First American
Natural Hazard Disclosures™

# FANHD Residential Resale Property Disclosure Reports

# Disclosure Report Summary Pages For TEHAMA County

**Property Address:** 7844 CONE AVE
LOS MOLINOS, TEHAMA COUNTY, CA 96055
("Property")

**APN:** 066-171-006-000
**Report Date:** 02/11/2022
**Report Number:** 2997622

## Statutory Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

**DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete FANHD Disclosure Report which buyer must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.**

The seller and 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 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 seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

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

Yes___ No X Do not know and information not available from local jurisdiction ___

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

Yes X No___ Do not know and information not available from local jurisdiction___

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

Yes___ No X

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

Yes___ No X

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

Yes___ No X

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

Yes (Landslide Zone)___ Yes (Liquefaction Zone)___

No___ Map not yet released by state X

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

| Signature of Seller(s) | Date | Signature of Seller(s) | Date |
|---|---|---|---|
| Signature of Seller's Agent | Date | Signature of Seller's Agent | Date |

☐ 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 transferor(s) and agent(s).

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

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. OPERATING THROUGH ITS FANHD DIVISION.
Date 11 February 2022

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

| Signature of Buyer(s) | Date | Signature of Buyer(s) | Date |
|---|---|---|---|

**BUYER(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE FANHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:**

A. Additional Property-specific Statutory Disclosures: Fire Hazard Severity Zone (AB 38), Former Military Ordnance Site, Commercial/Industrial Use Zone, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only), California Energy Commission Duct Sealing Requirement, Notice of Statewide Right to Farm, Notice of Mining Operations, Sex Offender Database (Megan's Law), Gas and Hazardous Liquid Transmission Pipeline Database.
B. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
C. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only).
D. Additional Reports - Enclosed if ordered: (1) PROPERTY TAX REPORT (includes state-required Notices of Mello-Roos and 1915 Bond Act Assessments, and Notice of Supplemental Property Tax Bill, (2) ENVIRONMENTAL SCREENING REPORT (discloses Transmission Pipelines, Contaminated Sites, and Oil & Gas Wells). Enclosed if applicable: Local Addenda.
E. Government Guides in Combined Booklet with Report. Refer to Booklet: (1) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants"; (2) EARTHQUAKE SAFETY: "The Homeowners Guide To Earthquake Safety" and included "RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM"; (3) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home"; (4) BRIEF GUIDE TO MOLD, MOISTURE AND YOUR HOME; (5) WHAT IS YOUR HOME ENERGY RATING? Government Guides are also available on the Company's "Electronic Bookshelf" at https://orderform.fanhd.com/resources/electronic_bookshelf/regulatory_pamphlets.

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## PROPERTY DISCLOSURE SUMMARY - READ FULL REPORT

| Statutory NHD Determinations | IN | NOT IN | Map N/A* | Property is: | NHD Report page: |
|---|---|---|---|---|---|
| Flood | | X | | NOT IN a Special Flood Hazard Area. The Property is IN a FEMA-designated Flood Zone(s) X. | 7 |
| Dam | X | | | IN an area of potential dam inundation. | 7 |
| Very High Fire Hazard Severity | | X | | NOT IN a very high fire hazard severity zone. | 8 |
| Wildland Fire Area | | X | | Not in a wildland-state responsibility area. | 8 |
| Fault | | X | | NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act. | 9 |
| Landslide | | | X | Map Not Available | 9 |
| Liquefaction | | | X | Map Not Available | 9 |

| County-level NHD Determinations | IN | NOT IN | Map N/A* | Property is: | NHD Report page: |
|---|---|---|---|---|---|
| Fault | | X | | NOT WITHIN 660 feet of a mapped Fault location. | 11 |
| Fire | | X | | NOT IN a mapped Fire Hazard Severity Zone rated Very High, High, or Moderate. | 11 |
| Ground Shaking | X | | | IN a mapped area of Earthquake Ground Shaking rated Moderate. | 11 |

| Additional Statutory Disclosures | IN | NOT IN | Map N/A* | Property is: | NHD Report page: |
|---|---|---|---|---|---|
| Fire Hazard Severity Zone (AB 38) (Includes Local Inspection Contact Info) | | X | | NOT IN a mapped High or Very High Fire Hazard Severity Zone but local laws may require inspection and defensible space compliance. | 16 |
| Fire Hazard Severity Zone (SB 63) (Moderate, High or Very High in Local Responsibility Area) | | | X | Map Not Available – SB 63 fire zones not yet released by State Fire Marshal. | 18 |
| Former Military Ordnance | | X | | NOT WITHIN one mile of a formerly used ordnance site. | 18 |
| Commercial or Industrial | X | | | WITHIN one mile of a property zoned to allow commercial or industrial use. | 18 |
| Airport Influence Area | | X | | NOT IN an airport influence area. | 20 |
| Airport Noise Area for 65 Decibel | | X | | NOT IN a delineated 65 dB CNEL or greater aviation noise zone. | 21 |
| California Energy Commission | X | | | IN a climate zone where properties are usually subject to duct sealing and testing requirements | 22 |
| Right to Farm Act | X | | | IN a one mile radius of designated Important Farmland that requires a statutory "Notice of Right to Farm" be provided in this Report. | 23 |
| Notice of Mining Operations | | X | | NOT IN a one mile radius of a mapped mining operation that requires a statutory "Notice of Mining Operation" be provided in this Report: | 24 |

| General Advisories | Description | NHD Report page: |
|---|---|---|
| Registered Sex Offender Data Base (Megan's Law) Notice | Provides an advisory required pursuant to Section 290.46 of the Penal Code. Information about specified registered sex offenders is made available to the public. | 25 |
| Gas and Hazardous Liquid Transmission Pipeline Database Notice | Provides a notice required pursuant to Section 2079.10.5(a) of the Civil Code. Information about transmission pipeline location maps is made available to the public. | 26 |
| Methamphetamine Contamination | Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005". | 27 |

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| General Advisories | Description | NHD Report page: |
|---|---|---|
| Mold | Provides an advisory that all prospective purchasers of residential and commercial property should thoroughly inspect the subject property for mold and sources for additional information on the origins of and the damage caused by mold. | 28 |
| Radon | Provides an advisory on the risk associated with Radon gas concentrations. | 29 |
| Endangered Species | Provides an advisory on resources to educate the public on locales of endangered or threatened species. | 29 |
| Abandoned Mines | Provides an advisory on resources to educate the public on the hazards posed by, and some of the general locales of, abandoned mines. | 30 |
| Oil and Gas Wells | Provides an advisory on the potential existence of oil and gas wells and sources for additional general and/or specific information. | 30 |
| Electromagnetic Fields Advisory | Provides an advisory about electromagnetic fields in the local environment and their assessment. | 31 |

| Property Tax Determinations | IS | IS NOT | Property is: | Tax Report page: |
|---|---|---|---|---|
| Mello-Roos Districts | | X | NOT SUBJECT TO a Mello-Roos Community Facilities District. | 33 |
| 1915 Bond Act Districts | | X | NOT SUBJECT TO a 1915 Bond Act District. | 33 |
| PACE Contract Assessment | | X | NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract. | 33 |
| Other Direct Assessments | X | | SUBJECT TO one or more other direct assessments. | 34 |
| SRA Fire Prevention Fee | | X | NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017). | 38 |

| Environmental Screening | IS | IS NOT | Property is: | Environmental Report page: |
|---|---|---|---|---|
| Leaking Underground Storage Tanks | | X | NOT WITHIN one-quarter mile of a known leaking underground storage tank. | 44 |
| Superfund or RCRA Corrective Action Site | | X | NOT WITHIN one mile of a Superfund or RCRA Corrective Action site. | 43 |
| Other sites in databases screened | | X | NOT WITHIN one-half mile of sites other than those above that are listed in the databases searched. | 43 |
| Oil and Gas Wells | | X | NOT WITHIN one-quarter mile of a mapped oil or gas well(s). | 41 |
| Underground Transmission Pipelines | | X | NOT WITHIN 2,000 feet of a gas transmission or hazardous liquid pipeline(s) depicted in the National Pipeline Mapping System. | 42 |

Determined by First American Professional Real Estate Services, Inc.

**For more detailed information as to the foregoing determinations, please read this entire Report.**

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