pass the first California AB-38 inspection, the inspector should explain the needed changes and schedule a second inspection.

This is a lot of information. Are there resources to help?

The C.A.R. form Fire Hardening and Defensible Space Advisory, Disclosure, and Addendum (C.A.R. Form FHDS) is recommended to ensure that all homes in a high or very high fire hazard severity zone are in compliance with fire requirements.

For more information visit these sites:

<https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/>

<https://www.fire.ca.gov/dspace/>

<https://www.car.org/-/media/CAR/Documents/Transaction-Center/PDF/Standard-Forms/Spring-2021-Meetings/FHDS-VERSION-14-DRAFT.pdf>

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.

What is asbestos?

Asbestos is the name for a naturally occurring group of 6 minerals found in rock and soil. In California, asbestos occurs naturally in certain geologic settings, particularly in ultramafic rock, including serpentine rock, or around earthquake faults. Asbestos has fibrous qualities that make it useful in construction projects, particularly insulation.



Isn't asbestos dangerous?

Asbestos is a known carcinogen, meaning a substance that causes cancer or helps cancer grow. Inhalation of asbestos fibers may result in the development of lung cancer or mesothelioma. Asbestos fibers are released into the air when the asbestos is disturbed, such as in mining or during

construction on a house with preexisting asbestos materials.

Is asbestos illegal?

No, asbestos is not illegal, however, the mining of asbestos ceased in 2002 and the Toxic Substances Control Act of 1976 placed legal limits on the use, production, importation, and disposal. The asbestos contents of many manufactured products are regulated.

My property is within a mile of reported historic asbestos mines, historic asbestos prospects, and other natural occurrences of asbestos in California. Is there anything I can do to reduce the risk?

A certified asbestos consultant and/or a certified analytical laboratory should be contacted to determine if there is asbestos on your property. Call the Air Resources Board's Monitoring and Laboratory Division at (916) 322-3726 for a list of consultants.

The California Environmental Protection Agency offers the following tips to deal with asbestos around your property:

- Pave over unpaved walkways, driveways, or roadways which contain ultramafic or serpentine rock.
- Cover crushed ultramafic or serpentine rock in yards/gardens with soil.
- Have family members and guests their remove shoes at the door to reduce track-in (a major entry route of outdoor asbestos fibers).

- Keep windows and doors closed on windy days and during periods when nearby ultramafic or serpentine rock may be disturbed, such as during construction.
- Use a wet rag to dust, as opposed to a feather duster.
- Use washable area rugs on your floors.

If you are concerned that there may be asbestos-containing materials in your home, you can contact professionals trained in detecting and removing them. There are specific guidelines for dealing with preexisting materials in your home that contain asbestos. For more information, visit:

<https://www.arb.ca.gov/toxics/asbestos/4home.pdf>

Tsunami Inundation Zone

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

What is a tsunami?

A tsunami is a wave or series of waves caused by a large earthquake, usually magnitude 8 or above, or an underwater landslide from a volcanic eruption along or near the ocean floor. The movement of the floor pushes water up and then away from the disruption along the surface, creating a tsunami. A tsunami can travel across the open ocean at about 500 miles per hour in deep water, but they slow down as they enter more shallow water. Tsunamis are usually a surge of water with waves less than 10 feet, although the waves can be much higher. The first tsunami is not always the largest, and tsunami waves, flooding and strong currents can last for several hours.

What is a tsunami inundation zone?

Tsunami inundation zones are populated areas that experts from the California Geological Survey (CGS), California Office of Emergency Services (CAL OES), and the Tsunami Research Center at the University of Southern California have determined are within the range of a tsunami in the event of an occurrence.

How far from the coast can a tsunami travel?

A large tsunami can surge inland up to a mile in low-lying areas.

Are tsunamis likely in California?

While there have been more than 80 recorded tsunamis in California, all have been small. A large tsunami is possible, however. A tsunami that hits the California coastline would originate either from an

occurrence along the Pacific Rim, which could take 4 to 5 hours to reach the California shore, or from an earthquake or landslide under the ocean along the Pacific coast, which would reach shore quickly. The latter is particularly dangerous as it gives people little time to evacuate.



How can I prepare for a tsunami?

Education and preparation are the best ways to avoid injury and increase your chances of survival from a tsunami.

- Know where the tsunami inundation zones are in your community.
- Educate yourself about the signs of a potential tsunami.
- Know your community's evacuation routes and shelter locations.
- Make an evacuation plan with members of your household.
- Never return home until authorities say it is safe.
- Sign up for available warning systems.

The federal government provides tsunami warnings over the Wireless Emergency Alert system and NOAA Weather Radio.

You can also check the Pacific Tsunami Warning System, online at:

<https://www.tsunami.gov/events/xml/PAAQAtom.xml>

Will my homeowner's insurance cover damage from a tsunami?

Typical homeowner's insurance does not cover tsunami damage. Tsunami damage is usually covered as part of a flood insurance policy. Some homeowners are eligible for a flood insurance policy through the National Flood Insurance Program (NFIP).

For more information visit:

<https://www.tsunamizone.org/>

Commercial and Industrial Zoning

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

What is considered a commercial or industrial zone?

For the purpose of an NHD, a commercial or industrial zone is an area containing residential structures that is up to one mile from land used for commercial or industrial structures. These areas are determined by the United States Geological Survey or Metropolitan Planning Agencies. It is possible that recently built areas that fit this definition are not yet included in the data.

How will being near commercial or industrial zoning affect my property?

There are numerous ways a property can be impacted by nearby commercial and industrial businesses. For instance, these kinds of businesses may generate increased traffic to an area, have bright lights on the property at night, or produce unpleasant odors or air pollution. It is very important to be aware of both the day and night conditions around a property before purchasing it.

Are there health risks associated with being near an industrially zoned area?

Studies show that there is a link between living near industrial sites, heavily used roads, and some repair shops with increased reports of health issues.



How can I protect my health against the adverse effects of living in a commercial or industrial zone?

There are ways to keep the air indoors cleaner and reduce noise from the environment. Air-tight windows and doors and a good quality air filter may help. Monitoring air-quality websites will alert you to when the air outside your home may be unhealthy.

For more information, visit:

<https://map.purpleair.com/>

<https://www.airnow.gov/state/?name=california>

Formerly Used Defense Sites

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

What is a Formerly Used Defense Site?

Federal and state agencies have identified certain areas known as Formerly Used Defense Sites (FUDS) that have previously been used for military uses and training and which may still contain contaminated soil, radioactive waste, and potentially explosive munitions. The Department of Defense (DOD) is responsible for cleaning and restoring FUDS. Sellers of residential property in California are required to notify potential buyers if there has been such a site within one mile of the property.



My property is within a mile of a FUDS, should I be concerned?

Due to the potential hazards on a FUDS, it is vital to be aware of your surroundings when in the vicinity and always pay close attention to posted signs in the area. If you find anything on your property that concerns you, do not approach or touch it. Contact local law enforcement right away.

For more information, visit:

<https://www.usace.army.mil/Media/Fact-Sheets/Fact-Sheets-View/Article/1910599/formerly-used-defense-sites-program-fact-sheet/>

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.

In addition, this property **IS NOT** presently located within 2 miles of an FAA runway, and the property **IS NOT** presently located in a mapped 65-decibel contour provided by the airport.

The State of California requires that NHDs provide three airport-related disclosures:

1) vicinity of an airport, 2) location within 2 miles of an FAA runway, and 3) within a mapped 65-decibel contour provided by the airport.



What do I need to know if my property is in the vicinity of an airport?

Areas considered in the vicinity of an airport are also referred to as Airport Influence Areas (AIA) or referral areas. Within such an area, one is likely to experience annoyances or disturbances from airplanes, airport operations such as loud noises, vibrations, and unpleasant odors. The amount these are bothersome will be different for different people. Before purchasing a property

that is within any of these three airport designations, it is a good idea to find out which, if any, negative impacts will be experienced on the property and determine if these impacts are tolerable to you.

It is important to note that not all airports are mapped for AIAs. In other words, the property in question could be subject to negative impacts of a nearby airport but will not be determined to be in an AIA if that airport has not been mapped for such. AIAs may also be in regards to military or private airports.

My property is within 2 miles of a Federal Aviation Administration (FAA) runway. What can I expect?

This property may be exposed to expected airport nuisances, such as noise, vibration, and odors just like in the AIA.

What is a 65-decibel contour?

A 65-decibel contour is the mapped area within which airport or airplane noise may be at or exceed 65 decibels, the amount experts consider possibly too loud for residential areas.

For more information, visit:

<https://dot.ca.gov/programs/aeronautics/airport-land-use-planning>

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.

How does being near a farm or ranch impact my property?

Normal agricultural operations can have side effects that can be unpleasant to people residing nearby, including noise, odors, dust, light, insects, application of fertilizers, pesticides, and herbicides on the ground or from planes. These can occur at any or all times of the day and week. The amount these side effects of agricultural operations affect people will vary from person to person. Before purchasing a property that is within a Notice of Right to Farm area, it is a good idea to find out which, if any, negative impacts will be experienced on the property and determine if these impacts are tolerable to you.

Will I have any legal rights if some of the practices are harmful to me or my property?

You may be prohibited from seeking legal corrections of the agricultural operations if the practices are commonplace for farming. The law reads: “No agricultural activity, operation, or facility, or appurtenances

thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began.”



For more information, visit:

https://www.conservation.ca.gov/dlrp/fmmp/Pages/RE_Disclosure.aspx

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. 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.

Is this only for active mines, or does it include closed or abandoned mines?

This determination includes active mines only.

What is being mined?

The majority of California's 700 active mines are excavating two dozen industrial minerals, including sand, gravel, and rare earth elements.

Will this affect my property or the well-being of the people living on the property?

Mining operations may produce effects that are unpleasant to people residing near the mine, such as noise. It is a good idea to find out if any effects impact the property in question before the purchase.



Note that distances to mines are determined using map coordinates from the Office of Mine Reclamation. The actual distance to mining operations may vary due to the size of the mine and the 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.

What is radon?

Radon gas is a naturally occurring radioactive gas that is invisible and odorless. It comes from the decay of two chemical elements that are in rocks and soil, uranium and thorium. Some rocks in the earth's crust such as black shale have higher levels of these elements and therefore emit more radon. Although radon is emitted under the surface of the earth, it is a gas that can easily move up through the soil and even into any openings in the foundation of buildings.



How is radon unhealthy?

Radiation can be dangerous, as it damages the DNA in human cells.

Breathing air that has high concentrations of radon increases a person's risk of lung cancer.

My property is in a radon zone. How do I know if my property has high levels of radon?

The only way to know what the radon level is in a building or home is to test the air. The US EPA recommends that buyers know what the indoor radon level is in the home they are considering. Ask the seller for their radon test results. If no test has been conducted in the home, you can consult a radon testing professional about conducting a test. Radon testing is generally simple and inexpensive. If the house has a radon reduction system, ask the seller for any information they have about the system. It is beneficial to buy a house with a radon reduction system already installed. Your lender or your insurance company may offer incentives if your new home has a radon reduction system. For more information, visit:

<https://www.epa.gov/radon>

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.

Why are California red-legged Frogs protected?

Certain pesticides destroy the habitats of red-legged frogs. In 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.



How does this impact what I can do on my property?

Certain pesticides that can hurt red-legged frogs cannot be used within those buffer zones. These zones are 60 feet around determined habitats for ground applications of pesticides and 200 feet for aerial applications.

For more information, visit:

https://www.cdpr.ca.gov/docs/endspec/rl_frog/index.htm

<https://www.epa.gov/endangered-species/habitat-definitions-california-red-legged-frog/>

Williamson Act

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

What is a Williamson Act Contract?

The Williamson Act allows a city or county government to enter into a contractual agreement with owners of land that is used for agriculture. This agreement states that the property owners agree to continue using the land for only agriculture and the city or county will value the property to reflect this so that it can be taxed appropriately. This is a rolling term ten-year contract, which means that unless the property owner files a notice of non-renewal, the contract will continue to be automatically renewed every year after the first 10 years.

Why did CA pass the Williamson Act?

The California Legislature passed the Williamson Act in 1965 to preserve agricultural and open space lands by offering property owners an incentive from prematurely and unnecessarily converting agricultural or open space land into residential, commercial, or industrial-use areas. The Williamson Act contract benefits the property owner by keeping their taxes low, rather than being taxed on the actual market value of the property, which can be higher.



How does this impact my property?

A Williamson Act contract stays with the land and is binding to whoever owns the land, even if they did not enter into the original contract. If the property is under a Williamson Act contract, the land must continue to be used for agricultural purposes until the specified end-date of the contract.

In the event that the property owner wants to cancel the existing contract, they may petition the local Board of Supervisors or City Council. If the petition succeeds, the property owner will have to pay a fee of 12.5 percent of the cancellation valuation.

For more information, visit:

<https://www.conservation.ca.gov/dlrp/wa>

Advisories

Abandoned Wells

Many people in California rely on wells to provide water to their homes. If a well is unusable, it is necessary to properly inactivate or destroy it, as an improperly maintained well can contaminate the groundwater. This includes any exploration or test holes as well.



How should I deal with an inactive well on my property?

After one year of inactivity, a well must be either destroyed or receive proper maintenance for future use. A well is considered no longer useful when it has not been used for one year and it is considered abandoned or permanently inactive unless the owner properly demonstrates the intention to use the well again (Section 115700 of the California Health and Safety).

A well owner needs to fill out a permit application in order to repair to operational status, inactivate, or destroy the well, and a special contractor, known as a C-57 well contractor will be needed for repairs and destructions.

For more information, visit:

<https://www.water.ca.gov/Programs/Groundwater-Management/Wells>

<https://ochealthinfo.com/sites/healthcare/files/2022-05/California%20Laws%20for%20Wells%20October%202016.pdf>

California Energy Commission Energy Rating

The reduction of energy usage in homes can not only save money for the occupants but also help the power grid remain stable during times of heavy community usage and help protect the environment. To help homeowners understand how to keep their energy usage low, the California Energy Commission created a booklet about home energy ratings.

For more information, visit:

http://www.pdqdisclosure.com/documents/pdq_HomeEnergyRatingSystem_2011.pdf

Carbon Monoxide Advisory

The Carbon Monoxide Advisory Senate Bill-183 is also known as the Carbon Monoxide Poisoning Prevention Act. This bill requires the installation of a carbon monoxide (CO) device in all dwelling units intended for human occupancy.

What is carbon monoxide?

Carbon monoxide (CO) is a gas. It is a byproduct of the combustion of fuels, which can occur in nature, such as from volcanos or wildfires, or can be from man-made sources, such as burning fuels like gas, oil, kerosene, wood, or charcoal.

Why are carbon monoxide detectors important?

Carbon monoxide detectors can save lives. The gas cannot be seen or smelled but is deadly at high levels. Malfunctioning or improperly used fuel-burning appliances and idling cars in unventilated spaces can cause accidental CO-poisoning deaths.

What can I do to prevent CO poisoning?

It is important to be safe and vigilant in your home regarding carbon monoxide. Fuel-burning appliances need to be properly used and maintained to keep the level of carbon monoxide at safe levels inside your home.

The Centers for Disease Control and Prevention (CDC) suggests the following actions to prevent CO poisoning: Have your heating system, water heater, and any other gas, oil, or coal-burning appliances serviced by a qualified technician every year; install a battery-operated or battery back-up CO detector in your home; check or replace the battery in your detector when you change the time on your clocks each spring and fall; and if the detector sounds, leave your home immediately and call 911; and seek prompt medical help if you suspect CO poisoning and are feeling dizzy, light-headed, or nauseated. Do not use a generator, charcoal grill, camp stove, or other gasoline or charcoal-burning device inside your home, basement, or garage or near a window; don't run a car or truck inside a garage attached to your house, even if you leave the door open; don't burn anything in a stove or fireplace that isn't vented; don't heat your house with a gas oven; don't use a generator, pressure washer, or any gasoline-powered engine less than 20 feet from any window, door, or vent; and use an extension cord that is more than 20 feet long to keep the generator at a safe distance.

For more information, visit:

<https://sbcfire.com/frequently-asked-questions-faq-on-carbon-monoxide-co-devices/>

Health Effects of Lead

Lead exposure can be harmful, especially to children. People are exposed to lead in various ways, including breathing in and ingesting lead dust. Lead is often in the paint in older homes, and it can be released into the air over time or from home renovations. Exposure of children to lead can cause serious health issues such as nervous system damage, learning disabilities, decreased intelligence, and decreased muscle and bone growth. 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. Lead exposure, lead is dangerous for adults, too.

For more information, visit:

<https://www.cdc.gov/nceh/features/leadpoisoning/index.html>



Homeowner's Guide to Earthquake Safety

Preparing your property for future earthquakes can help lessen or prevent expensive damage or personal injury in the event one strikes. The California Seismic Safety Commission created the Homeowner's Guide to Earthquake Safety to educate property owners about earthquake risks and how to be prepared. It provides additional clarity on the earthquake hazards described in this report. The booklet discusses common structural weaknesses of houses built before 1960 that can result in earthquake damage and how to fix them, as well as how to find more information if needed.

A seller of a home built before 1960 is legally required to provide this guide to any buyer. The guide also helps sellers of property fulfill their legal obligation to disclose such weaknesses of the home that can result in earthquake damage to the buyer.

For more information, visit:

https://ssc.ca.gov/forms_pubs/hog/

Megan's Law - Information on Registered Sex Offenders

Notice: 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 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 the offender resides.

What is Megan's Law?

Megan's Law was passed as a method to protect the population by providing information on specific sex offenders. The law also authorizes local law enforcement agencies to notify the public when a registered sex offender has been a risk to public safety. The information provided by the website is gathered from the California Sex and Arson Registry (CSAR), the State's repository for sex offender information. The Registry does not include information on every registered sex offender.

For more information, visit:

<https://www.meganslaw.ca.gov/>

Methamphetamine Contamination

Methamphetamine Contamination Health & Safety Sections 25400.10 states that local health officers must inspect a property after being notified by a law enforcement agency of potential, suspected, or known contamination of the site from methamphetamine laboratory activity.

Why is an inspection of the property required?

A building that was used for making methamphetamine may contain harmful levels of toxic substances.

What happens if the property is declared contaminated?

If the agency determines the property is contaminated, it will issue an order that prohibits the use or occupation of the building until it is determined to be safe.

How do I know if the property I am buying is contaminated?

If selling the contaminated property, the owner must notify a prospective buyer in writing of the order and provide a copy of the order. The prospective buyer must, in return, acknowledge in writing that they received the order. The seller is no longer obliged to notify prospective buyers of the order once they receive notice from a local health officer that states the property needs no further action.

For more information, visit:

https://www.sandiegocounty.gov/content/sdc/deh/lwqd/hmd_meth_owner.html



Mold Advisory

PDQ Disclosure has not examined this property for exposure to mold.

Mold in homes can damage the house and the contents inside and be harmful to inhabitants. It is common for people to have allergic reactions to mold. Mold can also aggravate asthma and even make some people ill.

How do I know if my home has mold?

Mold will grow indoors only in a damp or wet environment, so it is important to prevent moisture indoors. Watch for water leaks in places such as the roof, around windows, under sinks, in a crawlspace, or under the house. Look for water stains and be aware of any musty odors. If you are concerned about or suspect mold in your home, contact a qualified inspector. If you have health problems you believe to be due to mold, consult a medical professional.

For more information, visit:

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/AQS/Pages/Mold.aspx>



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.

Why should I learn the location of gas and hazardous liquid transmission pipelines near my property?

Property owners should be aware of the location of gas and hazardous liquid transmission pipelines on or near their property for a few reasons. While most pipelines are well maintained and safe, there is a potential for methane gas release or drinking water contamination. Not knowing the location of pipelines on your property can also result in digging accidents. Information 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/>

Residential Environmental Hazards

In California, sellers of property are required to notify potential buyers of the presence of any known environmental hazard. Sellers may not be aware of some hazards, or they may not be forthcoming during the sale, and it is very important for buyers to be fully aware of issues that may impact the property in the future before completing the sale. 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 buyers 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 information needed to make an informed decision about environmental hazards that may be present on a property. It can also provide additional information concerning many of the hazards described in this report. The report can be found here:

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/CDPH%20Document%20Library/ResEnviroHaz2011.pdf>

Helpful Websites

FEMA National Flood Insurance

<https://www.fema.gov/flood-insurance>

Dam Inundation

<https://www.lrh.usace.army.mil/Portals/38/docs/civil%20works/Living%20With%20Dams.pdf>

VHFHSZ

<http://www.ReadyForWildfire.org>

Asbestos

<https://www.arb.ca.gov/toxics/asbestos/4home.pdf>

Tsunami

<http://www.tsunamizone.org>

<https://nws.weather.gov/nthmp/maps.html>

San Joaquin Valley Air Pollution Control District - Wood-Burning Fireplaces and Wood-Burning Heaters

http://www.valleyair.org/BurnProgams/wood_burning.htm

<https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/>

Very High Fire Hazard Severity Zones

<https://www.fire.ca.gov/dspace/>

<http://www.readyforwildfire.org>

Asbestos

<https://ww2.arb.ca.gov/sites/default/files/classic/toxics/asbestos/4home.pdf>

Tsunami

<https://www.tsunamizone.org/>

Commercial and Industrial Zoning

<https://map.purpleair.com/>

<https://www.airnow.gov/state/?name=california>

FUDS

<https://www.usace.army.mil/Media/Fact-Sheets/Fact-Sheets-View/Article/1910599/formerly-used-defense-sites-program-fact-sheet/>

Notice of Airport in Vicinity

<https://dot.ca.gov/programs/aeronautics/airport-land-use-planning>

Right to Farm

https://www.conservation.ca.gov/dlrp/fmmp/Pages/RE_Disclosure.aspx

Mining

<https://www.conservation.ca.gov/dmr>

Radon

<https://www.epa.gov/radon>

Red-legged frogs

https://www.cdpr.ca.gov/docs/endspec/rl_frog/index.htm

Williamson Act

<https://www.conservation.ca.gov/dlrp/wa>

High or Very High Fire Hazard Severity Zone - AB38

<https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/>

<https://www.fire.ca.gov/dspace/>

<https://www.car.org/-/media/CAR/Documents/Transaction-Center/PDF/Standard-Forms/Spring-2021-Meetings/FHDS-VERSION-14-DRAFT.pdf>

Lead

<https://www.cdc.gov/nceh/features/leadpoisoning/index.html>

Abandoned Wells

<https://www.water.ca.gov/Programs/Groundwater-Management/Wells>
<https://ochealthinfo.com/sites/healthcare/files/2022-05/California%20Laws%20for%20Wells%20October%202016.pdf>

Carbon Monoxide

<https://sbcfire.com/frequently-asked-questions-faq-on-carbon-monoxide-co-devices/>

The California Energy Commission Home Energy Ratings

http://www.pdqdisclosure.com/documents/pdq_HomeEnergyRatingSystem_2011.pdf

Megans's Law

<https://www.meganslaw.ca.gov/About.aspx>

Methamphetamine Contamination

https://www.sandiegocounty.gov/content/sdc/deh/lwqd/hmd_meth_owner.html

Mold

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/AQS/Pages/Mold.aspx>

Notice Regarding Gas and Hazardous Liquid Transmission Pipelines

<https://www.npms.phmsa.dot.gov/>

Homeowner's Guide to Earthquake Safety

https://ssc.ca.gov/forms_pubs/hog/

Residential Environmental Hazard

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/CDPH%20Document%20Library/ResEnviroHaz2011.pdf>

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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.