

Natural Hazard & Local Disclosures

Report Prepared:

12/15/2017

Prepared For:

-

Subject Property:

75 HILLTOP CIR
RANCHO PALOS VERDES, CA 90275

Subject Parcel:

7589014082

Escrow Number:

tbd



PREMIER
NATURAL HAZARD DISCLOSURES

THIS IS AN OFFICIAL REPORT AND SHOULD BE REVIEWED PRIOR TO THE HOME PURCHASE. REPORT VOID WITHOUT FULL PAYMENT.

Assessor's Parcel Number: 7589014082
Property Address: 75 HILLTOP CIR, RANCHO PALOS VERDES, CA 90275
Order Number: 0032532937-55016
Report Date: 12/15/2017
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NATURAL HAZARD DISCLOSURE STATEMENT

This statement applies to the following property: **7589014082**
Address: 75 HILLTOP CIR RANCHO PALOS VERDES CA 90275

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 Information is 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 Information is 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.

- Yes (Landslide Zone) No Map is not yet released by state
- Yes (Liquefaction Zone) No Map is 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: _____

Agent(s): _____ Date: _____

Agent(s): _____ Date: _____

Check only one of the following:

Transferor(s) and their agent(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): Premier NHD Reports Date: 12/15/2017

Transferee represents that he or she has read and understands this document. Pursuant to **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: _____



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Area of Potential Flooding Due to Dam Inundation Section 8589.4 of the California Government Code Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4
Very High Fire Hazard Severity Zone Section 51183.5 of the California Government Code Area/Notes: Very High	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4
Wildland Area That May Contain Substantial Forest Fire Risks Section 4136 California Public Resource Code Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
Earthquake Fault Zone Section 2121 of the California Public Resource Code Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
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THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY.



Local Level Determinations & Additional Statutory Disclosures

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Local Flood Zone Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6
Local Fire Zone Area/Notes: Very High	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4
Local Earthquake Fault Zone Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
Local Earthquake Landslide Zone Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
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Oil and Gas and Well; Endangered Species Act Notice	Notice
Mold; Methamphetamine	Notice

STATE LEVEL DETERMINATIONS

FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA

The Federal Emergency Management Agency (FEMA) is the federal agency with the responsibility to produce Flood Insurance Rate Maps. These maps are used to determine whether structures, such as private residences, are contained within designated Special Flood Hazard Areas. This information is then used to determine the need for obtaining flood insurance through the National Flood Insurance Program and also for floodplain management purposes. The fact that a structure lies with a designated Special Flood Hazard Area does not guarantee that it will necessarily flood; nor does the fact that a structure lies outside a flood zone guarantee that it will not flood.

Condominium Note:

California disclosure requirements state that if any part of the property owned by the Condominium Association or owned in undivided interests by the unit owners is in an area subject to flood inundation, then all dwelling units are shown in said area. However, if the particular dwelling unit is not in the flood inundation area, the owner may not be required to purchase flood insurance pursuant to federal requirements. In some circumstances the Owners Association may have obtained flood insurance covering the Common Areas and, where applicable, the affected dwelling units. A precise determination may be made by obtaining a flood certificate usually required by a lender.

For more information about flood zones, please contact your local FEMA Regional Office or access this department's website at: <http://www.fema.gov/>

Local:

Some local agencies have adopted their own local flood zones outside of the FEMA flood zones and may require additional standards for new and additional construction. In some cases it may be areas that could be inundated by levee failure.

AN AREA OF POTENTIAL FLOODING DUE TO DAM INUNDATION

This disclosure is based on a review of inundation maps showing areas of potential flooding due to catastrophic failure of any dam. Potential causes of catastrophic breakdowns include heavy rainfall, watershed runoff, foundation failure, earthquakes, etc. Not all California dams have dam inundation maps associated with them.

Maps approved pursuant to section 8589.5 of the California Government Code are kept on file with the Department of Water Resources and the Office of Emergency Services. For more information, you should contact the California Office of Emergency Services in Sacramento or access this department's website at: <http://www.oes.ca.gov/>

VERY HIGH FIRE HAZARD SEVERITY ZONE

Section 51178 of the California Government Code requires that the California Director of Forestry and Fire Protection identify and prepare maps showing certain Very High Fire Hazard Severity Zones. Placement within these zones is based on criteria that include areas that are windy, dry, and difficult to access, or contain abundant fuel, and other relevant considerations. Buyers are subject to fines for failing to provide for proper brush clearance and other preventive measures in these zones.

Maps used in this report were prepared by CALFIRE Very High Fire Hazard Severity Zone recommendations for local responsibility areas.

For more information, please contact the California Department of Forestry and Fire Protection in Sacramento or access this department's website at: <http://www.fire.ca.gov/>

Local agencies may, at their discretion, include their own fire hazard map, indicating areas which require stringent fire enforcement measures. We have included zones from counties and cities that have prepared their own fire safety element maps. You should check with your local agency about its requirements. New or additional construction may require fire-resistant materials and property owners have strict brush clearance or firebreak requirements.

WILDLAND AREA THAT MAY CONTAIN FOREST FIRE RISKS AND HAZARDS

State Responsibility Area (SRA) is a legal term defining the area where the State has financial responsibility for wildland fire protection. Incorporated cities and federal ownership are not included. The prevention and suppression of fires in all areas that are not state responsibility areas are primarily the responsibility of local or federal agencies. All State Responsibility Areas fall within one or more Fire Hazard Severity Zones. Recently adopted building codes reduce the risk of burning embers pushed by wind-blown wildfires from igniting buildings. Older homes should be reviewed for compliance with these newer standards.

These State Responsibility Areas are subject to the requirements of Section 4291 of the California Public Resources Code governing any person who own, controls, operates leases, or maintains a building or structure in a designated area in reference to firebreaks, trimming of trees, installation of chimney screens and regulation of these matters by the State Forester.

For more information, please contact the California Department of Forestry and Fire Protection in Sacramento or access this department's website at: <http://www.fire.ca.gov/>

Fire Prevention Fee

Assembly Bill X1 29 was signed into law on July 7, 2011. The law established a new annual Fire Prevention Fee to pay for fire prevention services within the State Responsibility Area (SRA). The Fire Prevention Fee is an annual fee assessed on owners of habitable structures on property located within the SRA. The fee is assessed at the rate of \$152.33 per habitable structure located within the SRA, and is set by the Board of Forestry and Fire Protection. If the habitable structure(s) are within the boundaries of a local agency that provides fire protection services, the owner will receive a \$35 reduction for each habitable structure. The FPF will be adjusted annually by the State Board, beginning July 1, 2013. Additional information regarding the FPF will be posted periodically as it becomes available.

For more information, please contact the California Department of Forestry and Fire Protection in Sacramento or access this department's website at: http://www.fire.ca.gov

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

After the 1971 San Fernando earthquake, the State of California passed the Alquist-Priolo Earthquake Mapping Act. The intent of the Alquist-Priolo Act is to prohibit the location of developments and structures for human occupancy across the trace of active fault, thus avoiding the hazard of surface fault rupture. The Alquist-Priolo zones lie on either side of known faults and are generally a quarter mile or less in width. A fault is categorized as active if it has moved within the last 12,000 or so years.

More information may be obtained from the California Department of Conservation, Division of Mines and Geology pursuant to California Public Resources Code Statute 2622 through their nearest office or at: <http://www.conservation.ca.gov>

SEISMIC HAZARD ZONE

The California State Geologist and the Division of Mines and Geology of the Department of Conservation Geology pursuant to California Public Resources Code Statute 2696, have the responsibility for mapping seismic hazard zones and must identify areas of potential danger to the public from ground failure caused by earthquake ground shaking. These dangers include landslides and liquefaction (liquefaction refers to the earth taking on a fluid consistency under conditions of prolonged shaking). The fact that a site lies outside a zone of required investigation does not necessarily mean that the site is free from seismic or other geologic hazards, regardless of the information shown on the Seismic Hazard Zone Maps. Finally, neither the information on the Seismic Hazard Zone Maps, nor in any technical reports that describe how the maps were prepared nor what data were used is sufficient to serve as a substitute for site-investigation reports called for in the Act.

More information may be obtained from the California State Department of Conservation, Division of Mines and Geology at: <http://www.conservation.ca.gov>

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Additional Statutory Disclosures

AIRPORT INFLUENCE AREA DISCLOSURE STATEMENT

If the property is within the Airport Influence Area designated by the "California Airports List" maintained by the California Department of Transportation, the Buyer must be told and the following statement is to be given:

"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may 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."

FORMER MILITARY ORDNANCE SITE DISCLOSURE SUPPLEMENT

Sellers of residential property are required to disclose actual knowledge they may have of any Formerly Used Defense Site (FUDS) within one mile of their property containing military ordnance. FUD sites can include sites with common industrial waste (such as fuels), ordnance or other warfare materiel, unsafe structures to be demolished, or debris for removal. California Civil Code 1102 requires disclosure of those sites containing unexploded ordnance. Only those FUD sites that the U.S. Army Corps of Engineers (USACE) has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this report. Active military sites are NOT included on the FUD site list. For more information about FUDS go to: <http://www.corpsfuds.org/php/siteindex.php?site=J09CA0072&state=California>

CALIFORNIA RIGHT TO FARM DISCLOSURE STATEMENT

The intent of AB 2881 effective January 1, 2009 requires that as a part of real estate transactions, land sellers and agents must disclose whether the property is located within one mile of farmland as designated on the most recent Important Farmland Map due to the state's right-to-farm laws. Any of the five agricultural categories on the map qualifies for disclosure purposes, including: Prime Farmland (P), Farmland of Statewide Importance (S), Unique Farmland (U), Farmland of Local Importance (L), and Grazing Land (G). Purchasers are often unaware that the State of California has laws to protect a farmer's right to perform customary farming activities, some of which are dirty, noisy, or lead to unpleasant odors. In addition there are some aspects of farming operations can extend beyond a farm's boundaries through, for example, water runoff and irrigation ditches. If the property is shown to be within one mile of a property classified as "farmland" then the Buyer must be told and the following statement is to be given:

"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."

Some counties are not included because they have not been mapped for farmland parcels under the State program. If the **Seller has actual knowledge** of an agricultural operation in the vicinity of the subject property that is not disclosed in this report, and that is material to the transaction, the Seller should disclose this actual knowledge in writing to the Buyer.



CALIFORNIA TSUNAMI INUNDATION AREA DISCLOSURE

A tsunami is a sea wave generated by a submarine earthquake or by an offshore landslide or volcanic action. The California Pacific coastline has the potential for inundation and is exposed to the potential hazard of tsunamis. However, as tsunami events are historically rare, no information is provided in this report about the probability of a tsunami affecting a given area within a given time period.

The maps used for this report were coordinated by The California Emergency Management Agency for the purpose of assisting local governments and resources with assessing local tsunami risk and developing appropriate local emergency response and evacuation plans. These maps specifically contain the following disclaimer:

Map Disclaimer: The maps used do not meet disclosure requirements for real estate transactions nor for any other regulatory purpose. The California Emergency Management Agency (CalEMA), the University of Southern California (USC), and the California Geological Survey (CGS) make no representation or warranties regarding the accuracy of this inundation map nor the data from which the map was derived. Neither the State of California nor USC shall be liable under any circumstances for any direct, indirect, special, incidental, or consequential damages with respect to any claim by any user or any third party on account of or arising from use of this map. For more information, visit:

http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Pages/index.aspx

For Tsunami Information:

http://www.consrv.ca.gov/cgs/information/publications/cgs_notes/Documents/CGS_Note_55.pdf

NOTICE OF MINING OPERATIONS DISCLOSURE STATEMENT

If the property is located within one mile of mining operations, then the Buyer must be told and the following statement is to be given:

"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."

The new Mining disclosure is a "right to mine" law, similar to the "right to farm" act. Location data is provided by the mine owners to the Office of Mine Reclamation. Not all mines are accurately located.

More information can be obtained from the Department of Conversation, Office of Mine Reclamation at the following website:
<http://www.conservation.ca.gov/omr>

Contact Information: Department of Conversation, 801 K Street #MS 09-06, Sacramento CA 95814-3529

DUCT SEALING & TESTING REQUIREMENT DISCLOSURE

The determination of a Zone on this report specifies that the subject property falls within a climate zone requiring the duct sealing and testing aforementioned. "Exempt" indicates the property is located in an area exempt from this requirement.

Beginning October 1, 2005, homeowners living in most of California **who install or replace a central furnace or air conditioner** must have their ductwork tested for leaks. Duct systems that leak 15 percent or more must be sealed to reduce the leaks. The current *2008 Building Energy Efficiency Standards* include a number of HVAC-related installation measures that require HERS Rater verification. These include correct refrigerant charge, adequate cooling coil airflow, maximum air handler fan watt draw, and the installation of temperature measurement access holes and saturation temperature measurement sensors. In most parts of the state, homeowners need a permit to replace or install furnaces or air conditioners. Under the new law, once a contractor installs the equipment, he or she must test the ducts and fix any leaks that are found.

Additional information, including the *2008 Building Energy Efficiency Standards*, can be found by visiting the CEC page related to this law at: <http://www.energy.ca.gov/title24/2008standards/changeout>

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INDUSTRIAL OR COMMERCIAL HAZARD DISCLOSURE STATEMENT

California Residential Disclosure Law (section 1102.17, et seq. of the California Civil Code) **requires a Seller to disclose to a Buyer the Seller's actual knowledge** that the property is adjacent to, or zoned to allow, any commercial or industrial use of the subject property. This disclosure identifies industrial use zones, from public records, within one mile of the subject property to help make that determination. **The Seller and Seller's Agent should disclose any personal knowledge of such existing commercial or industrial zone under a separate Seller's Disclosure as soon as practicable and prior to transfer of title.**

RADON HAZARD DISCLOSURE STATEMENT

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. 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.

Also there are areas of high radon potential located in densely populated areas of the state. Some areas may have higher concentration of houses with elevated radon levels. The only way to accurately assess long-term exposure to radon in a specific dwelling is through long-term testing. The E.P.A. recommends that all homes be tested for radon. More information is contained in the Combined Hazards Booklet, which Buyers should read thoroughly.

California's Indoor Radon Program, along with California Geological Survey, is developing detailed radon potential maps for counties of the state. For more information visit:
<http://www.cdph.ca.gov/HealthInfo/environhealth/Pages/RadoninCalifornia.aspx>

Based on the U.S. Environmental Protection map, the entire County in which the subject property is located is designated as a zone for Radon Gas Potential Definition: <http://www.epa.gov/radon/states/california.html>

Zone 1 - Highest Potential (greater than 4 pCi/L) (picocuries per liter)

Zone 2 - Moderate Potential (from 2 to 4 pCi/L) (picocuries per liter)

Zone 3 - Low Potential (less than 2 pCi/L) (picocuries per liter)

Contact Information: Department of Public Health, 1616 Capitol Ave #MS7404, Sacramento, Ca 95899-7377

AIRPORT NOISE DISCLOSURE STATEMENT

The majority of larger airports may provide Contour Maps indicating areas where noise levels may exceed 65 decibels (the sound level of a busy street).

NATURALLY OCCURRING ASBESTOS DISCLOSURE

Asbestos is the name given to a group of fibrous minerals that occur naturally in rock formations in the environment. Naturally occurring asbestos (NOA) is the term applied to the natural geologic occurrence of various types of asbestos, and has been found to be present in the majority of counties in California. It is commonly found in ultramafic rock formations, including serpentine, and in the soils where these rock types are located. Serpentine, the California State Rock, is found widely throughout the State. It is typically grayish-green to bluish-black in color and its surfaces often have a shiny or wax-like appearance and a slightly soapy feel.

We recommend that the transferee visit the California Department of Conservation, Division of Mines and Geology website for further information and maps at:

http://www.consrv.ca.gov/CGS/minerals/hazardous_minerals/asbestos/Pages/Index.aspx



METHANE DISCLOSURE STATEMENT

Methane Zones and Methane Buffer Zones have been designated based upon data provided by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and other state agencies. These zones designate areas where there are concerns about methane gas below the surface. Project permits within these zones may require methane mitigation measures. Site testing of subsurface geological formations may also be ordered.

SOIL SUBSTANCE DISCLOSURE STATEMENT

The California State Geologist and the Division of Mines and Geology of the Department of Conservation Geology pursuant to California public resources code statute 2696, have the responsibility for mapping seismic hazard zones and must identify areas of potential danger to the public from ground failure caused by earthquake ground shaking. These dangers include landslides and liquefaction (liquefaction refers to the earth taking on a fluid consistency under conditions of prolonged shaking). The fact that a site lies outside a zone of required investigation does not necessarily mean that the site is free from seismic or other geologic hazards, regardless of the information shown on the Seismic Hazard Zone Maps. Finally, neither the information on the Seismic Hazard Zone Maps, nor in any technical reports that describe how the maps were prepared nor what data were used is sufficient to serve as a substitute for site-investigation reports called for in the Act.

More information may be obtained from the California State Department of Conservation, Division of Mines and Geology at: <http://www.conservation.ca.gov>

HYPER-LOCAL AND LOCAL DISCLOSURE

LOCAL COUNTY AND CITY GENERAL SUMMARY

(Pertaining to Local Flood, Fire, Landslide, Liquefaction, Methane, & Unstable Soils)

Buyers should be provided with local level natural hazards as well as the statutory disclosures. Cities and Counties that have developed their own safety element or other hazard maps may use different sources than the State. Therefore, a site considered as a hazard by one source may not be included as a hazard by another source. Maps prepared by the local jurisdiction may be used for making decisions regarding new or additional construction. If the property which is the subject of this report is in a locally mapped hazard zone or if information of concern exists in another source the property may require a geologic or other study prior to any new or additional construction. Additional natural hazards may exist which are not in this report. To investigate other sources of natural hazard information that may be available and used at the local level, contact the local agency Planning, Engineering or Building Departments.

Local Zones: Local Agencies may require specific or more detailed studies in these areas in regards to new additions or construction.

We utilize good-faith efforts to research, identify and collect local disclosures identified in County and City General Plan Safety Elements. If the data is in a usable format, is made available by the municipality and is of quality and scale, We collect and integrate the hazard layers into the Disclosure Report. In some circumstances, the hazard data is not available or accessible in a usable format and we cannot include the determination in its local disclosure.

COUNTY NATURAL HAZARD DISCLOSURES

LOS ANGELES - ALQUIST-PRIOLO FAULT ZONES

According to the California Department of Conservation, "The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The Seismic Hazards Mapping Act, passed in 1990, addresses non-surface fault rupture earthquake hazards, including liquefaction and seismically induced landslides."

If a property is located in an Earthquake Fault Zone, "It means that an active fault is present near or within the land parcel and 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... If a property is developed, you will not need a geologic study unless you plan to extensively add onto or remodel an existing structure. Check with your local permitting agency for specific requirements and exemptions." More information is available at <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>

Effective June 1, 1998, the Natural Hazards Disclosure Act, requires that sellers of real property and their agents provide prospective buyers with a "Natural Hazard Disclosure Statement" when the property being sold lies within one or more state-mapped hazard areas. If a property is located in an Official Earthquake Fault Zone issued by the State Geologist (California Geological Survey), the seller or the seller's agent must disclose this fact to a potential buyers. The law specifies two ways in which this disclosure can be made. One is to use the new Natural Hazards Disclosure Statement as provided in Section 1102.6c of the California Civil Code.

The Alquist-Priolo Fault Zones in Los Angeles County are along the following faults: Cemetery Fault, Clamshell Fault, Duarte, East Montebello Fault, Hollywood, Inglewood Fault, Little Rock Fault, Malibu Coast Fault, Nadeau Fault, Newport-Inglewood Fault, Northridge Fault, Raymond Hill Fault, San Andreas Fault, San Francisco Fault, San Gabriel Fault, Santa Susana Fault, Santa Susanna Fault, Sierra Madre Fault, Whittier Fault

ADDITIONAL HAZARD AND GENERAL LOCAL DISCLOSURES

SUPPLEMENTS AND NOTICES

REGISTERED SEX OFFENDER DATABASE DISCLOSURE STATEMENT

(California Megan's Law)

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.

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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."

Effective July 1, 2013, sellers must disclose to buyers a specific notice pertaining to gas and hazardous liquid transmission pipelines as mandated by Civil Code Section 2079.10.5.

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Mapped information and data through the National Pipeline Mapping System (NPMS) consists of gas transmission pipelines, hazardous liquid trunklines, liquefied natural gas (LNG) plants, and breakout tanks (tanks used to relieve surges in hazardous liquid pipelines). The NPMS does not contain information on interconnects, pump and compressor stations, valves, direction of flow, capacity, throughput, operating pressure, or gathering or distribution pipelines, such as lines which deliver gas to a customer's home. Therefore, not all pipelines in an area will be visible in the Public Map Viewer.

Distribution of detailed NPMS data is handled for the Pipeline and Hazardous Materials Safety Administration (PHMSA) by the National and repository and is limited to pipeline operators and local, state, and federal government officials. Neither the United States Government nor any party involved in the creation and compilation of NPMS data and maps guarantees the accuracy or completeness of the products. NPMS data has a target accuracy of +/- 500 feet and resides in geographic coordinates.

NPMS data must never be used as a substitute for contacting the appropriate local one-call center prior to digging. Please call 811 before any digging occurs.

CARBON MONOXIDE DEVICES SAFETY LAW SUPPLEMENTAL ADVISORY

In May 2010, a new public safety measure was signed into law (Senate Bill 183) requiring all California homes to be equipped with carbon monoxide alarms. This law went into effect on July 1, 2011 and requires all single family homes with attached garage or a fossil fuel source to install a carbon monoxide alarm within the home. Multifamily dwellings must comply by January 1, 2013. Carbon Monoxide (CO) is known as the "Silent Killer" because it is an odorless, colorless and tasteless gas that can catch its victims completely unaware. CO is the leading cause of accidental poisoning deaths in the United States and accounts for up to 700 emergency room visits in California each year. CO poisoning can cause severe and chronic brain, lung and heart injuries and can lead to death. The only safe way to know if there is CO in your home is to install a working CO alarm. This includes any single-family dwelling, duplex, lodging house, private dormitory, hotel, motel, condo, time-share or multiple-unit dwelling that contains a fossil-fuel burning heater, appliance, fire place or attached garage. CO device may be battery operated, plug-in with battery back-up, or hardwired with battery back-up.

Installation: CO alarms must be installed outside each separate sleeping area in the immediate vicinity and on every level. For a list of Approved Carbon Monoxide Devices, visit:
http://osfm.fire.ca.gov/strucfireengineer/strucfireengineer_bml.php

For further information, please go to the California Department of Forestry and Fire Protection (CAL FIRE) web site at:
http://www.fire.ca.gov/communications/communications_firesafety_carbonmonoxide.php



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OIL AND GAS WELL NOTICE ADVISORY

California has been producing oil and gas since the early 1900s. Many of these wells have been shut down over the years and abandoned. Often, these wells are improperly shut down and will leak oil, natural gas, or water into the area near the well. The California Division of Oil, Gas and Geothermal Resources (DOGGR) is mandated to monitor and administer the program to locate these abandoned wells as well as the remediation process. Health and safety hazards may be associated with oil and gas wells, whether active or not, including, but not limited to, soil and groundwater contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals. If an abandoned well that has not been safely plugged exists on a property, the landowner may be subject to additional costs for "re-abandonment" of the well in compliance with current State laws and regulations.

California has established laws with respect to well drilling, operation, maintenance, and abandonment to "prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil and gas deposits from infiltrating water and other causes; loss of oil, gas, or reservoir energy, and damage to underground and surface waters suitable for irrigation or domestic purposes by the infiltration of, or the addition of, detrimental substances." (California Public Resources Code §3106).

Contact Information: Department of Conservation, 801 K Street #MS 20-20, Sacramento CA 95814-3529 Phone: (916) 445-9686
Email: DOGGR_Headquarters@conservation.ca.gov
<http://www.conservation.ca.gov/dog/maps/Pages/GISMapping2.aspx>

ENDANGERED SPECIES ACT NOTICE

Under the Federal Endangered Species Act and the California Endangered Species Act, (ESA), all species that have been listed as "endangered," "threatened," or in some cases species that are "candidates" for declaration as endangered or threatened, are protected. The presence of a listed plant or animal on the property can have consequences for a Buyer's future plans, including but not limited to, prohibition or limitations on building, remodeling, grading, landscaping, and agricultural, livestock and equestrian activities and costs relating to governmental requirements for environmental mitigation of the effects of the Buyer's plans or activities. Violation of these laws could result in fines, civil penalties, forfeiture of personal property and imprisonment.

Parties to a real estate transaction in California should refer to the U.S. Fish and Wildlife Service websites included below. This is a good resource for the most complete and current information about threatened and endangered species in California that are Federally listed in each county, including all critical habitats designated is available at: <http://www.fws.gov> and <http://www.dfg.ca.gov>

MOLD ADVISORY

Molds and fungi are naturally occurring plants which may cause allergic reactions, respiratory problems and rashes, as well as other responses from sensitive people. Molds may be present inside and outside residential properties, and may damage property and possessions. There are inspection companies who may be retained to determine whether and to what extent molds and fungi may be present. This mold advisory is not a disclosure of whether harmful mold conditions exist at or on a property or not. The Disclosure Company has done no testing or inspections of any kind. All parties are advised to seek professional advice on the presence and clean-up of such material. More information may be found on the Internet at sites such as: <http://www.epa.gov/mold>

METHAMPHETAMINE CONTAMINATION ADVISORY

Health & Safety Sections 25400.10 et seq. require 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.



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TERMS & CONDITIONS GOVERNING REPORTS & DISCLOSURES

Premier NHD Reports will conduct a review of such public records as are readily available at the time of the search, and will provide Recipient with a written report disclosing whether the Subject Property is (a) located within any of the FEMA Flood Hazard Zones, Dam Inundation Zones, Very High Fire Hazard Severity Zones, Wildland Area, Fire Responsibility Area Zones, Alquist-Priolo Earthquake Fault Zones, and Seismic Hazard Zones, Right to Farm, Airport Vicinity Military Ordinance site, Mining Operations whose terms are defined under California Civil Code § 1103 et Seq.

Premier NHD Reports accepts no responsibility or liability in respect to reliance by anyone other than Recipients. The Report is prepared by Premier NHD Reports solely to assist the Recipients in complying with the requirements of California Civil Code Sections 1103 and 1102.6 (b) and for no other purpose.

This Report is not an Insurance Policy. Premier NHD Reports has relied on the statutes identified above in making determinations. This report shall not be construed as a warranty or policy of insurance of any kind.

No Duty to Update. The Report is issued as of the date of the disclosure statement. Premier NHD Reports relies upon government records without conducting an independent investigation of their accuracy. Therefore, Premier NHD Reports assumes no responsibility for the accuracy of the government records identified in the report. Premier NHD Reports has made no other review or personal site inspections. Premier NHD Reports will not be responsible for any updates, amendments, or alterations made after the date of issue.

Recipient's Duty to Identify Subject Property Accurately. It shall be the Recipient's sole responsibility to ensure that the address and assessor parcel number (APN) of the Subject Property are correct. Upon receipt of a Report from Premier NHD Reports, the Recipient shall verify that the Report accurately reflects the Subject Property address, APN, property description and other location information.

Recipient's Duty to Disclose. In the event that the Report omits any information of which the Recipient is aware, the Recipient shall notify Premier NHD Reports within (10) days of the omission so that Premier NHD Reports can issue a revised Report. Premier NHD Reports SHALL HAVE NO LIABILITY WHATSOEVER TO RECIPIENT, OR ANY AGENT OF RECIPIENT, FOR ANY OMISSIONS IF RECIPIENT WAS AWARE OF THE INFORMATION PRIOR TO THE ISSUANCE OF THE REPORT.

Premier NHD Reports's liability for any claim, or claims, including, but not limited to, any claim for breach of contract or negligence is limited to actual and direct damages as a result of any error or omission in the Report. Premier NHD Reports shall not have any liability for speculative damages, lost profits, or any indirect, incidental or consequential damages arising in any connection whatsoever with the preparation or use of this Report. In the event of any error, omission or inaccuracy in the Report, Premier NHD Reports shall have no duty to defend and/or pay any attorney's fees, costs and expenses, incurred by Recipient(s).

GENERAL PROVISIONS: Governing Law. The Report shall be governed by and construed in accordance with the laws of the State of California.

Arbitration. If a claim, controversy or dispute between the parties arising out of, in connection with, or with respect to the Report, or any subject matter governed by these terms and conditions either party may request binding arbitration of the issue in accordance with the following procedures:

- a. Upon either party's request for arbitration, an arbitrator shall be selected by mutual agreement of the parties to hear the dispute in accordance with the Rules. If the parties are unable to agree upon an arbitrator, then either party may request that the AAA select an arbitrator and such arbitrator shall hear the dispute in accordance with the Rules. The arbitration shall be conducted in Orange County, California.
- b. Each party shall bear its own fees, costs and expenses of the arbitration and its own legal expenses (including any attorneys', experts' or witnesses' fees). Unless the award provides otherwise, the fees and expenses of the arbitration procedures, including the fees of the arbitrator or arbitrators will be shared equally by the involved parties.
- c. Any award rendered pursuant to such arbitration shall be final, conclusive and binding upon the parties, and any judgment thereon may be entered and enforced in any court of competent jurisdiction.
- d. The parties expressly agree that the prevailing party shall not be entitled to any attorney's fees or costs for any dispute arising from the issuance of this Report.

BUYER'S CONFIRMATION OF RECEIPT:

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THIS DISCLOSURE REPORT.

Transferee's Signature
(Buyer): _____

Date: _____

Transferee's Signature
(Buyer): _____

Date: _____

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