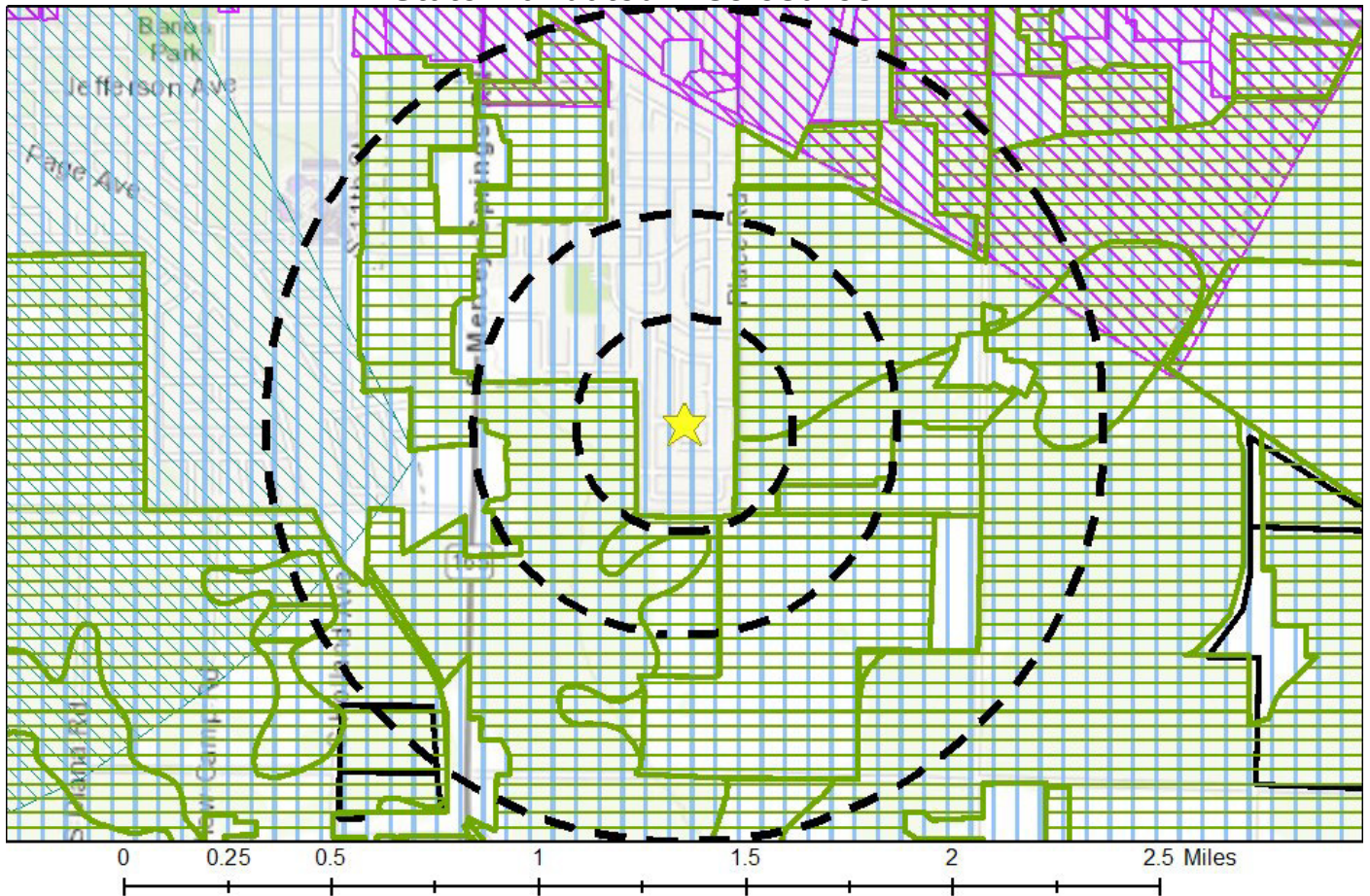


# RESIDENTIAL PROPERTY HAZARD DISCLOSURE REPORT















**2072 Pepperdine Dr  
Los Banos, Ca 93635**

**APN: 083441014000**

### State Mandated Disclosures

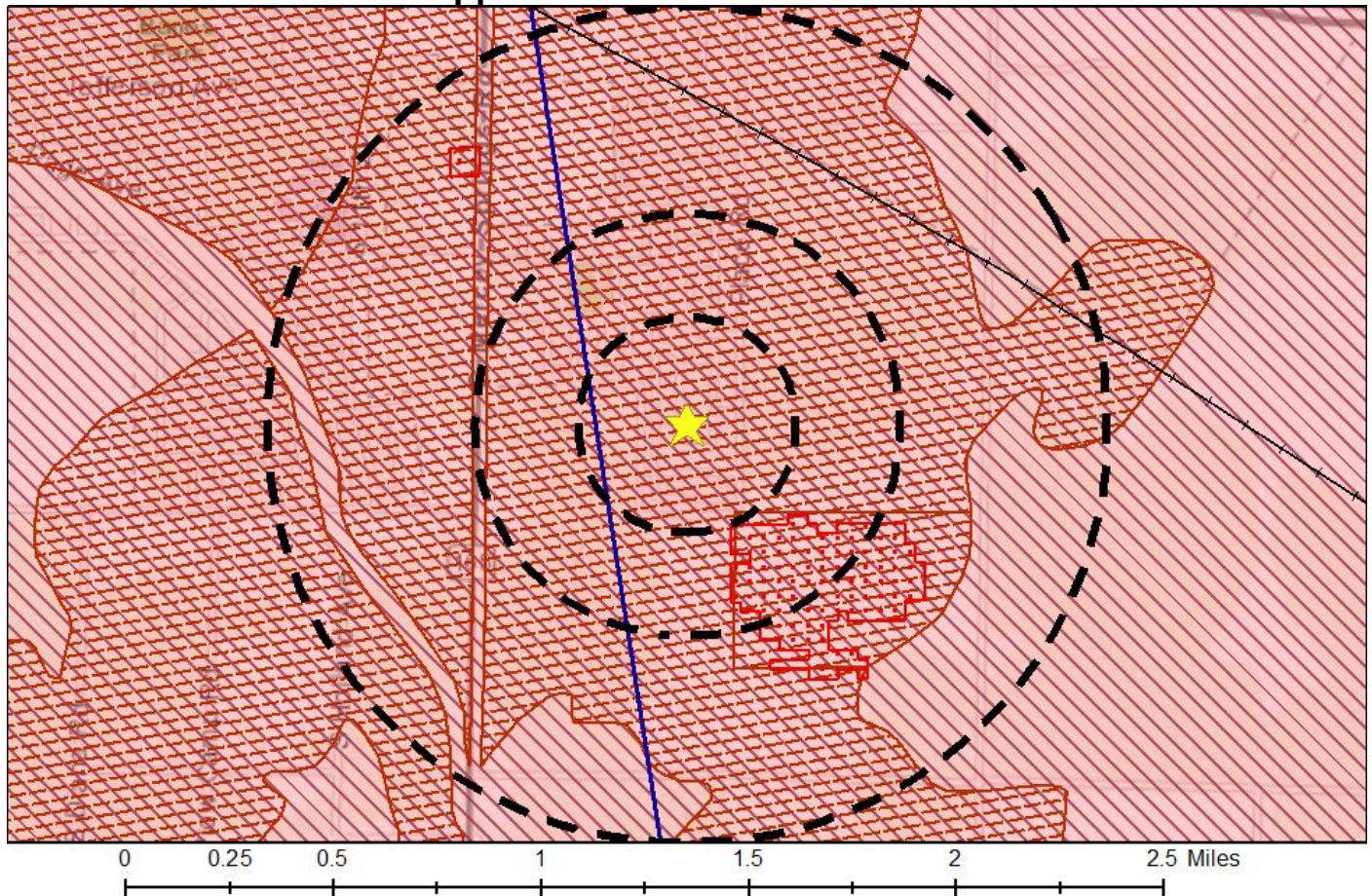


\*\*Note this map is provided for informational purposes only and is not intended to substitute for disclosure under California Civil Code S. 1103.2.




















	Special Flood Hazard Area	OUT		FIRM Changes	OUT
	Dam Inundation	IN		Bates - Very High Fire Hazard	OUT
	SRA Fire Layer	OUT		Alquist Priolo Fault Rupture	OUT
	California Geological Survey Landslide Zone	NA		California Geological Survey Liquefaction Zone	NA
	Right to Farm	IN		Military Ordnance	NO SITES
	Airport Area	OUT		Williamson Act	OUT
	Mining Operations	OUT			
	Commercial/Industrial/Manufacturing Zones	IN			



### Supplemental Disclosures



\*\*Note this map is provided for informational purposes only and is not intended to substitute for disclosure under California Civil Code S. 1103.2.

	Supplemental Flood Hazards	OUT		Coastal and Bay Conservation	OUT
	Naturally Occurring Asbestos Hazard Zone	OUT		Supplemental Landslides	IN
	Airport Proximity	NO SITES		Supplemental Airport Hazard	NA
	Supplemental Liquefaction	NA		Supplemental Dam Inundation	NA
	Wind Hazards	NA		Supplemental Geologic Hazards	IN
	Supplemental Fire Hazard	OUT		Airport Noise	OUT
	Critical Habitat	OUT		Subsidence Potential	IN
	Tsunami	OUT		Coastal Bluffs	OUT
	Major Electric Transmission Line	IN		Clandestine Drug Laboratory Area	OUT
	Railway Proximity	OUT			



### NHD11A - Natural Hazard Disclosure Statement

This statement applies to the following Property: 2072 Pepperdine Dr Los Banos, Ca 93635

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 disclosure statement form is based upon Company's review of state maps only. There may be local maps that differ in designation that affect the subject property.**

**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 (Dam Inundation Zone) 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 VERY HIGH FIRE HAZARD SEVERITY ZONE (Bates - Very High Hazard) 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 (State Responsibility Area) 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 (Alquist Priolo Fault Rupture) pursuant to Section 2622 of the Public Resources Code.  
Yes \_\_\_ No
- A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
- Landslide Zone Yes \_\_\_ No \_\_\_ Map Not Yet Released
- Liquefaction Zone Yes \_\_\_ No \_\_\_ Map Not Yet Released

**THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.**

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

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

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

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

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:

Third-Party Disclosure Provider(s) **Valley NHD** Date 4/16/2018 Report 122708

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.

**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. Transferee represents that he or she has read and understands this document AND the additional reports (if ordered, booklets (upon request, disclosures, and advisories contained herein:**

Former Military Ordnance, Commercial Industrial Zone, Airport Influence Area, Airport Noise, Airport Hazard, Airport Proximity, Radon, Right to Farm Notice, Mining Operations Notice, Flood Revision Areas, Williamson Act, Coastal and Bay Conservation, Naturally Occurring Asbestos, Wind Hazards, Duct Sealing, and **Supplemental Hazards:** Landslides, Liquefaction, Floods, Dam Inundation, Geologic Hazard, and Fire.

**Advisories:** Megan's Law, Methamphetamine Contamination, Abandoned Mines, Toxic Mold, Oil & Gas Wells, Carbon Monoxide Poisoning, Gas Pipelines, Wood Burning Heater. Environmental Report (if ordered): NPL, SPL, LUST, SWIS, CERCLIS, TRI,

Wells, Mines, and Gas Pipeline. Tax Report (if ordered): Notices of Mello-Roos, 1915 Bond Act, SRA and PACE Financing Assessments, Supplemental Property Tax Calculator, and Property Tax Calculator. Government Booklets: Home Energy Rating System (HERS), "Residential Environmental Hazards", "Protect Your Family From Lead In Your Home", and "The Homeowner's Guide to Earthquake Safety 2005".

**NOTE:** Local disclosure forms may be provided, where applicable, and may require ADDITIONAL SIGNATURES.

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

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





**AIR POLLUTION:**

PROPERTY IS LOCATED IN AN AIR POLLUTION HAZARD AREA.

**Wood-Burning Heater Statement of Compliance**

Section 5.2 of **Rule 4901 – Wood-Burning Fireplaces and Wood-Burning Heaters**, requires any wood-burning heater (stove or fireplace insert) included with the sale or transfer of real property to be EPA Phase II certified. Any non-certified wood-burning heater must be removed from the property or rendered permanently inoperable prior to the close of escrow.

There are no restrictions on the sale or transfer of property with open-hearth masonry or zero-clearance fireplaces, pellet stoves, or wood-burning cook stoves with ovens. A certified heater should have a permanent label attached that indicates that the heater is EPA Phase II certified.

**Sellers are required to complete this form whenever a wood-burning stove or insert is included with the property. A copy shall be mailed or faxed to the San Joaquin Valley Air Pollution Control District within 30 days of close of escrow.**

**Seller represents that to the best of the Seller’s knowledge, the subject property meets the following requirements of Section 5.2 of District Rule 4901 at the close of escrow: That any woodstoves or fireplace inserts included in the property are EPA Phase II certified and that any non-certified woodstove or insert has been removed from the property or rendered permanently inoperable.**

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned hereby acknowledges receipt of a copy of this document.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

**WARNING:** It is unlawful to sell any wood-burning heater that is not EPA Phase II certified. This includes, but is not limited to the transfer through a real estate transaction. This transaction is subject to an audit by the San Joaquin Valley Air Pollution Control District for compliance.

For more information please contact:  
**San Joaquin Valley Air Pollution Control District**  
1990 East Gettysburg Avenue  
Fresno, California 93726 (559) 230-6000  
[www.valleyair.org](http://www.valleyair.org)



## Summary

Disclosure Report for the target property at 2072 Pepperdine Dr Los Banos, Ca 93635

### Natural Hazard Disclosures

Yes	No	No Map*		Page
	✓		A Special Flood Hazard Area	10
	✓		A Special Flood Hazard Area Revision	11
✓			An Area of Potential Flooding	11
	✓		A Very High Fire Hazard Severity Zone	12
	✓		A Wildland Area	12
	✓		An Alquist-Priolo Earthquake Fault Zone	13
		✓	A Seismic Hazard Landslide Zone	13
		✓	A Seismic Hazard Liquefaction Zone	14

### Additional Disclosures

Yes	No	No Map*		Page
✓			Within 1 Mile of Industrial/Commercial/Manufacturing Property	14
	✓		Within 1 Mile of a Military Ordnance Location (Formerly Used Defense FUD)	15
✓			Within 1 Mile of Farmland	15
	✓		An Area Possibly Experiencing Airport Noise	25
	✓		Within 1 Mile of a Mining Operation	18

### Disclaimer

No warranty expressed or implied is made whatsoever in connection with this report. Valley NHD specifically disclaims the making of any warranties. Valley NHD believes that the parcel level information in this report is the most current and accurate publicly available information. Please review the disclaimer, copyright and trademark notice at the end of this report.

\*No Map indicates that the disclosure map is not available from the governmental agency.

**Summary (continued)**

Disclosure Report for the target property at 2072 Pepperdine Dr Los Banos, Ca 93635

**Supplemental Disclosures**

Yes	No	No Map*		Page
	✓		Williamson Act contracts	16
	✓		Supplemental Flood Hazards	18
		✓	Supplemental Dam Inundation	22
	✓		Supplemental Fire Hazards	24
✓			Supplemental Geologic Hazards	23
✓			Supplemental Landslides	21
		✓	Supplemental Liquefaction	22
	✓		Coastal And Bay Conservation	19
✓			Radon	19
✓			Radon Potential	19
	✓		Naturally Occuring Asbestos	20
	✓		Public Airports	21
		✓	Supplemental Airport Hazard Zone	21
		✓	Wind Hazards	22
✓			Duct Sealing Requirements Area	23
	✓		Abandoned Mines	25
	✓		Critical Habitat	26
✓			Subsidence Potential	26
	✓		Tsunami	27
	✓		Coastal Bluffs	28
	✓		Clandestine Labs	28
	✓		Railroads	29
✓			Electric Transmission Lines	29
	✓		School Districts Elementary	30
	✓		School Districts Secondary	30
✓			School Districts Unified	30
✓			Wood Burning	31

**Disclaimer**

No warranty expressed or implied is made whatsoever in connection with this report. Valley NHD specifically disclaims the making of any warranties. Valley NHD believes that the parcel level information in this report is the most current and accurate publicly available information. Please review the disclaimer, copyright and trademark notice at the end of this report.

\*No Map indicates that the disclosure map is not available from local jurisdiction.

## Summary (continued)

Disclosure Report for the target property at 2072 Pepperdine Dr Los Banos, Ca 93635

## Local Addendums

Addendum	Page
Wood-Burning Heater Statement	5

## Advisory Statements

Advisory	Page
Megan's Law (Sex Offender Database)	33
Methamphetamine Contamination	33
Toxic Mold	33
Carbon Monoxide Poisoning	35
Gas and Hazardous Liquid Pipeline	35
Wood-burning Heater	36
California High Speed Rail	36
Solar Energy Systems	37

## Property Tax Determinations

Yes	No		Page
	✓	Mello Roos Districts	45
	✓	1915 Act Districts	45

## Disclaimer

Valley NHD is not legally required to include the following Local Addendums with this report, but does so only as a courtesy to the Transferor(s), Transferee(s) and their Agents. Valley NHD compiles this information from various agencies and sources over which it has no control. Valley NHD does not warrant or guarantee that the following Local Addendums constitute all such information applicable to the Property, or that these Local Addendums represent the most currently available versions applicable to this Property. Additionally, Valley NHD is not responsible for any changes to these Local Addendums which may occur before or after issuance of this report. Parties who desire more information regarding Local Addendum are advised to independently contact the responsible agency.

No warranty expressed or implied is made whatsoever in connection with this Valley NHD believes that the parcel level information in this report is the most current and accurate publicly available information. Please review the disclaimer, copyright and trademark notice at the end of this report.





Disclosure Report for the target property at 2072 Pepperdine Dr Los Banos, Ca 93635

**Environmental Hazards**

Yes	No	No Map*		Page
	✓		Within 1/2 mile of Solid Waste Facility	40
✓			Within 1/2 mile of Leaking Underground Fuel Tank	40
	✓		Within 1/4 mile of Major Natural Gas Pipeline	40
	✓		Within 1/2 mile of CERCLIS site	41
	✓		Within 1/2 mile of Geothermal Well	41
✓			Within 1 mile of State Priority List Site	42
	✓		Within 1 mile of Toxic Release Inventory Site	42
	✓		Within 1 mile of National Priority List Site	42

**Disclaimer**

No warranty expressed or implied is made whatsoever in connection with this report. Valley NHD specifically disclaims the making of any warranties. Valley NHD believes that the parcel level information in this report is the most current and accurate publicly available information. Please review the disclaimer, copyright and trademark notice at the end of this report.

\*No Map indicates that the disclosure map is not available from local jurisdiction.

## HAZARDS EXPLANATIONS SECTION

### SPECIAL FLOOD HAZARD AREA:

PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FLOOD ZONE IS X

**The Special Flood Hazard Areas/Zones (SFHA/Z) require the homeowner to carry flood insurance. The SFHA includes zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V.**

The National Flood Insurance Act of 1968 established the National Flood Insurance Program (NFIP) which is administered by the Federal Insurance Administration of the Federal Emergency Management Agency (FEMA). This act required the establishment of flood-risk zones within the floodplain areas. These zones include "Special Flood Hazard Areas" where, in any given year, there is a 1% or higher probability that a portion or all of the property is likely to be inundated by floods. The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA), or zone (SFHZ), on NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. A particular parcel of land may be wholly or partially within a SFHZ, potentially requiring flood insurance. The SFHA includes Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V." Some cities and/or counties publish their own maps which designate local flood hazards that might vary from the FEMA maps. Where reasonably available, these maps are also used in the Company Reports.

The Flood Disaster Protection Act of 1973 added the mandatory purchase requirement which "requires the purchase of flood insurance by property owners who are being assisted by Federal programs or by Federally supervised, regulated, or insured agencies or institutions in the acquisition or improvement of land or facilities located or to be located in identified areas having special flood hazards". The cost of such insurance may be much greater than what would normally be the case. Additionally, governmental restrictions may impact new or additional construction in such a zone. The source of the FEMA data is the "Q3 Flood Data Maps" as produced by FEMA. Other map sources include reasonably available official and unofficial maps published by applicable city, county or regional governments.

**Note:** If the Property is subject to a Letter of Map Amendment ("LOMA") or a Letter of Map Revision ("LOMR") issued by FEMA, a copy of the LOMA or LOMR must be attached to the Natural Hazard Disclosure Statement ("NHDS") or appropriate disclosure statement. The Company is not always able to determine if the Property is subject to a LOMA or a LOMR. Even if such information is available to the Company, the Company is unable to attach a copy of the LOMA or LOMR to the NHDS. If Seller is aware that the Property is subject to a LOMR or a LOMA, the Seller shall attach a copy to the NHDS and notify the Company

**PUBLIC RECORD:** Official Flood Insurance Rate Maps ("FIRM") compiled and issued by the Federal Emergency Management Agency ("FEMA") pursuant to 42 United States Code §4001, et seq.

Flood insurance for properties in Zones B, C, D, X, X500, and X500\_Levee is available but is not required.  
**Zones A, AO, AE, AH, AR, A1-A30:** Area of "100-year" flooding - a 1% or greater chance of annual flooding.

**Zones V, V1-V30:** Area of "100-year" flooding in coastal (shore front) areas subject to wave action.

**Zone B:** Area of moderate flood risk. These are areas between the "100" and "500" year flood-risk levels.

**Zones C, D:** NOT IN an area of "100-year" flooding. Area of minimal (Zone C) or undetermined (Zone D) flood hazard.

**Zones X:** An area of minimal flood risk. These are areas outside the "500" year flood-risk level.

**Zone X500:** An area of moderate flood risk. These are areas between the "100" and "500" year flood-risk levels.

**Zone X500\_LEVEE:** An area of moderate flood risk that is protected from "100-year flood" by levee and that is subject to revision to high risk (Zone A) if levee is decertified by FEMA.

**Zone X500\_LEVEE:** An area of moderate flood risk that is protected from "100-year flood" by levee and that is subject to revision to high risk (Zone A) if levee is decertified by FEMA.

**Zone N:** Area Not Included, no flood zone designation has been assigned or not participating in the National Flood Insurance Program.

For more information please contact FEMA Map Service Center (800) 358-9616 or FEMA-MSCSERVICE@dhs.gov.

### **SPECIAL FLOOD HAZARD AREA REVISIONS:**

PROPERTY IS NOT LOCATED IN AN AREA WHERE CHANGES HAVE BEEN MADE TO THE FLOOD INSURANCE RATE MAP.

FEMA has established administrative procedures for changing effective Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) reports based on new or revised scientific or technical data. A physical change to the affected FIRM panels and portions of the FIS is referred to as a "physical map revision." When FEMA revises a community's FIRM, the community is required to amend its floodplain management regulations within 6 months of being notified to incorporate the new data. Changes can be made by a Letter of Map Change (**LOMC**), a Letter of Map Revision (**LOMR**), or a Letter of Map Amendment (**LOMA**).

A **LOMC** is a letter which reflects an official revision to an effective Flood Insurance Rate Map. LOMCs are issued in place of the physical revision and republication of the effective map.

A **LOMR** is FEMA's modification to an effective Flood Insurance Rate Map (FIRM), or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.

A **LOMA** is an official amendment, by letter, to an effective NFIP map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMA are usually issued when a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

### **DAM INUNDATION:**

PROPERTY IS LOCATED IN A DAM INUNDATION ZONE. THE DAM IS LOS BANOS DETN

The establishment of flood-risk zones within the floodplains areas by The National Flood Insurance Act of 1968 includes areas where, in the event one or more nearby dam(s) or dyke(s) fail or over-spill; the property could be subject to flooding and/or damages associated with flash flooding caused by the dam or dyke failure(s). Local governmental agencies, utilities, and owners of certain dams are required to prepare and submit inundation maps for review and approval by the California Office of Emergency Services ("OES"). The maps are intended for emergency planning purposes. The maps were developed using engineering hydrology principals and represent the **best estimate** of where the water would flow if the dam completely failed with a full reservoir. The inundation pathway is based on completely emptying the reservoir and does not include run-off from storms. A property within an Area of Potential Flooding Caused by Dam Failure is subject to potential flooding in the event of a sudden and total dam failure with a full reservoir. Such a failure



could result in property damage and/or personal injury. However, dams rarely fail instantaneously and reservoirs are not always filled to capacity. Please note that not all dams (such as federally controlled dams) located within the state have been included within these dam inundation zones. Some cities and/or counties publish their own maps, which designate local flood hazards that might vary from the FEMA maps. Where reasonably available, these maps are incorporated in the Disclosure Report.

Official dam inundation maps or digital data thereof made publicly available by the State of California Office of Emergency Services ("OES") pursuant to California Government Code §8589.5.

### **BATES – VERY HIGH FIRE HAZARD:**

PROPERTY IS NOT LOCATED IN A VERY HIGH FIRE HAZARD ZONE (BATES).

As a result of the Oakland Hills fire, which destroyed some 2500 housing units and caused over \$2 billion in damages and 25 fatalities, Assemblyman Tom Bates introduced Assembly Bill 337 in the 1992 legislative session. This legislation was signed by the Governor on September 29, 1992 and became known as the Bates Bill. It added sections 51175-51188 to the Government Code relating to Very High Fire Hazard Severity Zones (VHFHSZ). Briefly, it required the California Department of Forestry and Fire Protection in cooperation with local fire authorities to identify areas of VHFHSZ's in the Local Responsibility Areas (LRA) of California. Once identified, CDF was to notify the local authority of the fact, who then had the option of adopting the model ordinance developed by the State Fire Marshal (SFM), adding to or subtracting areas from the identified zone(s), indicating that they already "meet or exceed" the Bates minimums, or some combination of the above. In short, the ordinances adopted require in most cases a "class B" roof for new construction or replacement of existing roofs (subsequent legislation passed in 1994 (AB 3819 - Willie Brown) raises this to Class A after January 1, 1997), plus other fire defense improvements including minimum clearances of 30 feet around structures. Newer legislation (AB 1216 -Vargas and SB 1369 - Kuehl) give additional regulatory requirements associated with amendments to both relevant Govt. and Resource Codes associated with wildfire hazards. These data are based on the original assessments completed in 1998. 25 counties contain Very High Fire Hazard Severity Zones, and 33 do not.

VHFHSZ data were developed based on a hazard scoring schema using subjective criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather designed to delimit areas where urban conflagration could result in catastrophic losses. CDF Units developed initial recommendation maps for areas meeting threshold hazard criteria, and these areas were then reviewed, modified, adopted or rejected by the local fire authority.

Official maps issued by the California Department of Forestry and Fire Protection ("CDF") pursuant to California Public Resources Code § 51178.

### **SRA FIRE LAYER:**

PROPERTY IS NOT LOCATED IN A STATE RESPONSIBILITY AREA.

Existing law requires a seller of real property located in a SRA to disclose this information to buyers (Section 4136, California Code). State Responsibility Area (SRA) is defined as follows: "Lands exclusive of cities and federal lands regardless of ownership, classified by the State Board of Forestry as areas in which the primary financial responsibility for preventing and suppressing fires is that of the State. These are lands covered wholly or in part by timber, brush, undergrowth or grass, whether of commercial value or not, which protect the soil from erosion, retard runoff of water or accelerated percolation, and lands used principally for range or forage purposes."

Specifically, SRA is not federally owned, not incorporated, does not exceed a housing density of 3 units per acre, contains wildland vegetation as opposed to agriculture or ornamentals, and has watershed value and/or has range/forage value ( this effectively eliminates most desert lands).

Property owners in SRA areas are responsible for organizing structural fire protection services. This can be a volunteer group, or an officially organized service. If no such fire service exists, there may be significantly added risks associated with fires. In some SRAs, the CDF only provides seasonal fire services for wildland fires. Additionally, governmental institutions may force new or additional constraints in an SRA.

Official maps issued by the California Department of Forestry and Fire Protection ("CDF") pursuant to California Public Resources Code § 4125.

### **ALQUIST PRIOLO FAULT RUPTURE:**

PROPERTY LISTED IS NOT LOCATED IN AN ALQUIST-PRIOLO FAULT RUPTURE ZONE.

Earthquake fault zones are identified and adopted by the State of California as part of the Alquist-Priolo Special Studies Zone Act of 1972 which was passed to mitigate the hazard of surface faulting to structures for human occupancy. This state law was a direct result of the 1971 San Fernando Earthquake, which was associated with extensive surface fault ruptures that damaged numerous homes, commercial buildings, and other structures. Surface rupture is the most easily avoided seismic hazard. These zones are areas on both sides of known or suspected active earthquake faults where a significant earthquake could cause the earth underneath the property to fracture. The purpose of identification of these zones is to ensure that any structures built for human occupancy are not constructed on top of active faults.

The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps. ["Earthquake Fault Zones" were called "Special Studies Zones" prior to January 1, 1994.] A property located in an earthquake fault zone does not necessarily mean that a fault line exists on the property, because in some areas these zones are more than a ¼ mile wide. Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings will not be constructed across active faults. An evaluation and written report of a specific site must be prepared by a licensed geologist. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet). In addition, the availability of insurance and its relative costs could be impacted.

Official earthquake fault zone or special study zone maps approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2622.

### **CALIFORNIA GEOLOGICAL SURVEY LANDSLIDE ZONE:**

THE PROPERTY IS IN A 'NO MAP' AREA

The Natural Hazards Disclosure Act, effective June 1, 1998 (as amended June 9, 1998), 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, including a Seismic Hazard Zone.

A Seismic Hazard Zone is where there is likely weak soil and/or rock may be present beneath the property. Seismic Hazard Zones are determined by the state. If present, these weak materials can fail during an earthquake and, unless proper precautions are taken during grading and construction, can cause damage to structures. If a property is undeveloped, a site-specific investigation by a licensed engineering geologist and/or civil engineer may be required before the parcel can be subdivided or before most structures can be permitted. If the property lies within a mapped Seismic Hazard Zone, that fact must be disclosed by the seller to prospective buyers.

Landslides occur when the stability of a slope changes from a stable to an unstable condition. A change in the stability of a slope can be caused by a number of factors, acting together or alone. Natural causes of landslides include:

- groundwater (porewater) pressure acting to destabilize the slope
- Loss or absence of vertical vegetative structure, soil nutrients, and soil structure (e.g. after a wildfire)
- erosion of the toe of a slope by rivers or ocean waves
- weakening of a slope through saturation by snowmelt, glaciers melting, or heavy rains
- earthquakes adding loads to barely-stable slopes
- earthquake-caused liquefaction destabilizing slopes
- volcanic eruptions

Official seismic hazard maps or digital data thereof approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2696.

### **CALIFORNIA GEOLOGICAL SURVEY LIQUEFACTION ZONE:**

THE PROPERTY IS IN A 'NO MAP' AREA

The Natural Hazards Disclosure Act, effective June 1, 1998 (as amended June 9, 1998), 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, including a Seismic Hazard Zone.

A Seismic Hazard Zones is where the state has determined that there is likely that weak soil and/or rock may be present beneath the property. If present, these weak materials can fail during an earthquake and, unless proper precautions are taken during grading and construction, can cause damage to structures. If a property is undeveloped, a site-specific investigation by a licensed engineering geologist and/or civil engineer may be required before the parcel can be subdivided or before most structures can be permitted. If the property lies within a mapped Seismic Hazard Zone, that fact must be disclosed by the seller to prospective buyers.

Liquefaction is a phenomenon in which the strength and rigidity of a soil is reduced by earthquake shaking or other rapid loading. When the ground liquefies in an earthquake, sandy or silty materials saturated with water behave like a liquid, causing pipes to leak, roads and airport runways to buckle, and building foundations to be damaged. Even if a property is located in a liquefaction zone it is not necessarily the case that liquefaction will occur.

Official seismic hazard maps or digital data thereof approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2696.

### **COMMERCIAL/INDUSTRIAL/MANUFACTURING ZONES:**

THE PROPERTY LISTED IS LOCATED WITHIN 1 MILE OF A COMMERCIAL/  
INDUSTRIAL/MANUFACTURING ZONED AREA. THE ZONING IS COMMERCIAL-

As defined by and subject to article 1102.17 of the California Civil Code, any seller of residential real property who has actual knowledge that the said property is affected by, or zoned to allow, industrial use as described in Section 731a of the Code of Civil Procedure, shall give written notice of that knowledge as soon as practicable before transfer of title. Section 731a defines in detail certain expressly permitted uses and areas involving manufacturing, commercial, or airport areas.



California Civil Code of Procedures 731a:

Whenever any city, city and county, or county shall have established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted, except in an action to abate a public nuisance brought in the name of the people of the State of California, no person or persons, firm or corporation shall be enjoined or restrained by the injunctive process from the reasonable and necessary operation in any such industrial or commercial zone or airport of any use expressly permitted therein, nor shall such use be deemed a nuisance without evidence of the employment of unnecessary and injurious methods of operation. Nothing in this act shall be deemed to apply to the regulation and working hours of canneries, fertilizing plants, refineries and other similar establishments whose operation produce offensive odors.

California Civil Code 1102.17:

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

Commercial/Industrial/Manufacturing Zones are designated on the General Plan Land Use Element at either the city or county level.

**MILITARY ORDNANCE:**

THE PROPERTY LISTED IS NOT LOCATED WITHIN ONE MILE OF A MILITARY ORDNANCE ZONE.

California Civil Code 1102.15 states: "The seller of residential real property subject to this article who has actual knowledge of any former federal or state ordnance locations within the neighborhood area shall give written notice of that knowledge as soon as practicable before transfer of title. For purposes of this section, "former federal or state ordnance locations" means an area identified by an agency or instrumentality of the federal or state government as an area once used for military training purposes, which may contain potentially explosive munitions. "Neighborhood area" means within one mile of the residential real property."

For sites where no maps were provided, the property boundaries were based on a 1-mile distance from the center of the site.

For additional information on Formerly Used Defense Sites please contact the U.S. Army Corps of Engineers Public Affairs Office at (202) 528-4285 or access <http://m1.crrrel.usace.army.mil/fuds/>

**RIGHT TO FARM DISCLOSURE:**

THE PROPERTY LISTED IS LOCATED WITHIN ONE MILE OF FARMLAND. THE TYPES OF FARMLAND ARE G, L, P, U

Legislation 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. Any of the five agricultural categories on the map qualifies for disclosure purposes, including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land.

***Prime Farmland (P): Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior***

*to the mapping date. Download information on the soils qualifying for Prime Farmland. More general information on the definition of Prime Farmland is also available.*

***Farmland of Statewide Importance (S):** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Download information on the soils qualifying for Farmland of Statewide Importance.*

***Unique Farmland (U):** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.*

***Farmland of Local Importance (L):** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In some counties, Confined Animal Agriculture facilities are part of Farmland of Local Importance.*

***Grazing Land (G):** Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.*

Based on the most current available version of the "Important Farmland Map" issued by the California Department of Conservation, Division of Land Resource Protection, utilizing solely the county-level GIS map data, if any, available on the Division's Farmland Mapping and Monitoring Program website, pursuant to Section 11010 of the Business and Professions Code, and Section 1103.4 of the California Civil Code.

**The following statement ONLY applies if the subject property is within 1 mile of farmland:**

#### 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, 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.

#### **CALIFORNIA LAND CONSERVATION:**

THE PROPERTY LISTED DOES NOT HAVE A WILLIAMSON ACT CONTRACT.

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.

A Williamson Act contract is initially for a minimum term of ten years but local jurisdictions have the option to increase the initial term up to twenty years. Williamson Act contracts run with the land and are binding on all subsequent landowners. The contract is automatically extended by one year after the tenth and subsequent years unless a request for non-renewal is filed by either party. A request for non-renewal begins

a 9 year term during which the tax assessments gradually increase to the full fair market value at which time the contract is terminated. The use of the property will then be controlled by the local jurisdiction's use and zoning laws.

Williamson Act contracts can be canceled only by the landowner's petition; however the minimum penalty for canceling a contract is 12.5 percent of the unrestricted, fair market value of the property. To approve a tentative contract cancellation, a county or city must make specific findings that are supported by substantial evidence. The existence of an opportunity for another use of the property or the uneconomic character of an existing agricultural use shall not, by itself, be a sufficient reason to cancel a contract. There are penalties for breach of a contract, caused by the owner intentionally using the land for other than agriculture or making the land unusable for the contracted purposes. The penalties for breach of contract are as much as 25% of the unrestricted fair market value of the land rendered incompatible, plus 25% of the value of any building and any related improvements on the contracted land that cause the breach of contract. If a local jurisdiction allows a contract to be canceled and the State determines that there is a breach of contract, the penalties may be reduced, but not to less than 12.5% of the value of the land.

Local areas affected by Williamson Act contracts are designated on the General Plan Resource / Conservation Element at either the city or county level.

### **AIRPORT AREA:**

THE PROPERTY LISTED IS NOT LOCATED IN AN AIRPORT INFLUENCE AREA.

January 1, 2004 Assembly Bill 2776 went into effect which amends Section 11010 of the Business and Professions Code, and to amend Sections 1102.6, 1103.4, and 1353 of the California Civil Code, relating to aviation. AB 2776 requires that if the property is located within an airport influence area, the statement "Notice of Airport in Vicinity" must be provided.

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

Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. The inclusion of military and private airports varies by County, and heliports and seaplane bases are not included, therefore, airports in these categories may or may not be included in this disclosure. **If the seller has actual knowledge of an airport 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. The following statement ONLY applies if the subject property is within an airport influence area:**

#### **Notice of Airport in Vicinity**

**The 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, vibrations, 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.**



**MINING OPERATIONS:**

THE PROPERTY LISTED IS NOT LOCATED WITHIN 1 MILE OF A MINING OPERATION.

Effective January 1, 2012 Senate Bill 110 amends Section 1103.4 of the Civil Code and requires disclosure if the subject property is within one mile of a mining operation.

The widespread degradation of land and water resources caused by strip mining and the failure of the states to effectively regulate the industry themselves resulted in the passage of the Surface Mining Control and Reclamation Act (SMCRA) of 1977. The Office of Surface Mining or OSM, was created in 1977 when Congress enacted the SMCRA Act. OSM works with State and Indian Tribes to assure that citizens and the environment are protected during coal mining and that the land is restored to beneficial use when mining is finished. OSM and its partners are also responsible for reclaiming and restoring lands and water degraded by mining operations before 1977. **The following statement ONLY applies if the subject property is within 1 mile of a mining operation:**

**NOTICE OF MINING OPERATIONS:**

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

**SUPPLEMENTAL DISCLOSURES**

In addition to those federal and state maps associated with disclosures specified under California Civil Code Section 1103, counties and cities have additional maps which depict various hazards that local agencies consider when approving land use and development permit applications. The company is providing information on locally identified hazards as an additional service because their disclosure to purchasers is either required by ordinance, or the information is readily available. The purpose of this document is to disclose whether the Subject Property lies within any supplemental hazard areas. The company has obtained maps that are both official and publicly available from city, county, state and federal sources in addition to those federal and state maps associated with disclosures specified under California Civil Code Section 1103.

The company has only reviewed maps that are available in a usable format and at an appropriate scale to delineate where hazards may exist. A good faith effort has been made to disclose all hazard features on pertinent maps with well-defined boundaries; however, those hazards with boundaries that are not delineated will be deemed not suitable for hazard determinations. County and city-level maps are developed independently and do not necessarily define or delineate a given hazard the same way, therefore the boundaries for the "same" hazard may be different. The company recommends that the buyer contact the local building and planning departments to help ascertain what, if any, special requirements there might be for construction or renovation, and building code requirements for this property. The foregoing statement should be considered a part of the Explanation of Services, Limitations & Disclaimers of this Disclosure Report and those Limitations and Disclaimers apply to this Statement. Please refer to them for further information.

**SUPPLEMENTAL FLOOD HAZARDS:**

THE PROPERTY LISTED IS NOT AFFECTED BY A SUPPLEMENTAL FLOOD HAZARD AREA.

Floods are one of the most common hazards in the United States. Flood effects can be local, impacting a neighborhood or community, or very large, affecting entire river basins and multiple states.

However, all floods are not alike. Some floods develop slowly, sometimes over a period of days. But flash floods can develop quickly, sometimes in just a few minutes and without any visible signs of rain. Flash floods often have a dangerous wall of roaring water that carries rocks, mud, and other debris and can sweep away most things in its path. Overland flooding occurs outside a defined river or stream.

Supplemental flood zones include information not covered by Special Flood Hazard Areas as identified by the Federal Emergency Management Agency, nor by Tsunami Flood Hazards as identified by the California Geological Survey, nor by Dam Inundation zones as identified by the California State Office of Emergency Services. These areas can include, but are not limited to, runoff hazards.

### **COASTAL AND BAY CONSERVATION:**

THE PROPERTY LISTED IS NOT IN A COASTAL OR BAY CONSERVATION ZONE.

The California Coastal Act of 1976 established a Coastal Zone along the State's Pacific Coast. The Coastal Act includes specific policies (see Division 20 of the Public Resources Code) that address issues such as shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works. The policies of the Coastal Act constitute the statutory standards applied to planning and regulatory decisions made by the Commission and by local governments, pursuant to the Coastal Act.

Within the Coastal Zone, any person who wishes to do any sort of land development must obtain a Level 5 development permit. "Development" includes:

- Construction, reconstruction, size alteration, or demolition of a structure
- Grading, removing, placement, and extraction of any earth material
- Subdivision and minor land division
- Change in intensity of land use
- Harvesting of major vegetation, except for agriculture and timber harvesting

The California Coastal Commission was established by voter initiative in 1972 (Proposition 20) and later made permanent by the Legislature through adoption of the California Coastal Act of 1976. The mission of the Coastal Commission is to: Protect, conserve, restore, and enhance environmental and human-based resources of the California coast and ocean for environmentally sustainable and prudent use by current and future generations.

The Coastal Commission, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone. Development activities, which are broadly defined by the Coastal Act to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a coastal permit from either the Coastal Commission or the local government.

For complete regulations in the Coastal Zone, see the California Coastal Commission website at <http://www.coastal.ca.gov>

### **RADON POTENTIAL ZONES:**

THE SUBJECT PROPERTY IS LOCATED IN ZONE 3. THE PROPERTY LISTED IS LOCATED IN A RADON AREA. 20 TESTS CONDUCTED 0 RESULTS > 4 PCI/L

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. Radon is a naturally occurring, invisible, odorless gas that comes from deposits of uranium in soil, rock, and water. It is harmlessly dispersed in outdoor air, but when trapped in buildings, can be harmful, especially at elevated levels. Radon is a radioactive decay product of radium, which is itself a decay product of uranium. Uranium and radium are both common elements in soil.

Radon is measured in picoCurries per liter of air (pCi/L), a measurement of radioactivity. The U.S. EPA and the Centers for Disease Control and Prevention recommends remediation for homes with radon levels 4 pCi/L, or greater.

EPA's Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential:

- Zone 1** counties have a predicted average indoor radon screening level greater than 4 pCi/L
- Zone 2** counties have a predicted average indoor radon screening level between 2 and 4 pCi/L
- Zone 3** counties have a predicted average indoor radon screening level less than 2 pCi/L

In a 1999 study published by the Lawrence Berkeley National Laboratory and the Columbia University (<http://eetd.lbl.gov/IEP/high-radon/USgm.htm>), the predicted median annual-average of all fifty eight counties in California is below 2.0 pCi/L (picoCurries per liter of air). It is important to note that the median annual -average listed is a prediction, and the actual median is subject to some uncertainty. Also, radon concentrations in a county may be highly variable. Some homes may have five times as high, or five times as low, a concentration as the median for a county. All areas have some high radon homes.

More information may be found at the Environmental Protection Agency web site <http://www.epa.gov/radon>. This site may assist homeowners in deciding whether they have a serious radon problem and what to do about it. Long-term (up to one year) measurement is generally recommended for the most accurate determination of radon levels.

Radon test kits that meet EPA guidelines can be obtained from a radon testing company or laboratory. Get a listing from your state radon office or local health department. They are available at local hardware stores and home improvement stores. Many are priced under \$25.00. Testing your home for radon is as simple as opening a package, placing a radon detector in a designated area, and, after the prescribed number of days, sealing the detector back in the package and mailing it to a lab. Information on testing your home for radon and how to get a test kit is also available by calling 1-800-SOS-RADON.

### **NATURALLY OCCURRING ASBESTOS HAZARD ZONE:**

THE PROPERTY LISTED IS NOT LOCATED IN A NATURALLY OCCURRING ASBESTOS HAZARD ZONE.

Asbestos occurs naturally in certain geologic settings in California and is most commonly linked with ultramafic rocks and along associated faults. Ultramafic rocks form in high temperature environments well below the surface of the earth. By the time they are exposed at the surface by uplift and erosion, ultramafic rocks may be partially to completely altered to serpentinite, a type of metamorphic rock. Sometimes the metamorphic conditions are right for the formation of chrysotile asbestos or tremolite-actinolite asbestos in bodies of ultramafic rock or along their boundaries. Most commonly, asbestos occurrences are associated with serpentinite and partially serpentinitized ultramafic rocks. Inhalation of asbestos fibers may result in the development of lung cancer or mesothelioma. While geologic conditions are more likely for asbestos formation in or near these areas, its presence is not certain. The only way to establish the presence or absence of asbestos at a specific location is through a detailed site examination by a qualified geologist.

For more information go to the California Department of Conservation, Division of Mines and Geology website at [http://www.conservation.ca.gov/cgs/minerals/hazardous\\_minerals/asbestos/Pages/index.aspx](http://www.conservation.ca.gov/cgs/minerals/hazardous_minerals/asbestos/Pages/index.aspx).

**SUPPLEMENTAL LANDSLIDES:**

THE PROPERTY LISTED IS LOCATED IN A SUPPLEMENTAL LANDSLIDE AREA.

Supplemental landslide zones are designated on the General Plan Safety Element Resource at either the city or county level, and areas of landslide, erosion, and/or “steep” slope. Landslides move under the force of gravity. The nature of the movement is controlled by the type of earth materials involved, the internal friction of the landslide mass, and the slope over which the mass is moving. Landslide areas are subject to future movement unless appropriately stabilized. Heavy precipitation or abnormal groundwater may reduce the internal friction of a hillside unit, resulting in landsliding. Strong earthquakes often trigger renewed movement, and natural erosion may undercut stable slopes. Landslide areas generally require extensive remedial grading for development.

Erosion is an action where soil is naturally removed by the action of water or wind. In general erosion removes soil at roughly the same rate as soil is formed, but 'accelerated' soil erosion — loss of soil at a much faster rate than it is formed — can occur in some areas. Accelerated soil erosion by water or wind may affect both agricultural areas and the natural environment, and is one of the most widespread of today's environmental problems. It has impacts which are both on-site (at the place where the soil is detached) and off-site (wherever the eroded soil ends up).

Areas of 15% or greater slope are identified as “steep” slope. Mass movement occurs much more frequently on steep slopes than on shallow slopes.

Material is constantly moving downslope in response to gravity. Movement can be very, very slow, barely perceptible over many years or it can be devastatingly rapid, apparent within minutes. Whether or not slope movement occurs depends on slope steepness and slope stability.

**AIRPORT PROXIMITY:**

THE PROPERTY LISTED IS NOT LOCATED WITHIN 2 MILES OF AN AIRPORT.

The airport proximity discloses within a two-mile distance from the subject property any public or private airports. The subject property's proximity to a public airport is based upon currently available public records showing the present point location of the airport. This is not a noise (decibel level) disclosure, and no disclosure is made regarding the proximity of private airports or landing strips. Due to the nature of private airports, disclosure is made on a public record availability basis so this disclosure may not include all private airports. No physical inspection of the subject property or the airport has been made, and this report does not consider the impact of any planned or approved airport expansion projects or modifications. No finding or opinion is expressed or implied in this report regarding the take-off and landing patterns utilized by airports or the noise levels experienced at the subject property as a result thereof. Properties lying beneath or near airport take-off or landing routes often experience significant and disturbing noise levels notwithstanding that they are located more than two miles from the airport. In addition, take-off and landing patterns may change based upon weather conditions, wind conditions and airport expansion/ modification projects. For more information, please contact the Federal Avi.

**SUPPLEMENTAL AIRPORT HAZARD:**

THE PROPERTY IS IN A 'NO MAP' AREA

Properties lying beneath or near airport take-off, landing, turning, and traffic routes are subject to ground hazards that jeopardize the safety of current and future residents. The most obvious ground hazard is a flight-related accident, which may produce a serious, immediate risk to those residing in, or using areas



adjacent to, the airport. Most accidents occur during take-off and landing, therefore, the higher the density around an airport, the higher the hazard risk.

Local Airport Hazards are designated on the General Plan Safety Element Resource at either the city or county level.

### **SUPPLEMENTAL LIQUEFACTION:**

THE PROPERTY IS IN A 'NO MAP' AREA

Soil liquefaction describes a phenomenon whereby a soil substantially loses strength and stiffness in response to an applied stress; usually earthquake shaking or other rapid loading; causing it to behave like a liquid.

The phenomenon is most often observed in loose sandy soils. This is because a loose sand has a tendency to compress when a load is applied. The pressures generated during large earthquakes with many cycles of shaking can cause the liquefied sand and excess water to force its way to the ground surface from several metres below the ground.

The effects of soil liquefaction on the built environment can be extremely damaging. Buildings may settle unevenly causing structural damage, including cracking of foundations and damaging the building structure itself. Bridges and buildings constructed on pile foundations may lose support from the adjacent soil and buckle. Sloping ground and ground next to rivers and lakes may slide on a liquefied soil layer (termed 'lateral spreading'), opening large cracks or fissures in the ground, and can cause significant damage to buildings, roads and services such as water, natural gas, sewerage, power and communications installed in the affected ground. Buried tanks and manholes may float in the liquefied soil due to buoyancy. Earth embankments such as flood levees and earth dams may lose stability or collapse if the material comprising the embankment or its foundation liquefies.

Local Liquefaction Zones are designated on the General Plan Safety Element Resource at either the city or county level.

### **SUPPLEMENTAL DAM INUNDATION:**

THE PROPERTY IS IN A 'NO MAP' AREA

A property within an Area of Potential Flooding Caused by Dam Failure is subject to potential flooding in the event of a sudden and total dam failure with a full reservoir. Such a failure could result in property damage and/or personal injury. However, dams rarely fail instantaneously and reservoirs are not always filled to capacity.

### **WIND HAZARDS:**

THE PROPERTY IS IN A 'NO MAP' AREA

Wind erosion is a serious environmental problem attracting global attention. Soil movement is initiated as a result of wind forces against the surface of the ground. The presence of dust particles in the air is the source of several major health problems. Atmospheric dust causes respiratory discomfort, may carry pathogens that cause eye infections and skin disorders, and reduces highway and air - traffic visibility. Dust storms can cause additional problems as well. Buildings, fences, roads, crops, trees and shrubs can all be damaged by abrasive blowing soil.

Blowsand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from

roadways and other property, where it interferes with normal activity. Additionally, blowsand introduces a high level of suspended particulates into the air, and can create respiratory problems due to poor air quality.

Windstorms can cause damage to heavy tree stands, road and highway infrastructure, and critical utility facilities. Both residential and commercial structures with weak reinforcement are susceptible to damage. Wind pressure can create a direct and frontal assault on a structure, pushing walls, doors, and windows inward. Conversely, passing currents can create lift suction forces that pull building components and surfaces outward. With extreme wind forces, the roof or entire building can fail causing considerable damage. Debris carried along by extreme winds can directly contribute to loss of life and indirectly to the failure of protective building envelopes, siding, or walls. When severe windstorms strike a community, downed trees, power lines, and damaged property can be major hindrances to emergency response and disaster recovery.

### **DUCT SEALING REQUIREMENTS:**

THE PROPERTY LISTED IS LOCATED IN A CLIMATE ZONE REQUIRING DUCT SEALING AND TESTING.

The California Energy Commission outlines the new duct sealing requirements in a letter to homeowners dated July 6, 2010, which states:

*"The 2008 Building Energy Efficiency Standards require testing of ducts after a central air conditioning or heating system is installed or replaced in homes in climate zones 2 and 9-16. Duct systems that leak 15 percent or more must be sealed by the installing contractor. The work of contractors is checked by third-party field verifiers (more commonly referred to as Home Energy Rating System [HERS] raters) to ensure that ducts have been properly sealed. Before your contractor begins work, you will be given the option to require that your duct sealing is verified by a HERS rater. If you do not choose this option, your home's ducts will be included in a random sample for verification. If your duct system is checked and the HERS rater finds that it leaks 15 percent or more, your contractor will need to return and properly seal your ducts."*

Note that duct sealing is not required for systems having less than 40 feet of ductwork in unconditioned spaces like attics, garages, crawlspaces, basements, or outside the building, or if the ducts were constructed, insulated, or sealed with asbestos.

For more information regarding these requirements, and the 2008 standards visit the CEC website at <http://www.energy.ca.gov/title24/2008standards/changeout/>

### **SUPPLEMENTAL GEOLOGIC HAZARDS:**

THE PROPERTY LISTED IS LOCATED IN A SUPPLEMENTAL GEOLOGIC HAZARD ZONE. THE GEOLOGIC HAZARDS ARE SUBSIDENCE AREA, SUBSIDENCE AREA,

Many local jurisdictions (city governments, safety commissions, etc) have different or higher standards than the state for the identification of geologic hazards. Geologic hazards include active faults, potentially active faults, inferred faults, known fault locations, fault hazard management zones, soil erosion, subsidence, and expansive soil.

A fault is a fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time. A fault trace is the line on the earth's surface defining the fault. An active fault is one that has ruptured in the last 11,000 years, and potentially active fault is one that may have, but cannot be proven, to have ruptured in the last 11,000 years

Fault hazard management zones are areas designated by county or city level governments that require geotechnical investigations that address the potential for surface rupture.

Soil erosion is a process whereby soil is naturally removed by the action of water or wind. Accelerated soil erosion where soil is lost at a much faster rate than it is formed is considered a geologic hazard because this process degrades the area's stability.

Subsidence is the loss of surface elevation due to removal of subsurface support. Subsidence is one of the most diverse forms of ground failure, ranging from small or local collapses to broad regional lowering of the earth's surface. The causes (mostly due to human activities) of subsidence are as diverse as the forms of failure, and include dewatering of peat or organic soils, dissolution in limestone aquifers, first-time wetting of moisture-deficient low-density soils (hydrocompaction), natural compaction, liquefaction, crustal deformation, subterranean mining, and withdrawal of fluids (ground water, petroleum, geothermal).

Expansive soil and rock are characterized by clayey material that shrinks and swells as it dries or becomes wet, respectively. In addition, trees and shrubs placed closely to a structure can lead to soil drying and subsequent shrinkage. The parent (source) rock most associated with expansive soils is shale, which can also be expansive. The volumetric changes associated with expansive soil comprises one of the most expensive of geologic hazards - resulting in approximately \$300 million in damages to family homes annually.

Problems often associated with expansive soils include:

1. Foundation cracks;
2. Heaving and cracking of floor slabs and walls;
3. Jammed doors and windows;
4. Ruptured pipelines; and
5. Heaving and cracking of sidewalks and roads

These jurisdictions have created their own maps which indicate the geologic hazards according to these standards. Many cities and counties require geologic studies before any significant construction if the subject property is in or near a geologic hazard zone known to them and certain types of construction may be restricted in these areas. We have included official and publicly available maps known by these jurisdictions.

### **SUPPLEMENTAL FIRE HAZARD:**

THE PROPERTY LISTED IS NOT LOCATED IN A SUPPLEMENTAL FIRE HAZARD ZONE.

These are zones that are comprised of chaparral vegetative cover that is characterized by hot dry summers and cool moist winters and dominated by a dense growth of shrubs and small trees. There are three major components that determine wildfire behavior, including weather, topography, and fuel. Together, these three components affect the likelihood of a fire to start, the speed and direction at which the wildfire will travel, the intensity at which the wildfire will burn, and the ability to control and extinguish the wildfire. Dry, hot, and windy weather increases the likelihood of a major wildfire. These conditions make ignition easier, allow fuels to burn more rapidly, and will increase the fire intensity. Of all the topographic features, the steepness of slope is among the most influential on fire behavior. As the steepness of the slope increases, a fire will spread faster. Finally, fuel is required for any fire to burn. With regards to wildfires, fuels almost always consist of living vegetation and dead plant material. The amount, size, moisture content, arrangement and other fuel characteristics influence ease of ignition, rate of fire spread, length of flames produced and other fire behaviors.

Local Fire Hazard Zones are designated on the General Plan Safety Element Resource at either the city or county level.

### **AIRPORT NOISE:**

THE PROPERTY LISTED IS NOT LOCATED IN AN AREA AFFECTED BY AIRPORT NOISE.

California Civil Code §1102.17 requires the seller(s) of residential real property who has/have actual knowledge that the property in the transaction is affected by airport noise must give written notice of that knowledge, as soon as practical, before transfer of title.

Under the Federal Aviation Administration's Airport Noise Compatibility Planning Program Part 150, certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps have been produced for some airports. Not all airports have produced noise exposure maps. A property may be near or at some distance from an airport and not be within a delineated noise exposure area, but still experience aviation noise. Unless 65dB CNEL contour maps are published, helipads and military sites are not included in this section of the Report.

The Airport Noise Compatibility Planning Program is voluntary and not all airports have elected to participate. Furthermore, not all property in the vicinity of an airport is exposed to 65dB CNEL or greater average aviation noise levels. Conversely a property may be at some distance from an airport and still experience aviation noise. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes.

Local areas affected by airport noise are designated on the General Plan Noise and/or Element Resource at either the city or county level.

### **ABANDONED MINES:**

THERE ARE NO ABANDONED MINES LOCATED WITHIN 1 MILE OF THE SUBJECT PROPERTY LISTED.

According to the California Department of Conservation, Office of Mine Reclamation, since the Gold Rush of 1849, tens of thousands of mines have been dug in California. Many were abandoned when they became unproductive or unprofitable. The result is that California's landscape contains many thousands of abandoned mines, which can pose health, safety, or environmental hazards on and around the mine property. Mines can present serious physical safety hazards, such as open shafts or adits (mine tunnel), and they may create the potential to contaminate surface water, groundwater, or air quality. Some abandoned mines are such massive problems as to earn a spot on the Federal Superfund Environmental Hazard list.

The Abandoned Mine Lands Unit (AMLU) was created in 1997 to prepare a report to the governor and legislature on the "magnitude and scope" of the abandoned mine lands issue in California. An inventory of abandoned mines was accomplished, culminating in a report to the Governor and Legislature. Prior to that effort, the number of abandoned mines reported was based solely on legacy databases and ranged from a low of 7,000 to a high of 20,000 abandoned mines. AMLU estimates of the number of abandoned mines in California include the following:

- Approximately **165,000** mine features on more than **47,000** abandoned mine sites exist statewide.
- More than **39,400** abandoned mines (84 percent of 47,000 sites) present physical safety hazards, and approximately **5,200** (11 percent) present environmental hazards.
- More than **62,000** abandoned mine features (38 percent of 165,000 features) are hazardous openings.
- Federal lands contain approximately **67** percent of the abandoned mines in the State (primarily on Bureau of Land Management, National Park Service, and U.S.



Forest Service property). Approximately **31** percent are on private lands, and about **2** percent are on State or local lands.

No California law requires the disclosure of abandoned mines in a real estate transaction, unless the existence of an abandoned mine is within the actual knowledge of the Seller and is deemed to be a fact material to the transaction. The Office of Mine Reclamation (OMR) and the U.S. Geological Survey maintain a database of abandoned mines -- however, it is known to be incomplete and based on maps that are often decades out of date. Many mines are not mapped because they are on private land. The OMR warns that **the State's abandoned mines database "should NOT be relied upon for...the obligations of sellers of real property and their disclosure obligations under California law."**

Parties with concerns about the existence or impact of abandoned mines in the vicinity of the property are advised to contact the State Office of Mine Reclamation at: <http://www.conservation.ca.gov/OMR> and/or the local Engineering, Planning or Building Departments in the county where the property is located.

### **CRITICAL HABITAT:**

THE PROPERTY LISTED IS NOT LOCATED IN A CRITICAL HABITAT AREA.

Critical habitat is a specific geographic area(s) that is essential for the conservation of a threatened or endangered species (as per the Endangered Species Act of 1973) and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. Areas that are designated as Critical Habitats are protected from destruction or adverse modification through authorization requirements from the Department of Fish and Game. Landowners must obtain special permits from the Department of Fish and Game to conduct development that will damage / harm a Critical Habitat.

The California Endangered Species Act (CESA) states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved. The Department will work with all interested persons, agencies and organizations to protect and preserve such sensitive resources and their habitats. For more information please contact the Department of Fish and Game at <http://www.dfg.ca.gov>.

### **SUBSIDENCE AREA:**

THE PROPERTY IS LOCATED IN A SUBSIDENCE AREA.

The potential for subsidence is High

Land subsidence is the lowering of the land-surface elevation from changes that take place underground. Subsidence is one of the most diverse forms of ground failure, ranging from small or local collapses to broad regional lowering of the earth's surface. The causes (mostly due to human activities) of subsidence are as diverse as the forms of failure, and include dewatering of peat or organic soils, dissolution in limestone aquifers, first-time wetting of moisture-deficient low-density soils (hydrocompaction), natural compaction, liquefaction, crustal deformation, subterranean mining, and withdrawal of fluids (ground water, petroleum, geothermal).

Overdrafting of aquifers is the major cause of subsidence in the southwestern United States, and as ground-water pumping increases, land subsidence also will increase. In many aquifers, ground water is pumped from pore spaces between grains of sand and gravel. If an aquifer has beds of clay or silt within or next to it, the lowered water pressure in the sand and gravel causes slow drainage of water from the clay and silt beds. The reduced water pressure is a loss

of support for the clay they compact (become thinner), and the effects are seen as a lowering of the land surface. The lowering of land surface elevation from this process is permanent. For example, if lowered ground-water levels caused land subsidence, recharging the aquifer until ground water returned to the original levels would not result in an appreciable recovery of the land-surface elevation. Inelastic land subsidence caused by groundwater extraction is a major problem in some regions of California and is exacerbated by additional pressure on groundwater resources during periods of drought.

Land subsidence causes many problems including:

- (1) changes in elevation and slope of streams, canals, and drains;
- (2) damage to bridges, roads, railroads, storm drains, sanitary sewers, canals, and levees;
- (3) damage to private and public buildings; and
- (4) failure of well casings from forces generated by compaction of fine-grained materials in aquifer systems.

In some coastal areas, subsidence has resulted in tides moving into low-lying areas that were previously above high-tide levels.

The data used for making this determination is extrapolatory in nature and is intended to be advisory only. No assurance as to actual amounts of subsidence in groundwater basins or specific sites is expressed or implied by this report. Data is provided by the state of California Department of Water Resources.

## **TSUNAMI AREA:**

THE PROPERTY IS NOT LOCATED IN A TSUNAMI INUNDATION ZONE

A tsunami is a series of ocean waves (The Japanese word tsu means "harbor"; nami means "wave"). Unlike normal ocean waves which are generated by wind or tides which are generated by the gravitational pull of the Moon and Sun, a tsunami is generated by the displacement of water. Earthquakes, volcanic eruptions, landslides, glacier calvings, and other disturbances above or below water all have the potential to generate a tsunami. What typically happens is a large, submarine earthquake (magnitude 8 or higher) creates a significant upward movement of the sea floor resulting in a rise or mounding of water at the ocean surface. This mound of water moves away from this center in all directions as a tsunami. In the deep ocean, the tsunami wave may only be a few inches high. The tsunami wave may come gently ashore or may increase in height to become a fast moving wall of turbulent water several meters high. Rather than appearing as a breaking wave, a tsunami may instead initially resemble a rapidly rising tide. A tsunami can travel across the open ocean at about 500-miles per hour, the speed of a jet airliner. As the wave approaches land and as the ocean shallows, the wave slows down to about 30 miles-per-hour and grows significantly in height.

Though damaging tsunamis have occurred infrequently in California, they are a possibility that must be considered in coastal communities. There are two sources for California tsunamis, based on distance and warning time:

Local sources - Local tsunami sources, like large offshore faults and massive submarine landslides, can put adjacent coastal communities at the greatest risk of a tsunami because the public must respond quickly with little or no official guidance.

Distant sources - A tsunami caused by a very large earthquake elsewhere on the Pacific Rim could reach the California coast many (4 to 15) hours after the earthquake.

A magnitude 9.0 earthquake in the Tohoku region of Japan in March of 2011 produced a moderate amplitude tsunami in California. Although it did not generate significant flooding in California, strong tsunami currents caused one death and over \$100-million in damages to 27 harbors statewide, with the most significant damage occurring in Crescent City and Santa Cruz. This event is an example of a distant source

**COASTAL BLUFFS:**

THE PROPERTY LISTED IS NOT LOCATED WITHIN .25 MILES OF A COASTAL BLUFF AREA.

Coastal bluffs are bedrock outcrops, rocky islets and steep shoreline slopes formed in sediment that are located close to the ocean. One of the biggest hazards associated with soft bluffs is the threat of landslides, especially in high coastal bluffs made of muddy sediment. It has been estimated that approximately 950 miles of California's 1,120 miles of coastline are actively eroding. These areas comprise 86% of the coastline.

Bluff erosion may occur suddenly and catastrophically through slope failure involving the entire bluff, or more gradually through grain-by-grain erosion by marine, subaerial, and ground water processes. As a bluff erodes, the top edge moves landward. This is a natural process that becomes a hazard when it threatens buildings or other developed property. Since people are attracted by beautiful ocean views, coastal bluffs are popular locations for residential and commercial development. While bedrock outcrops are relatively stable places to build, bluffs composed of glacial till are very prone to erosion, and any buildings on such slopes should be set well back from the edge.

**CLANDESTINE DRUG LABORATORY AREA:**

PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A CLANDESTINE DRUG LABORATORY OR DUMPSITE LOCATION.

The U.S. Department of Justice (DOJ) publishes addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. Wherever meth is produced, chemical waste is left behind and those residues can cause a litany of health problems, including breathing issues, skin irritation, headaches, nausea and dizziness. Over a long period, liver and kidney damage, neurological problems, and increased risk of cancer can occur. To find out if a home is contaminated, homeowners can buy test kits for about \$55 and if test results are positive, then homeowners can hire a professional testing and remediation firm to determine the scope of the problem.

As defined by and subject to article 25400.10 et al of the California Health and Safety Code, new legislation effective January 1, 2006, the "Methamphetamine Contaminated Property Cleanup Act of 2005", requires local health officers to make an assessment of a property after receiving notification from a law enforcement agency of potential contamination or of known or suspected contamination by 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. Failure to comply with these requirements may subject an owner to, among other things, a civil penalty up to \$5,000

This disclosure is meant to inform prospective buyers of California disclosure law regarding meth lab activity, and does not indicate or imply that a particular property is or has been contaminated according to this law



## **MAJOR ELECTRIC TRANSMISSION LINE PROXIMITY:**

PROPERTY IS LOCATED WITHIN 1/4 MILE OF 1 MAJOR ELECTRIC TRANSMISSION LINE. THE SIZE OF THE LINE IS UNDER 100. Voltage is represented as kilovolts (kV) 1 kV = 1,000 Volts

Power lines carry high-voltage electric current from one place to another. When current flows through a wire, two fields are created around it: an electric field and a magnetic field. These are the two components of the electromagnetic field. The magnetic portion is the more dangerous because of its ability to penetrate the human body. The strength and extent of this magnetic field depends on three things: how much current is flowing, the voltage, and the configuration of the wires (i.e. how far apart the wires are from each other, and similar factors). Magnetic fields penetrate practically everything. The main factor that reduces magnetic fields is distance from the source. In other words the further away you can get from these powerlines the better. The closer you are the more you are bombarded with dangerous EMFs.

Since power lines may carry huge amounts of current, often at high voltages, substantial electromagnetic fields (EMF) are created. In the case of high-voltage transmission lines, the EMF can extend to about 300 meters. Increasingly, the medical community is recognizing the danger to health these power lines can cause. For example, a variety of studies suggests that living close to high-voltage power lines can increase the incidence of several kinds of cancer, as well as other diseases.

If you are concerned about potential exposure to EMF, contact your power company to have the powerline tested with an EMF meter which will measure the amount of EMF being emitted by the powerline.

## **RAILWAY PROXIMITY:**

PROPERTY IS NOT LOCATED WITHIN 1/2 MILE OF A RAILROAD.

Railways are a source of surface transportation noise. The level of noise associated with rail traffic is related to the type of engine or rolling stock used, the speed of the train, and track type and condition. The majority of noise emitted by trains is produced by the engines or by the interaction of wheels with the track. Other sources of noise in railways include warning signals at crossings, whistles and horns. Noise pollution adversely affects the lives of millions of people. Subjected to 45 decibels of noise, the average person cannot sleep. At 120 decibels the ear registers pain, but hearing damage begins at a much lower level, about 85 decibels. The duration of the exposure is also important. Studies have shown that there are direct links between noise and health. Problems related to noise include stress related illnesses, high blood pressure, speech interference, hearing loss, sleep disruption, and lost productivity.

How you may/may not be impacted by noise from a railway is subject to many variables such as topography, building density, local noise restrictions, train frequency, noise mitigation within the home, and railway 'quiet zones'. You are encouraged to investigate how you may be affected prior to your home purchase.



## SCHOOL DISTRICT DISCLOSURE:

PROPERTY IS LOCATED IN THE FOLLOWING SCHOOL DISTRICT(S): , Los Banos Unified School District

The STAR program was the basis of the California Public Schools Accountability Act of 1999 (PSAA). The primary objective of the PSAA was to help schools improve the academic achievement of all students. The STAR tests were administered every spring to California public school students. The STAR Program had four components:

1. California Standards Tests (CSTs), criterion-referenced tests that assessed the California content standards in English-language arts (ELA), mathematics, science, and history-social science;
2. California Alternate Performance Assessment (CAPA), an alternate performance assessment to the CSTs in ELA, mathematics, and science;
3. California Modified Assessment (CMA), an alternate assessment to the CSTs in ELA, mathematics, and science for eligible pupils who had an IEP and meet the CMA eligibility criteria; and
4. Standards-based Tests in Spanish (STS), criterion-referenced tests aligned to the California content standards for reading/language arts and mathematics.

The STAR program ended on July 1, 2013 and was replaced by the California Assessment of Student Performance and Progress (CAASPP) System.

On January 1, 2014, California *Education Code* Section 60640 established the CAASPP System of assessments and includes the following required assessments and additional resources:

- [Smarter Balanced Assessments](#) – The Smarter Balanced Summative Assessments, Interim Assessments, and Digital Library are all part of the CAASPP System.
- The [California Alternate Assessments \(CAAs\)](#) for English Language Arts (ELA) and mathematics are given in grades three through eight and grade eleven. The CAA for science is given in grades five and eight and one time in high school. For the pilot test, all eligible grade twelve students will take the CAA for science, and LEAs have the option to test any grade ten or eleven student who has finished their last year of science instruction. Only eligible students may participate in the administration of the CAAs.
- [California Science Tests \(CAST\)](#) will be field-tested in spring 2018. Students will be administered the CAST field test in grades five and eight and once in high school. All grade twelve students will be administered the field test, and local educational agencies (LEAs) can elect to administer the field test to any students in grade ten or eleven who have completed their science coursework. The CAST is aligned with the California Next Generation Science Standards.
- For more information on CAASPP results for your school districts go here [www.caschooldashboard.org](http://www.caschooldashboard.org).

**WOOD BURNING HEATER / FIREPLACE DISCLOSURE:**

PROPERTY IS LOCATED IN AN AREA REQUIRING WOOD BURNING HAZARD DISCLOSURE

**Particulate matter**, also called PM or soot, consists of microscopically small solid particles or liquid droplets suspended in the air. The smaller the particles, the deeper they can penetrate into the respiratory system and the more hazardous they are to breathe.

Reducing particulate matter (PM) air pollution is one of the California's highest public health priorities. PM consists of very small liquid and solid particles suspended in the air. Particles smaller than 10 microns in size are known as PM10, while the very smallest particles less than 2.5 microns in size are known as PM2.5. PM 2.5, sometimes called "fine" particles (they are about 1/28th the diameter of a human hair or smaller), are of greatest health concern because they can pass through the nose and throat and be absorbed deep inside the lungs.

Exposure to PM is linked to increased frequency and severity of asthma attacks, pneumonia and bronchitis, and even premature death in people with pre-existing cardiac or respiratory disease. Infants and children, the elderly, and persons with heart and lung disease are most sensitive to the effects of PM.

The ARB (Air Resources Board) and the U.S. Environmental Protection Agency have adopted health-based standards for PM10 and PM2.5. California's standards are the most health protective in the nation, and are designed to provide additional protection for the most sensitive groups of people.

Wood smoke generated from burning wood in residential appliances is a common source of particulate matter, hydrocarbons, nitrogen oxides, toxic air contaminants and odors. The USEPA requires that all wood stoves sold after July 1990 meet USEPA certification requirements. There are many wood stoves sold before 1990 that continue to be used. In addition, fireplaces were never required to be certified and continue to be sold and installed.

## Downloadable Booklets for Homeowners

- Home Energy Rating Guide  
[http://www.valleynhd.com/documents/Home\\_Energy\\_Rating%20System.pdf](http://www.valleynhd.com/documents/Home_Energy_Rating%20System.pdf)
- California Homeowner's Guide to Earthquake Safety  
[http://www.valleynhd.com/documents/Homeowners\\_Guide\\_to\\_Earthquake\\_Safety.pdf](http://www.valleynhd.com/documents/Homeowners_Guide_to_Earthquake_Safety.pdf)
- Department of Health Services Residential Environmental Hazards  
[http://www.valleynhd.com/documents/Residential\\_Env\\_Hazards\\_Guide.pdf](http://www.valleynhd.com/documents/Residential_Env_Hazards_Guide.pdf)
- EPA Lead in Your Home  
[http://www.valleynhd.com/documents/Protection\\_from\\_Lead.pdf](http://www.valleynhd.com/documents/Protection_from_Lead.pdf)
- Department of Health Services Mold FAQ  
[http://www.valleynhd.com/documents/Mold\\_FAQ.pdf](http://www.valleynhd.com/documents/Mold_FAQ.pdf)

## Downloadable Booklets for Commercial:

- Commercial Guide to Earthquake Safety  
[http://www.valleynhd.com/documents/Commercial\\_Guide\\_to\\_Earthquake\\_Safety.pdf](http://www.valleynhd.com/documents/Commercial_Guide_to_Earthquake_Safety.pdf)
- EPA Mold Remediation for Schools and Commercial Buildings  
[http://www.valleynhd.com/documents/EPA\\_Mold\\_Remediation\\_for\\_Schools\\_and\\_Com\\_Buildings.pdf](http://www.valleynhd.com/documents/EPA_Mold_Remediation_for_Schools_and_Com_Buildings.pdf)
- Commercial Information Acknowledgement  
[http://www.valleynhd.com/documents/Commercial\\_Information\\_Acknowledgement.pdf](http://www.valleynhd.com/documents/Commercial_Information_Acknowledgement.pdf)

## **ADVISORY STATEMENTS SECTION**

### **“MEGAN’S LAW” REGISTERED SEX OFFENDER DATABASE ADVISORY:**

For more than 50 years, California has required sex offenders to register with their local law enforcement agencies. However, information on the whereabouts of these sex offenders was not available to the public until the implementation of the Child Molester Identification Line in July 1995. The information available was further expanded by California's Megan's Law in 1996 (Chapter 908, Stats. of 1996). California's Megan's Law provides the public with certain information on the whereabouts of sex offenders so that members of our local communities may protect themselves and their children.

A new California law, Assembly Bill 488 (Nicole Parra), sponsored by the Attorney General now provides the public with Internet access to detailed information on registered sex offenders. This expanded access allows the public, for the first time, to use their personal computers to view information on sex offenders required to register with local law enforcement under California's Megan's Law. Previously, the information was available only by personally visiting police stations and sheriff offices or by calling a 900 toll-number. The new law was given final passage by the Legislature on August 24, 2004 and signed by the Governor on September 24, 2004.

The Sex Offender Tracking Program of the California Department of Justice (DOJ) maintains the database of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.46 of the Penal Code. The online database is updated with data provided by local sheriff and police agencies on an ongoing basis. It presents offender information in 13 languages; may be searched by a sex offender's specific name, zip code, or city/county; provides access to detailed personal profile information on each registrant; and includes a map of your neighborhood.

Megan's Law Sex Offender Locator Web Site: <http://www.meganslaw.ca.gov>  
California Department of Justice Megan's Law Email Address: [meganslaw@doj.ca.gov](mailto:meganslaw@doj.ca.gov)

### **METHAMPHETAMINE CONTAMINATION ADVISORY:**

As defined by and subject to article 25400.10 et al of the California Health and Safety Code, new legislation effective January 1, 2006, the “Methamphetamine Contaminated Property Cleanup Act of 2005”, requires local health officers to make an assessment of a property after receiving notification from a law enforcement agency of potential contamination or of known or suspected contamination by 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. Failure to comply with these requirements may subject an owner to, among other things, a civil penalty up to \$5,000. This disclosure is meant to inform prospective buyers of California disclosure law regarding meth lab activity, and does not indicate or imply that a particular property is or has been contaminated according to this law.

### **TOXIC MOLD ADVISORY:**

The Toxic Mold Protection Act of 2001 requires that information be developed regarding the potential issues surrounding naturally occurring molds within a home. Information was written by environmental authorities for inclusion in the *Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants* booklet developed by the California Environmental Protection Agency and the Department of Health Services. It is found in Chapter VI of that booklet, and includes references to sources for additional information.

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees. The growth of mold indoors should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

Molds have the potential to cause health problems, because they produce allergens (substances that can cause allergic reactions) irritants and, in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

As part of a buyer's physical inspection of the condition of a property, the buyer should consider engaging an appropriate and qualified professional to inspect and test for the presence of harmful molds and to advise the buyer of any potential risk and options available. This advisory is not a disclosure of whether harmful mold conditions exist at a property or not. No testing or inspections of any kind have been performed by The Company. Any use of this form is acknowledgement and acceptance that The Company does not disclose, warrant or indemnify mold conditions at a property in any way and is not responsible in any way for mold conditions that may exist.

The State Department of Health Services is designated as the lead agency for identifying, adopting, and determining permissible exposure limits to mold in indoor environments, mold identification and remediation efforts.

#### PUBLICATIONS PROVIDING INFORMATION ON TOXIC MOLD:

- **General Information Molds, Toxic Mold, and Indoor Air Quality** • **Biological Pollutants in Your Home**
- **Mold in My Home: What Do I Do?** • **Health Effects of Toxin-Producing Molds In California**
- **Stachybotrys Chartarum (atra) - A mold that may be found in water-damaged homes**
- **Fungi - and Indoor Air Quality**

#### **OIL AND GAS WELLS ADVISORY:**

The California Division of Oil and Gas oversees the drilling, operation, maintenance, and plugging and abandonment of oil, natural gas, and geothermal wells. The regulatory program emphasizes the wise development of oil, natural gas, and geothermal resources in the state through sound engineering practices that protect the environment, prevent pollution, and ensure public safety.

According to the California Department of Conservation ("DOC"), to date, about 200,000 oil, gas, and geothermal wells have been drilled in California and around 94,000 are still in use. The majority of remaining wells have been sealed ("capped") under the supervision of the DOC's Division of Oil, Gas and Geothermal Resources. A smaller number have been abandoned and have no known responsible operator -- these are called "orphan" wells. To protect the environment, the wells must be properly abandoned, an activity financed with monies from the Hazardous and Idle -Deserted Well Abandonment Fund. The California Division of Oil and Gas was mandated to administer the program to abandon or remedy improperly abandoned wells so that dangers to life, health, and natural resources are eliminated.

In recent decades, real estate development has rapidly encroached into areas where oil production has occurred. Because the state's oil production has been in decline since the 1980's, thousands of oil and gas wells have been shut down or abandoned, and many of those wells are in areas where residential neighborhoods now exist. Health and safety hazards may be associated with oil and gas wells including those that have been capped or active, or abandoned, including, but not limited to, soil and ground water



contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals. New construction may also be restricted in the vicinity of wells.

Buyer should be aware that abandoned wells may exist on any property. For more information visit the California Department of Conservation, Division of Oil, Gas and Geothermal Resources at: <http://www.consrv.ca.gov/dog/>.

### **RESIDENTIAL CARBON MONOXIDE POISONING PREVENTION ACT ADVISORY:**

Carbon monoxide is a colorless, odorless gas produced by burning any fuel. Exposure to unhealthy levels of carbon monoxide can lead to carbon monoxide poisoning, a serious health condition that could result in death. Carbon monoxide poisoning from the use of fuel-burning appliances, such as furnaces, water heaters, portable generators, and stoves, in residential homes and other dwelling units kills at least 500 people each year and sends more than 20,000 to hospital emergency rooms for treatment. Research shows that purchasing and installing carbon monoxide alarms close to the sleeping areas in residential homes and other dwelling units can help avoid fatalities.

Effective January 1, 2011 California's Carbon Monoxide Poisoning Prevention Act of 2010 requires that all residential property be equipped with a carbon monoxide detector when the property has a fossil fuel burning heater or appliance, fireplace, or an attached garage. All single-family homes (owner or tenant occupied) must be equipped with a detector on or before July 1, 2011. All other residential units must be equipped with a detector on or before January 1, 2013.

Both the TDS (for residential one-to-four unit real property) and MHTDS (for manufactured homes and mobile homes) have been modified to include a reference to carbon monoxide detector devices. Also the Homeowners' Guide to Environmental Hazards will include information regarding carbon monoxide. Under the law, a carbon monoxide device is "designed to detect carbon monoxide and produce a distinct audible alarm." It can be battery powered, a plug-in device with battery backup, or a device installed as recommended by Standard 720 of the National Fire Protection Association that is either wired into the alternating current power line of the dwelling unit with a secondary battery backup or connected to a system via a panel.

If the carbon monoxide device is combined with a smoke detector, it must emit an alarm or voice warning in a manner that clearly differentiates between a carbon monoxide alarm warning and a smoke detector warning. The carbon monoxide device must have been tested and certified pursuant to the requirements of the American National standards Institute (ANSI) and Underwriters Laboratories Inc. (UL) as set forth in either ANSI/UL 2034 or ANSI/UL 2075, or successor standards, by a nationally recognized testing laboratory listed in the directory of approved testing laboratories established by the Building Materials Listing Program of the Fire Engineering Division of the Office of the State Fire Marshal of the Department of Forestry and Fire Protection.

### **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.

### **WOOD-BURNING HEATER ADVISORY:**

The Clean Air Act is the law that defines EPA's responsibilities for protecting and improving the nation's air quality and the stratospheric ozone layer. Using a nationwide network of monitoring sites, EPA has developed ambient air quality trends for particle pollution, also called Particulate Matter (PM). Under the Clean Air Act, EPA sets and reviews national air quality standards for PM. Air quality monitors measure concentrations of PM throughout the country. EPA, state, tribal and local agencies use that data to ensure that PM in the air is at levels that protect public health and the environment.

"Particulate matter," also known as particle pollution or PM, is a complex mixture of extremely small particles and liquid droplets. Particle pollution is made up of many different kinds of particles (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health effects. Particles that are 10 micrometers in diameter or smaller because those are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects. "Fine particulate matter" (PM<sub>2.5</sub>) is made up of particles that are 2.5 micrometers in diameter and smaller. Approximately 10 million wood stoves are currently in use in the United States, and 70 to 80 percent of them are older, inefficient, conventional stoves that pollute.

The Great American Woodstove Changeout is a voluntary program designed to reduce particle pollution from woodstoves by encouraging people to replace older, more polluting stoves with EPA-certified stoves and fireplace inserts. It also provides information on building more efficient, less polluting fires. Certain jurisdictions have established legal requirements to reduce wood smoke. For example, some communities have restrictions on installing wood-burning appliances in new construction. For more information on possible regulations in your area go to <http://www.epa.gov/burnwise/ordinances.html>.

### **CALIFORNIA HIGH SPEED RAIL ADVISORY:**

The approval by California voters of Proposition 1A in 2008 authorized the funding of a high-speed rail system ("Rail System") in California and the creation of the California High-Speed Rail Authority ("Authority"), the entity responsible for planning, constructing and operating this Rail System, intended to link various cities up and down the state.

The exact route that the proposed Rail System would take and how its construction and operation might affect surrounding communities have been the subject of considerable concern and debate. Along with its benefits, possible negative impacts of the Rail System could include, without limitation, noise, dust, traffic interruption, street closures and/or reconfigurations, visual impacts, possible diminution of property values and other consequences on a particular neighborhood. Precisely what impact, if any, the Rail System would have on any particular piece of real property either before, during or after construction and placement in operation is unknown; certainly it will affect people and properties differently.

Real estate agents are not experts regarding the Rail System, and prospective buyers are advised to investigate and satisfy themselves in regard thereto during property inspection contingency periods. Important information about the Rail System may be obtained by contacting the Authority directly or by visiting the website <http://www.cahighspeedrail.ca.gov>.

## **SOLAR ENERGY SYSTEMS AND RESPONSIBILITIES NOTICE:**

Beginning January 1st, 2018, California Civil Code 4746 requires a seller of residential real property within a common interest development (i.e.: condos, townhomes, etc.) to disclose to the prospective buyer(s) the existence of any solar energy system owned by the seller and the related responsibilities for owning such systems.

The related responsibilities include, but are not limited to, the following:

Owner to maintain a homeowner liability coverage policy at all times and provide the association with the corresponding certificate of insurance within 14 days of approval of the application and annually thereafter.

Owner is responsible for costs for damage to the common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, removal, or replacement of the solar energy system.

Owner is responsible for costs for the maintenance, repair, and replacement of solar energy system until it has been removed and for the restoration of the common area, exclusive use common area, or separate interests after removal.

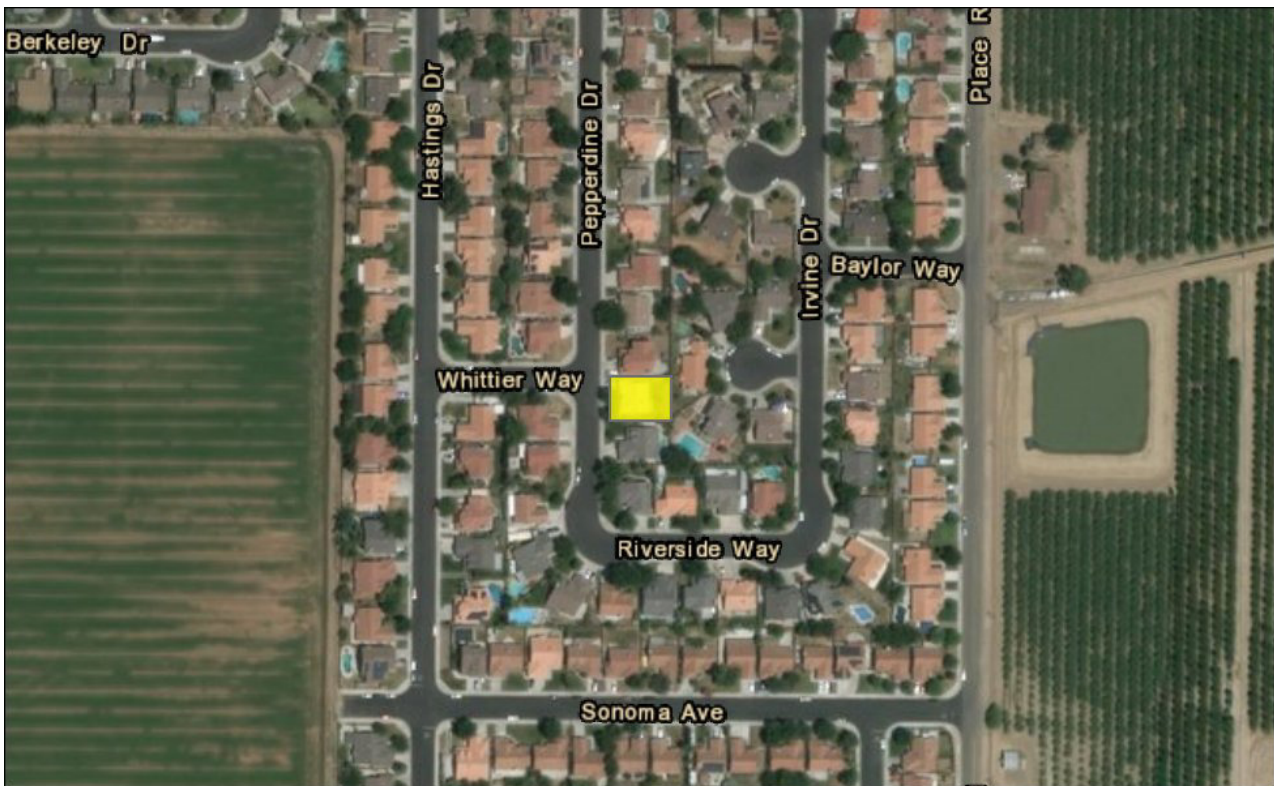
Owner is responsible for costs disclosing to prospective buyers the existence of any solar energy system of the owner and the related responsibilities of the owner under this section.

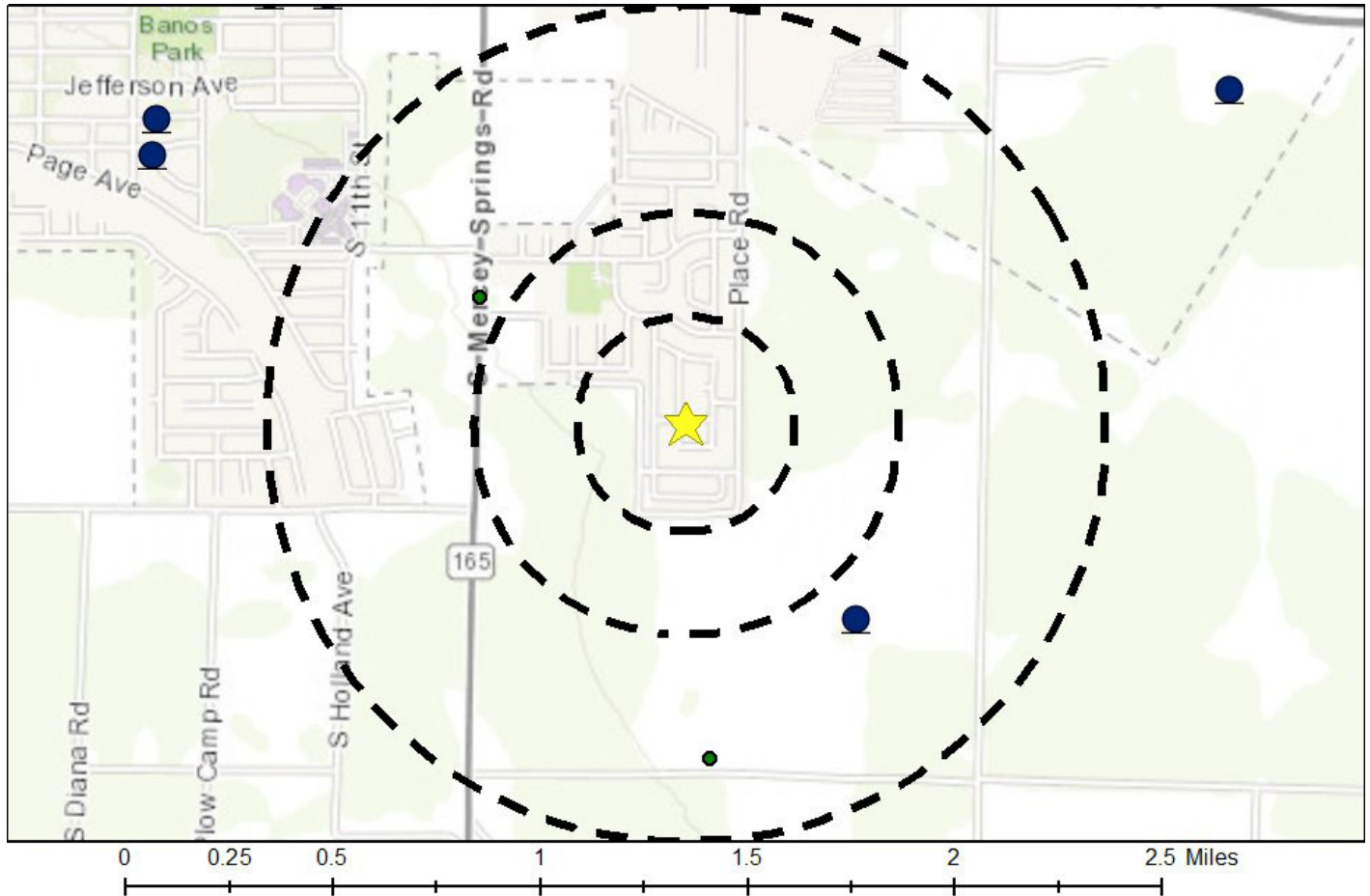


# RESIDENTIAL ENVIRONMENTAL HAZARD DISCLOSURE REPORT









**SUBJECT PROPERTY:  
2072 Pepperdine Dr  
Los Banos, Ca 93635**

**APN: 083441014000**





\*\*Note this map is provided for informational purposes only and is not intended to substitute for disclosure under California Civil Code S. 1103.2.

	National Priority List (NPL)	NO SITES		Solid Waste Landfills (SWIS)	NO SITES
	Toxic Chemical Release Inventory (TRI)	NO SITES		CERCLIS	NO SITES
	State Priority List (EnviroStor)	2 SITES		Geothermal Wells	NO SITES
	Leaking Underground Storage Tanks (LUST)	1 SITE		High Pressure Pipeline (PIPELINE)	OUT



## HAZARDS EXPLANATIONS SECTION

Note: If appropriate, some site lists may be truncated. Complete lists are available upon request.

### **SOLID WASTE FACILITIES:**

THERE ARE NO SITES FROM THE SOLID WASTE INFORMATION SYSTEM DATABASE LOCATED WITHIN A HALF MILE OF THE PROPERTY LISTED.

The California Waste Management Board maintains an inventory list of the solid waste facilities, operations, and disposal sites throughout the State of California pursuant to the Solid Waste Management and Resource Recovery Act of 1972. The types of facilities found in this inventory include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Most communities dispose of solid waste in landfills. Some landfills accept only municipal solid waste while others are approved to receive a variety of industrial and agricultural hazardous wastes. While properly designed and operated landfills may minimize environmental contamination, some landfills have been found to pollute surface and subsurface water supplies. In the past, many companies improperly dumped hazardous wastes (toxic/ignitable / corrosive /infectious solids, liquids, or sludge). The California Integrated Waste Management Board learns of disposal facilities through permit applications and from local enforcement agencies.

For more info, please access <http://www.ciwmb.ca.gov/SWIS/>

### **LEAKING UNDERGROUND FUEL TANKS:**

THERE IS 1 SITE WITH LEAKING UNDERGROUND FUEL TANKS LOCATED WITHIN A HALF MILE OF THE PROPERTY LISTED. THE LEAKING UNDERGROUND FUEL TANK DETAILS ARE: SLT5S7493777 STREETER FLYING SERVICE STREETER FLYING SERVICE NON-CASE INFORMATION INFORMATIONAL ITEM,

Geotracker is a publicly available database maintained by the State Water Resources Control Board that contains a list of reported leaking underground fuel tanks (LUFT) for the state of California. This report incorporates the most updated data available in this database.

For more info, please access [http://www.swrcb.ca.gov/cwphome/ust/cleanup/electronic\\_reporting/index.html](http://www.swrcb.ca.gov/cwphome/ust/cleanup/electronic_reporting/index.html)

Under California Civil Code, sellers of residential property must disclose whether they are aware of any substances on the property that may be environmental hazards. These include, but are not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water. If an environmental hazard is discovered, the affected parties should consult the appropriate environmental expert for further assessment. The purpose of this report is for a record search and is not a substitute for a Phase I Environmental Audit.

### **NATURAL GAS PIPELINE:**

THIS PROPERTY IS NOT WITHIN A QUARTER MILE OF A MAJOR NATURAL GAS PIPELINE ACCORDING TO THE CALIFORNIA ENERGY COMMISSION MAP OF MAJOR NATURAL GAS PIPELINES.

Only 13.5 percent of the natural gas California used came from in-state production in 2006; the rest was delivered by pipelines from several production areas in the western United States and western Canada. California is at the end of those pipelines, forcing it to compete with other states for supplies. Once the gas arrives in California, it is distributed by the state's three major gas utilities - San Diego Gas & Electric, Southern California Gas Company, and Pacific Gas and Electric - that provide a collective total of 98 percent of the state's natural gas. Long Beach and Palo Alto are the only municipal utilities in California that operate city-owned utility services for natural gas customers.

On September 9, 2010, a 30-inch Pacific Gas and Electric Company (PG&E) natural gas transmission pipeline in San Bruno exploded, claiming the lives of eight residents, injuring numerous others, and destroying many homes. As the state agency charged with overseeing the operation of the state's utilities, the California Public Utilities Commission (CPUC) immediately had an inspector on-site in San Bruno, and has since been working closely with the National Transportation Safety Board (NTSB) to investigate the cause of the explosion, and take other actions in the interest of public safety.

### **CERCLIS SITES:**

THERE ARE NO SITES FROM THE CERCLIS DATABASE LOCATED WITHIN A HALF MILE OF THE SUBJECT PROPERTY LISTED.

The federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a database that includes all potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

The CERCLIS Public Access Database contains data that describes what has happened at Superfund sites. This database includes lists of involved parties (other Federal Agencies, states, and tribes), Human Exposure and Ground Water Migration, and Site Wide Ready for Reuse, Construction Completion, and Final Assessment Decision (GPRA-like measures) for fund lead sites.

### **GEOHERMAL WELLS:**

THERE ARE NO GEOHERMAL WELLS LOCATED WITHIN A HALF MILE OF THE SUBJECT PROPERTY LISTED.

A geothermal production well produces fluid heated by the natural heat of the earth. Geothermal fluids may be steam or hot water and in California have total dissolved solid concentrations of up to 250,000 parts per million (about seven times above sea water). Very hot geothermal fluids may be used for electrical power generation. Cooler (but still quite hot) geothermal fluids are used for projects such as space heating, aquaculture, snow melting, food processing, dehydration, and hot tubs and spas.

There are about 470 producing steam wells and 230 high-temperature, hot-water wells in 10 high-temperature geothermal fields in California. In 2009, over 328 billion kilograms of water was produced from these wells. The Division of Oil, Gas & Geothermal Resource of the California Department of Conservation regulates all high-temperature geothermal wells on private and state lands. The U.S. Bureau of Land Management regulates all high-temperature geothermal wells on federal lands, except for wells on U.S. Navy and Marine bases, which are regulated by the Department of the Navy. All drilling, reworking, and abandonment operations for geothermal production wells on private and state lands require a permit from the Division. For exploratory wells, an environmental study is required under the California Environmental Quality Act (CEQA) and the Division will act as the lead agency. Division engineers monitor all production wells to ensure they are operated properly and that well casings remain sound. Most well sites are inspected annually.

### **STATE PRIORITY LIST (ENVIROSTOR) SITES:**

THERE ARE 2 STATE PRIORITY LIST SITES LOCATED WITHIN 1 MILE OF THE SUBJECT PROPERTY LISTED. THE STATE PRIORITY LIST DETAILS ARE: PHILLIPS ROAD PROPERTY NR XING OF N PHILLIPS & MERCY SPRINGS RD 100326 CERTIFIED 24990002, MERCY SPRINGS ELEMENTARY SCHOOL 16570 MERCY SPRINGS ROAD 104706 NO FURTHER ACTION 60001751,

The EnviroStor database contains detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. The Department of Toxic Substances Control (DTSC) manages this database and has developed a public website for informational searches on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC's oversight. The Envirostor database can be accessed through the DTSC Web Page located at: <http://www.envirostor.dtsc.ca.gov>.

### **TOXICS RELEASE INVENTORY:**

THERE ARE NO SITES FROM THE TOXICS RELEASE INVENTORY DATABASE LOCATED WITHIN 1 MILE OF THE PROPERTY LISTED.

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on specific toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. This inventory was established under the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA), which requires facilities to use their best readily available data to calculate their releases and waste management estimates. If facilities do not have actual monitoring data, submitted values are derived from various estimation techniques.

This report incorporates original TRI reports since 2001 and any updates that are available. To view the data that has been submitted more recently than the published updates, please access [EPA Envirofacts \(www.epa.gov/enviro/html/ef\\_overview.html\)](http://www.epa.gov/enviro/html/ef_overview.html)

### **NATIONAL PRIORITY LIST SITES:**

THERE ARE NO SITES FROM THE SUPERFUND DATABASE LOCATED WITHIN 1 MILE OF THE PROPERTY LISTED.

## **National Priority List (NPL) Sites**

This list targets those sites to receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA). These sites are the national priorities among the known releases or threatened releases of hazardous substances, pollutants or contaminants throughout the United States. The purpose of the NPL is to serve as an information and management tool. Inclusion of a site on this list does not in itself reflect a judgment of the activities of its owner or operator, it does not require those persons to undertake any action, nor does it assign liability to any person. Only NPL sites can receive CERCLA funding.

## **U.S. Environmental Protection Agency Superfund Sites**

Superfund is the federal government's program to clean up the nation's uncontrolled hazardous waste sites. The Superfund Program was established in 1980 to eliminate the health and environmental threats posed by hazardous waste sites. The U.S. Environmental Protection Agency (EPA) administers the Superfund Program through the Office of Superfund Remediation Technology Innovation (OSRTI) in cooperation with individual states and tribal governments.



Superfund locates, investigates and cleans up the worst hazardous waste sites throughout the United States. The EPA has compiled a list of contaminated properties (the National Priorities Sites List), which represent environmental concern for the discharge of hazardous materials by hazardous waste disposal sites and generators, and treatment and storage facilities.



APN: 083441014000

Report Date: 4/16/2018

Report Number: 18ME1534

# **RESIDENTIAL TAX DISCLOSURE REPORT**

**SUBJECT PROPERTY:  
2072 Pepperdine Dr  
Los Banos, Ca 93635  
  
APN: 083441014000**





## **PROPERTY TAX DISCLOSURE PAGE**

Section 1102.6b of the California Civil Code requires the transferor of real property (seller) to make a good faith effort to obtain and deliver to the prospective transferee (buyer) a disclosure notice concerning a continuing lien securing the levy of special taxes pursuant to the Mello-Roos Community Facilities Act, and assessment installments to secure bonds issued pursuant to the Improvement Bond Act of 1915. The transferor and his or her agent(s) 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. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

**The Subject Property:** 2072 PEPPERDINE DR  
LOS BANOS, CA 93635

**Subject to Mello Roos Community Facilities District(s)**     Yes     No

**Subject to 1915 Bond Act Special Assessment District(s)**     Yes     No

**Subject to a SRA Fire Prevention Fee Program**     Yes     No

**Subject to Pace Financing Repayment**     Yes     No

The tax information in this Report reports information derived from County Tax Collector's, Assessor's and Auditor's Databases. While the Company has made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency of the information contained in these Databases can vary greatly.

### **BUYER'S ACKNOWLEDGEMENT**

Buyer(s) acknowledge(s) receipt of this Tax Disclosure Report as well as the Notice of Special Tax, Assessment, Fire Prevention Fee, and/or PACE Program, if appropriate, contained herein by his/her/their signature(s) on the Acknowledgement of Receipt paragraph at the bottom of the Natural Hazard Disclosure Statement form that is a part of this report package.



## PROPERTY TAX INFORMATION PAGE

**To the prospective purchaser of the real property known as:**

Assessor's Parcel Number: 083441014000,

Street Address: 2072 Pepperdine Dr Los Banos, Ca 93635

**The taxes disclosed on this report represent all of the taxes levied for the combined APNs.**

The following is a summary of information obtained from the County's Secured Property Tax Roll. Changes made by the County or the underlying public agencies levying charges against the subject property after the County has released the tax roll may not be reflected in this report. This summary is provided for informational purposes only. The summary includes Ad Valorem taxes which are based on the property's Assessed Value as well as other Non-Ad Valorem Direct or Special Assessments. Upon transfer of ownership, the Assessed Value may be reset to the Current Market Value or Sale Price which can result in a substantial change in the Ad Valorem taxes assessed.

### **Property Assessments:**

Assessment	Amount
Land Value	\$34,387.00
Improvements Value	\$145,620.00
Other Assessments	\$0.00
Less Exemption	\$0.00
Net Value	\$180,007.00

### **Ad Valorem Taxes:**

Description	Explanation	Contact	Phone	Amount
LOCAL AGENCIES	LOCAL AGENCIES CHARGES	Merced County Public Works	209-385-7601	\$1,800.06
LOS BANOS USD BONDS	Los Banos Unified School District Bond	Los Banos Unified School	209-826-3801	\$142.56
MERCED COLLEGE LB BONDS	Merced College Los Banos Bond	Merced City School	209-385-6600	\$37.62

**Ad Valorem Taxes:**The phrase ad valorem is Latin for 'according To value'. In the case of municipal property taxes, property owners have their property assessed on a periodic basis by the county assessor. The assessed value of the property is then used to compute an annual tax,which is levied on the owner by his or her municipality. Proposition 13 (officially named the People's Initiative to Limit Property Taxation) was enacted during 1978 and limits the tax rate for real estate to one percent (1%) of the full cash value of such property plus an amount for the debt service on any voter approved bonds.

**Direct and/or Special Assessments :**

Description	Explanation	Contact	Phone	Amount
College Green Light Los Banos City L & L 4	Landscape & lighting	Martha Brazil	827-7000	\$156.30
Merced Co Mosquito Abate	To meet expenses necessary to the surveillance & control of mosquitoes.	Allan Inman	722-1527	\$8.00

**Direct levies/Special Assessments :**These are levied on the tax bill by the county tax collector on be half of the local levying agency or district, not on be half of the assessor, auditor-controller, and/or the county tax collector divisions. These assessments, if present, will vary depending on the location of the property. Typical examples of these types of levies are monies used to pay for municipally maintained lighting and landscaping, installation/upgrading of sewer systems and Mello-Roos bonds/ special taxes.

Total Taxes: \$2144.54

## POST SALE PROPERTY TAX BILL CALCULATOR

Property tax is an ad valorem tax that an owner pays on the value of the property being taxed. Counties, cities, towns, villages, school districts, and special districts each raise money through the real property tax. The money funds schools, pays for police and fire protection, maintains roads, and funds other municipal services enjoyed by residents.

The amount of a particular property's tax bill is determined by two things: the property's taxable assessment and the tax rates of the taxing jurisdictions in which the property is located. The tax rate is determined by the amount of the tax levy to be raised from all, or part, of an assessing unit, and the unit's total taxable assessed value. The assessment is determined by the assessor and should be based on the value of the property less any applicable property tax exemptions.

The table below is provided as a tool for you to estimate the amount of your property tax bill. NOTE: This is an estimate and does NOT include charges

for new districts/fees or other changes. Note numbers are rounded and may not match exactly to your property tax bill.

Line 1	Sales price	\$
Line 2	Total Estimated Ad Valorem Taxes: Multiply the estimated Ad Valorem Tax Rate 0.011 by Line 1	\$
Line 3	Estimated Total Direct/Special Assessments (if applicable)	\$164.30
Line 4	Total Estimated Annual Taxes After the Sale: Add Lines 2 and 3	

**Exemptions and exclusions:** The state Constitution provides for a variety of full and partial exemptions. The following is a brief list of some of the major property tax exemptions in California. NOTE: the assessor's office should be consulted for detailed requirements regarding exemptions.

- **Homeowners' Exemption:** The Constitution requires a \$7,000 reduction of taxable value for qualifying owner-occupied homes. The state reimburses local agencies for the loss in property tax revenue. The homeowner must make a simple one-time filing with the county assessor for the exemption.
- **Disabled Veterans' Exemption:** Current law provides a basic exemption of \$100,000 on the principal place of residence for veterans with specified disabilities or for unmarried surviving spouses of deceased disabled veterans. A one-time filing is required. This exemption may be raised to \$150,000 if the applicant meets the income limit of \$40,000. Annual filing is required for the \$150,000 exemption. The income limit and both the exemption amounts are adjusted annually for inflation.
- **Disaster Relief:** The taxable value of properties that have been substantially damaged or destroyed by a disaster may be reassessed to reflect the damage if the county where the property is located has adopted a disaster relief ordinance. Claims for this relief must be filed with the county assessor within the time period specified in the ordinance or within one year from the date the property was damaged or destroyed by the disaster, whichever is later. The reduced value remains until the property is fully repaired, restored, or reconstructed.
- **New Construction Exclusion for Disabled Access:** New construction may be excluded from reassessment if it consists of modifying an existing structure to make the structure more accessible to a physically disabled person.
- **Over 55 and Disabled Citizens Relief:** People over the age of 55 or who are severely and permanently disabled may transfer the taxable value of their principal residence to a replacement property if it is of equal or lesser value, located within the same county, and purchased or newly constructed within two years of the sale of the original property. This tax relief is available only once in a lifetime. There is one exception to this one-time-only limit. If a claimant becomes physically and permanently disabled after transferring the taxable value under the age requirements (over 55), the claimant may transfer the taxable value a second time under the disability requirements if the move is related to the disability.

## SUPPLEMENTAL TAX BILL CALCULATOR

On July 1, 1983, California State law was enacted to require the assessor to appraise property on the date a change in ownership occurs. Taxes are computed from the 1st of the month following the change of ownership to the end of the fiscal year. In most cases, this assessment results in one or possibly two supplemental tax bills being sent to the property owner in addition to the regular secured property tax bill that is mailed annually.

The Assessor appraises the property to determine the new base year value as of the date of the change of ownership. The Assessor then calculates the difference between the new base year value and the existing roll value. The result is the new Supplemental Assessment. The Assessor will send you a **"NOTICE OF SUPPLEMENTAL ASSESSMENT AND IMPENDING TAX BILL"**

If the reassessment results in an increase in property value, your supplemental taxes will be calculated by the Auditor-Controller based on the change in value, and one or possibly two supplemental tax bills will be created and mailed to you by the Tax Collector. If the reassessment results in a reduction in value, a refund will be prepared by the Auditor-Controller and mailed to you. A reduction in value WILL NOT reduce the amount due on the annual tax bill. The annual tax bill must be paid in the amount originally billed. The tables below are provided as a tool for you to estimate the amount of your new supplemental tax bill(s). **NOTE:** Supplemental tax bills are not paid in escrow or impounded by your lender. Note numbers are rounded and may not match exactly to your property tax bill.

Line 1	New value at date of purchase (sales price)	\$
Line 2	Assessed value for current fiscal year (from tax bill)	\$ 180,007.00
Line 3	Supplemental assessment value (subtract Line 2 from Line 1)	\$
Line 4	Estimated Annual Supplemental Tax (Multiply Line 3 by 0.011 (AdValorem Tax Rate))	\$

You must now prorate your supplemental bill based upon portion of the year for which you have ownership. **NOTE:** You will receive **ONE** supplemental bill if the date of the change in ownership is between June 1 and December 31 inclusive. You will receive **TWO** supplemental bills if the date of the change in ownership is between January 1 and May 31 inclusive. The **TWO** bills are the supplemental tax bill calculated below **AND** the annual supplemental bill (Line 4 above).

Jan	Multiply Line 4 from above by 0.4170	\$
Feb	Multiply Line 4 from above by 0.3333	\$
Mar	Multiply Line 4 from above by 0.2500	\$
Apr	Multiply Line 4 from above by 0.1667	\$
May	Multiply Line 4 from above by 0.0866	\$
June	Multiply Line 4 from above by 1.0	\$
July	Multiply Line 4 from above by 0.9167	\$
Aug	Multiply Line 4 from above by 0.8333	\$
Sep	Multiply Line 4 from above by 0.7500	\$
Oct	Multiply Line 4 from above by 0.6670	\$
Nov	Multiply Line 4 from above by 0.5830	\$
Dec	Multiply Line 4 from above by 0.5000	\$

The Supplemental Tax Bill Calculator is designed to help you estimate your supplemental tax bill(s) and does NOT include exemptions or exclusions which may affect your assessed value. The Company bears no liability for any losses or damages suffered resulting from the use of this Supplemental Tax Bill Calculator.





Notice of your "Supplemental" Property Tax Bill: Pursuant to Civil Code 1102.6c, Seller or his or her agent, is providing this "Notice of Your 'Supplemental' Property Tax Bill": "California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes." The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office."

## **PRIVATE TRANSFER FEE AND DOCUMENTARY TRANSFER TAX ADVISORY**

**Transfer Fee Disclosure:** Pursuant to Civil Code 1102.6e, Seller or his or her agent, is required to disclose specific information about any Transfer Fee that may affect the property. Please refer to the legal code or to the C.A.R. Form NTF (11/07), provided by the California Association of Realtors, for a standard format to use in making the Transfer Fee Disclosure if you elect to investigate and make this disclosure personally. Civil Code 1098 defines a "Transfer Fee" as "any fee payment requirement imposed within a covenant, restriction, or condition contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid upon transfer of the real property." Certain existing fees such as government fees, court ordered fees, mechanic lien fees, common interest development fees, etc. are specially excluded from the definition of "Transfer Fee".

**Private transfer fees:** are different from city or county Documentary Transfer Taxes. Private Transfer Fees (also known as Reconveyance Fees, Capital Recovery Fees, Residential Transfer Fees, and Transfer Fee Covenants) are a fee charged by private entity such as a property developer, home builder, or homeowner association when a property within a certain type of subdivision is sold or transferred. The fees are filed in the public record and may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property.

**Determining the Existence of a Transfer Fee.** If a Transfer Fee does exist affecting the property, the document creating the fee may be on file with the County Recorder as a notice recorded against the property and should be disclosed in the preliminary title report on the property. However, the preliminary title report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a transfer fee is included in its terms. Accordingly Seller should (a) request the title company which issued the preliminary title report to provide copies of the documents shown as "exceptions" and (b) review each document to determine if it contains a transfer fee.

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL EXCEPTIONS LISTED ON THE PRELIMINARY TITLE REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE. Please be aware that private transfer fees may be difficult to identify by simply reading the title report.

**Documentary Transfer Taxes:** The Documentary Transfer Tax (DTT) is NOT the same as the Private Transfer Fee. It is a tax collected by the county or the city every time a real property exchanges hands or is sold in the public records. The DTT was enacted by Ch. 1332 of the Statutes of 1967 and became operative on July 1, 1968 to replace the repealed Federal Documentary Stamp Tax (former 26 U.S.C. §§4361, 4363). After approval of an ordinance, a county may impose a documentary transfer tax on the realty value of deeds of transfer within that jurisdiction. The documentary transfer tax is a fee based on a percentage of the sales price at a rate of \$.55 for every \$500 commonly referred to as a rate of \$1.10 per \$1,000 of value (exclusive of liens existing at the time of transfer).

Following is a list of real estate transactions that are exempt from documentary transfer tax under sections 11911-11930 of the Revenue and Taxation (R&T) Code. When a transaction is exempt, the reason for the exemption must be noted on the document or on a separate signed affidavit. The reason must reference the R&T Code section and include the appropriate wording as shown below. Additional verification may be required to demonstrate a specific exemption applies to the transaction.

R&T Code : 11911      Gift; Bona fide gift

- R&T Code : 11911 Value or consideration is less than \$100; The property being transferred has a fair market value of less than \$100.00.
- R&T Code : 11911 Liened to full value; The value of the liens outstanding equals or exceeds the value of the property.
- R&T Code : 11911 Agent to principal, funds of the grantee used to purchase the property; Only applicable when two deeds are recorded concurrently.
- R&T Code : 11921 Instrument securing a debt for collateral purposes only; Used on Assignments of Lease and/or Rents for collateral purposes only. Not valid on deeds.
- R&T Code : 11922 Governmental agency acquiring title; Includes foreclosing beneficiary to FHLMC or FNMA.
- R&T Code : 11923 Conveyance under bankruptcy Federal Case No.; Approved in court proceeding
- R&T Code : 11923 Court ordered conveyance not pursuant to a sale Court Case No.; Approved in court proceeding R&T Code : 11923 Reorganization/adjustments plan Federal Case No.; Approved in court proceeding
- R&T Code : 11924 Transfer by order of the Securities and Exchange Commission Case No.; Approved in court proceeding
- R&T Code : 11925 Grantors and grantees are comprised of the same parties and their proportional interest remains the same immediately following transfer. ;Transfers between individual(s) and legal entity(ies) in which proportional interest remains the same.
- R&T Code : 11926 Trustees Deed upon sale or Deed in Lieu of Foreclosure.; The grantee was / was not the foreclosing beneficiary. The amount of consideration paid by grantee is \$ . The amount of debt with interest is \$ . A special tax statement is required to determine if any equity value exists. The tax exemption is for the value of the lien and does not include any equity value.
- R&T Code : 11927 Dissolution of marriage; Transfer between spouses caused by or in anticipation of a divorce. R&T Code : 11928 Grantor is a non-federal government agency; Only applies when the purchaser immediately reconveys the realty to the exempt agency. The two deeds must be concurrent.
- R&T Code : 11929 Grantor is a non-federal government agency; grantee is a non-profit corporation; Does not apply to individuals or private entity(s) granting to a non-profit corporation.
- R&T Code : 11930 Transfer into or out of a trust; Interests transferred outright to, or in trust for the benefit of any person or entity.
- R&T Code : 11930 Inter vivos gift or reason of death; A gift made while someone is alive or the death of any person where their interest is transferred outright.

## TAX BILL EXPLANATIONS

The following is a list of common terms used within this report and found on your tax bill along with their definitions/explanations:

**AD VALOREM TAX:** Ad valorem taxes relating to property taxes are based on the assessed value of real estate property. Property Ad Valorem taxes are the major source of revenue for state and municipal governments. The phrase Ad Valorem is Latin for "according to value". In the case of municipal property taxes, property owners have their property assessed on a periodic basis by a public tax assessor. The assessed value of the property is then used to compute an annual tax, which is levied on the owner by his or her municipality.

**HOMEOWNER'S EXEMPTION:** The California Constitution provides for the exemption of \$7,000 (maximum) in assessed value from the property tax assessment of any property owned and occupied as the owner's principal place of residence. The exemption reduces the annual property tax bill for a qualified homeowner by up to \$70. (Article XIII Section 3 of the California Constitution, Rev & Tax 218). A qualifying dwelling can be any place you own as your principal place of residence and that is subject to property tax.

**VOTER APPROVED BONDS:** Under Proposition 13, the property tax rate is fixed at 1% of assessed value *plus any voter approved bonds*. These bonds appear on annual property tax bills as "direct levies". Some common direct levies are:

- Library Services
- Reclamation Districts
- Neighborhood park maintenance
- Delinquent county utility billings
- Weed and hazard abatement charges
- Landscape and Lighting

**MELLO-ROOS FACILITIES DISTRICT:** The "Mello-Roos Community Facilities Act of 1982" provides an alternative method for any city, county, special district, school district, joint powers of authority, or any municipal corporation for financing certain public capital facilities (with a useful life of five or more years) and/or services, especially in developing areas and areas undergoing rehabilitation. A local government may use these provisions instead of any other method of financing part or all of the cost of providing the authorized kinds of capital facilities and services.

A community facilities district (CFD) may be established to finance any one or more of the following types of services within an area: Police protection services, fire protection and suppression services, ambulance and paramedic services, recreation program services, libraries and library services, maintenance services for elementary and secondary school sites and structures, the operation and maintenance of museums and cultural facilities, maintenance of parks, parkways, and open space, flood and storm protection services, services with respect to removal or remedial action for the cleanup of any hazardous substance released or threatened to be released into the environment, child care facilities, the construction or undergrounding of water transmission and distribution facilities, natural gas pipeline facilities, telephone lines, facilities for the transmission or distribution of electrical energy, and cable television lines to provide access to those services to customers who do not have access to those services or to mitigate existing visual blight, and the acquisition, improvement, rehabilitation, or maintenance of any real or other tangible property.

By purchasing a property located within a CFD you can expect to be assessed for a Mello-Roos tax which will typically be collected with your general property tax bill. These special tax payments are subject to the same penalties that apply to regular property taxes. If a general tax payment is not made on time, the Facilities District that obtained the lien may withdraw the assessment from the tax roll and commence judicial foreclosure.

Most special taxes levied on properties within these districts have been structured on the basis of density of development, square footage of construction, or flat acreage charges. The act, however, allows for considerable flexibility in the method of apportionment of taxes, and the local agencies may have established an entirely different method of levying the special tax against property in the district in question. When a CFD is established, a maximum amount of bonded indebtedness is authorized. Special taxes also may be levied to pay directly for public facilities and public services at issue. The tax will stay in effect as long as it is needed to pay the expenses of services or until the principal and interest on the bonds are paid off along with any reasonable administrative costs incurred in collecting the special tax or so long as it is needed to pay the expenses of services.

**1915 BOND ACT SPECIAL ASSESSMENT DISTRICT:** The "Improvement Bond Act of 1915" is a form of public financing that provides an alternative system which allows any city, county, special district, school district, joint powers of authority, or any municipal corporation to form a special assessment district (SAD) for the issuance of bonds to represent and be secured by the assessments to finance the costs and expenses of the work or improvement services usually associated with off-site land improvements, such as roads, curbs, gutters and underground sewer and water infrastructure that will particularly benefit the property.

By purchasing a property located within a SAD you can expect to be levied for a special assessment tax that will typically be collected with your general property tax bill. These special assessment tax payments are subject to the same penalties that apply to regular property taxes. If a general tax payment is not made on time, the Special Assessment District that obtained the lien may withdraw the assessment from the tax roll and commence judicial foreclosure.

Most special assessment taxes levied on properties within these districts have been structured on the basis of density of development, square footage of construction, or flat acreage charges. The act, however, allows for considerable flexibility in the method of apportionment of taxes, and the local agencies may have established an entirely different method of levying the special assessments against property in the district in question.

Most of the time, when a SAD is established, a maximum amount of bonded indebtedness is authorized. When a SAD is activated, an assessment lien is placed against each affected property and a special assessment appears on the property tax bill until the debt is fully paid which can be anywhere from 10, 40 years, or in some cases the assessment is levied in perpetuity.

**General obligation (GO) bonds:** GO Bonds are loans backed by a state or local government's full faith and credit, generally including its authority to levy taxes, most often property taxes. These bonds are issued upon a 2/3 majority approval of the qualified voters. Frequent issuers of GO bonds are states, counties, cities and school districts. For the local governments, the GO pledge is most commonly a covenant to levy property taxes to repay principal and interest, and therefore, the debt service due on a general obligation bond is supported by property tax collections. GO Bonds are issued to finance the acquisition and construction of public capital facilities and real property.

**County Service Area (CSA):** The County Service Area Law allows residents or county supervisors to initiate the formation of a County Service Area. A CSA is authorized to provide a wide variety of services, including extended police protection, fire protection, park and recreation facilities, libraries, low power television and translation facilities and services. CSAs also may provide other basic services such as water and garbage collection if they are not already performed on a county wide basis.

**Landscape Lighting District:** A Landscaping and Lighting District is a flexible tool used by local government agencies to pay for landscaping, lighting and other improvements and services in public areas. It is based on the concept of assessing only those properties that benefit from improvements financed, either directly, or indirectly through increased property values. In order to approve the district, a majority vote of affected property owners through an assessment balloting procedure is required. Once approved, assessments will be placed on property tax bills each year to pay for the improvements and services.

**Abatement Districts:** An abatement district is created to finance the prevention, mitigation, abatement or control of some type of pest, nuisance or hazard. In addition to abatement districts, California law allows counties and cities to perform weed, rubbish and general nuisance abatement on individual properties at the owner's expense.



**Community Services District (CSD):** The Community Services District Law allows residents of an unincorporated area to initiate the formation of a CSD which is authorized to provide a wide variety of services, including water, garbage collection, wastewater management, security, fire protection, public recreation, street lighting, mosquito abatement, conversion of overhead utilities to underground, library services, ambulance services, and graffiti abatement.

**Street Improvement District:** There are several types of street improvement districts that are used by counties to finance the costs of building and maintaining public roads and highways. There is also a financing district that was used to specifically finance the construction of toll roads and toll bridges in the past. Depending upon the type of district, either bonds are raised or a special tax is imposed to finance the improvements / construction. In either case, passage will require approval of 2/3rds of voters residing within the division.

**Business Improvement District (BID):** A Business Improvement District is a revitalization tool for commercial neighborhoods such as shopping malls and regional business districts. BIDs are public/private sector partnerships that perform a variety of services to improve the image of their cities and promote individual business districts and carry out economic development services by working to attract, retain and expand businesses. To form a BID, the city or county will propose a new district by adopting a resolution of intention that specifies the types of improvements and activities to be financed. A public notice must be provided followed by a public hearing, and if the majority of businesses do not object, the BID is established and an advisory board is appointed.

**Assessment Districts (AD):** ADs are used on a widespread basis as an alternative method for financing public improvements. More than 30% of the properties in California are part of an Assessment District. An AD is created to finance improvements when no other source of money is available, and are often formed in undeveloped areas and are used to build roads and install water and sewer systems so that new homes or commercial space can be built. Assessment Districts may also be used in older areas to finance new public improvements or other additions to the community.

## **STATEMENT OF LIABILITY AND LIMITATIONS SECTION:**

This report is for the exclusive use of the individual(s), herein referred to as "Client", involved in the transaction (as identified by the address on the report) for which this report, herein referred to as "Report", was created. This Report may not be referred to or relied upon by any party other than Client without the written consent of The Company. The Company has no accountability, obligation or liability to any third party.

This Report concerns the land identified in the Report, herein referred to as "Property" which does NOT include any property beyond the lines of the area described, or referred to in this Report, nor any real property described as an easement in the Report, nor any right, title, interest, estate or easement in abutting streets, roads, alleys, lanes, ways, or waterways. The Company has not made a physical inspection of the Property. This Report is not a substitute for a physical inspection of the Property, examination of its physical conditions, and/or its surroundings by Client and its consultants.

The Company reviewed only those maps and records, herein referred to as "Records", specifically referred to in Report, which are readily available for public inspection and are provided by private and public Government sources. Conditions frequently change, and recent changes may not be reflected on the "official" maps, Government databases, or the Records. The Company relies upon the information contained in the Records, and assumes their accuracy without any further investigation or analysis of that underlying data supporting the information embodied in the Records. Some of the Records are available in electronic format. For Records that are not available in this medium, The Company has transposed the data into electronic format. The process of transposing data could be imperfect whether performed by The Company or other entities. In situations where the Property appears to be close to a designated zone, The Company recommends that any interested party consult with experts or perform additional research in order to be clear as to the conditions affecting the Property. No responsibility is assumed for the accuracy of information furnished by the Client, third parties, or Records.

The legal description of the Property in this Report was furnished to The Company by Client and is assumed to be correct without independent verification by The Company. The Company is not responsible for the accuracy of the address or APN provided to The Company. No opinion is rendered, nor responsibility assumed, and no representation is made as to the title to the Property, nor whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act and local ordinances enacted pursuant thereto.

No responsibility is assumed, nor opinion rendered, and no representation is made concerning the condition of the Property whether architectural, structural, mechanical, engineering or legal in character or nature. The Company assumes no responsibility regarding structural integrity or adequacy, nor soil conditions, potential for flooding, settlement, drainage, subsidence, fire, compliance with applicable laws and zoning regulations or other occurrences or problems arising from neither soil conditions, zones, areas, nor marketability of the Property. No opinion is expressed with respect to the presence or absence of hazardous or toxic materials or substances or any other defects on or within the Property. The Company assumes no responsibility for conditions or consequences resulting from information that was withheld, concealed, misrepresented or not fully disclosed at the time the Report was compiled. The Company is in no way responsible for any costs incurred to correct any deficiencies of any type present in the Property

The Company assumes no responsibility for any costs or consequences arising due to the need, or the lack of need for earthquake, flood, casualty and/or liability insurance. The decision to insure or not to insure is a personal one of the owner and should be made in consultation with an insurance advisor.

This Report is intended to include only information pertaining to zones affirmatively addressed in the text hereof. This Report does not purport, either explicitly or by implication to include or provide information regarding any other matters not specifically addressed herein, including without limitation: (a) state of title of the Property, including without limitation any liens, encumbrances, covenants, conditions, restrictions,

reservations, easements, mining claims, water rights, encroachments, or any other title matters adversely affecting title which would be identified through a correct survey of the Property and/or a real estate title examination; (b) status of the Property in relation to ordinances and regulations of the State of California, City and County where the Property is located, including but not limited to the California Subdivision Map Acts, and federal and state laws; (c) environmental protection laws and regulations; (d) legal proceedings before any judicial or other adjudicative tribunal or any regulator or administrative agency or any governmental entity; (e) building codes, permits of any nature, income taxes, liquor licenses or other laws restricting, regulating or relating to the character, dimensions or location or any improvement now or hereafter erected on the Property or the occupancy, use, anticipated use, or enjoyment of the Property; (f) in rem forfeiture laws; (g) rights of eminent domain and; (h) ordinances, administrative decision, rules and regulations of any special political subdivision, whether created or enabled through legislative action at the federal, state or regional level, such as but not limited to water agencies, school districts, flood control districts, Coastal Commission or joint powers districts.

This Report is issued as of the date specified herein. The Company has no obligation to advise Client or any other interested party of any relevant fact, circumstance or change that occurs after the date specified herein which pertains to the Property or which modified or otherwise affects the information provided in this Report.

Should it become necessary for The Company to give testimony in court or any hearing, or consult with Client or any other interested party after the issuance of this Report because of having issued this Report, a separate and special arrangement and additional fee agreement will apply. If testimony or deposition is required from The Company because of any subpoena, the Client shall be responsible for any additional time, fees and charges of The Company, regardless of which party issued the subpoena.

This Report shall be governed by and construed in accordance with the laws of the State of California.

**ACCEPTANCE OF, AND/OR USE OF THIS REPORT BY CLIENT OR ANY OTHER INTERESTED PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE LIMITATIONS, CONDITIONS, TERMS AND ASSUMPTIONS. THE COMPANY'S LIABILITY EXTENDS ONLY TO THE STATED CLIENT, NOT TO ANY OTHER INTERESTED PARTY OR USER (S). THE COMPANY IS NOT LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE PREPARATION, ISSUANCE OR USE OF THIS REPORT.**