NATURAL HAZARD DISCLOSURE STATEMENT

THIS NATURAL HAZARD DISCLOSURE STATEMENT APPLIES TO THE FOLLOWING PROPERTY:
4376 DRURY COURT, RIVERSIDE, CA 92505 ("PROPERTY")

The seller and the seller's agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.
The following are representations made by the seller and the seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer.
THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):
A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.
____ Yes __X__ No ____ Information is not available from local jurisdiction

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to section 8589.5 of the Government Code.
__X__ Yes ____ No ____ Information is not available from local jurisdiction

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.
____ Yes __X__ No

____ High FHSZ in a state responsibility area
____ Very High FHSZ in a state responsibility area
____ High FHSZ in a local responsibility area
____ Very High FHSZ in a local responsibility area

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to section 4142 of the Public Resources Code.
____ Yes __X__ No

AN EARTHQUAKE FAULT ZONE pursuant to section 2622 of the Public Resources Code.
____ Yes __X__ No ____ Information is not available from local jurisdiction

A SEISMIC HAZARD ZONE pursuant to section 2696 of the Public Resources Code.
____ Yes (Landslide Zone) ____ No __X__ Map is not yet released by the state

____ Yes (Liquefaction Zone) ____ No __X__ Map is not yet released by the state

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

Signature of Seller(s): _____ Date: _____

Signature of Seller(s): _____ Date: _____

Seller's Agent(s): _____ Date: _____

Seller's Agent(s): _____ Date: _____

Check only one of the following:

☐ Seller(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 seller(s) and agent(s).

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

This statement was prepared by the following third-party disclosure provider: The Disclosure Report on 09/30/26

PLEASE VERIFY THE STREET ADDRESS AND ASSESSOR'S PARCEL NUMBER PROVIDED TO THE DISCLOSURE REPORT FOR ACCURACY.

Buyer represents that Buyer has read and understands this document. Pursuant to Section 1103.8 of the Civil Code, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.
There are other statutory disclosures, determinations and legal information in the Report. Refer to the Report for these additional disclosures, determinations and legal information. With their signature below, Transferee(s) also acknowledge(s) they have received, read, and understand this document, the Terms and Conditions, and the additional disclosures, determinations and legal information provided in this Report, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklet/information regarding Earthquake Safety which booklet/information are available at **order.tdrnhd.com/resources**. Irrespective of the flood and fire zone determinations, insurance companies may, at their discretion, require additional flood and/or fire insurance based upon their assessment and the location of the parcel. Please check with your insurance provider for up to date quotes, coverages and insurability.

Signature of Buyer(s): _____ Date: _____

Signature of Buyer(s): _____ Date: _____

PREMIUM RESIDENTIAL NHD REPORT

THE DISCLOSURE REPORT · CALIFORNIA NATURAL HAZARD DISCLOSURE

4376 DRURY COURT, RIVERSIDE, CA 92505

APN 142-073-014 · RIVERSIDE COUNTY · PREMIUM RESIDENTIAL NHD REPORT

AT-A-GLANCE

Statutory Hazard Determinations

OUT
§1103.2(A)(1)
Special Flood Hazard Area
FEMA NFHL

IN
§1103.2(A)(2) · GOV §8589.5
Dam Inundation Area
CalOES / DWR

OUT
§1103.2(A)(3) · GOV §51178
Very High Fire Hazard Severity Zone
CAL FIRE FRAP

OUT
§1103.2(A)(4) · PRC §4125
Wildland Fire Area (State Responsibility)
CAL FIRE SRA

OUT
§1103.2(A)(5) · PRC §2622
Earthquake Fault Zone (Alquist-Priolo)
CGS Alquist-Priolo

NO MAPS
§1103.2(A)(6) · PRC §2696
Seismic Hazard Zone (Landslide/Liquefaction)
CGS Seismic Hazards

3
ADDITIONAL DISCLOSURES FLAGGED

1
CITY / COUNTY DISCLOSURES

2
ENVIRONMENTAL DATABASES WITH NEARBY SITES

SUBSTITUTED-DISCLOSURE ATTESTATION

This report is provided by The Disclosure Report as a third-party disclosure provider pursuant to **California Civil Code §1103.4**. The determinations herein are based on the most recent maps and datasets published by the agencies cited. Sellers and their agents may rely on this report as a substituted disclosure under §1103.7.The Disclosure Report maintains errors-and-omissions coverage as required.

The Disclosure Report · Issued September 30, 2026

TABLE OF CONTENTS

NATURAL HAZARD DISCLOSURE STATEMENT 1

AT-A-GLANCE SUMMARY 2

TABLE OF CONTENTS 3

CALIFORNIA NATURAL HAZARD DISCLOSURES 6

INCLUDED	MAP OF CALIFORNIA NATURAL HAZARD DISCLOSURES	5
OUT	SPECIAL FLOOD HAZARD AREA	6
IN	AREA OF POTENTIAL FLOODING / DAM INUNDATION	6
OUT	VERY HIGH FIRE SEVERITY ZONE	7
OUT	WILDLAND (FIRE) AREA	7
OUT	EARTHQUAKE FAULT ZONE	7
NO MAPS	LANDSLIDE SEISMIC HAZARD ZONE	7
NO MAPS	LIQUEFACTION SEISMIC HAZARD ZONE	8

CITY/COUNTY DISCLOSURES 12

OUT	CITY/COUNTY FLOOD HAZARD ZONE	12
OUT	CITY/COUNTY DAM INUNDATION	12
OUT	CITY/COUNTY FIRE HAZARD ZONE	12
OUT	CITY/COUNTY EARTHQUAKE FAULTS	13
OUT	CITY/COUNTY LIQUEFACTION SEISMIC HAZARD ZONE	13
OUT	CITY/COUNTY GEOHAZARD ZONE	13

ADDITIONAL DISCLOSURES 14

OUT	AB38 FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE	14
IN	AIRPORT INFLUENCE AREA	14
OUT	FAA APPROVED LANDING SITES (2 MILES)	15
IN	COMMERCIAL/INDUSTRIAL USE (1 MILE)	15
OUT	FORMER MILITARY ORDNANCE (1 MILE)	15
OUT	CALIFORNIA LAND CONSERVATION ACT (WILLIAMSON ACT)	15
OUT	TSUNAMI INUNDATION HAZARD AREA	15
OUT	MINING OPERATIONS (1 MILE)	16

OUT	CRITICAL HABITAT AREA	16
IN	SUSTAINABLE GROUNDWATER MANAGEMENT ACT	16
OUT	OIL & GAS WELLS (500 FT)	16
OUT	FOGHORN PROXIMITY DISCLOSURE	17

TAX INFORMATION 18

INCLUDED	TRANSFER FEE NOTICE	18
INCLUDED	NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL	18
OUT	PROPERTY ASSESSED CLEAN ENERGY (PACE) ASSESSMENT	18
OUT	1915 BOND ACT ASSESSMENT DISTRICT	18
OUT	MELLO-ROOS COMMUNITY FACILITIES DISTRICT	19
INCLUDED	DIRECT & SPECIAL ASSESSMENTS	21
INCLUDED	2025-26 PROPERTY TAX BILL BREAKDOWN	19

NOTICES & ADVISORIES 24

INCLUDED 19 STANDARD ADVISORIES 24

- Toxic Mold Addendum
- Megan's Law Notice
- Water-conserving Plumbing Fixtures
- Federal Flood Insurance Notice
- Abandoned Mines Advisory
- Oil and Gas Well Advisory
- California's 2016 Energy Efficiency Standards Advisory
- Duct Sealing and Testing Requirement Advisory
- Naturally Occurring Asbestos Advisory
- Carbon Monoxide Alarm Requirement Advisory
- Methamphetamine or Fentanyl Contaminated Property Disclosure
- Mudslide / Debris Flow Advisory
- Gas and Hazardous Liquid Transmission Pipelines Notice
- Wood Burning Heater Advisory
- Abandoned Wells Advisory
- Radon Gas Advisory
- Home Energy Efficiency Improvements Tax Credit Advisory
- Endangered Species Act Advisory
- Solar Energy Systems Notice

ENVIRONMENTAL DISCLOSURES 27

INCLUDED	EPA / CalEPA ENVIRONMENTAL DATABASE SCREENING	27

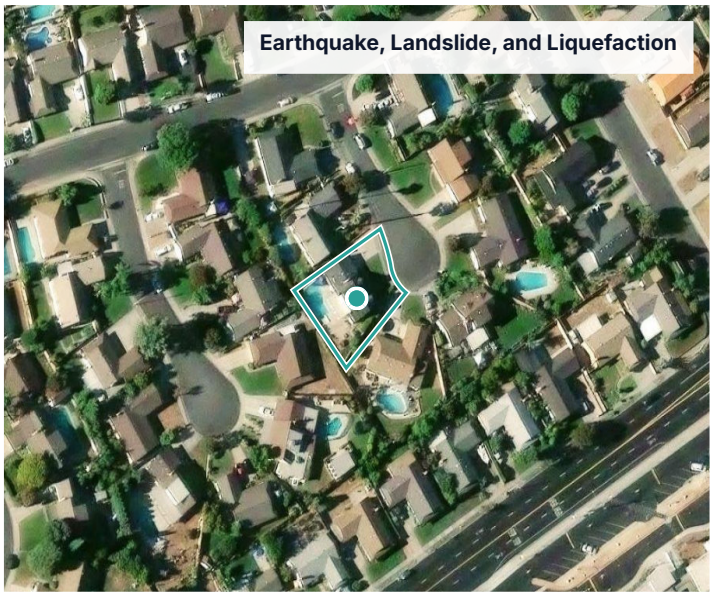
GOVERNMENT BOOKLETS 47

TERMS & CONDITIONS 48

HAZARD MAPS







Each color marks the boundary of that hazard zone. A shaded area is drawn on the maps above only where the subject property falls within the zone — a property clear of a hazard shows no shading for it.

Special Flood | Potential Flooding | Very High Fire | Wildland Area | Earthquake Fault | Landslide | Liquefaction

CALIFORNIA NATURAL HAZARD DISCLOSURES

Pursuant to the Natural Hazards Disclosure Act (California Civil Code sections 1103-1103.14), sellers of real property and their agents are required to provide prospective buyers with a "Natural Hazard Disclosure Statement" when the property being sold lies within one or more state-mapped hazard areas. In addition to the Natural Hazard Disclosure Statement, this report includes the following information to aid prospective buyers in understanding the purpose and potential impacts associated with the statutorily-required natural hazard disclosures.

SPECIAL FLOOD HAZARD AREA

The Federal Emergency Management Agency (FEMA) identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard and risk data. Flood hazard mapping is an important part of the National Flood Insurance Program (NFIP) because it serves as the basis for flood insurance requirements. Special Flood Hazard Areas are land areas that are at a high risk for flooding, meaning there is at least a one in four chance of flooding during a 30-year period. When a property is identified as a Special Flood Hazard Area, the cost and availability of flood insurance may be impacted.

Based on the maps examined, the subject property **IS NOT** located in a Special Flood Hazard Area.

AREA OF POTENTIAL FLOODING / DAM INUNDATION

The California Office of Emergency Services (CalOES) Dam Safety Program requires dam owners to submit copies of inundation maps developed by civil engineers to help determine if a property is within an inundation area. Inundation maps approximate the maximum water surface extents resulting from a complete dam breach and draining of the full reservoir, which can only be verified in the event of an actual dam breach. The actual risk of dam failure is not defined by the inundation maps. In addition to the inundation maps, the CalOES Dam Safety Program coordinates with other state and federal agencies to assure effective dam incident emergency response procedures and planning.

Based on the maps examined, the subject property **IS** located in an Area of Potential Flooding/Dam Inundation.

FIRE HAZARD SEVERITY ZONE CLASSIFICATION

CAL FIRE maps fire hazard severity in two classes, High and Very High, within each of two responsibility areas: State Responsibility Areas, where the state bears primary financial responsibility for wildfire protection, and local responsibility areas, where a city, county or fire district does. The classification drives building standards, defensible space obligations and, in many cases, the cost and availability of insurance.

Based on the maps issued by the California Department of Forestry and Fire Protection, this property is not mapped within a High or Very High Fire Hazard Severity Zone in either a State or a local responsibility area.

VERY HIGH FIRE SEVERITY ZONE

Very High Fire Hazard Severity Zones have been mapped by the California Department of Forestry and Fire Protection (CAL FIRE) to indicate areas with increased fire risk. Fire Hazard is a way to measure the physical fire behavior so that people can predict the damage a fire is likely to cause. Fire hazard measurements include the speed at which a wildfire moves, the amount of heat the fire produces, and most importantly, the burning fire brands that the fire send ahead of the flaming front. Fire Hazard maps are used to guide building construction standards, defensible space clearance around buildings, and property development standards. A Very High Fire Hazard Severity Zone may fall within either a local responsibility area or a State Responsibility Area — see the separate Wildland (Fire) Area determination below.

Based on the maps examined, the subject property **IS NOT** located in a Very High Fire Severity Zone.

WILDLAND (FIRE) AREA

The State of California Department of Forestry and Fire Protection (CAL FIRE) designates the Wildland Area or State Fire Responsibility Areas (SRA). SRA lands are those where the State of California is financially responsible for the prevention and suppression of wildfires. Owners of habitable structures located in areas identified as SRA lands may pay a State Responsibility Area Fire Prevention Fee (SRA Fee), which is used to fund a variety of fire prevention activities including fuel reduction projects, evacuation routes, and infrastructure. Fee Payers are still responsible for paying SRA Fee bills that were generated prior to July 1, 2017. No new bills for periods on or after July 1, 2017 will be generated after July 1, 2017.

Based on the maps examined, the subject property **IS NOT** located in a Wildland (Fire) Area.

EARTHQUAKE FAULT ZONE

The Alquist-Priolo Earthquake Fault Zoning Act (AP Act) was passed into law following the destructive 1971 San Fernando earthquake. The AP Act provides a mechanism for reducing losses from surface fault rupture projects on a statewide basis. The intent of the AP Act is to ensure public safety by prohibiting the siting of most structures for human occupancy across traces of active faults that constitute a potential hazard to structures from surface faulting or fault creep. Earthquake Fault Zone maps are delineated and compiled by the California State Geologist. This report is not a substitute for a fault study conducted by a State Licensed geologist.

Based on the maps examined, the subject property **IS NOT** located in an Earthquake Fault Zone.

LANDSLIDE SEISMIC HAZARD ZONE

Landslide Seismic Hazard Zones are regulatory zones that encompass areas prone to earthquake-induced landslides. If a property is identified as part of a Landslide Seismic Hazard Zone, it means the state has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Landslide Seismic Hazard Zones, undeveloped properties are required to obtain a site-specific investigation by a licensed engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted. The Natural Hazards Disclosure Act requires the State Geologist to establish regulatory zones and to issue appropriate maps to all affected cities, counties and state agencies for their use in planning and controlling construction and development.

Based on the maps examined, the subject property **IS NOT MAPPED**. (CGS has not yet released regulatory zone maps for this quadrangle.)

LIQUEFACTION SEISMIC HAZARD ZONE

Liquefaction Seismic Hazard Zones are regulatory zones that encompass areas prone to liquefaction or the failure of water-saturated soil. If a property is identified as part of a Liquefaction Seismic Hazard Zone, it means the state has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Liquefaction Seismic Hazard Zones, undeveloped properties are required to obtain a site-specific investigation by a licensed engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted.

Based on the maps examined, the subject property **IS NOT MAPPED**. (CGS has not yet released regulatory zone maps for this quadrangle.)

LOCAL AND SUPPLEMENTAL HAZARD DISCLOSURES

Beyond the six statutory hazards above, this report screens additional official maps that supplement them. Each finding below is drawn from a determination made elsewhere in this report; the detail, the source and the mapping caveats accompany those determinations. Supplemental findings are not part of the Civil Code section 1103.2 statutory disclosure.

Supplemental Flood Hazard

Based on the supplemental maps screened, this property is not within any mapped area in this category.

Supplemental Fire Hazard

Based on the supplemental maps screened, this property is not within any mapped area in this category.

Supplemental Earthquake Fault Hazard

No supplemental map beyond the statutory Alquist-Priolo Earthquake Fault Zone determination was available for this property.

Supplemental Seismic / Geologic Hazard

Based on the supplemental maps screened, this property is not within any mapped area in this category.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0040
Expires: 02-28-2027

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

SECTION I — LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS	2. COLLATERAL DESCRIPTION (Property)	
—	**4376 DRURY COURT, RIVERSIDE, CA 92505**	
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED
—	—	**$0 (not required)**

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
RIVERSIDE, CITY OF	**RIVERSIDE**	**CA**	**060260**

B. NFIP DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map / Community-Panel Number	2. Panel Effective/Revised Date	3. Is there a Letter of Map Change (LOMC)?
06065C0715G	**08/28/08**	☒ NO ☐ YES
4. Flood Zone	5. No NFIP Map	
X	☐ No NFIP map published for this community	

C. FEDERAL FLOOD INSURANCE AVAILABILITY

☒ 1. Federal Flood Insurance is available (community participates in the NFIP). ☒ Regular Program ☐ Emergency Program
☐ 2. Federal Flood Insurance is not available (community does not participate in the NFIP).
☐ 3. Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA).

D. DETERMINATION

IS BUILDING/MOBILE HOME IN A SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING "A" OR "V")? ☐ YES ☒ NO

If NO, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any FEMA revisions to it, and other information needed to locate the building/mobile home on the NFIP map.

E. COMMENTS

This flood determination is provided to the lender pursuant to the Flood Disaster Protection Act. It should not be used for any other purpose.

Item C3 determined against the parcel boundary: no part of the parcel lies within a Coastal Barrier Resources System unit or Otherwise Protected Area.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER	DATE OF DETERMINATION
The Disclosure Report Flood Determination Services info@tdrnhd.com (800) 878-2147	**09/30/26** Flood Cert #: 007812-RIV-TDR

NOTICE TO BORROWER NOT IN SPECIAL FLOOD HAZARD AREA

Property Location: **4376 DRURY COURT, RIVERSIDE, CA 92505** Notice Date: **09/30/26**

NFIP Community: **RIVERSIDE, CITY OF**

Attached is the completed Standard Flood Hazard Determination Form indicating that the improved real estate or mobile home securing the loan is **not** located in an area designated by FEMA as a Special Flood Hazard Area (SFHA). As a result, you will not be required to obtain mandatory flood insurance in connection with the making of this loan.

However, the property may be near an SFHA. You or your lender may want to consider the advisability of obtaining flood insurance at reduced rates. You should check with your insurance agent or company as to the coverage types and amounts available.

If, during the term of the loan, the property is re-mapped by FEMA into an area having special flood hazards, you will be so notified and advised that you must obtain flood insurance. If you fail to purchase such insurance within 45 days after notification, the lender may purchase it on your behalf at your expense, as authorized under the Flood Disaster Protection Act of 1973, as amended.

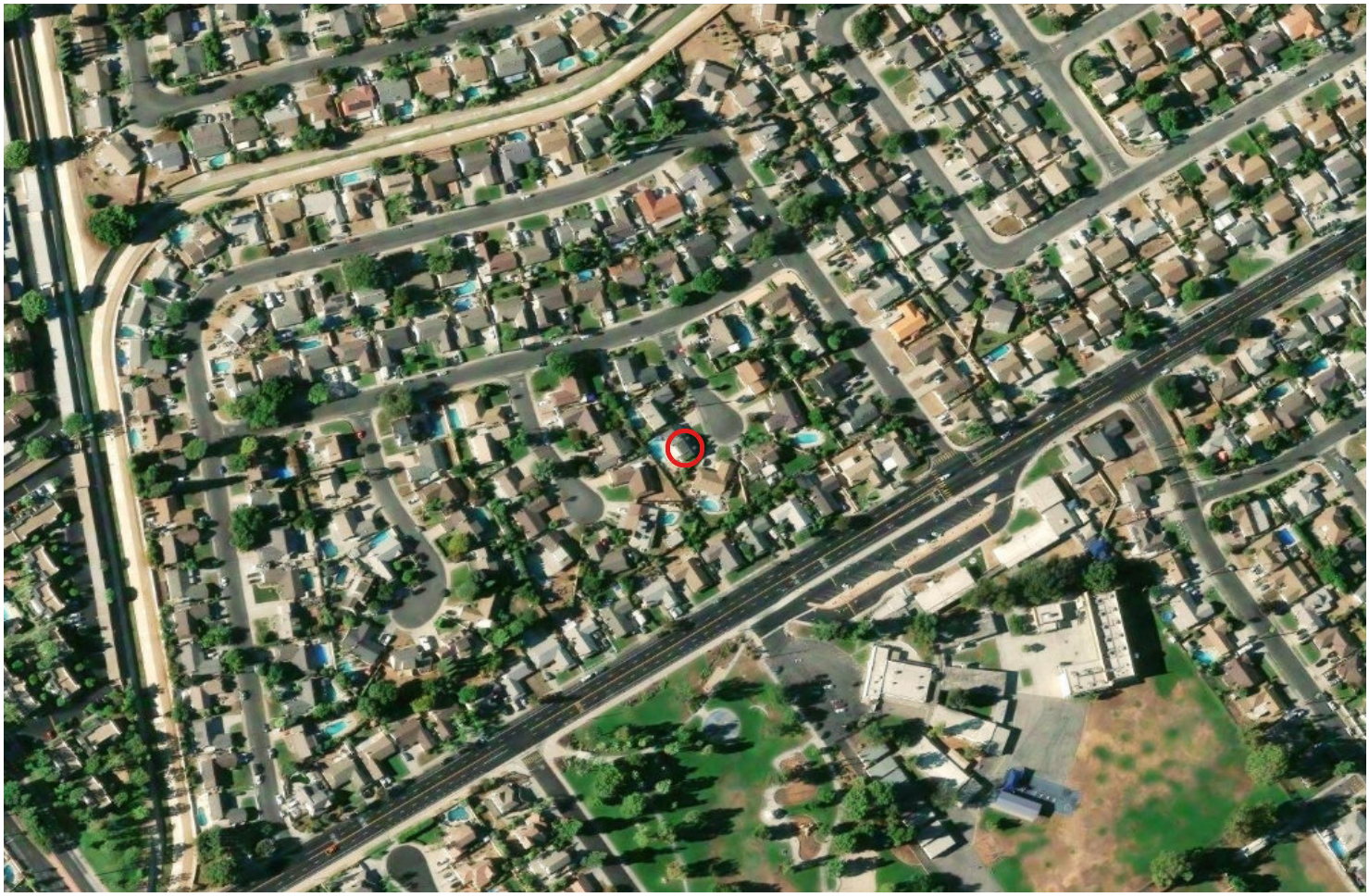
Borrower/Applicant Date

Borrower/Applicant Date

4376 DRURY COURT, RIVERSIDE, CA 92505

Flood Cert #	Flood Zone	CBRA/OPA
007812-RIV-TDR	**X**	**NO**

Community	FEMA Map	Map Date
RIVERSIDE, CITY OF (060260)	**06065C0715G**	**08/28/08**



Property is NOT within a Special Flood Hazard Area boundary.

This map is an approximation of the FEMA Flood Insurance Rate Map (FIRM), provided for illustrative purposes only. Properties near an SFHA may require a site survey to determine the exact location of structures relative to the flood zone. All spatial information is approximate. Prepared by The Disclosure Report.

CITY / COUNTY DISCLOSURES

Although not required by the Natural Hazard Disclosure Act (California Civil Code sections 1103-1103.14), this report provides the following information which is in addition to and intended to supplement the information disclosed by the Natural Hazard Disclosure Statement. In some cases, local agencies may apply more restrictive criteria in determining hazard zones than required by state law. If the subject property is located within one of the following hazard zones, the buyer is advised to contact the appropriate City or County Planning Department regarding any possible building restrictions.

CITY/COUNTY FLOOD HAZARD ZONE

City and County flood zones include information in addition to, or different from, the areas mapped on Flood Insurance Rate Maps by the Federal Emergency Management Agency. These can include but are not limited to significant run-off events, tsunamis, seiches/inland lake tsunamis, historical flood data and additional dike failure hazards. If a portion or all of the property is located within one of these hazard areas, lending institutions may require flood insurance.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY/COUNTY DAM INUNDATION

An Inundation map shows flooding that could result from a hypothetical failure of a dam or its critical appurtenant structure. In 2017, the California Legislature passed a law requiring all state jurisdictional dams, except low hazard dams, to develop inundation maps and emergency action plans. California Government Code section 65302 (g) includes the requirements that should be addressed in a community's general plan safety element, including subsection (1), Dam Failure. While Dam Inundation is required for the Natural Hazard Disclosure at the state level, some cities and counties have made information available to the public regarding dams within their jurisdiction.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY/COUNTY FIRE HAZARD ZONE

Local agencies may include or exclude certain areas from the requirements of California Government Code Section 51182, which requires imposition of fire prevention measures on property owners, so long as a finding supported by substantial evidence in the record demonstrates that those requirements either are, or are not necessary for effective fire protection within the area. In most cases, if a property is in a Fire Hazard Area, insurance rates may be affected, and the seller may be required to provide specific disclosures in accordance with AB 38.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY/COUNTY EARTHQUAKE FAULTS

Local jurisdictions often have higher standards than the State of California for identifying earthquake faults. Those jurisdictions manage their own maps which indicate whether active or potentially active faults exist according to those standards. Additionally, many local jurisdictions require geologic studies before any significant development or construction and may restrict certain types of development and/or construction.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY/COUNTY LIQUEFACTION SEISMIC HAZARD ZONE

Liquefaction Seismic Hazard Zones are regulatory zones that encompass areas prone to liquefaction or the failure of water-saturated soil. If a property is identified as part of a Liquefaction Seismic Hazard Zone, it means the city or county has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY/COUNTY GEOHAZARD ZONE

Cities and Counties monitor geologic hazards for various planning and building permitting standards. These geologic hazards may include Coastal Bluff Zones, Fault Zones, Landslide zones, liquefaction zones, and areas prone to sliding. If the subject property is in a geohazard area, please view the additional information below provided by the agency.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY POINT-OF-SALE & TRANSFER DISCLOSURES

Many California cities impose point-of-sale or transfer obligations beyond state law — upgrade-on-sale retrofits, sewer-lateral compliance, water-conservation certificates, documentary transfer taxes, rent-control disclosures, and local hazard overlays. The following reflects city-level obligations on record for Riverside. Requirements can change; the buyer is advised to confirm with the city before close of escrow.

REQUIRED City Documentary (Real Property) Transfer Tax — Charter Rate · Transfer Tax

Riverside Municipal Code Ch. 3.12 (Documentary Stamp Tax)

City of Riverside is a CHARTER city levying its own real property/documentary transfer tax of $1.10 per $1,000 of value, on top of the $1.10/$1,000 county rate, for a combined $2.20 per $1,000 (i.e., $1.10 per $500) — double the standard general-law $1.10/$1,000 total. Tax due at recording of the conveyance; declaration required. Only IE city in Riverside/San Bernardino counties with an additional city-level transfer tax (all 51 other cities are at the standard $0.55/$500). Per CaliforniaCityFinance.com transfer-tax chart eff. 12/01/2025.

https://librarystage.municode.com/ca/riverside/codes/code_of_ordinances?nodeId=PTIICOOR_TIT3REFI_CH3.12DOSTTA

ADDITIONAL DISCLOSURES

AB38 FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE

In 2007, CalFire mapped the State into various Fire Hazard Severity Zones consisting of Moderate, High, or Very High Fire Hazards. Homes located in High and Very High Fire Hazard zones have special Fire Hardening and Defensible Space requirements. As of January 1, 2025, sellers in such zones must also provide documentation of compliance with Public Resources Code §4291 defensible space, OR contractually obligate the buyer to obtain it (per AB-38's deferred clause).

Fire Hardening consists of various building standards or retrofits that protect the home itself from catching fire. Embers produced by nearby wildfires can ignite vulnerable areas of a home if the structure is not properly adapted. Replacing wood or combustible building materials with non-combustible materials, covering vents and rain gutters with metal mesh, dual paned windows with tempered glass, as well as having walls, decks, and other exterior surfaces made of non-combustible materials are all examples of building standards or retrofits that can harden a home against wildfires.

For an extensive list of steps to harden a home, visit:
https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/

Properties within High and Very High Fire Hazard Severity Zones are required to comply with defensible space rules for the safety of the property. Defensible space consists of two zones; one for the area within 50 feet of the structure, and one for the area within 100 feet of the structure. Each zone requires homeowners to take specific measures to keep a nearby fire away from structures. Requirements for defensible space zones consist of horizontal and vertical spacing between plants and the structure or other plants, removal of dead plants, grass, and weeds, keeping woodpiles at least 50 feet away from the structure, as well as various other ways to landscape the area within 100 feet of structures.

For a complete list of requirements for each zone, visit:
https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/defensible-space/

If the property is in a High or Very High Fire Hazard Severity Area and was built before January 1, 2010, we recommend the seller include a Home Fire Hardening Disclosure and Advisory like C.A.R. Form FHDS to satisfy the seller's disclosure requirements regarding Home Fire Hardening. The seller may also obtain an inspection through CalFire regarding compliance with applicable defensible space and fire hardening requirements.

Property Address: 4376 Drury Court, Riverside, CA 92505

Property County: Riverside

Parcel Number (APN): 142-073-014

Based on the maps examined, the subject property **IS NOT** located in a High or Very High Fire Hazard Severity Area.

AIRPORT INFLUENCE AREA

Pursuant to California Civil Code Section 1103.4, notice to potential buyers is required if a property is encompassed within an airport influence area, which is defined as "an 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." Airport influence area maps come from county Airport Land Use Commissions (ALUCs).

Based on the maps examined, the subject property **IS** located in an Airport Influence Area (Riverside).

FAA APPROVED LANDING SITES (2 MILES)

Aircraft landing facilities reported here are those owned by the United States federal government (military aviation) and public and privately owned civil and commercial aviation facilities identified by the Federal Aviation Administration. Private landing facilities with restricted public access, glider ports, facilities without a current FAA location identifier, and airports outside California are not included.

A property need not lie within a mapped airport influence area, or within a few miles of a landing facility, to be exposed to noise, vibration, odors or overflight associated with aircraft operations. No finding or opinion is expressed or implied regarding take-off and landing patterns, the noise levels experienced at the subject property, or the impact of any planned or approved airport expansion.

Based on the records examined, the subject property **IS NOT** located within 2 miles of an FAA Approved Landing Site.

COMMERCIAL/INDUSTRIAL USE ZONE (1 MILE)

Pursuant to California Civil Code Section 1102.17, certain sellers of residential real property who have actual knowledge that the property is adjacent to, or zoned to allow, an industrial use must give written notice of that knowledge.

Based on the maps examined, the subject property **IS** located within 1 mile of a property zoned for commercial/industrial use (nearest commercial zoning in Riverside ~0.18 miles away).

FORMER MILITARY ORDNANCE SITE (1 MILE)

California Civil Code Section 1102.15 requires certain sellers of residential real property who have actual knowledge of any former federal or state ordnance locations within one mile of the subject property to give written notice of that knowledge as soon as practicable before transfer of title.

Based on the records examined, the subject property **IS NOT** located within 1 mile of a Former Military Ordnance (FUDS) Site.

CALIFORNIA LAND CONSERVATION ACT ("WILLIAMSON ACT")

The California Land Conservation Act of 1965, also known as the Williamson Act, allows for voluntary contracts between landowners and local governments that restrict parcels of land to agricultural or open space use in exchange for reduced property tax assessments. A Williamson Act contract is initially for a minimum term of ten years.

Based on the records examined, the subject property **IS NOT** located in a California Land Conservation Act ("Williamson Act") contract.

TSUNAMI INUNDATION HAZARD AREA

A tsunami is a sea wave typically generated by a submarine earthquake, but may be caused by an offshore landslide or volcanic action. Properties located along the California coastline have a potential for inundation from a tsunami. Although early warning systems may provide sufficient warning from distant tsunamis, near-shore generated tsunamis may reach the coast in a matter of minutes.

Based on the maps examined, the subject property **IS NOT** located in a Tsunami Inundation Hazard Area.

MINING OPERATIONS (1 MILE)

The California Department of Conservation, Office of Mine Reclamation, maintains a database of map coordinate data submitted annually by mine operators in the State. Section 1103.4 of the California Civil Code requires notice if a property is within one mile of a mine operation.

Based on the records examined, the subject property **IS NOT** located within 1 mile of a Mining Operation.

CRITICAL HABITAT AREA

The California Endangered Species Act establishes critical habitats for any species listed under the Act. A critical habitat is defined as a specific area within the geographical area occupied by the species at the time of listing, if the area contains physical or biological features essential to conservation.

Based on the records examined, no indication was found that the subject property is located in a Critical Habitat Area.

This disclosure also depends on the seller's actual knowledge. Buyers should confirm with the appropriate local agency where applicable.

SUSTAINABLE GROUNDWATER MANAGEMENT ACT

The Sustainable Groundwater Management Act (SGMA) provides local agencies with a framework for managing groundwater basins in a manner ensuring basin resiliency and benefiting both present and future generations.

Based on the maps examined, the subject property **IS** located in a basin identified by the Sustainable Groundwater Management Act (UPPER SANTA ANA VALLEY - RIVERSIDE-ARLINGTON).

OIL AND GAS WELLS PROXIMITY DISCLOSURE

The California Geologic Energy Management Division (CalGEM) maintains a database of all active, idle, and plugged oil and gas wells statewide. Properties within 500 feet of an active well may be subject to noise, vibration, fumes, and other inconveniences. Recent legislation (SB-1137) restricts new oil and gas drilling within 3,200 feet of homes, schools, and healthcare facilities.

Based on the CalGEM WellSTAR database, the subject property **IS NOT** within 500 ft of an oil or gas well.

RADON GAS POTENTIAL

Radon is a naturally occurring, colorless, odorless radioactive gas produced by the breakdown of uranium in soil, rock, and water. It can accumulate indoors and is a recognized health concern. The U.S. EPA Map of Radon Zones classifies each county by its predicted average indoor radon screening level: Zone 1 (High, at or above 4 pCi/L — the EPA action level), Zone 2 (Moderate, 2 to 4 pCi/L), and Zone 3 (Low, below 2 pCi/L). The zone is a screening indicator only; actual indoor levels vary by structure and can only be confirmed by testing.

Based on the EPA Map of Radon Zones, the subject property's county is classified as **EPA Radon Zone 3 (Low Potential)**. Zone 3 counties have a predicted average indoor radon screening level below 2 pCi/L.

CALIFORNIA COASTAL ZONE

The California Coastal Zone is the area of state jurisdiction established by the California Coastal Act of 1976 and administered by the California Coastal Commission. Development within the Coastal Zone generally requires a Coastal Development Permit and may be subject to enhanced review and disclosure. The Coastal Zone boundary is defined by the Coastal Commission and generally extends inland from the mean high tide line.

Based on the maps examined, the subject property **IS NOT** located within the California Coastal Zone.

PETROCHEMICAL COMPLEX AREA

The California Geologic Energy Management Division (CalGEM) maintains the administrative boundaries of every designated oil and gas field in the State. Property located within a designated field boundary lies within an active or historic petrochemical production area, which may involve wells, gathering lines, and related infrastructure. Buyers concerned about proximity to petrochemical operations should review the CalGEM Well Finder and consult the field operator.

Based on the maps examined, the subject property **IS NOT** located within a Petrochemical Complex Area.

FOGHORN PROXIMITY DISCLOSURE

Foghorns are navigational aids used to assist mariners in periods of reduced visibility and are maintained by the Coast Guard. Foghorns range from 140-150 decibels, a volume that can be heard from 3-5 miles away depending on conditions.

Based on the records examined, no indication was found that the subject property is located within 5 miles of an operational Foghorn.

This disclosure also depends on the seller's actual knowledge. Buyers should confirm with the appropriate local agency where applicable.

TAX INFORMATION

TRANSFER FEE NOTICE

This is commonly known as a "Private Transfer Tax." It is a fee imposed by a private entity such as a property developer, home builder, or home owner association, when a property within a certain type of subdivision is sold or transferred. A private transfer fee may also be imposed by an individual property owner. Private transfer fees are different from city or county Documentary Transfer Taxes. Private Transfer Fees may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property.

California Civil Code Section 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 as a result of transfer of the real property.

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.

NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL

California Civil Code §1102.6c states that the seller, or his or her agent, is responsible for delivering notice specifying information about supplemental tax assessments. California property tax law requires the Assessor to revalue real property at the time of ownership change. You may receive one or two supplemental tax bills depending on when your loan closes. Supplemental tax bills are not mailed to your lender; if you have arranged for tax payments to be paid through an impound account, the supplemental bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

PROPERTY ASSESSED CLEAN ENERGY (PACE) ASSESSMENT

Property Assessed Clean Energy (PACE) Assessments are contractual assessment liens against the property for financing energy efficiency and renewable energy improvements on private property. PACE assessments are a debt of property, meaning the debt is tied to the property as opposed to the owner of the property. Some lending institutions may require that any PACE assessments be paid off before lending money in a real estate transaction. This report discloses any PACE assessments that are included on the most recent property tax roll published by the county.

Based on the most recent property tax roll examined, the subject property **HAS NO RECORDED** PACE Assessment.

Note: A PACE assessment can also be recorded between annual tax-roll publications. Per Streets & Highways Code §5898.24, a definitive determination may require a county recorder lien search. Buyers are advised to confirm through the preliminary title report.

1915 IMPROVEMENT BOND ACT ASSESSMENT DISTRICT

A 1915 Bond Act Assessment District is a public improvement financing tool under the Improvement Bond Act of 1915 (Streets and Highways Code §8500 et seq.). Per Civil Code §1102.6b, the seller must make a good-faith effort to obtain notice of any continuing fixed-lien assessment from the local agency and deliver it to the buyer.

Based on the most recent property tax roll examined, the subject property **IS NOT** shown within a 1915 Improvement Bond Act Assessment District.

Note: Fixed-lien assessments under the 1915 Act are levied as direct charges on the tax bill. Per Civil Code §1102.6b, the seller should confirm any continuing assessment with the local agency and deliver notice to the buyer.

SPECIAL TAX AND ASSESSMENT NOTICE RIGHTS

California gives a buyer of property subject to a Mello-Roos special tax specific rights to information, and which rights apply depends on who is selling.

If you are buying in a new subdivision, from the subdivider

Government Code §53341.5 requires the subdivider, or their agent, to give you a notice headed "NOTICE OF SPECIAL TAX" before you sign a purchase contract, deposit receipt, or a lease longer than five years. That notice carries a right to cancel: you may terminate the contract or deposit receipt within THREE DAYS of receiving the notice in person, or within FIVE DAYS of it being deposited in the mail, by giving written notice of termination. You are also asked to sign an acknowledgement that you received the notice before entering into the contract. A willful failure to give it exposes the seller to your actual damages and a civil penalty.

If you are buying an existing home (a resale)

Civil Code §1102.6b applies instead, and it does NOT carry a three-day or five-day right to cancel. It is the provision that covers all three of the obligations in this section — a Mello-Roos special tax, a fixed-lien assessment collected in installments to secure Improvement Bond Act of 1915 bonds, and a contractual assessment program such as PACE. It requires the seller to make a good faith effort to obtain a disclosure notice from each agency that levies one, and to deliver it to you, so far as the agency makes such notices available.

For a Mello-Roos special tax the statute further specifies what that notice must contain: the name of the district, the annual tax due for the current tax year, the maximum tax that may be levied against the property in any year, the percentage by which that maximum may increase per year, and the date until which the tax may be levied. Ask for it, and compare it against the figures in this report.

What happens if a special tax or assessment goes unpaid

A Mello-Roos special tax or a 1915 Act assessment that is not paid when due can lead to foreclosure, and the property may be sold to satisfy the obligation. By statute the lien is senior to private liens such as mortgages and deeds of trust, even where the mortgage was recorded first. Unlike an ordinary county tax sale, which requires a five-year wait, this foreclosure can be started within months of a delinquency.

MELLO-ROOS COMMUNITY FACILITIES DISTRICT

A Community Facilities District (CFD) under the Mello-Roos Community Facilities Act of 1982 (Gov. Code §53311 et seq.) finances public infrastructure and services via a special tax levied on properties within the district. Per Civil Code §1102.6b, the seller must make a good-faith effort to obtain the CFD Notice of Special Tax from the local agency and deliver it to the buyer. This Notice must include the CFD name, current-year tax, maximum tax, annual escalation cap, and end date.

NOTE: An NHD report does not satisfy the §1102.6b CFD notice requirement; the seller must still obtain the formal Notice of Special Tax from the local agency.

Based on the data examined, the subject property **IS NOT** within a Mello-Roos Community Facilities District.

2026-27 PROPERTY TAX BILL BREAKDOWN

THESE FIGURES ARE FOR THE PARCEL THIS PROPERTY SITS ON

No assessment is recorded against this address separately. The charges shown below are the secured property tax charges for Assessor's Parcel Number 142-073-014, 4376 DRURY CT, RIVERSIDE, which is the parcel this property is located on, and they cover that entire parcel rather than this property alone. Where a parcel contains multiple homes, sites or units, no part of these charges should be read as the amount payable for this property.

A manufactured or mobile home on such a parcel is either assessed separately under its own Assessor's Parcel Number, which is not indexed to this address and is not reflected below, or is registered with the California Department of Housing and Community Development and pays an annual licence fee in place of county property tax, which does not appear on any county tax bill. Confirm the home's registration and assessment status with the County Assessor and with HCD.

This is an estimate of the original secured property tax bill charges for the parcel identified above, using information obtained from the County on a given date. Changes made by the County or by the underlying public agencies levying charges against the parcel after the date of this Report may not be reflected in this Report.

Under California Proposition 13, property tax bills are categorized into three components: General Tax Levy (1% ad valorem), Voted Indebtedness (general obligation bonds), and Direct Charges & Special Assessments (CFDs, 1915 Act, PACE, sewer, vector, lighting).

Assessor's Parcel Number (APN)	**142-073-014**
Owner of Record	**PATSY NEILSON DEAN**
Total Assessed Value	**$90,350**
Land Value	**$11,514**
Improvement Value	**$78,836**
Tax Year	**2027**
Annual Tax Amount	**$1,060**

GENERAL AD VALOREM TAXES

General Tax Levy — Prop 13 (1% of assessed value)	**$903.50**
Voter-Approved Indebtedness (general obligation bonds)	**$122.66**

DIRECT & SPECIAL ASSESSMENTS

The following non-ad-valorem direct charges and special assessments are levied on the property tax bill. Each is collected by the county on behalf of the levying agency or its special-tax administrator; contact the agency below with questions about a specific charge.

ASSESSMENT NAME	CONTACT AGENCY	CONTACT NUMBER	LEVY
FLD CNTL STORMWATER/CLEANWATER	Spicer Consulting Group	(866) 504-2067	**$3.74**
CSA 152-RIVERSIDE STORMWATER	—	—	**$10.00**
RIVERSIDE LTG DIST	—	(800) 439-6553	**$31.44**
NW MOSQUITO & VECTOR CONT DIST	—	—	**$2.24**
MWD STANDBY WEST	Willdan Financial Services	(866) 807-6864	**$9.22**
Total direct & special assessments			**$56.64 / yr**

PROPERTY TAX DESCRIPTIONS

Basic Property Taxes

The Basic Levy is the primary property tax charged by the county on behalf of government agencies. Under Proposition 13 (Article XIII A, section 1 of the California Constitution), the maximum ad valorem tax on real property may not exceed one percent of the property's full cash value. Proceeds are divided by the county and help fund most functions that state, county, city and other local agencies provide.

Voter Approved Taxes

Voter-approved debt is levied on a parcel and calculated from its assessed value. Article XIII A, section 1(b) allows an ad valorem tax above the one percent limit to service bonded indebtedness approved by the voters: debt approved before July 1978, bonds for the acquisition or improvement of real property approved since by two-thirds of those voting, and school and community college facility bonds approved by 55 percent, whose proceeds are restricted to constructing, rebuilding, rehabilitating or replacing facilities and may not be spent on other purposes such as teacher and administrator salaries. Separately, under Article XIII A, section 4, a city, county or special district may impose a special tax only with a two-thirds vote of its qualified electors. Because these charges are value-based, the amount changes when the property is reassessed.

Direct Assessments

Direct assessments are charges levied by an agency for a specific benefit or service — Mello-Roos special taxes, 1915 Act assessments, PACE assessments, sewer, water, lighting, vector control and landscaping among them. They are NOT based on the property's assessed value, so they do not change when the property is reassessed on sale, and a Proposition 13 reassessment neither raises nor lowers them. Increases or modifications are subject to public notice and hearing requirements; under Proposition 218 (Article XIII D) a new or increased assessment generally requires notice to the record owners and a ballot proceeding in which the ballots are weighted by each parcel's proportional financial obligation. Further information is available from the agency levying the assessment.

ESTIMATED ANNUAL TAX

General Ad Valorem (Prop 13 1% + voter-approved bonds)	$1,026
Direct & Special Assessments	$57
Total Estimated Annual Tax	**$1,083**

The following worksheet has two sections to help buyers estimate their property taxes and supplemental tax bills. It is for estimation purposes only and is not a substitute for the County's property tax bill. Supplemental tax bills are not paid through escrow and are not accounted for in a mortgage lender's impound account. Undeveloped properties, and any exemptions that may apply, are not reflected in these estimates.

PROPERTY TAX ESTIMATOR

Estimate the total annual property tax after a sale: multiply the estimated purchase price by this parcel's effective ad valorem tax rate to get the estimated ad valorem tax, then add the direct & special assessments (which include any Mello-Roos and 1915 Bond Act assessments).

Estimated Purchase Price (buyer-supplied)	$ _____
× Estimated Ad Valorem Tax Rate	0.0113576
= Estimated Ad Valorem Tax (Purchase Price × Rate)	$ _____
+ Direct Assessments Total (includes Mello-Roos and 1915 Bond Act Assessments)	$56.64
= Total Estimated Annual Tax Amount after sale	**$ _____**

SUPPLEMENTAL TAX BILL ESTIMATOR

When ownership changes, the Assessor re-values the property and issues a supplemental tax bill for the difference between the new value (typically the purchase price) and the current net taxable value, prorated from the close of escrow. Enter the purchase price to estimate the full-year supplemental tax using this parcel's figures:

Estimated Purchase Price (buyer-supplied)	$ _____
Less: Current Net Taxable Value (NTV)	$90,350
= Supplemental Assessed Value	$ _____
× Estimated Ad Valorem Tax Rate	0.0113576
= Estimated Full-Year Supplemental Tax	**$ _____**

Note: The supplemental bill is prorated by the number of months remaining in the fiscal year after the close-of-escrow month, so the amount you actually owe will be less than the full-year figure unless escrow closes in July. You may receive one or two supplemental bills depending on the close date. This is an estimate only — the Assessor's enrolled value governs.

Closing-Month Proration Factor — multiply the Estimated Full-Year Supplemental Tax above by the factor for the month escrow closes to estimate the prorated first supplemental bill.

CLOSING MONTH	FACTOR	CLOSING MONTH	FACTOR
January	**0.4167**	July	**0.9167**
February	**0.3333**	August	**0.8333**
March	**0.2500**	September	**0.7500**
April	**0.1667**	October	**0.6667**
May	**0.0833**	November	**0.5833**
June	**1.0000**	December	**0.5000**

NOTICES & ADVISORIES

TOXIC MOLD ADDENDUM

Health & Safety Code §26100 requires disclosure of the presence of mold in the property if visible. Mold can grow in any wet or damp area of a home and may cause serious health problems including respiratory illness, allergic reactions, and chronic conditions. Buyers are encouraged to inspect for visible mold and water damage and request a professional inspection if any is found.

METHAMPHETAMINE OR FENTANYL CONTAMINATED PROPERTY DISCLOSURE

Health & Safety Code §25400.28 applies where a local health officer has issued an order under §25400.25 concerning methamphetamine or fentanyl contamination. Until the officer issues a notice that no further action is required, the property owner must notify a prospective buyer in writing of the pending order and provide a copy of it. The duty runs from the order and is not lifted until the health officer clears the property. Local health authorities maintain the records.

MEGAN'S LAW NOTICE

Pursuant to California Penal Code §290.46, information about specified registered sex offenders is made available to the public via an internet website maintained by the Department of Justice at https://www.meganslaw.ca.gov. Depending on an offender's criminal history, that information will include either the address at which the offender resides or the community of residence and ZIP Code in which the offender resides. Under Civil Code §2079.10a, once this notice is given, a seller or broker is not required to provide any further information about the proximity of registered offenders; the section does not alter any duty arising under other law. This report does not search that database. Buyers who wish to know whether registered offenders live in the vicinity should search it themselves.

MUDSLIDE / DEBRIS FLOW ADVISORY

Property located on or below a slope, or downstream of a recently burned watershed, may be subject to mudslides and debris flows. Heavy or sustained rainfall can mobilize saturated soil, rock and vegetation and carry it downhill at speed, and the risk is sharply elevated for several years after a wildfire removes stabilizing vegetation. Standard homeowners policies generally exclude damage from earth movement, and flood insurance may not cover all of it. Buyers should consult a geotechnical professional and their insurer regarding slope stability, drainage and coverage.

WATER-CONSERVING PLUMBING FIXTURES

California Civil Code §1101.4 and §1101.5 require any properties built on or before January 1, 1994 — single-family, multifamily, and commercial — to have water-conserving plumbing fixtures including toilets, urinals, showerheads, and faucets. Sellers must disclose whether the property's plumbing fixtures meet these standards.

GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE

California Civil Code §2079.10.5 requires the seller of residential real property to disclose the location of any gas or hazardous liquid transmission pipelines. The National Pipeline Mapping System is available at https://www.npms.phmsa.dot.gov for buyers to research pipelines in their area.

FEDERAL FLOOD INSURANCE NOTICE

Even if your property is not in a FEMA-designated Special Flood Hazard Area, flooding can still occur. The National Flood Insurance Program (NFIP) offers flood insurance to homeowners, renters, and business owners in participating communities. Visit https://www.floodsmart.gov for more information.

WOOD BURNING HEATER ADVISORY

California Health & Safety Code §41960 restricts the installation of new wood-burning fireplaces, stoves, and inserts in many California air quality districts. Existing wood burners must comply with EPA Phase II emissions standards. Buyers should verify compliance with local air quality regulations.

ABANDONED MINES ADVISORY

California has thousands of abandoned mine features including shafts, adits, and pits that may present physical hazards. The California Department of Conservation maintains a map of known abandoned mine features at https://maps.conservation.ca.gov.

ABANDONED WELLS ADVISORY

Abandoned water and oil/gas wells can pose physical and environmental hazards. The State Water Resources Control Board and CalGEM maintain databases of well locations. Buyers should investigate whether any abandoned wells are present on the property.

OIL AND GAS WELL ADVISORY

Properties located near active or idle oil and gas wells may be subject to noise, vibration, fumes, and other inconveniences. The California Geologic Energy Management Division (CalGEM) maintains a database of all wells at https://www.conservation.ca.gov/calgem.

RADON GAS ADVISORY

Radon is a naturally occurring radioactive gas that can accumulate in homes and cause lung cancer. The U.S. EPA recommends testing all homes below the third floor. Visit https://www.epa.gov/radon for testing information.

CALIFORNIA'S 2016 ENERGY EFFICIENCY STANDARDS ADVISORY

California's 2016 Building Energy Efficiency Standards (Title 24) require new homes and major renovations to meet specific energy efficiency requirements. Buyers should verify compliance with current Title 24 standards for any recent improvements.

HOME ENERGY EFFICIENCY IMPROVEMENTS TAX CREDIT ADVISORY

Federal and California tax credits may be available for energy efficiency improvements including insulation, windows, HVAC systems, and renewable energy installations. Consult a tax professional for current tax credit information.

DUCT SEALING AND TESTING REQUIREMENT ADVISORY

California Title 24 requires duct sealing and testing for HVAC system replacements and significant alterations. Sellers should disclose any non-compliance with these requirements.

ENDANGERED SPECIES ACT ADVISORY

Properties located near critical habitat for endangered species may be subject to restrictions on development, vegetation removal, and other activities. Contact the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife for property-specific information.

NATURALLY OCCURRING ASBESTOS ADVISORY

Naturally occurring asbestos (NOA) is found in certain rock formations throughout California, particularly in the Sierra Nevada foothills and Coast Range. Disturbing NOA-containing rock or soil can release asbestos fibers. The California Air Resources Board maintains maps of NOA locations.

SOLAR ENERGY SYSTEMS NOTICE

California Civil Code §714.6 protects a property owner's right to install solar energy systems. HOAs and CC&Rs may not unreasonably restrict solar installations.

CARBON MONOXIDE ALARM REQUIREMENT ADVISORY

Health & Safety Code §17926 requires carbon monoxide alarms in all dwelling units intended for human occupancy with fossil fuel-burning appliances, fireplaces, or attached garages. Sellers must install compliant alarms before transfer of title.

ENVIRONMENTAL DISCLOSURES

The following environmental databases are screened for sites within the radii prescribed by California NHD industry standard. Proximity to an environmental site does not necessarily mean the subject property is contaminated, but may be material to a buyer's evaluation of the property and should be considered in conjunction with any Phase I Environmental Site Assessment.

DATABASE SCREENED	RADIUS	RESULT
TOXIC RELEASE INVENTORY SITES	1 MILE	OUT
DTSC ENVIROSTOR CLEANUP SITES	1 MILE	IN (4)
SPILLS, LEAKS, INVESTIGATIONS & CLEANUPS (SLIC)	1/2 MILE	OUT
LEAKING UNDERGROUND STORAGE TANKS (LUST)	1/4 MILE	OUT
UNDERGROUND STORAGE TANKS (UST)	1/4 MILE	OUT
SUPERFUND / NPL SITES	1 MILE	OUT
RCRA HAZARDOUS WASTE FACILITIES	1 MILE	IN (334)
MUNICIPAL SOLID WASTE FACILITIES	1/2 MILE	OUT

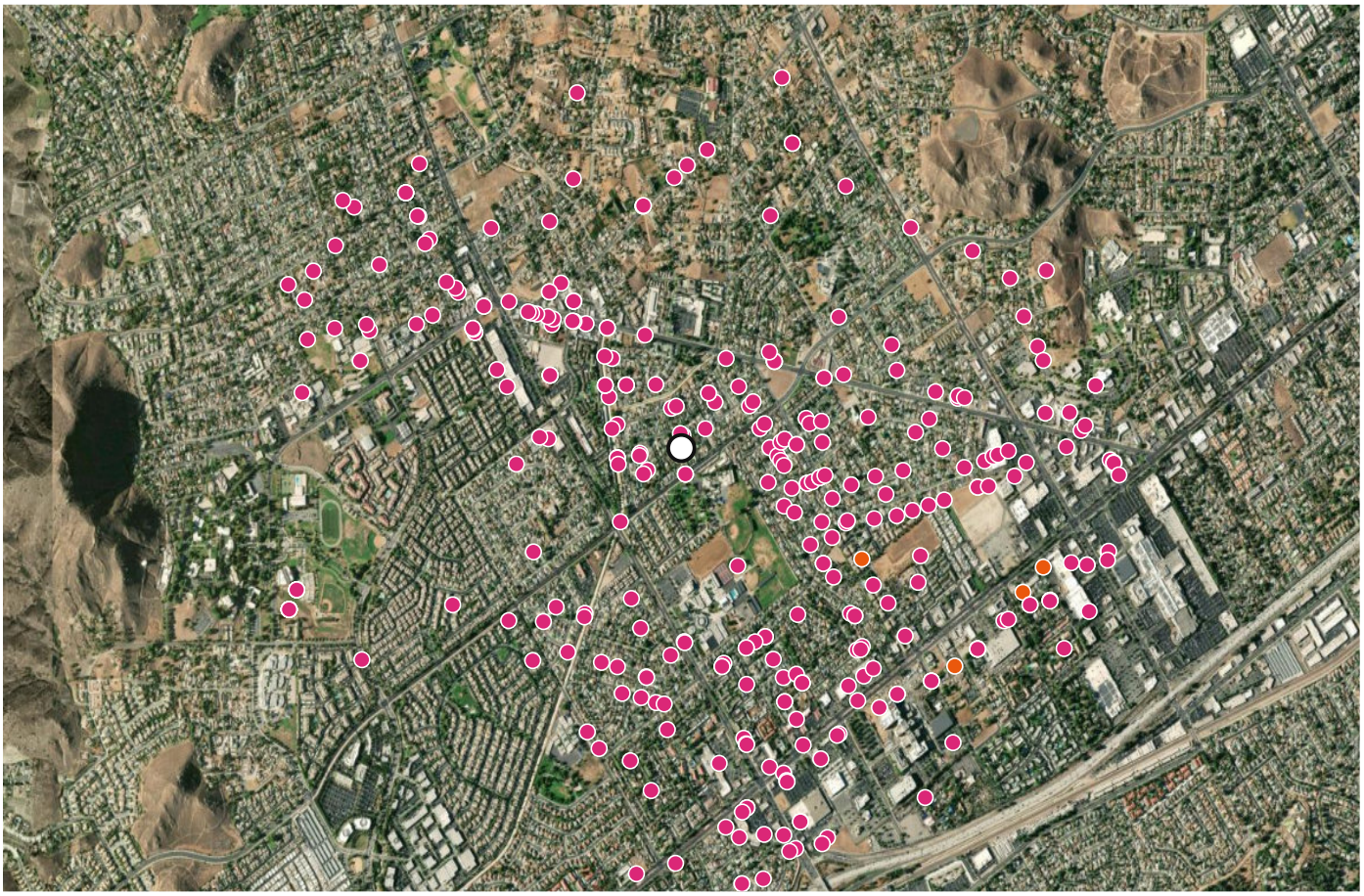
REGULATORY PROGRAMS SCREENED

Each program below was screened at its standard radius. A count of zero means the program was searched and no site was found within that radius of the subject property.

National Priorities List (NPL)	0
Proposed for NPL	0
CERCLIS / SEMS — EPA site inventory	0
NFRAP — No Further Remedial Action Planned	0
RCRA CORRACTS — corrective action	0
RCRA TSD — treatment, storage, disposal	0
RCRA generators — LQG / SQG / VSQG	33
Other RCRA-regulated handlers	301
DTSC EnviroStor cleanup sites	4
Leaking Underground Storage Tanks (LUST)	0
Underground Storage Tanks (UST)	0
Solid waste facilities (SWIS)	0
Cleanup Program / SLIC sites	0
Toxic Release Inventory (TRI)	0

ENVIRONMENTAL SITES MAP

Screened sites within one mile of the subject property. The subject parcel is the white marker at the centre.



● DTSC ENVIROSTOR CLEANUP SITES (4) ● RCRA HAZARDOUS WASTE FACILITIES (334)

A plotted site is a record of regulatory activity at that location and does not indicate that the subject property is contaminated.

ENVIRONMENTAL SITES SUMMARY BY DISTANCE

Sites identified in each database, counted by how far they lie from the subject property. Proximity to a listed site does not by itself indicate that the subject property is contaminated.

DATABASE	UP TO 1/8 MILE	1/8 TO 1/2 MILE	1/2 TO 1 MILE	TOTAL
DTSC ENVIROSTOR CLEANUP SITES	0	1	3	**4**
RCRA HAZARDOUS WASTE FACILITIES	11	117	206	**334**

TOXIC RELEASE INVENTORY SITES (1 MILE)

The Toxic Release Inventory (TRI) program, administered by the U.S. EPA, tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. U.S. industrial facilities are required to report releases of more than 800 listed toxic chemicals.

Based on the maps examined, the subject property **IS NOT** located within 1 mile of a Toxic Release Inventory (TRI) site.

DTSC ENVIROSTOR CLEANUP SITES (1 MILE)

EnviroStor is the California Department of Toxic Substances Control's (DTSC) data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination.

Based on the maps examined, the subject property **IS** located within 1 mile of a DTSC EnviroStor cleanup site (4 sites identified).

COCHRAN AVENUE SCHOOL/YOUTH SERVICES CTR — 10750 Cochran Avenue, Riverside, CA, 92505

ID: 33790002 · Status: No Action Required · 0.48 mi SE from subject property

Kaiser Permanente - Riverside — 10800 Magnolia Avenue, Riverside, CA, 92505

ID: 71003227 · Status: Refer: Local Agency · 0.79 mi SE from subject property

PANTRONIC INCORPORATED — 10555 MAGNOLIA, RIVERSIDE, CA, 92505

ID: 33730066 · Status: Refer: Other Agency · 0.84 mi SE from subject property

Chevron EMC - Montessori School — 10493 Magnolia Avenue, Riverside, CA, 92571

ID: 60001440 · Status: No Further Action · 0.86 mi E from subject property

---

SPILLS, LEAKS, INVESTIGATIONS & CLEANUPS (SLIC) (1/2 MILE)

The State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards maintain the GeoTracker database of Spills, Leaks, Investigations, and Cleanups (SLIC), now formally called Cleanup Program Sites. These are non-tank sites where soil or groundwater contamination is being investigated or cleaned up under SWRCB oversight.

Based on the maps examined, the subject property **IS NOT** located within 1/2 mile of a Cleanup Program / SLIC site.

LEAKING UNDERGROUND STORAGE TANKS (LUST) (1/4 MILE)

Leaking Underground Storage Tanks (LUSTs) are tracked by the SWRCB in the GeoTracker database. LUST sites represent past or present releases from underground petroleum or chemical storage tanks that may have impacted soil or groundwater.

Based on the maps examined, the subject property **IS NOT** located within 1/4 mile of a Leaking Underground Storage Tank (LUST) site.

SUPERFUND / NPL SITES (1 MILE)

Superfund is the federal U.S. EPA program that funds the cleanup of the nation's worst hazardous-waste sites. The National Priorities List (NPL) identifies the most contaminated sites that warrant long-term federal cleanup. CERCLIS includes both NPL and non-NPL sites that EPA is evaluating or has evaluated.

Based on the maps examined, the subject property **IS NOT** located within 1 mile of a Superfund (CERCLIS/NPL) site.

RCRA HAZARDOUS WASTE FACILITIES (1 MILE)

The Resource Conservation and Recovery Act (RCRA) authorizes the U.S. EPA to control the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA-regulated handlers include generators (LQG/SQG/VSQG), transporters, and treatment/storage/disposal facilities (TSDFs).

Based on the maps examined, the subject property **IS** located within 1 mile of a RCRA hazardous-waste handler (334 sites identified).

4397 DRURY COURT — 4397 DRURY COURT, RIVERSIDE, CA, 92505
ID: CAC003210804 · Status: Active · 153 ft N from subject property

MARCO CRUZ OROSCO — 4396 DRURY COURT, RIVERSIDE, CA, 92505
ID: CAC003295766 · Status: Active · 173 ft N from subject property

10907 COLLETT AVENUE — 10907 COLLETT AVENUE, RIVERSIDE, CA, 92505
ID: CAC003266023 · Status: Active · 313 ft S from subject property

KARLA VILLANUEVA — 10907 COLLETT AVENUE, RIVERSIDE, CA, 92505
ID: CAC003269319 · Status: Active · 313 ft S from subject property

CHERYL CARDENAS — 4387 NEWBY DR, RIVERSIDE, CA, 92505
ID: CAC002984608 · Status: Active · 367 ft NE from subject property

MUNICIPAL SOLID WASTE FACILITIES (1/2 MILE)

The California Department of Resources Recycling and Recovery (CalRecycle) maintains the Solid Waste Information System (SWIS), which tracks landfills, transfer stations, composting operations, and other solid-waste facilities permitted to operate in California.

Based on the maps examined, the subject property **IS NOT** located within 1/2 mile of a Municipal Solid Waste Facility.

APPENDIX — ALL SCREENED ENVIRONMENTAL SITES

The following is a complete list of every site identified in the environmental database screening above, grouped by database and ordered as screened, with each site's distance from the subject property. Proximity to a listed site does not by itself indicate that the subject property is contaminated.

DTSC ENVIROSTOR CLEANUP SITES (1 MILE) — 4 sites

COCHRAN AVENUE SCHOOL/YOUTH SERVICES CTR — 10750 Cochran Avenue, Riverside, CA, 92505
ID: 33790002 · Status: No Action Required · 0.48 mi SE from subject property

Kaiser Permanente - Riverside — 10800 Magnolia Avenue, Riverside, CA, 92505
ID: 71003227 · Status: Refer: Local Agency · 0.79 mi SE from subject property

PANTRONIC INCORPORATED — 10555 MAGNOLIA, RIVERSIDE, CA, 92505
ID: 33730066 · Status: Refer: Other Agency · 0.84 mi SE from subject property

Chevron EMC - Montessori School — 10493 Magnolia Avenue, Riverside, CA, 92571
ID: 60001440 · Status: No Further Action · 0.86 mi E from subject property

RCRA HAZARDOUS WASTE FACILITIES (1 MILE) — 334 sites

4397 DRURY COURT — 4397 DRURY COURT, RIVERSIDE, CA, 92505
ID: CAC003210804 · Status: Active · 153 ft N from subject property

MARCO CRUZ OROSCO — 4396 DRURY COURT, RIVERSIDE, CA, 92505
ID: CAC003295766 · Status: Active · 173 ft N from subject property

10907 COLLETT AVENUE — 10907 COLLETT AVENUE, RIVERSIDE, CA, 92505
ID: CAC003266023 · Status: Active · 313 ft S from subject property

KARLA VILLANUEVA — 10907 COLLETT AVENUE, RIVERSIDE, CA, 92505
ID: CAC003269319 · Status: Active · 313 ft S from subject property

CHERYL CARDENAS — 4387 NEWBY DR, RIVERSIDE, CA, 92505
ID: CAC002984608 · Status: Active · 367 ft NE from subject property

4361 JOSLIN CT — 4361 JOSLIN CT, RIVERSIDE, CA, 92505
ID: CAC003193709 · Status: Active · 482 ft SW from subject property

10861 FINCHLEY AVE — 10861 FINCHLEY AVE, RIVERSIDE, CA, 92505
ID: CAC003015622 · Status: Active · 488 ft N from subject property

4387 JOSLIN CT — 4387 JOSLIN CT, RIVERSIDE, CA, 92505
ID: CAC003258082 · Status: Active · 496 ft W from subject property

MARIA NAVARRO ARCILLA — 10842 FINCHLEY AVENUE, RIVERSIDE, CA, 92505
ID: CAC003130344 · Status: Active · 500 ft N from subject property

RESIDENCE — 4376 JOSLIN CT, RIVERSIDE, CA, 92505
ID: CAC003401931 · Status: Active · 507 ft W from subject property

4347 JOSLIN CT — 4347 JOSLIN CT, RIVERSIDE, CA, 92505
ID: CAC003156021 · Status: Active · 545 ft SW from subject property

4425 SUPERIOR ST — 4425 SUPERIOR ST, RIVERSIDE, CA, 92505
ID: CAC003224612 · Status: Active · 676 ft NE from subject property

GLORIA VALDEZ — 4445 SUPERIOR ST, RIVERSIDE, CA, 92505-2845
ID: CAC002971438 · Status: Active · 729 ft NE from subject property

GLORIA VALDEZ — 4445 SUPERIOR STREET, RIVERSIDE, CA, 92505
ID: CAC002970416 · Status: Active · 729 ft NE from subject property

JIAN GONG — 4415 DREXEL AVE, RIVERSIDE, CA, 92505
ID: CAC002969730 · Status: Active · 770 ft W from subject property

JOHN REMAR — 4415 DREXEL AVENUE, RIVERSIDE, CA, 92505

ID: CAC003167097 · Status: Active · 772 ft W from subject property

4401 DREXEL AVENUE — 4401 DREXEL AVENUE, RIVERSIDE, CA, 92505
ID: CAC003078717 · Status: Active · 775 ft W from subject property

LISA ORTEGA — 10758 BRODERICK DRIVE, RIVERSIDE, CA, 92505
ID: CAC003119983 · Status: Active · 813 ft N from subject property

YURI VALIENTE — 10970 FINCHLEY AVENUE, RIVERSIDE, CA, 92505
ID: CAC003199571 · Status: Active · 814 ft W from subject property

4482 DREXEL AVE — 4482 DREXEL AVE, RIVERSIDE, CA, 92505
ID: CAC003092945 · Status: Active · 856 ft W from subject property

RESIDENCE — 10736 HOLLENBECK DRIVE, RIVERSIDE, CA, 92505
ID: CAC003394183 · Status: Active · 953 ft NE from subject property

DIANA GOLDBAF — 10736 COLLETT AVENUE, RIVERSIDE, CA, 92505
ID: CAC003103870 · Status: Active · 965 ft E from subject property

BRITTON SUSAN — 4650 LANAI COURT, RIVERSIDE, CA, 92505
ID: CAC003077652 · Status: Active · 995 ft NW from subject property

RESIDENCE — 4650 LANAI CT., RIVERSIDE, CA, 92505
ID: CAC003373024 · Status: Active · 995 ft NW from subject property

RESIDENCE — 4650 LANAI CT, RIVERSIDE, CA, 92505
ID: CAC003370002 · Status: Active · 995 ft NW from subject property

JESUS GODINEZ — 10734 KATRINA CT, RIVERSIDE, CA, 92505
ID: CAC003115298 · Status: Active · 999 ft NE from subject property

10729 HOLLENBECK DR — 10729 HOLLENBECK DR, RIVERSIDE, CA, 92505
ID: CAC003195811 · Status: Active · 1016 ft NE from subject property

RANDY EDWARDS — 10731 COLLETT AVENUE, RIVERSIDE, CA, 92505-2923
ID: CAC003097364 · Status: Active · 1032 ft E from subject property

JASON SALLEE — 10870 BRODERICK DR, RIVERSIDE, CA, 92505
ID: CAC003147334 · Status: Active · 1054 ft NW from subject property

4261 HINES AVENUE — 4261 HINES AVENUE, RIVERSIDE, CA, 92505
ID: CAC003072289 · Status: Active · 1055 ft E from subject property

NANCY — 4186 JONES AVENUE, RIVERSIDE, CA, 92505
ID: CAC003303825 · Status: Active · 1111 ft E from subject property

BURRTEC WASTE INDUSTRIES — 4239 SUNROSE DR, RIVERSIDE, CA, 92505
ID: CAC003107526 · Status: Active · 1137 ft SW from subject property

4180 LOCKEY AVE — 4180 LOCKEY AVE, RIVERSIDE, CA, 92505
ID: CAC003034076 · Status: Active · 1150 ft E from subject property

SAMMY CORDOVA — 4645 MARATHON PLACE, RIVERSIDE, CA, 92505
ID: CAC003221767 · Status: Active · 1174 ft NW from subject property

SAMMY OR KATHY CORDOVA — 4645 MARATHON PLACE, RIVERSIDE, CA, 92505
ID: CAC003273165 · Status: Active · 1174 ft NW from subject property

SAMMY OR KATHY CORDOVA — 4645 MARATHON PLACE, RIVERSIDE, CA, 92505
ID: CAC003273983 · Status: Active · 1174 ft NW from subject property

RITA LINEBERGER — 4241 HINES AVE, RIVERSIDE, CA, 92505
ID: CAC002981635 · Status: Active · 1188 ft E from subject property

JACQUELINE FELICIA MCLEAN — 4499 JONES AVENUE, RIVERSIDE, CA, 92505
ID: CAC003300279 · Status: Active · 1190 ft NE from subject property

4174 LOCKEY AVENUE — 4174 LOCKEY AVENUE, RIVERSIDE, CA, 92505
ID: CAC003263902 · Status: Active · 1193 ft E from subject property

MARY & DAVID TEMPLE — 4621 HINES AVENUE, RIVERSIDE, CA, 92505
ID: CAC003072195 · Status: Active · 1235 ft E from subject property

MARIA TERESA GRANADOS — 4162 LOCKEY AVENUE, RIVERSIDE, CA, 92505
ID: CAC003306621 · Status: Active · 1240 ft E from subject property

CLAUDIA CARDENAS — 10820 BAYONNE DR, RIVERSIDE, CA, 92505
ID: CAC003212219 · Status: Active · 1346 ft NW from subject property

ROBERT BRIZUELA — 4190 HINES AVENUE, RIVERSIDE, CA, 92505
ID: CAC003102348 · Status: Active · 1374 ft E from subject property

ROBERT BRIZUELA — 4190 HINES AVE, RIVERSIDE, CA, 92505
ID: CAC003108464 · Status: Active · 1374 ft E from subject property

10739 CASS ST. — 10739 CASS ST., RIVERSIDE, CA, 92505
ID: CAC003215720 · Status: Active · 1400 ft E from subject property

CANDIDO CADENAS — 4144 JONES AVE, RIVERSIDE, CA, 92505
ID: CAC003166556 · Status: Active · 1405 ft SE from subject property

REQUENA CORP DBA AL'S MACHINE & AUTO REPAIR — 10785 HOLE AVE, RIVERSIDE, CA, 92505-2868
ID: CAL000328452 · Status: Active · 1410 ft N from subject property

JESUS & ALMA SANCHEZ — 10835 BAYONNE DRIVE, RIVERSIDE, CA, 92505
ID: CAC003227093 · Status: Active · 1422 ft NW from subject property

T & C AUTO REPAIR — 11009 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAD982474041 · Status: Active · 0.29 mi NE from subject property

PERFORMANCE AUTO CARE — 10180 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAD982372104 · Status: Active · 0.29 mi NE from subject property

INTERSTATE TRANSMISSIONS — 10200 HOLE AVE, RIVERSIDE, CA, 92508
ID: CAD982321374 · Status: Active · 0.29 mi NE from subject property

LA SIERRA AUTO CENTER — 11019 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAD981664642 · Status: Active · 0.29 mi NE from subject property

DEBRA SALEM — 4254 POLK ST, RIVERSIDE, CA, 92505
ID: CAC003103028 · Status: Active · 0.29 mi E from subject property

ARMIDA PADILLA — 10705 BINGHAM AVE, RIVERSIDE, CA, 92505
ID: CAC003111105 · Status: Active · 0.29 mi NE from subject property

LA SIERRA HIGH SCHOOL — 4145 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAR000397455 · Status: Active · 0.29 mi SE from subject property

RESIDENCE — 4147 SEYMOUR STREET, RIVERSIDE, CA, 92505
ID: CAC003383223 · Status: Active · 0.29 mi SE from subject property

PAUL RUIZ — 4240 POLK ST, RIVERSIDE, CA, 92505
ID: CAC003250211 · Status: Active · 0.29 mi E from subject property

10730 CASS ST — 10730 CASS ST, RIVERSIDE, CA, 92505
ID: CAC003331275 · Status: Active · 0.30 mi E from subject property

10730 CASS ST — 10730 CASS ST, RIVERSIDE, CA, 92505
ID: CAC003332158 · Status: Active · 0.30 mi E from subject property

SAM'S CLEANERS — 4549 LA SIERRA AVE, RIVERSIDE, CA, 92505-0000
ID: CAL000045044 · Status: Active · 0.30 mi W from subject property

10724 CASS STREET — 10724 CASS STREET, RIVERSIDE, CA, 92505
ID: CAC003143389 · Status: Active · 0.31 mi E from subject property

TORRES AUTO REPAIR AND MUFFLER — 10835 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAC003361003 · Status: Active · 0.32 mi NW from subject property

TORRES AUTO REPAIR & MUFFLER — 10835 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAC003361005 · Status: Active · 0.32 mi NW from subject property

TORRES AUTO REPAIR & MUFFLER — 10835 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAC003313855 · Status: Active · 0.32 mi NW from subject property

TANYA CONTRERAS — 4196 POLK ST, RIVERSIDE, CA, 92505
ID: CAC003119105 · Status: Active · 0.32 mi E from subject property

THOMAS, SHERRILL — 10715 CASS STREET, RIVERSIDE, CA, 92505
ID: CAC003012336 · Status: Active · 0.32 mi E from subject property

10715 CASS ST — 10715 CASS ST, RIVERSIDE, CA, 92505
ID: CAC003247526 · Status: Active · 0.32 mi E from subject property

SOUTHWEST COLLEGE OF MEDICAL-DENTAL ASST&PRACTICAL NURSES DBA NORTH-WEST COLLEGE — 4550 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAL000467472 · Status: Active · 0.32 mi W from subject property

VEGA TRUCKING ROBERT VEGA — 10669 BONNER ST APT B, RIVERSIDE, CA, 92505
ID: CAR000036160 · Status: Active · 0.32 mi E from subject property

MARCO ALVAREZ — 10711 CASS STREET, RIVERSIDE, CA, 92505
ID: CAC003157941 · Status: Active · 0.33 mi E from subject property

RESIDENCE — 4655 MINNIER AVE UNIT 75A, RIVERSIDE, CA, 92505
ID: CAC003406503 · Status: Active · 0.34 mi NW from subject property

RESIDENCE — 4655 MINNIER AVE UNIT 37B, RIVERSIDE, CA, 92505
ID: CAC003339440 · Status: Active · 0.34 mi NW from subject property

4655 MINNIER AVENUE UNIT A35 — 4655 MINNIER AVENUE UNIT A35, RIVERSIDE, CA, 92505
ID: CAC003085041 · Status: Active · 0.34 mi NW from subject property

CIP CONSTRUCTION — 10911 HOLE AVENURE, RIVERSIDE, CA, 92505
ID: CAC003131674 · Status: Active · 0.35 mi NW from subject property

SHARREN LEUTZINGER — 4241 FERGUSON CT, RIVERSIDE, CA, 92505
ID: CAC003267562 · Status: Active · 0.36 mi S from subject property

RESIDENCE — 4094 SEYMOUR ST, RIVERSIDE, CA, 92505
ID: CAC003334300 · Status: Active · 0.36 mi SE from subject property

RIVERGLEN APARTMENTS — 10606 COLLETT AVE, RIVERSIDE, CA, 92505
ID: CAC003234203 · Status: Active · 0.36 mi NE from subject property

RPM INC — 10606 COLLETT AVENUE, RIVERSIDE, CA, 92505
ID: CAC003189151 · Status: Active · 0.36 mi NE from subject property

4150 ZIMMERMAN ST — 4150 ZIMMERMAN ST, RIVERSIDE, CA, 92505
ID: CAC002969192 · Status: Active · 0.36 mi E from subject property

4074 JONES AVE — 4074 JONES AVE, RIVERSIDE, CA, 92505
ID: CAC003101443 · Status: Active · 0.36 mi SE from subject property

PIERCE AUTOMOTIVE — 10941 HOLE AVE,, RIVERSIDE, CA, 92505
ID: CAC003404303 · Status: Active · 0.37 mi NW from subject property

11100 GREENHURST DR — 11100 GREENHURST DR, RIVERSIDE, CA, 92505
ID: CAC003197306 · Status: Active · 0.37 mi W from subject property

PIERCE AUTOMOTIVE — 10941 HOLE AVE., RIVERSIDE, CA, 92505
ID: CAC003171557 · Status: Active · 0.38 mi NW from subject property

SHUNKA MONCRIEF — 4122 POLK ST., RIVERSIDE, CA, 92505
ID: CAC003077220 · Status: Active · 0.39 mi E from subject property

4066 SEYMOUR ST — 4066 SEYMOUR ST, RIVERSIDE, CA, 92505
ID: CAC003133046 · Status: Active · 0.40 mi SE from subject property

DENALI MIDCO 2 LLC DBA SUPER STAR CAR WASH — 10561 HOLE AVE, RIVERSIDE, CA, 92505

ID: CAL000487752 · Status: Active · 0.40 mi NE from subject property

FRED ALLEN ENTERPRISES INC DBA ALLEN TIRE CO — 10976 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAL000211972 · Status: Active · 0.40 mi NW from subject property

11171 CAMERON DR — 11171 CAMERON DR, RIVERSIDE, CA, 92505
ID: CAC003167384 · Status: Active · 0.41 mi SW from subject property

RESIDENCE — 4039 ZIMMERMAN ST, RIVERSIDE, CA, 92505
ID: CAC003403681 · Status: Active · 0.41 mi SE from subject property

MINA TAWSIK — 4059 ZIMMERMAN STREET, RIVERSIDE, CA, 92505
ID: CAC003305137 · Status: Active · 0.41 mi SE from subject property

ALLEN TIRE CO 1697 — 10976 HOLE AVE, RIVERSIDE, CA, 92505-2755
ID: CAL000457825 · Status: Active · 0.41 mi NW from subject property

DUTTON LEBUS PAPER INC — 4745 HIERS AVE, RIVERSIDE, CA, 92505
ID: CAD008263238 · Status: Active · 0.41 mi NW from subject property

COACH AND COLORS AUTOBODY DBA SCA COLLISION CENTER — 4745 HIERS AVE, RIVERSIDE, CA, 92505
ID: CAL000473065 · Status: Active · 0.41 mi NW from subject property

SCA COLLISION CENTER — 4745 HIERS AVE, RIVERSIDE, CA, 92505
ID: CAC003392540 · Status: Active · 0.41 mi NW from subject property

MARTHA JONES — 4038 JONES AVENUE, RIVERSIDE, CA, 92505
ID: CAC003287504 · Status: Active · 0.41 mi SE from subject property

MARTHA JONES — 4038 JONES AVENUE, RIVERSIDE, CA, 92505
ID: CAC003286425 · Status: Active · 0.41 mi SE from subject property

11130 SPAULDING DR — 11130 SPAULDING DR, RIVERSIDE, CA, 92505
ID: CAC002990333 · Status: Active · 0.41 mi S from subject property

STATER BROS MARKETS #22 — 4680 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAL000334440 · Status: Active · 0.42 mi W from subject property

BERYL F GRECIAN — HOLE & DOANN - LASIERRRA, RIVERSIDE, CA, 92505
ID: CAD981666795 · Status: Active · 0.42 mi NW from subject property

RIVERSIDE HOUSING DEVELOPMENT CORP/RIVERBROOK APTS — 10560 BURTON ST, RIVERSIDE, CA, 92505
ID: CAC003204718 · Status: Active · 0.43 mi E from subject property

THOMAS MILLER — 4294 LOCKHAVEN LANE, RIVERSIDE, CA, 92505
ID: CAC003221972 · Status: Active · 0.43 mi SW from subject property

ALVORD UNIFIED SCHOOL DISTRICT — 4145 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003358103 · Status: Active · 0.43 mi S from subject property

LA SIERRA HIGH SCHOOL — 4145 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAL000089070 · Status: Active · 0.44 mi S from subject property

RESIDENCE — 4271 LOCKHAVEN LANE, RIVERSIDE, CA, 92505
ID: CAC003357882 · Status: Active · 0.44 mi SW from subject property

4070 RUPLEY PL — 4070 RUPLEY PL, RIVERSIDE, CA, 92505-2965
ID: CAC003042006 · Status: Active · 0.44 mi E from subject property

SACTO AUTO REPAIR — 11009 HOLE AVENUE, RIVERSIDE, CA, 92505
ID: CAC003395909 · Status: Active · 0.44 mi NW from subject property

4010 JONES AVE — 4010 JONES AVE, RIVERSIDE, CA, 92505
ID: CAC002968850 · Status: Active · 0.45 mi SE from subject property

DOLLAR TREE #05354 — 4712 LA SIERRA AVE STE B, RIVERSIDE, CA, 92505
ID: CAL000394095 · Status: Active · 0.45 mi NW from subject property

SACTO AUTO REPAIR & TRANSMISSION INC — 11009 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAC003379324 · Status: Active · 0.45 mi NW from subject property

VASILIOS MAKARIOU — 4241 STONEWALL DRIVE, RIVERSIDE, CA, 92505
ID: CAC003319238 · Status: Active · 0.46 mi SW from subject property

ANA ALVAREZ — 10882 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003141674 · Status: Active · 0.46 mi SE from subject property

RIVERSIDE AUTO SERVICE & SALES — 4778 HIERS AVE, RIVERSIDE, CA, 92505
ID: CAL000320720 · Status: Active · 0.46 mi NW from subject property

THE CHOPPER PLACE LLC — 4791 DOANE AVENUE, RIVERSIDE, CA, 92505-0000
ID: CAL000050161 · Status: Active · 0.46 mi NW from subject property

MORENO'S GENERAL AUTO REPAIR INC — 4791 DOANE AVE, RIVERSIDE, CA, 92505-2757
ID: CAL000172653 · Status: Active · 0.46 mi NW from subject property

4412 MOBLEY AVENUE — 4412 MOBLEY AVENUE, RIVERSIDE, CA, 92505
ID: CAC003116502 · Status: Active · 0.46 mi NE from subject property

SACTO AUTO REPAIR & TRANSMISSION INC — 11009 HOLE AVE, RIVERSIDE, CA, 92505-0000
ID: CAL000438248 · Status: Active · 0.46 mi NW from subject property

RON EPPERSON — 4016 POLK ST, RIVERSIDE, CA, 92506
ID: CAC003311068 · Status: Active · 0.46 mi E from subject property

10934 COCHRAN AVE — 10934 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003156756 · Status: Active · 0.46 mi SE from subject property

10934 COCHRAN AVE — 10934 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003179951 · Status: Active · 0.46 mi SE from subject property

RESIDENCE — 10941 COCHRAN AVE., RIVERSIDE, CA, 92505
ID: CAC003383157 · Status: Active · 0.47 mi S from subject property

MARLENE MCCLMEEL — 4060 PENROD DR., RIVERSIDE, CA, 92505
ID: CAC003200759 · Status: Active · 0.47 mi S from subject property

CATHERINE HENDON — 10949 COCHRAN AVENUE, RIVERSIDE, CA, 92505
ID: CAC003183039 · Status: Active · 0.47 mi S from subject property

CATHERINE HENDON — 10949 COCHRAN AVENUE, RIVERSIDE, CA, 92505
ID: CAC003199217 · Status: Active · 0.47 mi S from subject property

RESIDENCE — 10672 PENDLETON STREET, RIVERSIDE, CA, 92505
ID: CAC003357481 · Status: Active · 0.47 mi E from subject property

10981 COCHRAN AVE — 10981 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003200750 · Status: Active · 0.49 mi S from subject property

4231 VICKSBURG CT. — 4231 VICKSBURG CT., RIVERSIDE, CA, 92505
ID: CAC003083744 · Status: Active · 0.50 mi SW from subject property

ANTHONY & CORINA CAMPOSANO — 10984 COCHRAN AVENUE, RIVERSIDE, CA, 92505
ID: CAC003316637 · Status: Active · 0.50 mi S from subject property

ANTHONY AND CORINA CAMPOSANO — 10984 COCHRAN AVENUE, RIVERSIDE, CA, 92505
ID: CAC003319495 · Status: Active · 0.50 mi S from subject property

4059 LIVELY STREET — 4059 LIVELY STREET, RIVERSIDE, CA, 92505
ID: CAC003218621 · Status: Active · 0.50 mi E from subject property

10648 COCHRAN AVE — 10648 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003248892 · Status: Active · 0.51 mi E from subject property

HACKSOO KIM — 11035 WELLS AVE, RIVERSIDE, CA, 92505-2750
ID: CAC003041812 · Status: Active · 0.51 mi NW from subject property

LISA CASSEL — 4091 MIDLAND RD, RIVERSIDE, CA, 92505
ID: CAC003265609 · Status: Active · 0.51 mi S from subject property

ANTONIO RODRIGUEZ — 4121 MIDLAND RD, RIVERSIDE, CA, 92505
ID: CAC003124112 · Status: Active · 0.51 mi S from subject property

4282 FORD PLACE — 4282 FORD PLACE, RIVERSIDE, CA, 92505
ID: CAC003022905 · Status: Active · 0.52 mi E from subject property

VINA MCCLURE — 10938 STARLIGHT CT, RIVERSIDE, CA, 92505
ID: CAC003230660 · Status: Active · 0.52 mi SE from subject property

4034 MIDLAND RD — 4034 MIDLAND RD, RIVERSIDE, CA, 92505-3426
ID: CAC003028532 · Status: Active · 0.52 mi S from subject property

4034 MIDLAND RD — 4034 MIDLAND RD, RIVERSIDE, CA, 92505-3426
ID: CAC003025956 · Status: Active · 0.52 mi S from subject property

ROSALINDA BERNAL — 4204 LOCKHAVEN LANE, RIVERSIDE, CA, 92505-3421
ID: CAC003098415 · Status: Active · 0.53 mi SW from subject property

RESIDENCE — 4308 ARDSLEY COURT, RIVERSIDE, CA, 92505
ID: CAC003361345 · Status: Active · 0.53 mi NE from subject property

HERNANDEZ, ROBERTO — 4164 MOBLEY AVENUE, RIVERSIDE, CA, 92505
ID: CAC002989065 · Status: Active · 0.53 mi E from subject property

MARGARET CERVANTES — 10750 STARLIGHT CT, RIVERSIDE, CA, 92505
ID: CAC003232610 · Status: Active · 0.53 mi SE from subject property

RACHEL CHAVEZ — 3950 REDONDO ST, RIVERSIDE, CA, 92505
ID: CAC003199868 · Status: Active · 0.53 mi SE from subject property

DALE M DAUGHERTY — 4822 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAC003154583 · Status: Active · 0.53 mi NW from subject property

GOODWILL INDUSTRIES OF SOUTHERN CALIFORNIA , ARLINGTON #87 — 4822 LA SIERRA AVE, RIVERSIDE, CA, 92505-2764
ID: CAC003033838 · Status: Active · 0.53 mi NW from subject property

DAVID ACOSTA — 10600 COCHRAN AVE, RIVERSIDE, CA, 92595
ID: CAC003198025 · Status: Active · 0.54 mi E from subject property

WESTERN MANAGEMENT CO LLC - VACANT SPACE — 4820 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC002974016 · Status: Active · 0.54 mi NW from subject property

4820 LA SIERRA AVENUE — 4820 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003017569 · Status: Active · 0.54 mi NW from subject property

GOODWILL INDUSTRIES OF SOUTHERN CALIFORNIA , ARLINGTON #87 — 4822 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003012625 · Status: Active · 0.54 mi NW from subject property

GOODWILL INDUSTRIES OF SOUTHERN CALIFORNIA, ARLINGTON #87 — 4822 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC002981719 · Status: Active · 0.54 mi NW from subject property

JONATHAN CORREA — 3940 REDONDO STREET, RIVERSIDE, CA, 92505
ID: CAC003328115 · Status: Active · 0.54 mi SE from subject property

JONATHAN CORREA — 3940 REDONDO STREET, RIVERSIDE, CA, 92505
ID: CAC003325661 · Status: Active · 0.54 mi SE from subject property

FIRE TRAINING BUILDING — 11076 HOLE AVENUE, RIVERSIDE, CA, 92505
ID: CAC003309188 · Status: Active · 0.55 mi NW from subject property

CITY OF RIVERSIDE FIRE DEPT — 11076 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAC003220882 · Status: Active · 0.55 mi NW from subject property

CITY OF RIVERSIDE — 4266 REDSTAR CT, RIVERSIDE, CA, 92506
ID: CAC003180338 · Status: Active · 0.55 mi SW from subject property

JJJ TRUCKING — 10668 WELLS AVE, RIVERSIDE, CA, 92505
ID: CAC003373417 · Status: Active · 0.55 mi N from subject property

JJJ TRUCKING — 10668 WELLS AVE, RIVERSIDE, CA, 92505
ID: CAC003341300 · Status: Active · 0.55 mi N from subject property

CASA SIERRA APARTMENTS — 3935 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAC003006588 · Status: Active · 0.55 mi S from subject property

JJJ TRUCKING — 10668 WELLS AVE, RIVERSIDE, CA, 92505
ID: CAC003404825 · Status: Active · 0.55 mi N from subject property

PATRICIA CAWUNDER — 4637 MOBLEY AVE, RIVERSIDE, CA, 92505-1544
ID: CAC003118224 · Status: Active · 0.56 mi N from subject property

RESIDENCE — 10480 BRYAN ST, RIVERSIDE, CA, 92505
ID: CAC003385835 · Status: Active · 0.56 mi E from subject property

EDWARD MOSES — 10939 FOOTE CT, RIVERSIDE, CA, 92505
ID: CAC003038031 · Status: Active · 0.56 mi SE from subject property

RESIDENCE — 4074 GRIMSBY LANE, RIVERSIDE, CA, 92505
ID: CAC003389498 · Status: Active · 0.57 mi S from subject property

RESIDENCE — 4035 GRIMSBY LANE, RIVERSIDE, CA, 92505
ID: CAC003365277 · Status: Active · 0.57 mi S from subject property

3925 FURLONG ST — 3925 FURLONG ST, RIVERSIDE, CA, 92505
ID: CAC003084296 · Status: Active · 0.57 mi SE from subject property

LEONOR MARTIN — 10566 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003143339 · Status: Active · 0.57 mi E from subject property

4005 GRIMSBY LN — 4005 GRIMSBY LN, RIVERSIDE, CA, 92505-3413
ID: CAC003025823 · Status: Active · 0.57 mi S from subject property

11143 COCHRAN AVENUE — 11143 COCHRAN AVENUE, RIVERSIDE, CA, 92505
ID: CAC003139526 · Status: Active · 0.58 mi S from subject property

10750 FOOTE CT — 10750 FOOTE CT, RIVERSIDE, CA, 92505
ID: CAC003054698 · Status: Active · 0.58 mi SE from subject property

SUSAN MCDONOUGH — 4161 STONEWALL DR, RIVERSIDE, CA, 92505
ID: CAC003309039 · Status: Active · 0.58 mi SW from subject property

JOSE L OSORIA, DDS — 10447 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAL000360875 · Status: Active · 0.59 mi E from subject property

JOSEPH LOPEZ — 10480 GRANGER CT, RIVERSIDE, CA, 92505-2974
ID: CAC003063493 · Status: Active · 0.59 mi E from subject property

4880 MITCHELL AVE — 4880 MITCHELL AVE, RIVERSIDE, CA, 92505
ID: CAC002984021 · Status: Active · 0.59 mi NW from subject property

RESIDENCE — 10680 STETSON AVE., RIVERSIDE, CA, 92505
ID: CAC003339239 · Status: Active · 0.59 mi SE from subject property

3915 FURLONG STREET — 3915 FURLONG STREET, RIVERSIDE, CA, 92505
ID: CAC003235389 · Status: Active · 0.59 mi SE from subject property

YESENIA AVALOS — 3915 FURLONG STREET, RIVERSIDE, CA, 92505
ID: CAC003238532 · Status: Active · 0.59 mi SE from subject property

LINNEA DENTE — 10833 KLOIBER STREET, RIVERSIDE, CA, 92505
ID: CAC003144864 · Status: Active · 0.60 mi SE from subject property

DONNA FRATES — 10823 KLOIFER ST., RIVERSIDE, CA, 92505
ID: CAC003185254 · Status: Active · 0.60 mi SE from subject property

10532 COCHRAN AVE — 10532 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003092843 · Status: Active · 0.60 mi E from subject property

GAYLENE EMMRICH — 10834 KLOIBER STREET, RIVERSIDE, CA, 92505
ID: CAC003134082 · Status: Active · 0.61 mi SE from subject property

ADAMS SERVICE — 11035 WELLS AVE, RIVERSIDE, CA, 92505
ID: CAD028992667 · Status: Active · 0.61 mi N from subject property

5 POINTS FUEL, LLC. — 4901 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAL000399990 · Status: Active · 0.61 mi NW from subject property

CASTLE PARK DEVELOPMENT — 3500 POLK ST, RIVERSIDE, CA, 92505
ID: CAD982435752 · Status: Active · 0.61 mi SE from subject property

3905 SKOFSTAD ST — 3905 SKOFSTAD ST, RIVERSIDE, CA, 92505
ID: CAC003227654 · Status: Active · 0.62 mi S from subject property

3905 SKOFSTAD ST — 3905 SKOFSTAD ST, RIVERSIDE, CA, 92505
ID: CAC003229572 · Status: Active · 0.62 mi S from subject property

HARJI HARMAN INVESTMENT INC DBAV ARCO AM/PM — 4901 LA SIERRA, RIVERSIDE, CA, 92505
ID: CAL000457740 · Status: Active · 0.62 mi NW from subject property

CITY OF RIVERSIDE — 11328 PONDHURST WAY, RIVERSIDE, CA, 92505
ID: CAC003184330 · Status: Active · 0.62 mi SW from subject property

RDP TRANSPORT INC — 11157 WAYFIELD RD, RIVERSIDE, CA, 92505
ID: CAR000215327 · Status: Active · 0.63 mi S from subject property

RESIDENCE — 10434 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAC003385836 · Status: Active · 0.63 mi E from subject property

PLANCARTE ALBERTO — 10551 WELLS AVE, PICO RIVERA, CA, 92505
ID: CAC003242343 · Status: Active · 0.64 mi N from subject property

RESIDENCE — 10431 HOLE AVENUE, RIVERSIDE, CA, 92505
ID: CAC003395169 · Status: Active · 0.64 mi E from subject property

OVERLAND RV — 11137 PIERCE ST, RIVERSIDE, CA, 92505
ID: CAL000481685 · Status: Active · 0.64 mi NW from subject property

10478 PENDLETON ST — 10478 PENDLETON ST, RIVERSIDE, CA, 92505-1736
ID: CAC003031081 · Status: Active · 0.64 mi E from subject property

RITE AID #5714 — 4920 LA SIERRA AVE, RIVERSIDE, CA, 92505-0000
ID: CAL000414519 · Status: Active · 0.65 mi NW from subject property

EFREN P RODRIGUEZ DDS INC — 10421 HOLE AVE, RIVERSIDE, CA, 92505-0000
ID: CAL000169989 · Status: Active · 0.65 mi E from subject property

FLORENCE READ — 4951 BUSHNELL AVE, RIVERSIDE, CA, 92505
ID: CAC003244595 · Status: Active · 0.65 mi N from subject property

HEATHER KRIGENS — 10876 MERCER AVE, RIVERSIDE, CA, 92505
ID: CAC003293445 · Status: Active · 0.65 mi SE from subject property

10962 NEBRASKA AVE — 10962 NEBRASKA AVE, RIVERSIDE, CA, 92505
ID: CAC003151675 · Status: Active · 0.65 mi NW from subject property

P AND O TRUCKING — 10844 MERCER AVE, RIVERSIDE, CA, 92505
ID: CAR000174367 · Status: Active · 0.66 mi SE from subject property

PAUL BUTCHER — 10820 MERCER AVENUE, RIVERSIDE, CA, 92505
ID: CAC003127681 · Status: Active · 0.66 mi SE from subject property

AMOR CAYABYAB — 3856 JONES AVE, RIVERSIDE, CA, 92505
ID: CAC003074329 · Status: Active · 0.66 mi SE from subject property

11161 PIERCE ST — 11161 PIERCE ST, RIVERSIDE, CA, 92505-2713
ID: CAC003047110 · Status: Active · 0.66 mi NW from subject property

DAVES AUTOMOBILE LLC — 3855 SKOFSTAD ST #4, RIVERSIDE, CA, 92505
ID: CAL000496503 · Status: Active · 0.66 mi SE from subject property

CANDENAS MARKETS #33 — 3840 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAL000451588 · Status: Active · 0.67 mi S from subject property

ALLAN PATTERSON — 11290 RELIANCE DR, RIVERSIDE, CA, 92505
ID: CAC003025289 · Status: Active · 0.67 mi S from subject property

NOT YOUR UNCLES DIESEL MOBILE REPAIR — 10498 WELLS AVE, RIVERSIDE, CA, 92505
ID: CAL000475753 · Status: Active · 0.67 mi N from subject property

RESIDENCE — 10465 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003390831 · Status: Active · 0.67 mi E from subject property

RESIDENCE — 10465 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003387716 · Status: Active · 0.67 mi E from subject property

LA SIERRA CLEANERS — 3862 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAD981650542 · Status: Active · 0.68 mi S from subject property

FOTOMAT CORPORATION #0C809 — 3860 LA SIERRA, RIVERSIDE, CA, 92503
ID: CAD982484644 · Status: Active · 0.68 mi S from subject property

10432 PENDLETON ST — 10432 PENDLETON ST, RIVERSIDE, CA, 92505-1736
ID: CAC003035113 · Status: Active · 0.68 mi E from subject property

KAISER PERMANENTE RIVERSIDE MAGNOLIA NORTH ADMINISTRATION — 10895 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000428693 · Status: Active · 0.69 mi SE from subject property

4585 MEREDITH ST — 4585 MEREDITH ST, RIVERSIDE, CA, 92505
ID: CAC003255544 · Status: Active · 0.70 mi NE from subject property

RESIDENCE — 10438 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003380245 · Status: Active · 0.70 mi E from subject property

RESIDENCE — 11281 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003334021 · Status: Active · 0.70 mi S from subject property

CAROL MALLARD — 10409 PENDLETON STREET, RIVERSIDE, CA, 92505
ID: CAC003134953 · Status: Active · 0.70 mi E from subject property

LYNNE ESTES — 3948 MIDDLETON PLACE, RIVERSIDE, CA, 92505
ID: CAC003282053 · Status: Active · 0.71 mi S from subject property

CANDENAS MARKETS #33 — 3840 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAL000418401 · Status: Active · 0.71 mi S from subject property

10401 PENDLETON ST. — 10401 PENDLETON ST., RIVERSIDE, CA, 92505
ID: CAC003249210 · Status: Active · 0.71 mi E from subject property

JOSE AND SUSIE LOPEZ — 10339 JORDAN DRIVE, RIVERSIDE, CA, 92505
ID: CAC003192497 · Status: Active · 0.72 mi NE from subject property

KAISER PERMANENTE ADMINISTRATIVE OFFICES — 11011 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000428694 · Status: Active · 0.72 mi S from subject property

CHARLIE MARTINEZ — 10422 MULL AVE, RIVERSIDE, CA, 92505-1527
ID: CAC003061753 · Status: Active · 0.73 mi N from subject property

MARTINEZ CHARLIE — 10422 MULL AVE, RIVERSIDE, CA, 92505-1527
ID: CAC003066017 · Status: Active · 0.73 mi N from subject property

KAISER PERMANENTE HOME HEALTH — 10917 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000428702 · Status: Active · 0.73 mi SE from subject property

ADVANCE AUTO PARTS #8672 — 10861 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000470510 · Status: Active · 0.73 mi SE from subject property

MAGNOLIA VILLAGE CLEANERS — 10961 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAD982499840 · Status: Active · 0.73 mi SE from subject property

IEH AUTO PARTS, LLC DBA AUTO PLUS #690 — 10831 MAGNOLIA AVENUE SUITE B, RIVERSIDE, CA, 92505
ID: CAR000315960 · Status: Active · 0.74 mi SE from subject property

PEP BOYS STORE#0690 — 10831 MAGNOLIA AVE, RIVERSIDE, CA, 92505-0000
ID: CAD981663214 · Status: Active · 0.74 mi SE from subject property

OBEZZS AUTO REPAIR — 4995 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAR000077008 · Status: Active · 0.74 mi NW from subject property

JOHNNY BLAKE — 10371 PENDLETON STREET, RIVERSIDE, CA, 92505
ID: CAC003162802 · Status: Active · 0.74 mi E from subject property

AUTOZONE #6284 — 4980 LA SIERRA AVE, RIVERSIDE, CA, 92505
ID: CAL000414788 · Status: Active · 0.74 mi NW from subject property

PSF WEST RIVERSIDE LLC — 3815 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003263520 · Status: Active · 0.74 mi S from subject property

CA CONF 7TH DAY ADVENTIST ADMIN OFFICE — 11330 PIERCE ST, RIVERSIDE, CA, 92505
ID: CAC003313345 · Status: Active · 0.75 mi W from subject property

VDLS RIVERSIDE — 4920 HOLLYHOCK LANE, RIVERSIDE, CA, 92505
ID: CAC003161779 · Status: Active · 0.75 mi W from subject property

ANGIE PEREZ — 10380 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003253258 · Status: Active · 0.75 mi E from subject property

VDLS RIVERSIDE — 4936 HOLLYHOCK LANE 11286 HUGULEY DRIVE, RIVERSIDE, CA, 92505
ID: CAC003161786 · Status: Active · 0.76 mi W from subject property

TESORO GASOLINE DIGAS MAGNOLIA — 11000 MAGNOLIA, RIVERSIDE, CA, 92505
ID: CAD000627505 · Status: Active · 0.77 mi SE from subject property

TEXACO SERVICE STATION — 11095 MAGNOLIA SAP #120495, RIVERSIDE, CA, 92505
ID: CAR000125732 · Status: Active · 0.77 mi S from subject property

KEN COPELAND — 10800 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAC003082201 · Status: Active · 0.77 mi SE from subject property

UPS SMALL PACKAGE — 10800 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAC003314543 · Status: Active · 0.77 mi SE from subject property

KAISER PERMANENTE — 10800 MAGNOLIA AVE., RIVERSIDE, CA, 92505
ID: CAC003264365 · Status: Active · 0.77 mi SE from subject property

3879 MIDDLETON PLACE — 3879 MIDDLETON PLACE, RIVERSIDE, CA, 92505
ID: CAC003000518 · Status: Active · 0.77 mi S from subject property

10352 COCHRAN AVE — 10352 COCHRAN AVE, RIVERSIDE, CA, 92505
ID: CAC003067215 · Status: Active · 0.78 mi E from subject property

SHELL SERVICE STATION — 11090 MAGNOLIA S A P NO 135820, RIVERSIDE, CA, 92505
ID: CAR000125740 · Status: Active · 0.78 mi S from subject property

KAISER PERMANENT MAGNOLIA — 11080 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000428706 · Status: Active · 0.79 mi S from subject property

5027 LA SIERRA AVENUE — 5027 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003247035 · Status: Active · 0.79 mi NW from subject property

SIERRA LAND LLC C/O FIFIELD COMPANIES — 5033 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003247036 · Status: Active · 0.79 mi NW from subject property

LINCOLN EQUITY — 4393 TYLER ST, RIVERSIDE, CA, 92503-2804
ID: CAC003038084 · Status: Active · 0.79 mi NE from subject property

A & V TRANSPORT INC — 4998 ROSE AVE, RIVERSIDE, CA, 92505
ID: CAL000313186 · Status: Active · 0.80 mi NW from subject property

HARBOR FREIGHT TOOLS USA — 10765 MAGNOLIA AVE STE 100, RIVERSIDE, CA, 92505
ID: CAR000272120 · Status: Active · 0.81 mi SE from subject property

GEMCO #800 — 10471 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAD046346862 · Status: Active · 0.81 mi SE from subject property

WALGREENS #13833 — 10992 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000371202 · Status: Active · 0.81 mi SE from subject property

KAISER PERMANENTE — 10800 MAGNOLIA AVE, RIVERSIDE, CA, 92505-0000
ID: CAL000034735 · Status: Active · 0.81 mi SE from subject property

SILVER HANGER CLEANER — 10321 S MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAD983651571 · Status: Active · 0.81 mi SE from subject property

WALGREENS #13833 — 10992 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAR000253385 · Status: Active · 0.81 mi SE from subject property

DOLLAR TREE #10379 — 11160 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAC003295018 · Status: Active · 0.82 mi S from subject property

DOLLAR TREE #10379 — 11160 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000487801 · Status: Active · 0.82 mi S from subject property

CITY OF RIVERSIDE - DUPLEX — 10617 & 10619 MAGNOLIA AVENUE, RIVERSIDE, CA, 92522
ID: CAC003006610 · Status: Active · 0.82 mi SE from subject property

BOLIVAR FAMILY MEDICAL CLINIC — 10327 HOLE AVE, RIVERSIDE, CA, 92505
ID: CAC003333779 · Status: Active · 0.83 mi E from subject property

VDLS RIVERSIDE — 11266 HUGULEY DRIVE 11278 HUGULEY DRIVE, RIVERSIDE, CA, 92505
ID: CAC003161782 · Status: Active · 0.83 mi W from subject property

10291 SELKIRK AVE — 10291 SELKIRK AVE, RIVERSIDE, CA, 92503
ID: CAC003037170 · Status: Active · 0.83 mi E from subject property

99 CENTS ONLY STORES LLC — 11160 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000406191 · Status: Active · 0.83 mi S from subject property

SERAFIN COLLISION REPAIR — 10611 MAGNOLIA AVE, RIVERSIDE, CA, 92502
ID: CAL000389353 · Status: Active · 0.83 mi SE from subject property

5090 BUSHNELL AVE. — 5090 BUSHNELL AVE., RIVERSIDE, CA, 92505
ID: CAC003216418 · Status: Active · 0.83 mi N from subject property

10270 CLARA VISTA LANE — 10270 CLARA VISTA LANE, RIVERSIDE, CA, 92503
ID: CAC003094492 · Status: Active · 0.83 mi NE from subject property

DOLLAR GENERAL #14203 — 4103 TYLER ST, RIVERSIDE, CA, 92503
ID: CAL000380005 · Status: Active · 0.84 mi E from subject property

VISHAL DHULIYA DENTAL CORP/TYLER DENTAL CENTER — 4080 TYLER ST STE D, RIVERSIDE, CA, 92503-0000
ID: CAL000392421 · Status: Active · 0.84 mi E from subject property

SIERRA LAND, LLC C/O FIFIELD COMPANIES — 5027/5033/5069 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003261016 · Status: Active · 0.85 mi NW from subject property

SIERRA LAND, LLC C/O FIFIELD COMPANIES — 5027/5033/5069 LA SIERRA AVENUE 11000 NORWOOD AVENUE, RIVERSIDE, CA, 92505
ID: CAC003246735 · Status: Active · 0.85 mi NW from subject property

5069 LA SIERRA AVENUE — 5069 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003260568 · Status: Active · 0.85 mi NW from subject property

SIERRA LAND LLC C/O FIFIELD COMPANIES — 5069 LA SIERRA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003247038 · Status: Active · 0.85 mi NW from subject property

VINCENT TORRES — 11216 MAGNOLIA AVE., RIVERSIDE, CA, 92505
ID: CAC003255598 · Status: Active · 0.86 mi S from subject property

BROOKLYN PROPERTIES, LLC — 10555 MAGNOLIA AVENUE, RIVERSIDE, CA, 92505
ID: CAC003010012 · Status: Active · 0.86 mi SE from subject property

EVEREADY PACIFIC CORP — 10555 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAD982511750 · Status: Active · 0.86 mi SE from subject property

FLORES, ADDIEL — 10356 WELLS AVENUE, RIVERSIDE, CA, 92503
ID: CAC002994584 · Status: Active · 0.86 mi N from subject property

RIVERSIDE PUBLIC UTILITIES — 11528 STREAMPOINT COURT, RIVERSIDE, CA, 92505
ID: CAC003105873 · Status: Active · 0.86 mi SW from subject property

FOOD FOR LIFE BAKING CO — 11400 PIERCE ST, RIVERSIDE, CA, 92505
ID: CAC003222936 · Status: Active · 0.86 mi W from subject property

BEST BUY STORE #110 — 3900 TYLER ST, RIVERSIDE, CA, 92503
ID: CAL000426002 · Status: Active · 0.87 mi E from subject property

SIERRA LAND LLC C/O FIFIELD COMPANIES — 11000 NORWOOD AVENUE, RIVERSIDE, CA, 92505
ID: CAC003247039 · Status: Active · 0.87 mi NW from subject property

LA SIERRA ACADEMY — 4900 GOLDEN AVE., RIVERSIDE, CA, 92505
ID: CAC002977805 · Status: Active · 0.88 mi W from subject property

TODAY DENTAL — 4000 TYLER ST, RIVERSIDE, CA, 92503-0000
ID: CAL000159872 · Status: Active · 0.88 mi E from subject property

NEWPORT DENTAL A DENTAL OFFICE OF SAHAWNEH DENTAL CORPORATION — 3724 LA SIERRA AVE STE F1, RIVERSIDE, CA, 92505
ID: CAL000452379 · Status: Active · 0.88 mi S from subject property

CONSUMER HEALTH INC DBA NEWPORT DENTAL — 3724 LA SIERRA AVE STE F-1, RIVERSIDE, CA, 92505-3066
ID: CAL000148333 · Status: Active · 0.88 mi S from subject property

LOIS STEVENS — 3758 CASTLE OAK DR, RIVERSIDE, CA, 92505
ID: CAC003316631 · Status: Active · 0.88 mi S from subject property

DOLLAR TREE #10379 — 11160 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000486936 · Status: Active · 0.89 mi S from subject property

PRESSING MATTER CLEANERS — 10530 MAGNOLIA AVE STE B, RIVERSIDE, CA, 92505
ID: CAL000407324 · Status: Active · 0.90 mi E from subject property

SUPERIOR CLEANERS — 10530 MAGNOLIA AVE STE B, RIVERSIDE, CA, 92505
ID: CAD983617911 · Status: Active · 0.90 mi E from subject property

IRISH CLEANERS — 11130 MAGNOLIA AVE STE F, RIVERSIDE, CA, 92505
ID: CAL000359038 · Status: Active · 0.90 mi S from subject property

MEZA PRESSING MATTER — 10530 MAGNOLIA AVE STE B, RIVERSIDE, CA, 92505
ID: CAL000482856 · Status: Active · 0.90 mi SE from subject property

KAISER PERMANENTE - RIVERSIDE MEDICAL CENTER — 10800 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAR000345108 · Status: Active · 0.90 mi SE from subject property

TESORO WEST COAST CO LLC 68195 — 3950 TYLER AVE, RIVERSIDE, CA, 92503
ID: CAR000143354 · Status: Active · 0.90 mi E from subject property

FERNANDO ARIZMENDI — 5049 HALLMARK ST, RIVERSIDE, CA, 92505
ID: CAC003288987 · Status: Active · 0.90 mi NW from subject property

TESORO SPEEDWAY 68195 — 3950 TYLER ST, RIVERSIDE, CA, 92503
ID: CAL000460621 · Status: Active · 0.91 mi E from subject property

EVETTE VELEZ — 11281 MOUNTAIN AVE, RIVERSIDE, CA, 92505
ID: CAC003047579 · Status: Active · 0.91 mi W from subject property

JOEY ESPARZA — 10233 SELKIRK AVE, RIVERSIDE, CA, 92503
ID: CAC003269255 · Status: Active · 0.92 mi NE from subject property

JOHN CLEM — 5080 ROSE AVE, RIVERSIDE, CA, 92505
ID: CAC003191006 · Status: Active · 0.92 mi NW from subject property

PETCO #2172 — 3784 TYLER ST, RIVERSIDE, CA, 92503
ID: CAR000380030 · Status: Active · 0.92 mi E from subject property

SHIRLIE & TYRONNE TURK — 11253 DOVERWOOD DRIVE, RIVERSIDE, CA, 92505
ID: CAC003315074 · Status: Active · 0.92 mi NW from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC003019588 · Status: Active · 0.92 mi W from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC002973854 · Status: Active · 0.92 mi W from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC002977505 · Status: Active · 0.92 mi W from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC002991753 · Status: Active · 0.92 mi W from subject property

AJN TRANSPORT — 11300 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAR000202374 · Status: Active · 0.93 mi S from subject property

JIFFY LUBE #2337 — 3693 LA SIERRA AVE, RIVERSIDE, CA, 92505-3074
ID: CAL000202961 · Status: Active · 0.94 mi S from subject property

11139 MONTLAKE DRIVE — 11139 MONTLAKE DRIVE, RIVERSIDE, CA, 92505
ID: CAC003021407 · Status: Active · 0.94 mi S from subject property

11153 MONTLAKE DR — 11153 MONTLAKE DR, RIVERSIDE, CA, 92505
ID: CAC003275110 · Status: Active · 0.94 mi S from subject property

MINIT LUBE 1572 — 3693 LA SIERRA, RIVERSIDE, CA, 92505
ID: CAD983598640 · Status: Active · 0.94 mi S from subject property

RESIDENCE — 11173 NORWOOD AVE, RIVERSIDE, CA, 92505
ID: CAC003404915 · Status: Active · 0.95 mi NW from subject property

COUNTY OF RIVERSIDE, RV0917 — 10281 KIDD STREET, RIVERSIDE, CA, 92503
ID: CAC003131919 · Status: Active · 0.95 mi E from subject property

COUNTY OF RIVERSIDE DPSS CLIENT — 10281 KIDD ST., RIVERSIDE, CA, 92503
ID: CAC003405566 · Status: Active · 0.95 mi E from subject property

FORMER UNOCAL 306440 — 10451 MAGNOLIA, RIVERSIDE, CA, 92505
ID: CAD000627927 · Status: Active · 0.95 mi E from subject property

FORMER UNOCAL 306440 — 10451 MAGNOLIA AVE, RIVERSIDE, CA, 92505-1811
ID: CAL000314256 · Status: Active · 0.95 mi E from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY., RIVERSIDE, CA, 92505
ID: CAC003306133 · Status: Active · 0.96 mi W from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC003282482 · Status: Active · 0.96 mi W from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PARKWAY, RIVERSIDE, CA, 92505
ID: CAC003122055 · Status: Active · 0.96 mi W from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC003171725 · Status: Active · 0.96 mi W from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC003175088 · Status: Active · 0.96 mi W from subject property

RESIDENCE — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC003338059 · Status: Active · 0.96 mi W from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC003261363 · Status: Active · 0.96 mi W from subject property

LA SIERRA UNIVERSITY — 4500 RIVERWALK PKWY, RIVERSIDE, CA, 92505
ID: CAC003164783 · Status: Active · 0.96 mi W from subject property

KAISER PERMANENTE PARK SIERRA PROPERTY — 3610 PARK SIERRA DR, RIVERSIDE, CA, 92505
ID: CAL000460700 · Status: Active · 0.96 mi SE from subject property

RESIDENCE — 11297 DOVERWOOD DRIVE, RIVERSIDE, CA, 92505
ID: CAC003407952 · Status: Active · 0.96 mi NW from subject property

RESIDENCE — 11325 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAC003351692 · Status: Active · 0.96 mi S from subject property

BURLINGTON STORE # 320 — 3870 TYLER ST, RIVERSIDE, CA, 92503
ID: CAL000403231 · Status: Active · 0.97 mi E from subject property

RIVERSIDE POLICE DEPARTMENT MAGNOLIA — 10540 MAGNOLIA AVE, RIVERSIDE, CA, 92505-1897
ID: CAL000356241 · Status: Active · 0.97 mi SE from subject property

EDDIE R FISCHER REVOCABLE TRUST — 3939 TYLER ST, RIVERSIDE, CA, 92503
ID: CAC003118693 · Status: Active · 0.98 mi E from subject property

VISTA PAINT CORPORATION #7 — 3939 TYLER ST, RIVERSIDE, CA, 92503-3430
ID: CAL000345775 · Status: Active · 0.98 mi E from subject property

WALLY MOORE — 3681 CHATEAU CT, RIVERSIDE, CA, 92505-3616
ID: CAC003043293 · Status: Active · 0.99 mi S from subject property

MARY KNOX — 11249 MONTLAKE DR, RIVERSIDE, CA, 92505
ID: CAC003212130 · Status: Active · 0.99 mi S from subject property

MARY KNOX — 11249 MONTLAKE DRIVE, RIVERSIDE, CA, 92505
ID: CAC003122724 · Status: Active · 0.99 mi S from subject property

SAVERS STORE 1187 — 3900B TYLER ST, RIVERSIDE, CA, 92503
ID: CAL000386113 · Status: Active · 0.99 mi E from subject property

MOISES RIOS — 3750 BANBURY DR, RIVERSIDE, CA, 92505-1904
ID: CAC003033691 · Status: Active · 0.99 mi E from subject property

NORTHGATE MARKET #43 — 10391 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000451575 · Status: Active · 0.99 mi E from subject property

TOYS R US #5611 — 10391 MAGNOLIA AVE, RIVERSIDE, CA, 92505
ID: CAL000412376 · Status: Active · 0.99 mi E from subject property

LESLIE'S POOL SUPPLY — 10430 MAGNOLIA AVE., RIVERSIDE, CA, 92505
ID: CAC003282253 · Status: Active · 0.99 mi E from subject property

DATABASES RESEARCHED

The environmental screening in this report draws on the following public databases. Each is maintained by the agency named; that agency's own record is authoritative and is where a listing should be verified or disputed.

DATABASE	MAINTAINED BY	VERIFY AT
Toxic Release Inventory (TRI)	U.S. EPA	enviro.epa.gov
DTSC EnviroStor	CA Dept. of Toxic Substances Control	envirostor.dtsc.ca.gov
Cleanup Program Sites (SLIC)	CA State Water Resources Control Board	geotracker.waterboards.ca.gov
Leaking Underground Storage Tanks (LUST)	CA State Water Resources Control Board	geotracker.waterboards.ca.gov
Superfund / SEMS (CERCLIS)	U.S. EPA	epa.gov/superfund
RCRA hazardous-waste handlers	U.S. EPA	rcrapublic.epa.gov/rcrainfoweb
Solid Waste Facilities (SWIS)	CalRecycle	www2.calrecycle.ca.gov/SWFacilities/Directory

STATUS DEFINITIONS

Site records above carry the status word used by the agency that maintains them. The most common are explained here. These vocabularies belong to the agencies and are revised from time to time; where a status matters to a decision, confirm it against the agency record.

Active
The site or handler is currently listed as active in the agency's system. For a RCRA handler this reflects registration status, not a finding of contamination.

LQG / SQG / VSQG
RCRA generator categories by monthly hazardous-waste quantity: Large (more than 1,000 kg), Small (100 to 1,000 kg), Very Small (under 100 kg). A category describes how much waste is generated, not whether any release occurred.

Open — Remediation
Cleanup is underway under agency oversight.

No Further Action
The overseeing agency has determined that no further remedial action is required.

Certified O&M — Land Use Restrictions Only
Cleanup has been certified complete, with ongoing operation and maintenance obligations and recorded restrictions on how the land may be used.

Refer: (named agency)
Oversight of the site has been referred to the named agency; that body, not the listing agency, holds the current record.

Inactive — Action Required
The site is not currently active in the program but the agency has identified outstanding work.

A site appearing in any of these databases is a record of regulatory activity at that location. It does not by itself indicate that the subject property is contaminated.

GOVERNMENT BOOKLETS

GOVERNMENT BOOKLETS

Government agencies have provided booklets for the education of homeowners containing important information about Mold, Home Energy Conservation, Earthquake Safety, Lead in the Home, and other hazards. Additional copies of these booklets in English and Spanish can be found on our website at https://order.tdrnhd.com/resources.

RESIDENTIAL GOVERNMENT BOOKLETS

A Brief Guide to Mold, Moisture, and Your Home

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/mold.pdf

What Is Your Home Energy Rating?

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/energyrating.pdf

The Homeowner's Guide to Earthquake Safety (2020)

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/homeowners-guide-to-earthquake-safety-2020.pdf

Protect Your Family from Lead in Your Home

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/lead.pdf

Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords, and Tenants

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/environmentalhazards.pdf

COMMERCIAL GOVERNMENT BOOKLETS

Mold Remediation in Schools and Commercial Buildings

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/moldremediation.pdf

The Commercial Property Owner's Guide to Earthquake Safety

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/commercialearthquakesafety.pdf

TERMS & CONDITIONS

1. SCOPE OF THIS REPORT

This Natural Hazard Disclosure Report ("Report") is prepared by The Disclosure Report for the property identified in the cover page. It is based on the most current information available from the data sources listed in Section 5 below as of the report date. The Disclosure Report has no obligation to update the Report after the report date.

2. SUBSTITUTED DISCLOSURE AUTHORITY

Pursuant to California Civil Code §1103.4, the Report is provided as a substituted disclosure on behalf of the seller and the seller's agent(s) for the natural hazards specified in §1103.2(a). The liability of the seller and the seller's agent(s) is limited as provided in §1103.4(b). The buyer's recourse for any error or omission in the Report is against The Disclosure Report directly.

3. LIMITATION OF LIABILITY

The Disclosure Report's aggregate liability for any claim arising out of or related to the Report is limited to actual and proven damages, capped at the maximum E&O coverage in effect at the time of claim, except where applicable law provides otherwise.The Disclosure Report is not liable for consequential, incidental, indirect, special, or punitive damages of any kind.

4. INDEMNIFICATION

The Disclosure Report agrees to indemnify and hold harmless the Owner or Seller, the real estate broker(s) and agent(s), HCD dealer(s) and HCD salesperson(s), transaction coordinator(s), the escrow company, and the settlement agent(s), together with each of their respective employees and office managers, who order or reasonably rely upon this Report, against damages to the extent such damages are directly caused by The Disclosure Report's own negligent acts, errors, or omissions in the preparation or delivery of this Report — and only to the extent of, and subject to, the Professional Liability (Errors & Omissions) coverage and the limitations set forth in this Report. The foregoing parties shall not be liable for any error or omission contained in this Report so long as they exercise ordinary care in ordering, transmitting, delivering, or relying upon it. (Cal. Civ. Code §1102.4.)

5. LIMITATION OF LIABILITY

The Report is prepared using information obtained from federal, state, and local governmental agencies, public records, geographic information systems (GIS), flood hazard maps, tax assessors, and other independent third-party data sources. The Company does not independently verify the accuracy, completeness, or timeliness of such information and relies upon the accuracy of the information provided by these sources.

The Company shall not be liable for any error, omission, inaccuracy, or delay in the Report resulting from inaccurate, incomplete, outdated, or unavailable information supplied by any governmental agency, public record, or third-party data provider. The Company further shall not be liable for any matter known by, or reasonably discoverable by, the Recipient as of the effective date of the Report.

The Report reflects information available only as of its effective date and is not a warranty or guarantee of the condition, status, or future classification of the subject property.

The Company's total liability to all Recipients for any claim arising out of or relating to the Report, whether based in contract, negligence, or otherwise, shall be limited to the actual direct damages proven to have been caused by the Company's error. Under no circumstances shall the Company be liable for any indirect, consequential, incidental, special, or punitive damages.

6. INACCURACY AND CORRECTION

Pursuant to Civil Code §1103.10, any amended disclosure must be delivered to the buyer at least three days before close of escrow. Buyer must provide written notice of any claimed inaccuracy to The Disclosure Reportwithin thirty (30) days of close of escrow.

7. NO SUBSTITUTE FOR PROFESSIONAL INSPECTION

The Report is not a substitute for a property inspection by a licensed engineer, geologist, or surveyor. The maps on which the Report is based estimate where natural hazards exist and are not definitive indicators of whether the property will be affected by a natural disaster.

8. NO WARRANTY

The Disclosure Report makes no representation or warranty as to the accuracy of the underlying public data, the precision of the maps examined, or the future development of natural hazards in the area of the property.

9. GOVERNING LAW AND VENUE

This Report and any claim arising from or related to it shall be governed by the laws of the State of California, without regard to conflict-of-laws principles. Exclusive venue for any dispute shall be Los Angeles County, California.

10. COMPLAINT RESOLUTION

Buyers and sellers with concerns regarding this Report should contact The Disclosure Report customer service at (800) 878-2147 or info@tdrnhd.com. The Disclosure Report will acknowledge any written complaint within five (5) business days.

11. CONTACT

The Disclosure Report
Los Angeles, CA
(800) 878-2147
info@tdrnhd.com
https://order.tdrnhd.com