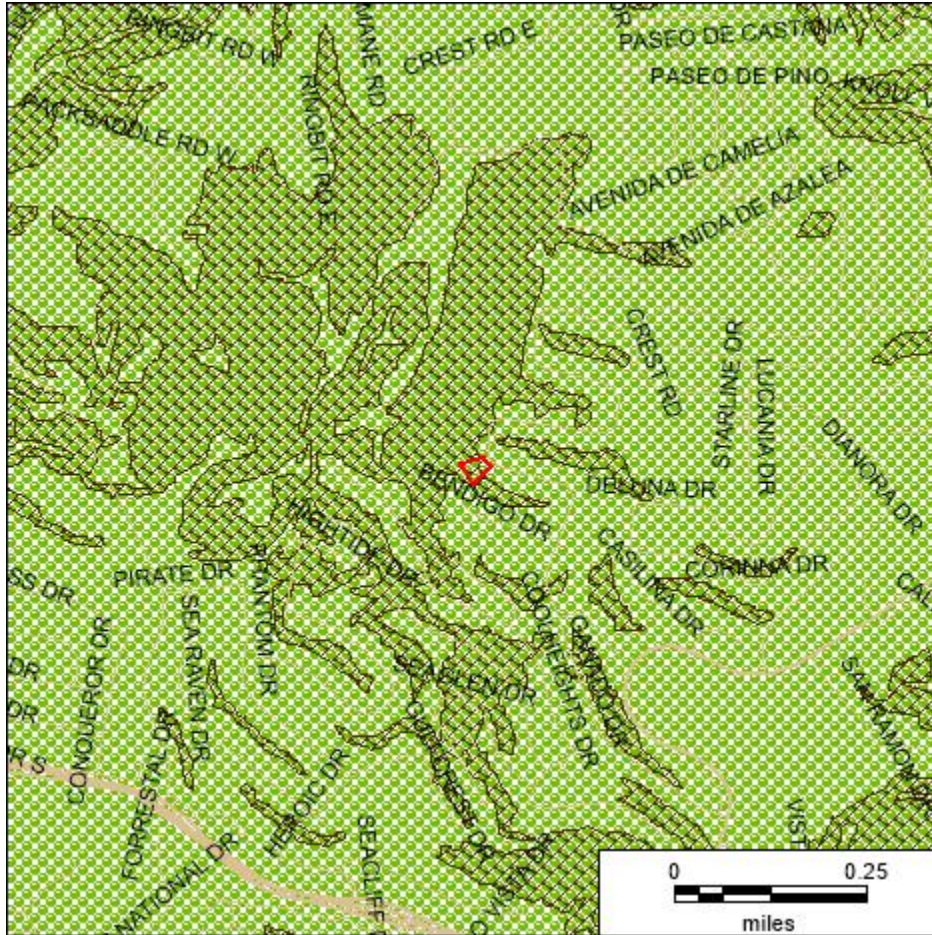


Map of Statutory Natural Hazards
For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Map of Statutory Natural Hazard Zones



Subject Property

	Special Flood Hazard Area
	Area of Potential Flooding, Dam Failure
	Very High Fire Hazard Severity Zone
	Wildland Area, Substantial Forest Fire Risk
	Earthquake Fault Zone
	Seismic Hazard Zone, Landslide
	Seismic Hazard Zone, Liquefaction



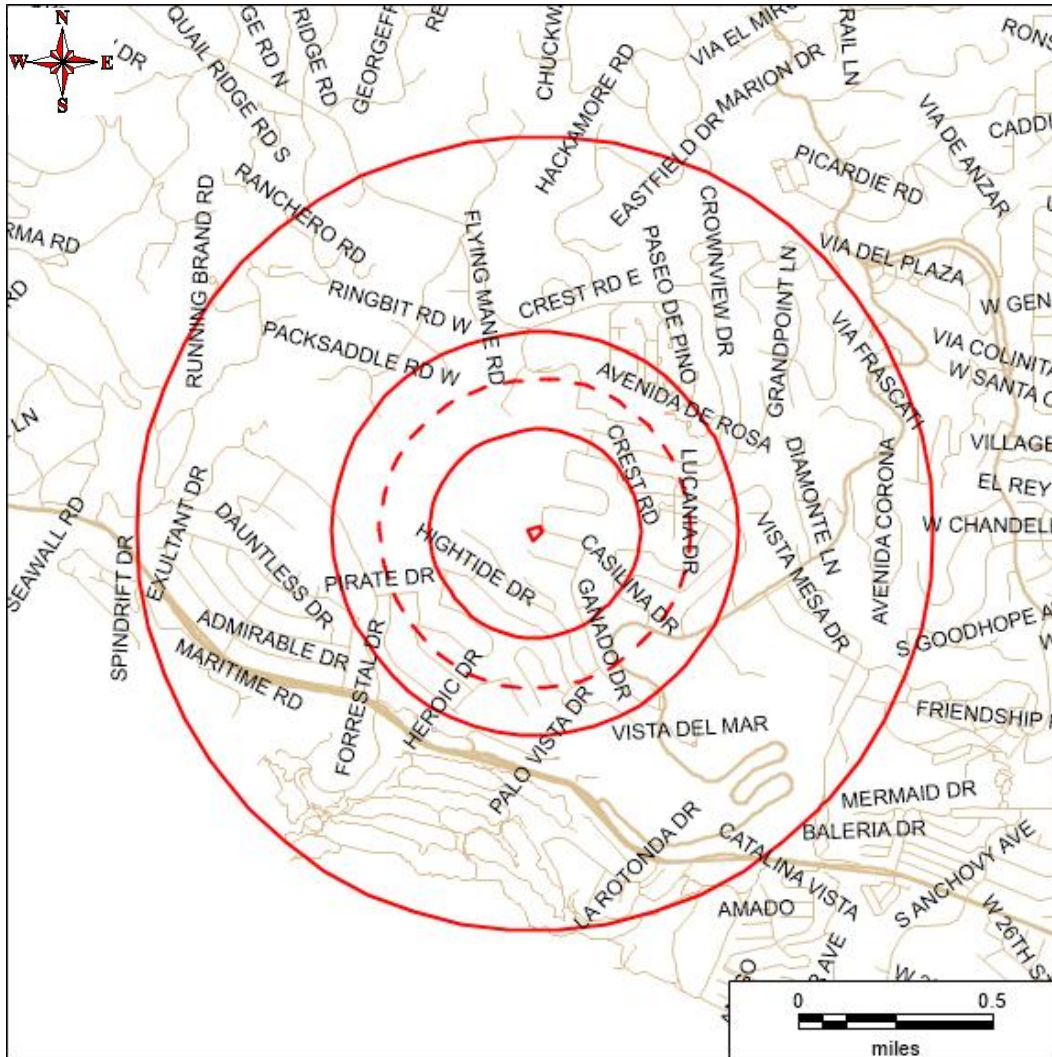
This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

Map of Environmental Hazard Sites For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")










APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Map of Environmental Hazard Sites



□ Subject Property

NOTE: The foregoing map may show more sites than are reported in the listing below. The map shows all sites found within the square coverage area. The listing below reports only those sites found within the standard radius search distance for the database listed, which covers a smaller area. Sites outside of that standard radius search distance are not listed below. The standard radius search distances for point sources are defined by the U.S. Environmental Protection Agency's "All Appropriate Inquiries" (AAI) guidelines. The AAI standard search distance differs between database categories, depending upon degree of potential hazard. Pipeline search distance (2,000 feet, red dashed circle on map) complies with U.S. bill H.R. 22 (Speier). See section called "Explanation of Databases Used" for the actual standard search distance used for each database category.

	(NPL) Federal National Priorities List or "Superfund" Sites		(SWIS) Solid Waste Landfill Facilities
	(RCRA COR) Corrective Action Sites		(SLIC) Spills, Leaks, Investig. & Cleanup
	(LUST) Leaking Underground Storage Tanks		California EnviroStor State Response Sites
	Oil or Gas Well		Gas Transmission Pipelines (Approximate)
	Hazardous Liquid Pipelines (Approximate)		



FANHD Residential Resale Property Disclosure Reports

Contents For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Table of Contents

Map of Statutory Natural Hazards..... [1](#)

Environmental Hazard Map..... [2](#)

Statutory NHD Statement and Acknowledgment of Receipt..... [3](#)

Table of Contents..... [4](#)

Summary of Disclosure Determinations..... [5-6](#)

NHD Report..... [7-33](#)

Tax Report..... [34-41](#)

Environmental Report..... [42-48](#)

Terms and Conditions..... [49-53](#)

Addenda..... [54-54](#)



FANHD Residential Resale Property Disclosure Reports

Summary of Disclosure Determinations

For LOS ANGELES County

Property Address: 30695 GANADO DR
 RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
 ("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

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		NOT IN an area of potential dam inundation.	7
Very High Fire Hazard Severity	X			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			IN an area of earthquake-induced land sliding designated pursuant to the Seismic Hazard Mapping Act.	9
Liquefaction		X		NOT IN an area of potential liquefaction designated pursuant to the Seismic Hazard Mapping Act.	9

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT WITHIN one-eighth of one mile (660 feet) of an unzoned "Active Fault Trace".	11
Fire	X			IN a mapped Very High Fire Hazard Severity Zone.	11
Sea Level Rise		X		NOT IN a mapped Sea Level Rise Impact Area.	12
Tsunami		X		NOT IN a mapped Tsunami Inundation Area.	11

City-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Landslide		X		NOT IN a mapped Active, Dormant, or Possible Landslide area.	14
Flood	X			IN a mapped Potential Flash Flood Channel.	15

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			IN a mapped Very High Fire Hazard Severity Zone and subject to defensible space compliance inspection by governing fire agency.	18
Former Military Ordnance	X			WITHIN one mile of a formerly used ordnance site.: Point Vicente Seacoast Defense Sites	19
Commercial or Industrial		X		NOT WITHIN one mile of a property zoned to allow commercial or industrial use.	20
Airport Influence Area		X		NOT IN an airport influence area.	21
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	22
California Energy Commission	X			IN a climate zone where properties are usually subject to duct sealing and testing requirements	23
Right to Farm Act		X		NOT IN a one mile radius of designated Important Farmland.	24
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:	25

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.	26



FANHD Residential Resale Property Disclosure Reports

Summary of Disclosure Determinations

For LOS ANGELES County

Property Address: 30695 GANADO DR
 RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
 ("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

General Advisories	Description	NHD Report page:
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.	27
Methamphetamine Contamination	Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	28
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.	29
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	30
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	30
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.	31
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.	31
Electromagnetic Fields Advisory	Provides an advisory about electromagnetic fields in the local environment and their assessment.	32
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	33

Local Addendums	Description	NHD Report page:
Properties Delineated by "Dashed Lines" Advisory	Provides an advisory on requirement for a certificate of compliance on so-called "dashed line" properties prior to new construction or improvement.	54

Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts		X	NOT SUBJECT TO a Mello-Roos Community Facilities District.	35
1915 Bond Act Districts		X	NOT SUBJECT TO a 1915 Bond Act District.	35
PACE Contract Assessment		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract.	35
Other Direct Assessments	X		SUBJECT TO one or more other direct assessments.	36
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).	41

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.	47
Superfund or RCRA Corrective Action Site		X	NOT WITHIN one mile of a Superfund or RCRA Corrective Action site.	46
Other sites in databases screened		X	NOT WITHIN one-half mile of sites other than those above that are listed in the databases searched.	46
Oil and Gas Wells		X	NOT WITHIN one-quarter mile of a mapped oil or gas well(s).	44
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.	45

Determined by First American Professional Real Estate Services, Inc.

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



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Natural Hazard Disclosure Report

Part 1. State Defined Natural Hazard Zones

Statutory Natural Hazard Disclosures

Section 1103 of the California Civil Code mandates the disclosure of six (6) natural hazard zones if the Property is located within any such zone. Those six "statutory" hazard zones, disclosed on the **Natural Hazard Disclosure Statement** ("NHDS") on Page one of this Report, are explained below. Note that the NHDS does not provide for informing buyers if a property is only partially within any of the delineated zones or provide additional flood zone information which could be very important to the process. The following summary is intended to give buyers additional information they may need to help them in the decision-making process and to place the information in perspective.

SPECIAL FLOOD HAZARD AREA

DISCUSSION: Property in a Special Flood Hazard Area (any type of Zone "A" or "V" as designated by the Federal Emergency Management Agency ("FEMA")) is subject to flooding in a "100-year rainstorm." Federally connected lenders require homeowners to maintain flood insurance for buildings in these zones. A 100-year flood occurs on average once every 100 years, but may not occur in 1,000 years or may occur in successive years. According to FEMA, a home located within a SFHA has a 26% chance of suffering flood damage during the term of a 30-year mortgage. Other types of flooding, such as dam failure, are not considered in developing these zones. Flood insurance for properties in Zones B, C, D, X, X500, and X500_Levee is available but is not required.

Zones A, AO, AE, AH, AR, A1-A30: Area of "100-year" flooding - a 1% or greater chance of annual flooding.

Zone A99: An "adequate progress" determination for flood control system construction projects that, once completed, may significantly limit the area of a community that will be included in the Special Flood Hazard Area (SFHA). Such projects reduce but do not eliminate, the risk of flooding to people and structures in "levee-impacted" areas, and allow mandatory flood insurance to be available at a lower cost.

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

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

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

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

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

Zone X500_LEVEE: An area of moderate flood risk that is protected from "100-year flood" by levee and that is subject to revision to high risk (Zone A) if levee is decertified by FEMA.

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

Notice: The Company is not always able to determine if the Property is subject to a FEMA Letter of Map Revision ("LOMR") or other FEMA letters of map change. If Seller is aware that the Property is subject to a LOMR or other letters of map change, the Seller shall disclose the map change and attach a copy of the FEMA letter(s) to the Report. Contact FEMA at <http://msc.fema.gov> for additional information.

For more information about flood zones, visit:

https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf

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

AREA OF POTENTIAL FLOODING (DAM FAILURE)

Since 1998 California law has required seller disclosure of areas of potential inundation due to sudden or total dam failure as delineated on inundation maps submitted by dam owners to the California Office of Emergency Services ("OES") for review and approval; however, as of June 27, 2017, the date on which Senate Bill 92 (SB 92) became operative, the review and approval of inundation maps prepared by licensed civil engineers and submitted by dam owners became the statutory responsibility of the California Department of Water Resources ("DWR") Division of Safety of Dams ("DSOD") as required by California Water Code Section 6161. These inundation maps are a component of emergency action plans submitted by dam owners to comply with statutory requirements set forth under the California Water Code for extremely high, high, and significant hazard dams and their critical appurtenant structures. Inundation maps are not required by the California Water Code for low hazard dams. SB 92 further requires dam owners to update the emergency action plan, including an inundation map, no less frequently than every 10 years or sooner.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

To date DWR has yet to review, approve, and make publicly available inundation maps and data for many facilities with inundation areas that are subject to disclosure requirements. Inundation maps will continue to be posted and updated maps will replace outdated maps as they are approved by DSOD. In the absence of DSOD-approved data, inundation maps previously approved by the OES will be used by the Company to facilitate compliance with specified statutory real estate transfer disclosure requirements. These include inundation maps for federally owned dams over which DSOD has no jurisdictional authority and for which inundation maps are not available from DSOD. These dams include, among others, Folsom Dam, Isabella Dam, Hansen Dam, Prado Dam, and Seven Oaks Reservoir (owned by the U.S. Army Corps of Engineers) as well as Monticello Dam, New Melones Dam, and Shasta Dam (owned by the U.S. Bureau of Reclamation). The Company may also use OES-approved maps should the mapped inundation area for a given facility be greater than that depicted on a DSOD-approved map.

PUBLIC RECORD: (1) Official dam inundation maps made publicly available prior to June 27, 2017 by the State of California Office of Emergency Services ("OES") pursuant to California Government Code §8589.5; (2) Official inundation boundary digital data made publicly available since June 28, 2017 by the State of California Department of Water Resources (DWR) pursuant to California Water Code §6161. DWR states that its inundation boundary data typically includes flooding depths greater than one foot but some information may be redacted for security purposes.

VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)

DISCUSSION: VHFHSZs can be defined by the California Department of Forestry and Fire Protection ("Calfire") as well as by local fire authorities within "Local Responsibility Areas" where fire suppression is the responsibility of a local fire department. Properties located within VHFHS Zones may have a higher risk for fire damage and, therefore, may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices. Contact the local fire department for a complete list of requirements and exceptions.

PUBLIC RECORD: Maps issued by Calfire pursuant to California Government Code § 51178 recommending VHFHSZs to be adopted by the local jurisdiction within its Local Responsibility Area, or VHFHSZs adopted by the local jurisdiction within the statutory 120-day period defined in California Government Code § 51179.

WILDLAND FIRE AREA (STATE RESPONSIBILITY AREA)

DISCUSSION: The State Board of Forestry classifies all lands within the State of California based on various factors such as ground cover, beneficial use of water from watersheds, probable damage from erosion, and fire risks. Fire prevention and suppression in all areas which are not within a Wildland - State Responsibility Area ("WSRA") is primarily the responsibility of the local or federal agencies, as applicable.

For property located within a WSRA, please note that (1) there may be substantial forest fire risks and hazards; (2) except for property located within a county which has assumed responsibility for prevention and suppression of all fires, it is NOT the state's responsibility to provide fire protection services to any building or structure located within a WSRA unless the Department has entered into a cooperative agreement with a local agency; and (3) the property owner may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices.

The existence of local agreements for fire service is not available in the Public Record and, therefore, is not included in this disclosure. For very isolated properties with no local fire services or only seasonal fire services there may be significant fire risk. If the Property is located within a WSRA, please contact the local fire department for more detailed information.

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

SRA Fire Prevention Benefit Fee Advisory: In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area. Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031. For more information, please refer to "Part 6. State Responsibility Area Fire Prevention Fee" in the FANHD Property Tax Report.

High or Very High Fire Hazard Severity Zone (AB 38)

Effective January 1, 2021, a new disclosure law specifies a notice to be provided to the buyer under certain conditions regarding wildfire hazard severity zones. Please see "**Additional Statutory Disclosures**" in the Property Disclosure Summary table (above) and "Part 3. Additional Property Specific Disclosures" (below) for that AB 38 disclosure.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

EARTHQUAKE FAULT ZONE

DISCUSSION: Earthquake Fault Zones are delineated and adopted by California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972. Property in an Earthquake Fault Zone ("EF Zone") does not necessarily have a fault trace existing on the site. EF Zones are areas or bands delineated on both sides of known active earthquake faults. EF Zones vary in width but average one-quarter (1/4) mile in width with the "typical" zone boundaries set back approximately 660 feet on either side of the fault trace. The potential for "fault rupture" damage (ground cracking along the fault trace) is relatively high only if a structure is located directly on a fault trace. If a structure is not on a fault trace, shaking will be the primary effect of an earthquake. During a major earthquake, shaking will be strong in the vicinity of the fault and may be strong at some distance from the fault depending on soil and bedrock conditions. It is generally accepted that properly constructed wood-frame houses are resistant to shaking damage.

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

SEISMIC HAZARD MAPPING ACT ZONE

DISCUSSION: Official Seismic Hazard Zone ("SH Zone") maps delineate Areas of Potential Liquefaction and Areas of Earthquake-Induced Landsliding. A property that lies partially or entirely within a designated SH Zone may be subject to requirements for site-specific geologic studies and mitigation before any new or additional construction may take place.

Earthquake-Induced Landslide Hazard Zones are areas where the potential for earthquake-induced landslides is relatively high. Areas most susceptible to these landslides are steep slopes in poorly cemented or highly fractured rocks, areas underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. The CGS cautions these maps do not capture all potential earthquake-induced landslide hazards and that earthquake-induced ground failures are not addressed by these maps. Furthermore, no effort has been made to map potential run-out areas of triggered landslides. It is possible that such run-out areas may extend beyond the zone boundaries. An earthquake capable of causing liquefaction or triggering a landslide may not uniformly affect all areas within a SH Zone.

Liquefaction Hazard Zones are areas where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a soil phenomenon that can occur when loose, water saturated granular sediment within 40 feet of the ground surface, are shaken in a significant earthquake. The soil temporarily becomes liquid-like and structures may settle unevenly. The Public Record is intended to identify areas with a relatively high potential for liquefaction but not to predict the amount or direction of liquefaction-related ground displacement, nor the amount of damage caused by liquefaction. The many factors that control ground failure resulting from liquefaction must be evaluated on a site specific basis.

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

STATUTORY NATURAL HAZARD DISCLOSURE REPORTING STANDARD: "IN" shall be reported if any portion of the Property is located within any of the above zones as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within any of the above zones as delineated in the Public Record. Map Not Available shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that "MAP NOT AVAILABLE" will be applicable to most portions of the state. Official Seismic Hazard Zone ("SH Zone") maps delineate Areas of Potential Liquefaction and Areas of Earthquake-Induced Landsliding.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Part 2. County and City Defined Natural Hazard Zones

HAZARD MAPS IN THE LOCAL GENERAL PLAN

General Plan regulates property development. There are currently over 530 incorporated cities and counties in California. The state Government Code (Sections 65000 et seq.) requires each of those jurisdictions to adopt a comprehensive, long-term "General Plan" for its physical development. That General Plan regulates land uses within the local jurisdiction in order to protect the public from hazards in the environment and conserve local natural resources. The General Plan is the official city or county policy regarding the location of housing, business, industry, roads, parks, and other land uses.

Municipal hazard zones can affect the cost of ownership. Each county and city adopts its own distinct General Plan according to that jurisdiction's unique vegetation, landscape, terrain, and other geographic and geologic conditions. The "Safety Element" (or Seismic Safety Element) of that General Plan identifies the constraints of earthquake fault, landslide, flood, fire and other natural hazards on local land use, and it delineates hazard zones within which private property improvements may be regulated through the building-permit approval process, which can affect the future cost of ownership. Those locally regulated hazard zones are in addition to the federal and state defined hazard zones associated with statutory disclosures in the preceding section.

City and/or County natural hazard zones explained below. Unless otherwise specified, only those officially adopted Safety Element or Seismic Safety Element maps (or digital data thereof) which are publicly available, are of a scale, resolution, and quality that readily enable parcel-specific hazard determinations, and are consistent in character with those statutory federal or state disclosures will be considered for eligible for use as the basis for county- or city-level disclosures set forth in this Report. Please also note:

- If an officially adopted Safety Element or Seismic Safety Element map relies on data which is redundant of that used for state-level disclosures, this Report will indicate so and advise Report recipients to refer to the state-level hazard discussion section for more information.
- If an officially adopted Safety Element or Seismic Safety Element cites underlying maps created by another agency, those maps may be regarded as incorporated by reference and may be used as the basis for parcel-specific determinations if those maps meet the criteria set forth in this section.
- Because county- and city-level maps are developed independently and do not necessarily define or delineate a given hazard the same way, the boundaries for the "same" hazard may be different.

If one or more maps contained in the Safety Element and/or Seismic Safety Element of an officially adopted General Plan are used as the basis for local disclosure, those maps will appear under the "Public Record(s) Searched" for that county or city.

REPORTING STANDARDS

A good faith effort has been made to disclose all hazard features on pertinent Safety Element and Seismic Safety Element maps with well-defined boundaries; however, those hazards with boundaries that are not delineated will be deemed not suitable for parcel-specific hazard determinations. Some map features, such as lines drawn to represent the location of a fault trace, may be buffered to create a zone to facilitate disclosure. Those map features which can not be readily distinguished from those representing hazards may be included to prevent an omission of a hazard feature. If the width of a hazard zone boundary is in question, "IN" will be reported if that boundary impacts any portion of a property. Further explanations concerning specific map features peculiar to a given county or city will appear under the "Reporting Standards" for that jurisdiction.

PUBLIC RECORDS VS. ON-SITE EVALUATIONS

Mapped hazard zones represent evaluations of generalized hazard information. Any specific site within a mapped zone could be at less or more relative risk than is indicated by the zone designation. A site-specific evaluation conducted by a geotechnical consultant or other qualified professional may provide more detailed and definitive information about the Property and any conditions which may or do affect it.

PROPERTY USE AND PERMITTING

No maps beyond those identified as "Public Record(s)" have been consulted for the purpose of these local disclosures. These disclosures are intended solely to make Report recipient(s) aware of the presence of mapped hazards. For this reason -- and because local authorities may use on these or additional maps or data differently to determine property-specific land use and permitting approvals -- Report recipients are advised to contact the appropriate local agency, usually Community Development, Planning, and/or Building, prior to the transaction to ascertain if these or any other conditions or related regulations may impact the Property use or improvement.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

COUNTY-LEVEL GEOLOGIC ZONES DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Records, contained in the Safety Element of the Los Angeles County General Plan as officially adopted by the County Board of Supervisors in 2015, are utilized for those county-level disclosures below: "Figure 12.1: Seismic and Geotechnical Hazard Zones Policy Map"; "Figure 12.3: Tsunami Hazard Areas"; "Figure 12.4: Sea Level Rise Impact Areas Map"; and "Figure 12.5: Fire Hazard Severity Zones Policy Map".

FAULT

Since 1800, over 90 significant earthquakes have occurred in the Los Angeles region. There are over 50 active and potentially active fault segments, an undetermined number of buried faults, and at least four blind thrust faults capable of producing damaging earthquakes in Los Angeles County. The California Alquist-Priolo Earthquake Fault Zoning Act of 1972 and Section 113 of the County Building Code prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. In addition, the California Seismic Hazards Mapping Act of 1990 regulates developments as defined by the Act. Seismic Hazard Zone maps depict areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. In addition to depicting faults within Alquist-Priolo Earthquake Fault Zones, the Public Record also depicts faults that are considered active based on published and unpublished information.

Reporting Standards: California's Alquist-Priolo Fault Zone Act (1972) established a standard for the width of a regulatory fault zone -- one-eighth of one mile on both sides of an active fault trace. For county-level reporting purposes, "WITHIN" shall be reported if any portion of the Property is located within one-eighth of one mile (660 feet) of an unzoned "Active Fault Trace" as delineated in the Public Record. "NOT WITHIN" shall be reported if no portion of the Property is located within one-eighth of one mile of an unzoned Active Fault Trace as delineated in the Public Record. Note: The Public Record states "USGS (United States Geological Survey) GIS data was used for refinement of mapped faults" depicted on the cited "Los Angeles County General Plan, Fault Rupture Hazards and Historic Seismicity Map, 1990"; however, the Public Record does not specify which "USGS GIS data" was used for this purpose. For additional information on some of the many faults currently mapped by USGS, please visit the USGS Interactive Fault Map at <http://earthquake.usgs.gov/hazards/qfaults/map/>. Alquist-Priolo Earthquake Fault Zones, defined by the State Geologist, which are subject to statutory disclosure but redundant of certain faults mapped in the Public Record, are disclosed under Earthquake Fault Zones in the preceding state-level section of this Report.

FIRE

While all of California is subject to some degree of fire hazard, there are specific features that make some areas more hazardous. The California Department of Forestry and Fire Protection ("CAL FIRE") is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones ("FHSZ"), influence how people construct buildings and protect property to reduce risk associated with wildland fires. Los Angeles County faces wildland fire threats due to its topography, rainfall patterns and fire-adapted vegetation. The at-risk areas are designated as FHSZs per Government Code Sections 51175 through 51189. FHSZs in the unincorporated areas are classified as Very High, High, and Moderate in State Responsibility Areas ("SRA") and Very High in Local and Federal Responsibility Areas. The Forestry Division of the Los Angeles County Fire Department ("LACFD") assists and supports the implementation of the CAL FIRE FHSZ model designation in Los Angeles County. In an effort to reduce the threats to lives and property, LACFD has instituted a variety of regulatory programs and standards. These include vegetation management, pre-fire management and planning, the fuel modification Plan Review Program, and brush clearance inspection program. In addition to these programs, LACFD and the Los Angeles County Department of Public Works enforce fire and building codes related to development in FHSZs. LACFD implements the Title 32 (Fire Code) requirements in FHSZs. The Public Record identifies the FHSZs in Los Angeles County. For more information on the County's fire prevention and safety programs, please visit the Los Angeles County Fire Department's web site at <http://www.fire.lacounty.gov>.

Reporting Standards: "IN" shall be reported as will the highest Fire Hazard Severity Zone ("Very High", "High", or "Moderate") affecting any portion of the Property as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a mapped Fire Hazard Severity Zone as delineated in the Public Record. Important Note: Current statutory SRA boundaries may differ from those identified in the 2007 CAL FIRE base data as mapped in the Public Record. For more information please refer to the state-level discussion and disclosure of Wildland Fire Area (State Responsibility Area) in the preceding section of this Report.

TSUNAMI

Earthquakes can cause flooding in low-lying coastal areas resulting from a tsunami that is generated by a large offshore earthquake. In addition, large sub-marine landslides have the potential to generate destructive tsunamis along adjacent coastal areas in Southern California. The travel time for a locally generated tsunami, from initiation at the source to arrival at coastal communities, can be 5 to 30 minutes. The likelihood for the catastrophic inundation of low-lying coastal areas as a result of a tsunami is low. However, the risk of losing vital commerce associated with the ports of Los Angeles and Long Beach warrants adequate risk reduction measures from tsunamis. The ports of Los Angeles and Long Beach have completed



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

a Tsunami Hazard Assessment to guide disaster planning and mitigate damage from a potential tsunami at their facilities. In addition, the County All-Hazard Mitigation Plan includes risk reduction measures for the coastal areas. The Public Record identifies Tsunami Hazard Areas in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone. NOTE: The Public Record is based largely upon "Tsunami Inundation Map[s] for Emergency Planning" produced jointly by the California Emergency Management Agency (CalEMA), University of Southern California (USC), and California Geological Survey (CGS). The cited source explicitly states, "This map, and the information presented herein, is not a legal document and does not meet disclosure requirements for real estate transactions nor for any other regulatory purpose." Though not delineated on final maps produced by CalEMA, USC, and CGS, the boundary delineated as "Tsunami Inundation Area 2000" identified in the Public Record is included as part of this disclosure.

Reporting Standards: "IN" shall be reported if any portion of the Property is within a mapped "Tsunami Inundation Area" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is within the "Tsunami Inundation Area" as delineated in the Public Record.

SEA LEVEL RISE

Climate change is expected to produce longer and more severe droughts due to higher average temperatures, as well as greater and more frequent floods. The water systems in Los Angeles County are designed to balance flood protection during the winter and spring months with water storage during the dry months. Increased rainfall and an earlier melting of the snowpack could result in overburdened facilities that cannot adequately protect communities from floods. In addition, consideration needs to be made for floods caused by sea level rise. The Public Record identifies the areas along the coastline that can potentially be impacted due to sea level rise flooding. Specifically, these "Sea Level Rise Impact Areas" represent areas inundated by unimpeded Pacific coastal flooding under a 1.4 meter sea-level rise scenario. While these impacts are likely to occur over a long period of time, sea level rise can affect and alter the impacts of flood inundation of low-lying coastal areas. Impacts related to sea level rise include the flooding of septic systems and the intrusion of salt water into the fresh water supply. Although coastal habitats can adapt to gradual changes in sea level, an accelerated rise in sea level will negatively impact coastal habitats. Wetlands, in particular, are at risk of being inundated.

Reporting Standards: "IN" shall be reported if any portion of the Property is located within a "Sea Level Rise Impact Area" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a "Sea Level Rise Impact Area" as delineated in the Public Record. Digital data of these Impact Areas obtained from the cited data source, the Pacific Institute, is used as the basis for this disclosure.

OTHER HAZARDS

The "Seismically Induced Landslide Zone" and "Seismically Induced Liquefaction Zone" depicted in "Figure 12.1: Seismic and Geotechnical Hazard Zones Policy Map" are redundant of those Earthquake-Induced Landslides and Area of Potential Liquefaction zones already subject to state-level statutory disclosure on the Natural Hazard Disclosure Statement. For more information please refer to the state-level discussion and disclosure of Seismic Hazard Mapping Act Zone in the preceding section of this Report. FEMA flood zones depicted in the Public Record and in "Fig. 12-2: Flood Hazard Zones Policy Map" are redundant of those released by FEMA current as of April, 2013, but which may be superseded by newer FEMA DFIRM data. For the most current FEMA flood zone information please refer to the state-level discussion and disclosure of Special Flood Hazard Area in the preceding section of this Report.

The following natural hazards are referenced but not mapped in the County General Plan Safety Element:

DAM INUNDATION

The inundation of water caused by a catastrophic dam or aqueduct failure can devastate large areas and threaten residences and businesses. There are 103 dams in Los Angeles County that hold billions of gallons of water in reservoirs, and seismic activity can compromise dam structures and result in catastrophic flooding. The Division of Safety of Dams of the California Department of Water Resources has jurisdiction over large dams throughout the State and enforces strict safety requirements and annual inspections. Additionally, dam inundation areas have been mapped by dam owners and submitted to the California Office of Emergency Services (Cal/OES) to ensure effective emergency planning and adequate preparations in the event of a catastrophic event.

Reporting Standards: No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within the County Planning Area.

GEOTECHNICAL HAZARDS

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man-induced slope instability. These geotechnical hazards include artificially-saturated or rainfall-saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The County's Hillside Management Area Ordinance regulates development in hillsides that have natural slope gradients of 25 percent or steeper, and these potential hazards are analyzed as part of the permitting process.

Reporting Standards: No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within the County Planning Area.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

AWARENESS FLOODPLAINS

According to the California Department of Water Resources (DWR), the intent of Awareness Floodplain Maps is to identify all pertinent flood hazard areas for areas that are not mapped under the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) and to provide the community and residents an additional tool in understanding potential flood hazards currently not mapped as a regulated floodplain. Awareness maps identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains are shown simply as flood prone areas without specific depths and other flood hazard data. These maps are not FEMA regulatory floodplain maps; however, at the request of the community FEMA would include this data on their maps. Most of these flood areas are located in unincorporated portions of the County.

Reporting Standards: To view the location and boundaries of these non-regulatory Awareness Floodplains please visit the California Department of Water Resources ("DWR") Best Available Map ("BAM") portal at <http://gis.bam.water.ca.gov/bam/> and check the "DWR Awareness" box under 100-Year Floodplains or visit the Awareness Floodplain portal at http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/awareness_floodplain_maps/.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

CITY OF RANCHO PALOS VERDES GEOLOGIC DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Record(s), contained in the Safety Element of the City of Rancho Palos Verdes General Plan as officially adopted in 2018, is/are used for the city-level disclosure(s) below: "Figure 2: Potential Flood & Inundation Hazards" and "Figure 3: Landslide Inventory".

LANDSLIDES

Landslides represent only one step in the continuous, natural erosion process. They demonstrate in a dramatic way the tendency of natural processes to seek a condition of equilibrium, and various erosion processes act to gradually reduce them to a base level. Landslides are an important agent in this cycle. Landslides are basically controlled by four factors: the rock type, the fabric or structure of the rock, the amount of available water, and the topographic conditions. The geologic formation or rock type is a reasonably good indicator of the strength of the rock and its resistance to failure. The geologic structure or the orientation of potential failure planes is important in determining the size and type of failure. The amount of available water greatly influences the strength of a potential failure surface. It can add to the weight of the unstable mass, lower its frictional strength, and increase pore pressure, all of which contributes to land movement. Topographic slope gradient is also a contributing factor in controlling the force that causes failure. The relative importance of these four factors varies from place to place, but rock type, geologic structure, and available water are probably the most important. Some degree of slope is necessary to initiate failure, but if the other factors are present, failure can occur on slopes with a gradient of less than 5%. The City's General Plan Safety Element contains an extensive discussion regarding various types of landslide as the hazard relates to Rancho Palos Verdes. Several types of landslides commonly encountered are described below (USGS 2004):

1. **Translational or Block Slides:** These slides are the largest, most impressive type of landslide. They involve a single coherent mass that translationally moves down-slope with little rotation or backward tilting. The basal failure plane (rupture surface) is controlled by planar zones of weakness, such as bedding, foliation, jointing or a formation contact, or fault. These failures typically occur in layered rocks of sedimentary or metamorphic origin where lateral support is removed by erosion or grading. The Portuguese Bend Landslide is a complex version of a translational landslide. The Portuguese Bend Landslide has been conducive to ground failure for approximately 250,000 years and has been officially mapped as a landslide complex since before the 1950s. While the history of landslides dates back, the current slippage began in 1956, coincident with the construction of the Crenshaw Boulevard extension, south of Crest Road, along the top of the ancient landslide complex. Another possible contributing cause of the sliding was the construction of hundreds of homes on and above the unstable rock and soil in the early 1950s prior to the slide.
2. **Rotational Slide:** Rotational failures are common in massive, unstructured material with relatively little resistance to shearing. These materials include thick sections of clayey soils and poorly compacted artificial fills. The surface of rupture is curved concavely upward, and the movement of the mass is partly rotational. Small arcuate failures, called slumps, are a type of rotational slide common along steep-banked streams and canyons in Rancho Palos Verdes, where a stream has cut through an existing soil zone.
3. **Rock Falls:** This phenomenon is an abrupt movement of rock and boulders that have detached from steep slopes or cliffs. Rock falls may be influenced by the height of the slope, size of rock, and slope geometry. Rock falls are prevalent where natural slope gradients exceed 50%, and where natural weathering produces angular fragments of material with little soil cover. An initial separation occurs along fractures, joints, or bedding and is highly influenced by mechanical weathering and interstitial water. Interstitial water is defined as water occupying interstices or pore volumes in rocks. The debris typically free-falls, bounces, and rolls down slope and may impact areas tens to hundreds of feet from the bottom of the slope. Rock falls are typical in the Forrestal Canyon area and along many of the sea bluffs of the City.
4. **Topples:** Similar to rock falls, they represent forward rotation of rock or boulders that are separated by gravity or the buildup of water pore pressure in cracks from the surrounding rock materials.

Landslides in the City can be grouped into two major landslide systems that represent complex groups of smaller coalescing landslides: the Portuguese Bend and the South Shores. Smaller, isolated landslides are scattered throughout the City, outside the two major systems.

Portuguese Bend: The Portuguese Bend is the most studied and publicized landslide in the area, and perhaps in the Los Angeles Basin. The Portuguese landslide has been mapped as a large ancient complex that extends from close to the top of the ridge of the city to the ocean. The most recent movement began in 1956, apparently as the result of grading operations, and involved movement in about one-third of the system. The upper limit of the landslide has been under debate for many years. The Landslide Inventory Map (Figure 3) places the ancient landslide scarp at the Valley View Graben adjacent to Crest Road. The Valley View Graben is a narrow valley interpreted as the remnant of the original pull-away at the top of the slide mass. Previous maps by Dibblee (1999) and others place the top of the landslide much further down slope from the Valley View Graben. In the lower portion of the landslide, Palos Verdes Drive South transverses the landslide along with water and sewer lines. The roadway and pipelines are under constant scrutiny to



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

determine areas in need of repair. The roadway is modified as necessary by minor grading and pavement repair. The pipelines have all been placed aboveground so that easy observation and maintenance can be performed. The risk to the roadway and pipelines is significant should portions of the Portuguese Bend landslide accelerate.

South Shores: No historic movement has been recorded within the main mass of the South Shores landslide system. The last movement of the main landslide has been determined to be approximately $\pm 16,200$ years ago. This system is apparently at equilibrium for the present, but renewed activity may occur if existing conditions are modified. Along the eastern flank of the landslide, erosion and subsequent down cutting within San Ramon Canyon has triggered a new landslide, now known as the Tarapaca landslide that drops into the canyon from the east. The Tarapaca landslide threatens many of the over-steepened slopes in the canyon as well as road stability along the switchbacks of Palos Verdes Drive East. For this reason the City is undertaking a drainage project to help protect Palos Verdes Drive East.

Other Landslide Systems: The Silver Spur Graben, located northwest of the Valley View Graben and partially within Rolling Hills Estates and Rancho Palos Verdes, was postulated by Envicom (1975) as being part of a much larger landslide complex they called the Silver Spur System. Ehlert (2000) reviewed the evidence to date and postulated that the graben might be associated with a tectonic (fault) origin rather than a landslide origin. He suggested that the area, although a graben, would need further work to determine its origin. He states that the age of the graben formation is on the order of a maximum of one million years old and may be several hundred thousand years old. Important Note: The Landslide Inventory Map as contained in the Public Record and used for this disclosure does not include the Silver Spur Graben as a known landslide or landslide complex.

Reporting Standards: "IN" shall be reported as shall the highest severity rating if any portion of the Property is located within a mapped Active Landslide, Dormant Landslide, or Possible Landslide area as depicted in the Public Record. "NOT IN" shall be reported if the entire Property is located within a mapped Non-Landslide area as depicted in the Public Record.

FLOOD

As of the date the General Plan was adopted FEMA had identified the Lunada and Agua Amarga Canyons, Portuguese Bend and Forrester Nature Reserves, and other public and private properties as flood zone category D. Flood zones are geographic areas that FEMA has defined according to varying levels of flood risk. Flood zone D is defined as areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted in these areas and therefore these areas are designated as undetermined risk areas. Although the chances of a flood hazard are minimal, as identified by FEMA, a definite flooding problem does exist in the form of temporary flash floods related to heavy winter rains. Most of this flash flood activity is isolated along the canyons, the floors of which provide the runoff channels for the hilly, steep terrain. The amount of runoff during a storm is increased by the high runoff characteristic of the local soils. Most flash flood conditions in Palos Verdes are short-lived in nature, due to the limited size of the available watershed, and the damage resulting from flash floods is more erosive than inundative in nature. However, substantial damage can occur if developments encroach into the canyon bottoms or where roadways are too close to canyons, as with San Ramon Canyon. Much of the area in flood zone D is designated as Hazard Area or Open Space Preserve in the Land Use Element. Therefore, the development potential within flood zone D is generally limited. However, a few vacant residential lots remain that may be developed in the future. Prior to development, these lots will be subject to the City's development guidelines; geotechnical review; and/or compliance with current California Building Codes related to anchoring, building materials, construction methods and practices to minimize, resist, and prevent flood damage.

Reporting Standards: "IN" shall be reported if any portion of the Property is located within a mapped "Potential Flash Flood Channel" as depicted in the Public Record. "NOT IN" shall be reported if the entire Property is not located within a mapped "Potential Flash Flood Channel" as depicted in the Public Record.

OTHER HAZARDS

The "VHFHSZ (Very High Fire Hazard Severity Zone)" as depicted in "Figure 1: Fire Hazard Severity Zone" is less extensive than that designated by CalFire and subject to state-level disclosure. For more information please refer to the discussion regarding Very High Fire Hazard Severity Zones in the preceding section of this Report. The "FEMA Flood Zones Category D" are redundant of those already subject to statutory disclosure but which may be subject to change. For more information please refer to the discussion regarding Special Flood Hazard Area in the preceding section of this Report. The fault zones depicted on the map shown on Page S-18 that are located within the City of Rancho Palos Verdes are redundant of those currently subject to county-level disclosure. For more information please refer to the County-Level Geologic Zones Discussion regarding Fault in the preceding section of this Report as well as to the discussion on Faults below. "Figure 3: Landslides" is used to disclose city-designated Landslides rather than "Figure 4: Landslides & Liquefaction" as the Landslides on both figures are the same. The "Liquefaction Zone" as depicted in "Figure 4: Landslides & Liquefaction" is redundant of that already subject to statutory disclosure. For more information please refer to the discussion regarding Liquefaction Hazard Zones under Seismic Hazard Mapping Act Zone in the preceding section of this Report.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

The following natural hazards are discussed in the Safety Element of the City of Rancho Palos Verdes General Plan but corresponding hazard zones are either not mapped or not mapped to sufficient scale:

DEBRIS FLOW

Debris flows, also known as "mudflows," are potentially serious hazards to life and property in the hillside areas of the Palos Verdes Peninsula. Rainfall, steep slopes, and loose soil are the primary controlling conditions that generate debris flows. Debris flows are more likely to occur during rainy seasons after wildfires. Vegetation naturally binds the topsoil and absorbs precipitation. The removal of vegetation by fire lowers the stability of exposed topsoil and lessens the water-holding capability of the watershed. Following a wildfire, sediment yields and peak discharges of watersheds can increase up to 35-fold, and potentially inundate drainage systems. Debris flows typically start within swales or small, steep drainages or as small failures on the sides of steep slopes, usually greater than 15 degrees. The flows typically originate in loose soils that become saturated due to the introduction of water. The saturated soil liquefies into a slurry of loose soil, rock, organic matter, air, and water. These flows may coalesce into larger canyons or stream channels intensifying the flow and increasing the volume of material. Debris flows can travel faster than about 10 miles per hour (mph) or approximately 25 yards in about 5 seconds. Speeds in excess of 20 mph are not uncommon, and speeds in excess of 100 mph, although rare, do occur locally (California Geologic Survey 2007). In general, hillsides become saturated and susceptible to debris flows after heavy seasonal rainfall (10 inches of seasonal), or during intense rainfall events (approximately 2 inches within a 6-hour period). Large mudflows have the energy to uproot trees, move large boulders, severely erode canyon walls, and deposit large volumes of material. Because of the speed with which they move, mudflows can be quite destructive and pose a threat to life and property, especially along the bottom and at the mouths of canyons. Silt and debris can also impact sensitive coastal inter-tidal zones. Human activity can impact the occurrence of debris flows as a result of improper drainage and maintenance. Introduction of excess water into soils from a broken water pipe or improper functioning drainage can create a saturated soil condition. Altered and excavated slope areas, such as road cuts, are more prone to debris flows than natural slopes if not properly maintained. To mitigate potential debris flows, care should be taken that all runoff is properly channeled to engineered drainage systems.

Reporting Standards: No determination is reported because the Public Record does not include an officially adopted map which delineates the boundaries of this hazard within the City.

SETTLEMENT / SUBSIDENCE

Settlement may occur in unconsolidated and unsaturated soils as the result of a more efficient rearrangement of the individual soil particles. This arrangement is typically due to additional overburden pressures from foundation loads or grading, or due to earthquake shaking. Settlements of sufficient magnitude to cause structural damage are normally associated with rapidly deposited alluvial materials, secondary settlement within subsurface peat deposits, improperly founded or poorly compacted fills, or highly fractured landslide deposits. Regional or local groundwater withdrawal from the Los Angeles Basin could cause subsidence within adjacent cities.

Reporting Standards: No determination is reported because the Public Record does not include an officially adopted map which delineates the boundaries of this hazard within the City Sphere of Influence.

EXPANSIVE SOIL

Expansive soils contain sensitive clay minerals that are capable of absorbing water and increasing in volume. The more water they absorb, the more their volume increases. Sensitive clay minerals will also shrink when they dry out and remove support from structures and buildings and result in subsidence and/or desiccation cracks at the ground surface. The shrink and swell cycle of highly sensitive clay minerals in expansive soils can exert enough force on footings or foundations to cause damage to structures and buildings. Expansive soils tend to have a greater effect near the surface since expansion pressures are counteracted by soil overburden pressures at depth. Cracked foundations, floors, and basement walls are typical types of damage done by expansive soils. Expansive soils can cause post-construction damage to building foundations or interior slabs, or exterior hardscape, such as patio slabs, garden walls, driveways, and sidewalks, as well as structure framing and plaster walls. Soils of the Rancho Palos Verdes area are typically various combinations of Diablo and Altamont soils (USDA 1969), which produce dark grey, neutral clay. All of these combinations have a high shrink-swell potential. While these soils are highly expansive, they should not be a factor in precluding development. Modern soil engineering procedures, coupled with present-day foundation designs, can effectively and inexpensively mitigate the effects of most expansive soils.

Reporting Standards: No determination is reported because the Public Record does not include an officially adopted map which delineates the boundaries of this hazard within the City Sphere of Influence.

COASTAL CLIFF RETREAT

The Palos Verdes Peninsula coastal cliffs are exposed to wave energy and subject to erosion and cliff retreat. Cliff retreat is the landward migration of the cliff face as a result of erosion processes, including ocean, wind, and gravity. This chronic coastal evolution plagues the City's infrastructure and threatens the communities that are situated above and adjacent to these cliffs. Cliff retreat rates from the Point Vicente area north are approximately 0 to 0.77 meters (2.5 feet) per year, and has locally retreated more than 50 meters (180 feet) within a 65-year period (Hapke and Reid 2007). Cliff retreat rates in the Point Fermin area are estimated at between 0 to 0.95 meters (3 feet) per year, and has locally retreated more than 60 meters (197



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

feet) in 65 years (Hapke and Reid 2007). Along the Portuguese Landslide Complex, shoreline erosion removes stabilizing support.

Reporting Standards: No determination is reported because the Public Record does not include an officially adopted map which delineates the boundaries of this hazard within the City Sphere of Influence.

TSUNAMI

Tsunamis are sea waves generated by earthquakes, landslides, or volcanic eruptions. It has also been postulated that large meteor impacts hitting the ocean have caused very large sea waves. The destructive power of tsunamis is due to the fact that they travel at velocities approaching 500 mph. While they are generally imperceptible on the open sea, as they approach land and as the ocean shallows, these waves slow down, making them grow in height (amplitude) and thus impact inland areas greater than normal wave action. Tsunamis have been recorded that crested to heights of more than 100 feet before slamming into shore. These great heights are rare and depend on several factors, such as offshore topography, tide phase, and coastline orientation and configuration. Hazardous tsunamis may occur along the coastline of Rancho Palos Verdes as the result of submarine faulting or landslide. Faulting at great distance is the most common source of tsunamis along the California coast. Typical source areas are the great submarine trenches off Chile and Alaska. The latter was the source area for the tsunami that struck Crescent City in 1964 with 13-foot waves, claiming 11 lives and causing over 11 million dollars in damage. The Tsunami Warning Center administered by the U.S. National Oceanic and Atmospheric Administration detects incoming tsunamis and supplies the endangered localities with the expected arrival times of the waves. The warning times vary with distance from the source, but for most tsunamis approaching the coast, several hours are available to evacuate the citizens and to make emergency preparations. The largest recorded tsunami heights in California were in Venice and Santa Monica in 1930 and were about 6.1 meters, or 20 feet, in height (California Geologic Survey 2015). Recent studies have indicated the potential for large-scale landslides and slumping off the Palos Verdes Peninsula coast capable of producing tsunamis. Modeling indicates that tsunamis on the order of 3 to 6 meters (10 to 20 feet) high with velocities of up to 10 meters (33 feet) per second could occur. Due to the height of the bluffs within City boundaries, the impact from these potential tsunamis would be limited (ASCE 2005.).

Reporting Standards: No determination is reported because the Public Record does not include an officially adopted map which delineates the boundaries of this hazard within the City Sphere of Influence.

POTENTIAL (NON-FEMA) FLOOD & INUNDATION HAZARDS

Palos Verdes Reservoir is the largest water impoundment owned by the Metropolitan Water District on the Peninsula, located near Palos Verdes Drive East in the City of Rolling Hills Estates. Palos Verdes Reservoir is an earth-fill type facility that has a surface area of 27 acres and a maximum storage capacity of 1,100 acre-feet. This compacted-fill dam was constructed in 1939 to the engineering specifications of the period. The relative effects of earthquake shaking on the reservoir have not been determined. There are 12 other water impoundments located throughout the Peninsula (City of Rancho Palos Verdes, Rolling Hills, and Rolling Hills Estates), as shown on Figure 2, Potential Flood and Inundation Hazards (California Water Service Company 2004). These facilities are either aboveground or belowground water tanks of lesser capacity than the Palos Verdes Reservoir. Although such facilities are smaller in capacity than Palos Verdes Reservoir, they could present locally hazardous inundation situations if they were to fail. Each of the water storage facilities may be subject to severe ground shaking, given a major seismic event on the San Andreas, Newport-Inglewood, or Palos Verdes Faults. The ability of the water storage facilities to withstand the anticipated ground shaking is not known. Other hazardous geologic phenomena, particularly landslides, are most likely to be the cause of the structural failures of water impoundments. Fortunately, none of the existing active reservoirs are located within the City-designated landslide areas. In general, the direct threat to public safety resulting from a water storage facility failure will not be great, with the possible exception of Palos Verdes Reservoir. However, other results indirectly related to a water storage failure could be quite severe, including the shortage of water for both domestic and fire prevention uses. Shortages of that nature could be extremely critical in a real disaster situation. Especially, in consideration of both domestic water and firefighting needs during particular seasons and times of day when demand on the water system is at its peak. Acknowledging this potential, the California Water Service Company has an emergency contingency plan that includes damage assessment, water retention, transporting water, transporting generators, and mutual aid. Currently, the California Water Service Company uses an electronic telemetric method to monitor the capacity, pressure, and the distribution system of various reservoirs. Should there be any damage to the piping system, the water company staff can easily detect the source of the problem. Depending on the damage, the first priority of the water company is to isolate main leaks and retain water in the reservoirs to prevent any landsliding or flooding that may occur. In situations facing water shortage, the water company activates their emergency contingency center and works with the local emergency regional center, Los Angeles County Office of General Management and/or Southern California Region Emergency Centers, based on the significance of the situation for the delivery of bottled water. In cases of power outage in the two lift stations that pump water to the Peninsula, the Water Service Company will transport large generators to restore power.

Reporting Standards: No determination is reported because the Public Record does not include an officially adopted map which delineates the boundaries of this hazard within the City Sphere of Influence.

END OF LOCAL AREA DISCLOSURES AND DISCUSSIONS SECTION



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Part 3. Additional Property Specific Disclosures

NOTICE REGARDING FIRE HAZARD SEVERITY ZONE (AB 38)

DISCUSSION: The California Legislature finds and declares that wildfires, among other things, have grown larger and have increased in intensity over the last several decades. More than 2,000,000 California households, approximately one in four residential structures in California, are located within or in wildfire movement proximity of "high" or "very high" fire hazard severity zones identified on maps drawn by the Department of Forestry and Fire Protection ("CAL FIRE"). There is a pressing need to increase wildfire resistance within developed areas to minimize wildfire impacts and implement comprehensive vegetation management measures in wildlands to minimize wildfire size and severity. [Source: Calif. Assembly Bill 38 as amends the law on November 18, 2019]

As codified in California Civil Code Section 1102: On or after January 1, 2021, in addition to any other disclosure required pursuant to this article, the seller of any real property subject to this article that is located in a high or very high fire hazard severity zone, 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, shall provide the following prescribed disclosure notice to the buyer, if the home was constructed before January 1, 2010 [Subsection 1102.6f.(a)]:

Pursuant to the above, IF the "FIRE HAZARD SEVERITY ZONE (AB 38)" determination in the Summary of Disclosures section (page 5-6 of this report) is marked "IN" and if the home was constructed before January 1, 2010, THEN the following notice applies:

This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org> (California Civil Code Section 1102.6f.(a)(1))

Seller's Documentation of Compliance or Inspection.

On and after July 1, 2021, a seller of a real property subject to this article that is located in a high or very high fire hazard severity zone, 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, shall provide to the buyer documentation stating that the property is in compliance with Section 4291 of the Public Resources Code or local vegetation management ordinances, as follows [Section 1102.19.(a)]:

- (1) In a local jurisdiction that has enacted an ordinance requiring an owner of real property to obtain documentation that the property is in compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance, the seller shall provide the buyer with a copy of the documentation that complies with the requirements of that local ordinance and information on the local agency from which a copy of that documentation may be obtained.
- (2) In a local jurisdiction that has not enacted an ordinance for an owner of real property to obtain documentation that a property is in compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance, and if a state or local agency, or other government entity, or other qualified nonprofit entity, provides an inspection with documentation for the jurisdiction in which the property is located, the seller shall provide the buyer with the documentation obtained in the six-month period preceding the date the seller enters into a transaction to sell that real property and provide information on the local agency from which a copy of that documentation may be obtained.

Buyer's Written Agreement to Comply.

On and after July 1, 2021, if the seller of a real property described in subdivision (a) has not obtained documentation of compliance in accordance with paragraph (1) or (2) of subdivision (a), the seller and the buyer shall enter into a written agreement pursuant to which the buyer agrees to obtain documentation of compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance as follows [Subsection 1102.19.(b)]:

- (1) In a local jurisdiction that has enacted an ordinance requiring an owner or buyer to obtain documentation of compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance, the buyer shall comply with that ordinance.
- (2) In a local jurisdiction that has not enacted an ordinance requiring an owner or buyer to obtain documentation of compliance, and if a state or local agency, or other government entity, or other qualified nonprofit entity, provides an inspection with documentation for the jurisdiction in which the property is located, the buyer shall obtain documentation of compliance within one year of the date of the close of escrow.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
 RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
 ("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

About the Fire Hazard Severity Zone Maps.

According to the Office of the State Fire Marshal, CAL FIRE is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These designations, referred to as Fire Hazard Severity Zones ("FHSZ"), mandate how people construct buildings and protect property to reduce risk associated with wildland fires. These maps were last updated in 2007-2010 and are currently being updated to incorporate improved fire science, data and mapping techniques. The proposed FHSZ maps denote lands of similar hazards where the state has financial responsibility for wildland fire protection, known as state responsibility area or SRA, and will be available for review and public comment. It is anticipated that in late 2020 or 2021 CAL FIRE will produce FHSZ maps for the areas of California where local governments have financial responsibility for wildland fire protection, known as Local Responsibility Area or LRA. Per law, only lands zoned as Very High Fire Hazard Severity are currently identified within local responsibility areas. [Source: "Fire Hazard Severity Zones", CAL FIRE website, current on December 8, 2020:

<https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildfire-prevention-engineering/fire-hazard-severity-zones/>]

PUBLIC RECORD: Until further notice, per guidance of the California State Fire Marshal's Office (December 2020), maps relied upon for this FHSZ determination shall be the official digital data of "Fire Hazard Severity Zones in State Responsibility Areas ["SRA"]" as adopted by CAL FIRE on November 7, 2007, pursuant to California Public Resources Code Section 4201-4204; and the official digital data for separate "Very High Fire Hazard Severity Zones in LRA [Local Responsibility Areas]" as recommended by CAL FIRE on various dates (2008-2011) and subject to modification by local jurisdictions, pursuant to California Government Code Section 51175-89. For more information please refer to the statutory disclosures of Wildland Fire Area (in SRA) and Very High Fire Hazard Severity Zones (in LRA) discussed in the previous section of this Report.

REPORTING STANDARD: "IN" shall be reported as will the more severe mapped Fire Hazard Severity Zone (High or Very High) affecting any portion of the Property. "NOT IN" shall be reported if no portion of the Property is located within a mapped High or Very High Fire Hazard Severity Zone.

Vegetation Management (Defensible Space) Inspection Advisory

In addition to state laws that require defensible space in wildland areas, many counties and cities have a vegetation management ordinance to ensure defensible space exists around buildings and that vacant land is not a wildfire hazard. Such laws and ordinances are enforced by the local fire authority, building department, or other governing agency through property inspections and mandatory cleanup requirements at the owner's expense. In many jurisdictions, failure of the inspection may result in a limited period (typically 30 days) within which the property owner must cure any violation, with financial penalties for continued non-compliance that may include a lien on the property. Pursuant to AB 38, documentation of defensible space compliance in a wildfire area is a required disclosure effective July 1, 2021 [California Civil Code Section 1102.19].

To inquire about the existence of a local vegetation management ordinance applicable to the Property, visit the website of the city or county, or call the City Clerk (or County Clerk) in the municipal jurisdiction where the property is located. As an accommodation for the seller or buyer, contact information is listed below that may assist in identifying the governing fire authority for the Property, which could be a fire protection district, a city or county fire department, the CAL FIRE regional unit, or other community service agency.

NOTE: Contacts listed below are based on the best available sources and public records at the time obtained (local fire officials and jurisdictional maps). However, any phone number should be considered a starting point while agencies organize and staff-up resources and offices, and decide procedures and protocols, for handling AB 38 defensible space inspection requests. FANHD updates its contact data as new information is discovered and is NOT responsible for inaccurate, incomplete, or outdated information obtained from or provided by the official sources and public records.

COUNTY	AGENCY	TELEPHONE	JURISDICTION
Los Angeles	Los Angeles County Fire Department	E-mail request to Fire-AB38Inspections@fire.lacounty.gov	City of Rancho Palos Verdes

AB 38 narrowly specifies that its provisions apply to a "High" or "Very High" Fire Hazard Severity Zone (FHSZ) as identified by CAL FIRE and to a jurisdiction where a local vegetation management ordinance exists. AB 38 does not mention a "Moderate" FHSZ. In a city or county (i.e., a Local Responsibility Area, or LRA), only a "Very High" FHSZ is identified by CAL FIRE, and a "High" FHSZ in the LRA does not exist, according to the State Fire Marshal's Office. For additional information about FHSZs outside of CAL FIRE's "High" and "Very High" FHSZs, please see the interactive "FHSZ Viewer" on the CAL FIRE website at: <https://egis.fire.ca.gov/FHSZ/>

FORMER MILITARY ORDNANCE SITE DISCLOSURE



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

DISCUSSION: Former Military Ordnance (FUD) sites can include sites with common industrial waste (such as fuels), ordnance or other warfare materiel, unsafe structures to be demolished, or debris for removal. California Civil Code Section 1102 requires disclosure of those sites containing unexploded ordnance. "Military ordnance" is any kind of munitions, explosive device/material or chemical agent used in military weapons. Unexploded ordnance are munitions that did not detonate. NOTE: **MOST** FUD sites do not contain unexploded ordnance. Only those FUD sites that the U.S. Army Corps of Engineers (USACE) has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this Report. Additional sites may be added as military installations are released under the Federal Base Realignment and Closure (BRAC) Act. Active military sites are NOT included on the FUD site list.

PUBLIC RECORD: Data contained in Inventory Project Reports, Archives Search Reports, and related materials produced for, and made publicly available in conjunction with, the Defense Environmental Restoration Program for Formerly Used Defense Sites by the U.S. Army Corps of Engineers. Sites for which no map has been made publicly available shall not be disclosed.

REPORTING STANDARD: If one or more facility identified in the Public Record is situated within a one (1) mile radius of the Property, "**WITHIN**" shall be reported. The name of that facility or facilities shall also be reported.

COMMERCIAL OR INDUSTRIAL ZONING DISCLOSURE

DISCUSSION: The seller of real property who has actual knowledge that the property is affected by or zoned to allow commercial or industrial use described in Section 731a of the Code of Civil Procedure shall give written notice of that knowledge to purchasers as soon as practicable before transfer of title (California Civil Code Section 1102.17). The Code of Civil Procedure Section 731a defines industrial use as areas in which a city and/or county has established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted. The "Zoning Disclosure" made in this Report DOES NOT purport to determine whether the subject property is or is not affected by a commercial or industrial zone. As stated above, that determination is based solely upon ACTUAL KNOWLEDGE of the seller of the subject property.

In an effort to help determine areas where this may be applicable, this disclosure identifies if a property exists within one mile of the seller's property that is zoned to allow for commercial or industrial use. Very commonly, a home will have in its vicinity one or more properties that are zoned for commercial or industrial use such as restaurants, gasoline stations, convenience stores, golf courses, country club etc.

PUBLIC RECORD: Based on publicly-available hardcopy and/or digital zoning and land use records for California cities and counties.

REPORTING STANDARD: If one or more property identified in the Public Record as "commercial," "industrial," or "mixed use" is situated within a one (1) mile radius of the Property, "**WITHIN**" shall be reported. Please note that an airport facility that may be classified as public use facility in the Public Record will be reported as "commercial/industrial" in this disclosure.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

AIRPORT INFLUENCE AREA DISCLOSURE

DISCUSSION:

Certain airports are not disclosed in this Report. FANHD has made a good faith effort to identify the airports covered under Section 1102.6a. Sources consulted include official land use maps and/or digital data made available by a governing Airport Land Use Commission (ALUC) or other designated government body. Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. Not disclosed in this Report are public use airports that are not in the "California Airports List", airports that are physically located outside California, heliports and seaplane bases that do not have regularly scheduled commercial service, and private airports or military air facilities unless specifically identified in the "California Airports List". **If the seller has actual knowledge of an airport in the vicinity of the subject property that is not disclosed in this Report, and that is material to the transaction, the seller should disclose this actual knowledge in writing to the buyer.**

Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. The inclusion of military and private airports varies by County, and heliports and seaplane bases are not included, therefore, airports in these categories may or may not be included in this disclosure.

NOTE: Proximity to an airport does not necessarily mean that the property is exposed to significant aviation noise levels. Alternatively, there may be properties exposed to aviation noise that are greater than two miles from an airport. Factors that affect the level of aviation noise include weather, aircraft type and size, frequency of aircraft operations, airport layout, flight patterns or nighttime operations. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes.

PUBLIC RECORD: Based on officially adopted land use maps and/or digital data made publicly available by the governing ALUC or other designated government body. If the ALUC or other designated government body has not made publicly available a current officially adopted airport influence area map, then California law states that "a written disclosure of an airport within two (2) statute miles shall be deemed to satisfy any city or county requirements for the disclosure of airports in connection with transfers of real property."

REPORTING STANDARD: "IN" shall be reported along with the facility name(s) and the "Notice of Airport in Vicinity" if any portion of the Property is situated within either (a) an Airport Influence Area as designated on officially adopted maps or digital data or (b) a two (2) mile radius of a qualifying facility for which an official Airport Influence Area map or digital data has not been made publicly available by the ALUC or other designated governing body. "NOT IN" shall be reported if no portion of the Property is within either area.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

AIRPORT NOISE DISCLOSURE

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

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

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

Federal funding may be available to help airports implement noise reduction programs. Such programs vary and may include purchasing properties, rezoning, and insulating homes for sound within 65dB areas delineated on CNEL maps. Airport owners have also cooperated by imposing airport use restrictions that include curfews, modifying flight paths, and aircraft limitations.

PUBLIC RECORD: Certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps produced under the Federal Aviation Administration's *Airport Noise Compatibility Planning Program Part 150*.

REPORTING STANDARD: "IN" shall be reported if any portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record. "NOT IN" shall be reported if no portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

CALIFORNIA ENERGY COMMISSION DUCT SEALING & TESTING REQUIREMENT

DISCUSSION: According to the California Energy Commission ("CEC") most California homes have improperly sealed central air conditioning and heating system ducts such that approximately 30 percent of the conditioned air actually leaks outside the home.

Effective July 1, 2014, in order to combat this waste of energy and money, the CEC updated its residential duct sealing and testing requirements in the 2013 Building Energy Efficiency Standards (Title 24). Previously, such duct sealing and testing was required only in certain CEC-designated climate zones when a central air conditioner or furnace is installed or replaced. **The revised standards now make duct sealing and testing mandatory in all California climate zones when such a system is installed or replaced.** Ducts found to leak more than 15 percent or more must be repaired. Once a contractor tests and fixes these ducts, you must have an approved third-party verifier determine that the ducts have been properly sealed. The CEC cautions homeowners that a contractor who fails to obtain a required building permit and fails to test and repair your ducts "is violating the law and exposing you to additional costs and liability." If you do not obtain a permit, you may be required to bring your home into compliance with code requirements for that work and may incur additional penalties and fines that have to be paid prior to selling your home. Remember that you have a duty to disclose whether you obtained required permits for work performed to prospective Buyers and appraisers. Local governments may mandate more stringent requirements.

Please note there are specific alternatives that allow high efficiency equipment and added duct insulation to be installed instead of fixing duct leaks. Please also be advised that there are separate regulations which govern duct insulation levels required by climate zone and HVAC system.

For more information please contact the California Energy Commission or visit the official CEC "2013 Building Energy Efficiency Standards" portal at: <https://energycodeace.com/site/custom/public/reference-ace-2013/index.html#Documents/14whatsnewfor2013.htm>

PUBLIC RECORD: 2013 Building Energy Efficiency Standards (Title 24).

REPORTING STANDARD: "WITHIN" shall be reported regardless of CEC-designated climate zone pursuant to the revised Title 24 Standards.

COOLING AND HEATING ENERGY-EFFICIENCY ADVISORY

Effective January 1, 2015, new federal energy-efficiency standards apply to the repair and replacement of residential heating, ventilation and air conditioning ("HVAC") systems. The new standards raise the minimum efficiency requirements for air conditioning systems and certain types of heating systems. Energy efficiency is measured by the Seasonal Energy Efficiency Ratio ("SEER"), which compares the amount of cooling (or heating) output by an HVAC system to the amount of energy (electricity or gas) input over its operating season. The higher the system's SEER value, the more energy-efficient it is and the lower the unit cost of cooling (or heating) a home.

For the first time, federal minimum-efficiency standards will vary by region. Prior to 2015 one standard, called SEER 13, applied nationwide. Now, in California, Nevada, Arizona and New Mexico (the Southwestern Region), SEER 13 has been replaced by the more efficient SEER 14 standard. In the Southwestern Region the new rule allows repairs to existing SEER 13-compliant systems. However, in many cases a full system replacement (both the indoor and outdoor unit) will be necessary to make the system compatible, and replacement is allowed only with a SEER 14-compliant unit. The higher standard may increase the replacement cost to the property owner because the SEER 14 efficiency improvements require increased complexity of the new equipment, and the SEER 14 units may not fit in the existing space, requiring structural modifications at the owner's expense. In some cases the SEER 14 standard could double the cost of replacement over the earlier replacement cost. For applicable details and codes, see the California Energy Commission web page at: <https://energycodeace.com/site/custom/public/reference-ace-2013/index.html#Documents/15scopeandapplication.htm> (The new federal standards go into effect on January 1, 2015, which is six months after the July 1, 2014, effective date of the 2013 Standards.) Federal energy-efficiency standards are updated from time to time. To determine the current applicable federal standard inquire with a home inspector or other appropriately licensed professional.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

STATEWIDE RIGHT TO FARM DISCLOSURE

DISCUSSION:

California has a "Right to Farm Act" (Civil Code Section 3482.5) to protect farming operations. When agricultural land within the State's agricultural areas is bought and sold, the purchasers are often not made aware of the fact that there are right-to-farm laws. This has led to confusion and a misunderstanding of the actual uses of the land or uses of the surrounding agricultural lands.

In 2008 the State of California enacted Assembly Bill 2881 to limit the exposure of farmers to nuisance lawsuits by homeowners in neighboring developments. The mechanism of this bill is a formal notification of the Buyer, through a "Notice of Right to Farm" in an expert disclosure report that advises the Buyer if the subject property is within one mile of farmland as defined in the bill.

If the seller has actual knowledge of an agricultural operation in the vicinity of the subject property that is not disclosed in this Report, and that is material to the transaction, the seller should disclose this actual knowledge in writing to the Buyer.

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

REPORTING STANDARD: "IN" shall be reported and the "Notice of Right to Farm" provided if any portion of the Property is situated within, or within one mile of, a parcel of real property designated as "Prime Farmland," "Farmland of Statewide Importance," "Unique Farmland," "Farmland of Local Importance," or "Grazing Land" in the public record. "NOT IN" shall be reported if no portion of the Property is within that area.

Some counties, or parts thereof, are not included in the Public Record because they have not been mapped for farmland parcels under this State program. Typically, this is because the county area is public land and not planned for incorporation, or, in the case of San Francisco, the county is entirely incorporated. In those instances, we report "Map Not Available" above, or "Map N/A" in the table of summary determinations at the beginning of this Report.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

NOTICE OF MINING OPERATIONS DISCLOSURE

DISCUSSION: Historically mining operations have been located in remote areas. However, increasing urbanization has resulted in some residential projects being developed near existing mining operations.

California Public Resources Code §2207 requires owners and operators of mining operations to provide annually specific information to the California Department of Conservation ("DOC"), including but not limited to, (i) ownership and contact information, and (ii) the latitude, longitude, and approximate boundaries of the mining operation marked on a specific United States Geological Survey map. The Office of Mining Reclamation ("OMR") is a division of the DOC. Using the mandatory data specified above, OMR provides map coordinate data that can be used by GIS systems to create points representing mine locations ("OMR Maps"). For more information please visit OMR's Mines OnLine Map Viewer (<http://maps.conservation.ca.gov/mol/index.html>).

Effective January 1, 2012, California Civil Code §1103.4 requires the seller of residential property to disclose to a Buyer if the residential property is located with one (1) mile of mining operations as specified on OMR Maps.

Special Notes:

1. This statutory disclosure does not rely on the OMR's "AB 3098 List," a list of mines regulated under the Surface Mining and Reclamation Act of 1975 ("SMARA") that meet provisions set forth under California Public Resources Code §2717(b). The AB 3098 List does not include map coordinate data as required under California Public Resources Code §2207 and may not include all mining operations subject to the "Notice of Mining Operations" disclosure.

2. This "Notice of Mining Operations" disclosure is not satisfied by disclosing abandoned mines. An abandoned mine is NOT an operating mine. California Civil Code §1103.4 is satisfied only by disclosing based on OMR Maps.

PUBLIC RECORD: Mining operations as provided on OMR Maps made publicly available by DOC pursuant to California law.

REPORTING STANDARD: "IN" is reported if any portion of the Property is located within a one (1) mile radius of one or more mining operation(s) identified in the Public Record for which map coordinate data is provided. If "IN", the name of the mining operation(s) as it appears in the Public Record is also reported. "NOT IN" is reported if no portion of the Property is located within a one (1) mile radius of a mining operation specified on OMR Maps.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
 RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
 ("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Part 4. General Advisories

REGISTERED SEX OFFENDER DATABASE DISCLOSURE REQUIREMENT ("MEGAN'S LAW")

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

DISCUSSION: California law (AB 488), signed by the Governor on September 24, 2004, provides the public with Internet access to detailed information on registered sex offenders. The Sex Offender Tracking Program of the California Department of Justice (DOJ) maintains the database of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.46 of the Penal Code. The online database is updated with data provided by local sheriff and police agencies on an ongoing basis. It presents offender information in 13 languages; may be searched by a sex offender's specific name, zip code, or city/county; provides access to detailed personal profile information on each registrant; and includes a map of your neighborhood.

California Department of Justice Information Sources:

Megan's Law Sex Offender Locator Web Site: <http://www.meganslaw.ca.gov>

California Department of Justice Megan's Law Email Address: meganslaw@doj.ca.gov

Local Information Locations For The Property:

All sheriffs departments and every police department in jurisdictions with a population of 200,000 or more are required to make a CD-ROM available free to the public for viewing. Although not required, many other law enforcement departments in smaller jurisdictions make the CD-ROM available as well. Please call the local law enforcement department to investigate availability.

*The following are the law enforcement departments in your county that are **REQUIRED** to make information available:*

Los Angeles County Sheriff's Department	(323) 267-4800
Los Angeles Police Department	(310) 726-7700
Long Beach Police Department	(562) 570-7260

Explanation and How to Obtain Information

For over 50 years, California has required certain sex offenders to register with their local law enforcement agencies. However, information on the whereabouts of the sex offenders was not available to the public until implementation of the Child Molester Identification Line in July 1995. The available information was expanded by California's "Megan's Law" in 1996 (Chapter 908, Stats. of 1996). Megan's Law provides certain information on the whereabouts of "serious" and "high-risk" sex offenders. The law specifically prohibits using the information to harass or commit any crime against the offender. The information on a registered sex offender includes: name and known aliases; age and sex; physical description, including scars, marks and tattoos; photograph, if available; crimes resulting in registration; county of residence; and zip code (from last registration). Accessing the online database requires agreement to the DOJ's terms of use on the web page.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINE DATABASE DISCLOSURE REQUIREMENT

DISCUSSION: Following a number of pipeline disasters in the U.S., such as the 2010 San Bruno explosion in Northern California, there is an increased awareness of the potential dangers associated with underground transmission pipelines. As a result, the California Legislature unanimously passed Assembly Bill 1511 (Bradford), signed by Governor Jerry Brown on July 13, 2012. This law, which becomes effective January 1, 2013, is chaptered as California Civil Code Section 2079.10.5 and mandates the disclosure of the following notice to Buyers:

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site. (California Civil Code Section 2079.10.5(a))

Civil Code Section 2079.10.5(c) adds, "Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2."

Such "existing duties" include the disclosure of actual knowledge about a potential hazard, such as may be created by the delivery of a letter from the local utility company informing the seller that a gas transmission pipeline exists within 2,000 feet of the Property.

Beginning on the law's January 1, 2013, effective date, except where such "existing duties" apply, "Upon delivery of the notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in the notice regarding gas and hazardous liquid transmission pipelines in subdivision (a). The information in the notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations." (California Civil Code Section 2079.10.5(b))

The disclosure of underground transmission pipelines helps the parties in a real estate transaction make an informed decision and is in the best interest of the public. Buyer should be aware that, according to the NPMS Internet Web site, gas and/or hazardous liquid transmission pipelines are known to exist in 49 of California's 58 counties, the exceptions being in rural mountainous parts of the state. Every home that utilizes natural gas is connected to a gas "distribution" pipeline, which is generally of smaller size and lower pressure than a transmission pipeline.

For More Information

To investigate whether any pipeline easement (right-of-way) exists on the Property, Buyer should review the Preliminary Title Report. Buyer should consult an attorney for interpretation of any law. This notice is for information purposes only and should not be construed as legal advice.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

METHAMPHETAMINE CONTAMINATED PROPERTY DISCLOSURE ADVISORY

DISCUSSION: According to the "Methamphetamine Contaminated Property Cleanup Act of 2005" a property owner must disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by meth lab activity. The owner must also give a copy of the pending order to the buyer to acknowledge receipt in writing. Failure to comply with these requirements may subject an owner to, among other things, a civil penalty up to \$5,000. Aside from disclosure requirements, this new law also sets forth procedures for local authorities to deal with meth-contaminated properties, including the filing of a lien against a property until the owner cleans up the contamination or pays for the cleanup costs.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

MOLD ADVISORY

DISCUSSION: The Buyer is hereby advised that naturally occurring molds may exist both inside and outside of any home and may not be visible to casual inspection. Persons exposed to extensive mold levels can become sensitized and develop allergies to the mold or other health problems. Extensive mold growth can damage a structure and its contents. All prospective purchasers of residential and commercial property are advised to thoroughly inspect the Property for mold. Be sure to inspect the Property inside and out for sources of excess moisture, current water leaks and evidence of past water damage.

As part of a buyer's physical inspection of the condition of a property, the buyer should consider engaging an appropriate and qualified professional to inspect and test for the presence of harmful molds and to advise the buyer of any potential risk and options available. This advisory is not a disclosure of whether harmful mold conditions exist at a property or not. No testing or inspections of any kind have been performed by The Company. Any use of this form is acknowledgement and acceptance that The Company does not disclose, warrant or indemnify mold conditions at a property in any way and is not responsible in any way for mold conditions that may exist. Information is available from the California Department of Health Services Indoor Air Quality Section fact sheet entitled, "Mold in My Home: What Do I Do?" The fact sheet is available at https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/CDPH%20Document%20Library/MMIMH_050619_ADA.pdf or by calling (510) 620-3620.

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

For local assistance, contact your county or city Department of Health, Housing, or Environmental Health.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

RADON ADVISORY

DISCUSSION: For its Radon Advisory, FANHD uses the updated assessment of radon exposure published in 1999 by the Lawrence Berkeley National Laboratory (LBNL) and Columbia University, under support from the U.S. Environmental Protection Agency (EPA), the National Science Foundation, and the US Department of Energy (published online at <http://www2.lbl.gov/Science-Articles/Archive/radon-risk-website.html>). Based on this recent assessment, FANHD radon advisory is as follows:

All of California's 58 counties have a predicted median annual-average living-area concentration of radon below 2.0 pCi/L (picocuries per liter of indoor air) -- which is well below the EPA's guideline level of 4 pCi/L and equivalent to the lowest hazard zone (Zone 3) on the 1993 EPA Map of Radon Zones.

The "median concentration" means that half of the homes in a county are expected to be below this value and half to be above it. All houses contain some radon, and a few houses will contain much more than the median concentration. **The only way to accurately assess long-term exposure to radon in a specific house is through long-term testing (sampling the indoor air for a year or more). The EPA recommends that all homes be tested for radon.**

NOTE: FANHD does not use the EPA's 1993 map for advisory purposes because that map shows "short-term" radon exposure averaged by county. It was based on "screening measurements" that were intentionally designed to sample the worst-case conditions for indoor air in US homes--using spot checks (sampling for just a few days), in the poorest air quality (with sealed doors and windows), at the worst time of the year (winter), in the worst part of the house (the basement, if one was available). These short-term, winter, basement measurements are both biased and variable compared to long-term radon concentrations (averaged over a year) in the living area of a house. Long-term concentrations are a more accurate way to judge the long-term health risk from radon. For the above reasons, the EPA expressly disclaims the use of its 1993 map for determining whether any house should be tested for radon, and authorizes no other use of its map for property-specific purposes. For additional information about EPA guidelines and radon testing, see "Chapter VII--Radon", in the California Department of Real Estate's *Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants*.

ENDANGERED SPECIES ACT ADVISORY

DISCUSSION: The Federal Endangered Species Act of 1973 ("ESA"), as amended, requires that plant and animal species identified and classified ("listed") by the Federal government as "threatened" or "endangered" be protected under U.S. law. Areas of habitat considered essential to the conservation of a listed species may be designated as "critical habitat" and may require special management considerations or protection. All threatened and endangered species -- even if critical habitat is not designated for them -- are equally afforded the full range of protections available under the ESA.

In California alone, over 300 species of plants and animals have been designated under the ESA as threatened or endangered, and over 80 species have critical habitats designated for them. Most California counties are host to a dozen or more protected species and, in many cases, 10 or more species have designated critical habitats within a county.

ADVISORY: An awareness of threatened and endangered species and/or critical habitats is not reasonably expected to be within the actual knowledge of a seller.

No federal or state law or regulation requires a seller or seller's agent to disclose threatened or endangered species or critical habitats, or to otherwise investigate their possible existence on real property. Therefore, Buyer is advised that, prior to purchasing a vacant land parcel or other real property, Buyer should consider investigating the existence of threatened or endangered species, or designated critical habitats, on or in the vicinity of the Property which could affect the use of the Property or the success of any proposed (re)development.

FOR MORE INFORMATION: Complete and current information about the threatened and endangered species in California that are Federally listed in each county -- including all critical habitats designated there -- is available on the website of the U.S. Fish & Wildlife Service, the Federal authority which has enforcement responsibility for the ESA.

U.S. Fish & Wildlife Service Endangered Species Database (TESS)

http://ecos.fws.gov/tess_public/



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

ABANDONED MINES ADVISORY

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

No California law requires the disclosure of abandoned mines in a real estate transaction, unless the existence of an abandoned mine is within the actual knowledge of the Seller and is deemed to be a fact material to the transaction.

The Office of Mine Reclamation (OMR) and the U.S. Geological Survey maintain a database of abandoned mines -- however, it is known to be incomplete and based on maps that are often decades out of date. Many mines are not mapped because they are on private land. The OMR warns that, **"Many old and abandoned mines are not recorded in electronic databases, and when they are, the information may not be detailed enough to accurately define, differentiate or locate the mine feature, such as a potentially hazardous vertical shaft or horizontal adit or mine waste."** (See reference below.)

Accordingly, this Report does not contain an abandoned mines disclosure from any government database or map or any other source, in order to protect the seller from liability for non-disclosure of unrecorded abandoned mines.

Parties concerned about the possible existence or impact of abandoned mines in the vicinity of the Property are advised to retain a State-licensed geotechnical consultant to study the site and issue a report. Other sources of information include, but are not limited to, the State Office of Mine Reclamation at (916) 323-9198 (website: <https://www.conservation.ca.gov/dmr>), and the Engineering, Planning or Building Departments in the subject City and County.

FOR MORE INFORMATION: For more information visit the State Office of Mine Reclamation's website at: https://www.conservation.ca.gov/dmr/abandoned_mine_lands/Documents/Abandoned%20Mine%20Lands%20FAQs.pdf

OIL & GAS WELL ADVISORY

California is currently ranked fourth in the nation among oil producing states. Surface oil production is concentrated mainly in the Los Angeles Basin and Kern County, and in districts elsewhere in the state. In recent decades, real estate development has rapidly encroached into areas where oil production has occurred. Because the state's oil production has been in decline since the 1980's, thousands of oil and gas wells have been shut down or abandoned, and many of those wells are in areas where residential neighborhoods now exist.

According to the California Department of Conservation ("DOC"), to date, about 230,000 oil and gas wells have been drilled in California and around 105,000 are still in use. The majority of remaining wells have been sealed ("capped") under the supervision of the DOC's Geologic Energy Management Division (CalGEM). A smaller number have been abandoned and have no known responsible operator -- these are called "orphan" wells. The state has a special fund that pays the cost of safely capping orphan wells, however, that program is limited in its scope and progress.

Buyer should be aware that, while the DOC database is the most comprehensive source available for California oil and gas well information, the DOC makes no warranties that the database is absolutely complete, or that reported well locations are known with absolute accuracy.

For More Information

For a search of the state's databases of oil and gas wells and sites of known environmental contamination on or near the Property, please obtain the FANHD Residential Environmental Report. For general information, visit the California Department of Conservation, Geologic Energy Management Division (CalGEM) at <https://www.conservation.ca.gov/CalGEM/>.



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

ELECTROMAGNETIC FIELD ("EMF") ADVISORY

According to the National Cancer Institute ("NCI") a 1979 study pointed to a possible association between living near electric power lines and childhood leukemia. More recent studies have not found an association or have found one only for those children who lived in homes with very high levels of magnetic fields present in few residences. The NCI also notes that a majority of epidemiological studies have also shown no relationship between breast cancer in women and exposure to extremely low frequency EMFs ("ELF-EMF"s) in the home, although a few individual studies have suggested an association; only one reported results that were statistically significant. Sources of extremely low frequency ELF-EMF include power lines, electrical wiring, and electrical appliances such as shavers, hair dryers, and electric blankets. For more information please visit the NCI Electromagnetic Fields and Cancer portal at <https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/electromagnetic-fields-fact-sheet>

Weighing in on the same matter The World Health Organization ("WHO") states, "Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields. However, some gaps in knowledge about biological effects exist and need further research." WHO also asserts, "Despite many studies, the evidence for any effect remains highly controversial. However, it is clear that if electromagnetic fields do have an effect on cancer, then any increase in risk will be extremely small. The results to date contain many inconsistencies, but no large increases in risk have been found for any cancer in children or adults." For more information please visit WHO's EMF Q&A website at <https://www.who.int/news-room/q-a-detail/electromagnetic-fields>

The National Institute of Environmental Health Science ("NIEHS") Electric & Magnetic Fields web page at <https://www.niehs.nih.gov/health/topics/agents/emf/index.cfm> states, "If you are concerned about EMFs emitted by a power line or substation in your area, you can contact your local power company to schedule an on-site reading. You can also measure EMFs yourself with the use of a gaussmeter, which is available for purchase online through a number of retailers."

For further information and additional reading please visit:

- United States Environmental Protection Agency ("U.S. EPA")
<https://www.epa.gov/radtown/electric-and-magnetic-fields-power-lines>
- The National Institute of Environmental Health Sciences ("NIEHS") & National Institutes of Health ("NIH")
https://www.niehs.nih.gov/health/materials/electric_and_magnetic_fields_associated_with_the_use_of_electric_power_questions_and_answers_english_508.pdf



FANHD Residential Resale Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

TSUNAMI MAP ADVISORY

DISCUSSION: The California Emergency Management Agency (CalEMA), the University of Southern California Tsunami Research Center (USC), and the California Geological Survey (CGS) have prepared maps that depict areas of maximum tsunami inundation for all populated areas at risk to tsunamis in California (20 coastal counties). The maps were publicly released in December 2009 with the stated purpose that the maps are to assist cities and counties in identifying their tsunami hazard and developing their coastal evacuation routes and emergency response plans only.

These maps specifically contain the following disclaimer:

Map Disclaimer: This tsunami inundation map was prepared to assist cities and counties in identifying their tsunami hazard. It is intended for local jurisdictional, coastal evacuation planning uses only. This map, and the information presented herein, **is not a legal document and does not meet disclosure requirements for real estate transactions nor for any other regulatory purpose.** The California Emergency Management Agency (CalEMA), the University of Southern California (USC), and the California Geological Survey (CGS) make no representation or warranties regarding the accuracy of this inundation map nor the data from which the map was derived. Neither the State of California nor USC shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claim by any user or any third party on account of or arising from the use of this map.

A tsunami is a series of ocean waves or surges most commonly caused by an earthquake beneath the sea floor. These maps show the maximum tsunami inundation line for each area expected from tsunamis generated by undersea earthquakes and landslides in the Pacific Ocean. Because tsunamis are rare events in the historical record, the maps provide no information about the probability of any tsunami affecting any area within a specific period of time.

Although these maps may not be used as a legal basis for real estate disclosure or any other regulatory purpose, the CGS has, however, provided diagrams of the maps online which the public can view. To see a maximum tsunami inundation map for a specific coastal community, or for additional information about the construction and/or intended use of the tsunami inundation maps, visit the websites below:

State of California Emergency Management Agency, Earthquake and Tsunami Program:
<https://www.caloes.ca.gov/cal-oes-divisions/earthquake-tsunami-volcano-programs/tsunami-about>

University of Southern California -- Tsunami Research Center:
<http://www.tsunamiresearchcenter.com/>

State of California Geological Survey Tsunami Information:
<https://www.conservation.ca.gov/cgs/tsunami/maps>

National Oceanic and Atmospheric Agency Center for Tsunami Research (MOST model):
<http://nctr.pmel.noaa.gov/time/background/models.html>

END OF NATURAL HAZARD DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.



FANHD Residential Resale Property Disclosure Reports

Property Tax Disclosure Report For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

California Property Tax Disclosure Report

The parties for whom this Report was prepared are the owner or transferor ("Seller") of the Residential Property ("Property") on the Report Date, the buyer or transferee ("Buyer") of the Residential Property from Seller as of the Report Date, and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties."

Part 1. Introduction and Summary

This Tax Report section discusses the results of an electronic search of specified government lists ("Databases") containing real property tax information concerning the Residential Property. This tax information is based on the County's Fiscal Year 2020-2021 Secured Property Tax Roll and other sources identified in the Report. To understand the information provided, please read this entire Report.

Summary of Property Tax Determinations

The Residential Property:	IS	IS NOT	
A.		X	NOT SUBJECT TO a Mello-Roos Community Facilities District. 35
B.		X	NOT SUBJECT TO a 1915 Bond Act District. 35
C.		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract. 35
D.	X		SUBJECT TO one or more other direct assessments. 36
E.		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017). 41

Determined by First American Professional Real Estate Services, Inc.

THIS IS A DATABASE REPORT ONLY: The tax information in this Report only provides data derived from the County Tax Assessor's and Treasure's Databases ("Databases") identified in this Report unless specified otherwise in the Report. While FANHD has made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency ("Database Date") of the information contained in these Databases can vary greatly. For more information regarding a specific Database, please read Part 2 of this Report. By use of this Report, Buyer agrees this is a Report product and not an insurance policy and is subject to the Terms and Conditions attached hereto and incorporated herein.

This Report satisfies Seller's obligations to disclose (a) Mello-Roos and 1915 Act Bond Assessments applicable to the Residential Property as required by California Civil Code Section 1102.6b, and (b) Supplemental Taxes as required by California Civil Code Section 1102.6c.



FANHD Residential Resale Property Disclosure Reports

Property Tax Disclosure Report For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Part 2. NOTICE OF SPECIAL TAX/ASSESSMENT

Special assessments, also referred to as direct or fixed assessments, are charges that are not based on the value of the property. These charges are levied to provide funding for services or improvements that directly benefit the property. Mello-Roos Community Facility Districts and 1915 Bond Districts are also classified as special assessments. PACE contract agreements are typically created pursuant to the Mello-Roos Act or the 1915 Bond Act. Certain special assessments may be subject to accelerated foreclosure if allowed to go delinquent.

TO THE PROSPECTIVE PURCHASER OF THE RESIDENTIAL PROPERTY AT THE ADDRESS REFERENCED ABOVE: THIS IS A NOTIFICATION TO BUYER PRIOR TO PURCHASING THE RESIDENTIAL PROPERTY.

A. Mello-Roos Community Facilities Districts

This Residential Property is NOT SUBJECT to Mello-Roos Community Facilities Districts.

Database: Secured Property Tax Roll **Database Date:** FY 2020-2021

B. 1915 Bond Act Assessment Districts

This Residential Property is NOT SUBJECT to 1915 Bond Assessment Districts.

Database: Secured Property Tax Roll **Database Date:** FY 2020-2021

C. Notice of Property Assessed Clean Energy (PACE) Program

Property assessed clean energy (PACE) programs allow owners to finance energy and water efficiency and renewable energy projects, and qualifying seismic and wildfire safety improvements, on residential and commercial structures through a voluntary assessment on the property. PACE programs are offered by many city, county and regional agencies, with repayment periods from 5 to 20 years or more. **PACE liens are authorized pursuant to Section 53328 of the California Government Code, (the "Mello-Roos Community Facilities Act of 1982") or California Streets & Highways Code Section 8500 (the "1915 Act") and are disclosed pursuant to Section 1102.6b of the California Civil Code.**

WHAT THIS MEANS: If a property owner voluntarily enters into a PACE program, a contractual assessment lien is placed on the property. The lien is repaid through installments collected on the property owner's secured county property tax bill. In certain situations the program administrator may bill the property owner directly. If the property is sold and the contractual assessment is not repaid in full, the new owner may be responsible for future assessments contributing towards repayment of the PACE contract.

DISCLOSURES AT RESALE: A PACE lien runs with the land. This means that the responsibility to repay the PACE lien may fall to the new owner upon transfer of the property unless the lien is paid off before closing. This fact may be material to a buyer's decision to purchase or price offered for the property. In addition, the buyer's lender may require the lien to be paid in full before closing (for certain federally backed mortgages, for example). Therefore, the property seller and his or her real estate agent may have a duty to disclose the existence of a PACE lien on the sale property.

The Property IS NOT SUBJECT to a PACE lien documented in the county's Fiscal Year 2020-2021 Secured Property Tax Roll. Note: Buyer should read the preliminary title report and obtain and read all exceptions listed therein to investigate any PACE lien executed more recently. In the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.

D. Accelerated Foreclosure Information

Certain assessment or bond issues may contain accelerated foreclosure liens which have priority over other real property taxes and are a legal right included as part of the security for the obligation. The issuers of such bonds are often contractually required to monitor and collect delinquent assessments quickly. Accordingly, these assessments are not subject to the five (5) year waiting period applicable to ad valorem real property taxes. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis. **Therefore, it is extremely important that the real property tax bill be paid on time to prevent the accelerated foreclosure.**

E. Approved Districts Which Have Been Formed and Authorized But Are Not Yet Levied

Certain Mello-Roos Communities Facilities Districts or 1915 Bond Act Assessment Districts may have been formed and authorized but have not yet to be levied. These Districts may not appear in this Report. However, the information regarding such districts may appear on your preliminary report issued by a title company. The district may levy a special tax on future property tax bills for the Property.



FANHD Residential Resale Property Disclosure Reports

Property Tax Disclosure Report For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Part 3. Current Property Tax Bill Summary

A. Summary of 2020-2021 Property Tax Bill

The following is a summary of Database information obtained from the LOS ANGELES COUNTY Secured Property Tax Roll (Database) for Tax Year 2020-2021 ("Database Date"). This summary is provided for informational purposes only. The summary includes Ad Valorem taxes which are based on the property's Assessed Value as well as other Non- Ad Valorem Direct or Special Assessments. Upon transfer of ownership, the Assessed Value may be reset to the Current Market Value or Sale Price which may result in a substantial change in the Ad Valorem taxes assessed. Please see Parts 4 and 5 of this Report for more information regarding Ad Valorem taxes and Supplemental taxes.

Total Assessed Value:	\$1,196,460.00
1st Installment Due 11/01/2020	\$6,894.80
2nd Installment Due 02/01/2021	\$6,894.79
Total Annual Tax Liability	\$13,789.59

General Ad Valorem Taxes

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
LOS ANGELES COUNTY TREASURER	WATER BOND DEBT SVC	\$41.88	(213) 974-2111
LOS ANGELES COUNTY TREASURER	COUNTY TAX RATE	\$11,964.60	(213) 974-2111
LOS ANGELES COUNTY TREASURER	SCHOOL BOND D/S	\$284.54	(213) 974-2111
LOS ANGELES COUNTY TREASURER	COLLEGE BOND D/S	\$480.52	(213) 974-2111
TOTAL AD VALOREM TAXES		\$12,771.54	

Direct and/or Special Assessments

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
LOS ANGELES COUNTY	TRAUMA/EMERGENCY SVC	\$81.32	(866) 587-2862
LA DEPT OF PUBLIC WORKS	SAFE CLEAN WATER MEASURE W	\$65.08	(626) 458-5100
LOS ANGELES COUNTY	COUNTY FIRE DEPARTMENT	\$71.50	(323) 881-6151
DEPT OF PUBLIC WORKS	COUNTY FLOOD CONTROL	\$62.57	(626) 458-5165
REGIONAL PARK AND OPEN SPACE DISTRICT	REGIONAL PARK AND OPEN SPACE DISTRICT -MEASURE A	\$30.68	(213) 738-2983
LOS ANGELES COUNTY	SEWER MAINT	\$50.50	(626) 300-3340
LOS ANGELES COUNTY	COUNTY WEST VECTOR CONTROL DIST	\$10.80	(310) 915-7370
LA COUNTY SANITATION DISTRICT	COUNTY SANITATION DISTRICT #5	\$167.00	(855) 240-9506
WEST BASIN MWD STANDBY CHARGE	WEST BASIN MWD STANDBY CHARGE	\$24.00	(866) 807-6864
PALOS VERDES PENINSULA UNIFIED SCHOOL DIST	SCHOOL PARCEL TAX MEASURE M	\$454.60	(310) 378-9966 EXT 404
TOTAL DIRECT ASSESSMENTS		\$1,018.05	



FANHD Residential Resale Property Disclosure Reports

Property Tax Disclosure Report For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

B. Available Senior Citizen Exemptions

Certain districts that levy special taxes or assessments may offer exemptions to Senior Citizens. These exemptions can result in substantial savings to qualified tax payers. The filing of an application along with annual renewal may be required. Below is the contact information for requesting details on filing exemptions for districts that may offer a Senior Citizen Exemption. Additional Direct Assessment Districts may offer exemptions. Therefore you may want to contact the districts to determine their policy on Senior Citizen Exemptions.

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
PALOS VERDES PENINSULA UNIFIED SCHOOL DIST	SCHOOL PARCEL TAX MEASURE M	\$454.60	(310) 378-9966 EXT 404

See Part 4B for additional information on other exemptions that may be available to Buyer.



FANHD Residential Resale Property Disclosure Reports

Property Tax Disclosure Report For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Part 4. Estimating Property Taxes After the Sale

Instantly and securely calculate estimated property taxes and supplemental taxes on our website by clicking on the following link (or manually calculate them below):

<https://orderform.fanhd.com/Order/TaxCalcForm?token=Xlfqkezi1WHAHZ06vkt9t0ahVVNeWz2C3ixzzCKZcmqG%2fp4AJcFQfB4XmyxgV1z3H6EEExOpJ1pO19H4Ossq316gBDgJTANG7Ad9yRglRibo%3d>

A. Calculating Property Taxes After Sale (ESTIMATE ONLY)

PROPERTY TAX ESTIMATOR

The following calculation method is provided to assist Buyer in estimating the approximate amount of property tax charges that the Residential Property may be subject to for the upcoming tax year based on the assessed valuation being equal to the sales price. The amount derived is only an estimate and is not a substitute for a tax bill from the County, nor does it anticipate new property tax charges, fees or other changes in the property tax rates for future tax years.

1	Estimated Sales Price.....	• 1	\$	_____
2	Estimated Ad Valorem Tax Rate.....	• 2		<u>0.0106700</u>
3	Multiply line 1 by line 2. This is your Estimated Ad Valorem Tax.....	• 3	\$	_____
4	Direct Assessments including Mello Roos Special Taxes, 1915 Bond Act Assessments or PACE Assessments applicable.....	• 4	\$	<u>1,018.05</u>
5	Add lines 3 and 4. Total Estimated Annual Tax Amount After Sale.....	• 5	\$	_____

The information in this subparagraph A is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for property taxes which will be applicable after the Sale Date. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Residential Property. Please note that potential exemptions and exclusions are not reflected in this estimate.

Additionally, undeveloped or recently developed properties may be subject to additional Direct Assessments not included in this estimate. FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Property Tax Estimator.

B. Exemptions & Exclusions to Ad Valorem Taxes

California law provides certain exemptions from reassessments. The following is a list of common exemptions which may be available:

- Homeowner exemption (Calif. Const. Art XIII, §3, Art. XIII A §2.1, & R&T Code §218)
- Honorably discharged veterans (Calif. Const. Art XIII §3, Art. XIII A §2.1, & R&T Code §205)
- Disabled veterans (Calif. Const. Art XIII §4, Art. XIII A §2.1, & R&T Code §205)

California law also provides certain exclusions from reassessment. The following is a list of common exclusions which may be available:

- Persons over 55 years of age (Calif. Const. Art. XIII A §2.1 & R&T Code §69.5)
- Severely and permanently disable persons (Calif. Const. Art. XIII A §2.1 & R&T Code §69.5(a))
- Transfers between parents and children and grandparents and grandchildren (Calif. Const. Art. XIII A §2.1 & R&T Code §63.1)
- Transfers into revocable trusts (Calif. Const. Art. XIII A §2 & R&T Code §62)
- Interspousal transfers (Calif. Const. Art. XIII A §2 & R&T Code §63)
- Improvements for seismic retrofitting (Calif. Const. Art. XIII A §2 & R&T Code §74.5)
- Improvements for disabled access (Calif. Const. Art. XIII A §2.1 & R&T Code §74.3)
- Replacement of property damaged or destroyed by disaster (Calif. Const. Art. XIII A §2.1 & R&T Code § 69)

In order to determine if Buyer may qualify for any exemptions or exclusions or to obtain a comprehensive list of available exemptions and exclusions, please contact the county tax assessor's office (888-807-2111) or visit the county website at <http://assessor.lacounty.gov/>. Additional information is also available on the website for the California Board of Equalization at www.boe.ca.gov



FANHD Residential Resale Property Disclosure Reports

Property Tax Disclosure Report For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Part 5. Supplemental Property Tax Information

A. General Information Regarding Supplemental Taxes

California law mandates the county assessor to reappraise real property upon a change in ownership or completion of new construction. The assessor's office issues a supplemental assessment which reflects the difference between the prior assessed value and the new assessment. This value is prorated based on the number of months remaining in the fiscal tax year which ends June 30.

Notices of the supplemental assessment are mailed out to the property owners prior to the issuance of the supplemental tax bill or refund if the value is reduced. The taxes or refund based on the supplemental assessment are in addition to the regular annual tax bill.

The supplemental tax will be due from the current owner in addition to the regular tax assessment. Accordingly for the first year of ownership, Buyer should plan for this additional payment.

B. Supplemental Property Tax Disclosure

The following notice is mandated by California Civil Code Section 1102.6c:

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any question concerning this matter, please call your local Tax Assessor or Collector's Office."

LOS ANGELES County Assessor
Phone: 888-807-2111
Website: <http://assessor.lacounty.gov/>



FANHD Residential Resale Property Disclosure Reports

Property Tax Disclosure Report For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

C. Calculating Supplemental Taxes After Sale (ESTIMATE ONLY)

Instantly and securely calculate estimated property taxes and supplemental taxes on our website (or manually calculate them below):

<https://orderform.fanhd.com/Order/TaxCalcForm?token=XIfqkezi1WHAHZ06vkt9t0ahVVNeWz2C3ixzzCKZcmqG%2fp4AJcFQfB4XmyxgV1z3H6EEExOpJ1pO19H4Ossq316gBDgJTANG7Ad9yRglRibo%3d>

SUPPLEMENTAL TAX ESTIMATOR

The following schedule is provided to estimate the potential amount of the supplemental taxes on a given property and does NOT include the amount of the regular annual ad valorem property tax. The following calculation provides an estimate of the supplemental property taxes that can be expected during the first year of ownership, and should be used for planning purposes only.

1	Estimated Sales Price.....	• 1	\$	_____
2	Estimated Current Assessed Value.....	• 2	\$	1,196,460.00
3	Subtract line 2 from line 1. Estimated Supplemental Assessed Value.....	• 3	\$	_____
4	Multiply line 3 by 0.0106700 (the Estimated Ad Valorem Tax Rate for the Residential Property). Estimated Full-Year Supplemental Tax Obligation.....	• 4	\$	_____

If the Sale Date for the Residential Property falls during the months of January through May, Buyer will receive TWO supplemental tax bills: (a) one for the current partial tax year; and (b) one for the next full tax year. The supplemental taxes can be estimated by completing lines 5 through 8 below:

5	Enter the Month-of-Sale Factor from TABLE 1 below.....	• 5	_____
6	Multiply line 4 by line 5. Estimated Supplemental Tax Bill # 1.....	• 6	\$ _____
7	Enter the amount on line 4. Estimated Supplemental Tax Bill # 2.....	• 7	\$ _____
8	Add lines 6 and 7. Total estimated Supplemental Tax Bill.....	• 8	\$ _____

If the Sale Date for the Residential Property falls during the months of June through December, Buyer will receive ONE supplemental tax bill. The supplemental tax can be estimated by completing lines 9 and 10 below:

9	Enter the Month-of-Sale Factor from TABLE 2 below.....	• 9	_____
10	Multiply line 4 by line 9. Total estimated Supplemental Tax Bill.....	• 10	\$ _____

TABLE 1. Month-of-Sale Factor

Jan	0.4167
Feb	0.3333
Mar	0.2500
Apr	0.1667
May	0.0833

TABLE 2. Month-of-Sale Factor

Jun	1.0000
Jul	0.9167
Aug	0.8333
Sept	0.7500
Oct	0.6667
Nov	0.5833
Dec	0.5000

The information in this subparagraph C is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for the supplemental taxes. The estimated supplemental tax is not a substitute for the supplemental bill and may not be relied upon as such. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Residential Property as well as month in which the transaction will be consummated. Please note that potential exemptions and exclusions are not reflected in these estimations. FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Supplemental Tax Estimator.



FANHD Residential Resale Property Disclosure Reports

Property Tax Disclosure Report For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Part 6. State Responsibility Area Fire Prevention Fee

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area ("SRA"). The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of \$152.33 per habitable structure on the property.

Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.

The fire prevention activities supported by the fee will continue, but instead will be funded through a different State program – one aimed at curbing industrial emissions of carbon dioxide (also known as California's "cap-and-trade" program). For more information, please refer to the text of the Assembly bill at the following link:

http://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=20170180AB398

Part 7. Private Transfer Fee Advisory

Private Transfer Fee. This is a fee imposed by a private entity such as a property developer, home builder, or homeowner association, when a property within a certain type of subdivision is sold or transferred. (It is commonly known as a "Private Transfer Tax".) It is NOT the same as a city or county Documentary Transfer Tax. A Private Transfer Fee may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the Property.

Transfer Fee Defined. California Civil Code Section 1098 defines a "Transfer Fee".

Effective January 1, 2008, if the payment of any Transfer Fee is required in the sale or transfer of the Property, Civil Code Section 1102.6e requires Seller to notify Buyer of the existence of the fee and to disclose certain specific information about the fee.

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

Parties are advised that documents regarding any Transfer Fee should be obtained early in the sale process in order to avoid delays in the transaction process and to ensure full disclosure as required by law.

To determine if the Property is subject to a Transfer Fee, OBTAIN COPIES OF ALL OF THE EXCEPTIONS LISTED ON THE PRELIMINARY (TITLE) REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE.

END OF TAX DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.



FANHD Residential Resale Property Disclosure Reports

Environmental Screening Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
 RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
 ("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Environmental Screening Report

Part 1. Introduction and Summary

The parties to the Transaction to which this Report applies ("Parties") are the owner ("Seller") of the Residential Property ("Property") on the Report Date, the buyer ("Buyer") of the Residential Property under contract of sale as of the Report Date, and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties." FANHD and the Parties are the parties to the contract that is entered into by the purchase of this Report.

This Report discloses the results of an electronic search of specified federal and state level environmental-hazard record systems ("Databases") that are known to include contamination sites ("Sites").

The Databases are searched for hazard Sites at standard distances from the Property. The standard search distance is not the same for all Databases, but depends upon the nature of the environmental hazard represented in the Database. FANHD uses search distances that comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law")

POINT AND LINE SOURCE METHODOLOGY

This Report does not identify the precise areas actually contaminated by an environmental hazard; rather, as a reasonable approximation, it identifies "point sources" for contamination, such as a specific Site address where a leaking underground tank was recorded. The address does not precisely reflect the location of the source of contamination on the Site, nor will it indicate the potential spread of any contamination from that source. In addition, any point source that lies beyond the standard distance searched for each Database will not be reflected in this Report -- even if it is known to be the origin of a larger contaminated area. Point sources are included in this Report as of the time they are identified in the government Database consulted by the Company. Please note that the Gas Transmission and Hazardous Liquid Pipeline disclosure (in Part 4) is based on the Property's location with respect to "line sources" represented in that Database.

The perchlorate contamination plume that is known to have affected groundwater in parts of Morgan Hill, San Martin, and possibly Gilroy is an example of a hazard Study Area. The point source responsible for it, reported to be in Morgan Hill, has not yet been officially listed on a publicly-available government site list. For current information about that Study Area, please contact the Santa Clara Valley Water District Perchlorate Hotline at 1-888-Hey-Noah (1-888-439-6624).

To understand the information provided, please read this entire Environmental Screening Report including Part 1 through Part 6. Information about a specific Database or standard search distance is provided in Part 5.

Part 2. Sites Identified in Environmental Records Search

A Site must have a complete address in order for its location to be known and its distance from the Property measured. Only Sites having a complete address in the Database searched are included in this section. Site "Distance" is the straight line distance in miles between the geocoded address (latitude and longitude) of the Site and the geocoded address of the Property. If the Public Record includes a Site that is within the standard distance searched for that Database category, then that Site is (1) listed as "Found" in the table below and at the beginning of this disclosure Report is (2) shown on the "Map of Sites Found" and (3) noted as "IN" in the "Summary of Environmental Screening Determinations" for the applicable Database category. FANHD recommends further investigation of any Site(s) listed below.

Codes indicating the status of a Site are explained as follows:

Open = Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.

Closed = Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.

Active (or Inactive) = Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.

N/A = Not Applicable - site listed as uncontaminated, or as using or storing hazardous substances.

N/P = Not Provided - site status not supplied on agency list used.

Found	None Found	Database Searched (with standard search distance)
	X	National Priorities List (Federal "Superfund" list) - 1 mile
	X	Federal Resource Conservation and Recovery Act (RCRA) - Corrective Actions List - 1 mile



FANHD Residential Resale Property Disclosure Reports

Environmental Screening Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
 RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
 ("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

X	California State Response List (includes Active Annual Workplan, AWP, sites) - 1/2 mile
X	California Spills, Leaks, Investigation and Cleanup (SLIC) List - 1/2 mile
X	California Solid Waste Landfill Sites (SWIS) List - 1/2 mile
X	California Leaking Underground Storage Tank (LUST) List (see status explanation below) - 1/4 mile

CLOSED SITES REMAIN OFFICIALLY LISTED: All Sites listed on the State's Leaking Underground Storage Tank Information System (LUSTIS) have been identified to have had a leaking storage tank. Many LUST Sites have been cleaned up and their cases "Closed", and this is noted above if applicable. Parties should be aware that LUST Sites remain in the LUSTIS database even after they have been closed, and are included in this Report if found by our search. Leaking underground storage tanks are the most common type of contamination.

Storage tank leaks are often less extensive than other types of contamination releases and usually do not extend beyond the real property on which the tank is located. **For specific information about a Site listed above, please see Part 5 of this Report and contact the agency responsible for maintaining that Database.**

PART 3. Sites Missing Key Location Information

Many environmental hazard Sites in the Databases searched have incomplete or inaccurate address information. Those Sites cannot be precisely or reliably located and could potentially be anywhere in the Property's city, county, or state. They are, therefore, considered "unlocatable".

A sample of unlocatable sites that may be in the vicinity is listed below. A full list of ALL unlocatable California sites that include a zip code is available at the web address below:

https://orderform.fanhd.com/Content/Files/Enviro/Current_List_of_Unlocatable_Sites_by_Zip_Code.xlsx

Status codes for the unlocatable Sites are the same as noted above for the Sites "Found".

No.	Site Name	Address	Case No.	Status	Database
1	CALTRANS I-105 FRWY PROJ 1, PCLS 3,4,14	BETWEEN HAWTHORNE BLVD & LONG BEACH FRWY, LOS ANGELES, CA 90012	19990008	Closed	CA_DTSC_RESPONSE
2	CALTRANS I-105 FRWY PROJ 2,PCLS 10,11,12	BETWEEN HAWTHORNE BLVD & LONG BEACH FRWY, LOS ANGELES, CA 90012	19990001	Closed	CA_DTSC_RESPONSE
3	Alpine Village Soccer Fiel	Unknown, Los Angeles (County), CA 99999	19-AA-5583	Closed	CA_SWIS
4	La City Department Of Public Works	Los Angeles, Los Angeles (County), CA 99999	19-AA-5000	Closed	CA_SWIS
5	Class III Disposal Site	no location, Los Angeles (County), CA 99999	19-AA-5567	Closed	CA_SWIS
6	Normansie Inactive Landfill	no location, Los Angeles (County), CA 99999	19-AA-5559	Closed	CA_SWIS
7	International Paper Co.	no location, Los Angeles (County), CA 99999	19-AA-5582	Closed	CA_SWIS
8	Southbay 6	no location, Los Angeles (County), CA 99999	19-AA-5592	Closed	CA_SWIS
9	State Of Ca Div Of Hwy Arroyo Seco	no location, Los Angeles (County), CA 99999	19-AA-5512	Closed	CA_SWIS
10	Don Dominguez Apartments	Carson, Los Angeles (County), CA 99999	19-AA-5591	Closed	CA_SWIS
11	Fletcher Dump	no info, Los Angeles (County), CA 99999	19-AA-5552	Closed	CA_SWIS
12	Rio San Gabriel Park	no location, Los Angeles (County), CA 99999	19-AA-5581	Closed	CA_SWIS
13	La Co Road Dept	no location, Los Angeles (County), CA 99999	19-AA-5515	Closed	CA_SWIS
14	Church - Dump	Drumm and Blinn, Wilmington (In Los Angeles), CA 90744	19-AR-5151	Closed	CA_SWIS
15	SITE 2 TANK 2-11 BLDG 211	2500 AVE M E, Palmdale, CA 93550	T0603700344	Closed	CA_LUST
16	AT&T	APN 9231-204-1-778, MT GLEASON, CA 91042	T0603700241	Closed	CA_LUST
17	SHELL SERVICE STATION	15540 RINALDI STREET, SUN VALLEY, CA 91344	T0603794080	Closed	CA_LUST
18	CHILAO MAINTENANCE STATION	STAR ROUTE 43, LA CANADA-FLINTRIDGE, CA 91011	T0603703491	Closed	CA_LUST



FANHD Residential Resale Property Disclosure Reports

Environmental Screening Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

PART 4. Oil & Gas Well Locations Within 1/4 Mile Of Property

No oil or gas well locations were identified within a radius of one-fourth (1/4) of one (1) mile of the Residential Property, based on a search of valid geographic coordinates contained in the current Statewide All Wells Database maintained by the California Department of Conservation, Geologic Energy Management Division (CalGEM) ("All Wells Database").

Buyer is advised that additional wells may exist in the area of the Property which are not contained in the All Wells Database. Wells that do not have valid geographic coordinates in the All Wells Database are not disclosed in this Report. The physical property boundaries of well locations and the Property are not factored into the calculation of the specified search radius.

EXPLANATION: The All Wells Database includes approximately 230,000 well location records. This database is searched for well locations within one-fourth (1/4) of one (1) mile around the geocoded point representing the Residential Property. Well locations, if any, within the specified parameters are listed in the table above.

Of the approximately 230,000 wells identified in the All Wells Database, 105,000 are classified as new, active, or idle in the latest Statewide All Wells Database release. The majority of remaining wells have been sealed under supervision of the CalGEM. A smaller number have been deserted and have no known responsible operator.

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

The CalGEM is responsible for maintenance of orphaned wells. To defray the maintenance costs, oil companies pay the State 4.3 cents per barrel a year. A portion of this assessment funds the Orphan Well Plugging Fund ("Fund") with an annual \$1 million budget. Since its inception in the 1970's, the Fund has facilitated the plugging of wells by hired contractors. The selection process for wells to be plugged considers numerous factors including, but are not limited to, the proximity of wells to populated areas, the amount of pressure in well reservoirs, and other hazards.

For a complete listing and explanation of well status codes, visit the following CalGEM web page:
<https://www.conservation.ca.gov/calgem/maps/Documents/GIS-metadata-ReadMe.pdf>

FOR MORE INFORMATION: Ownership information of oil, gas, mineral, geothermal and other subsurface rights regarding the Residential Property may be disclosed in a preliminary (title) report or title commitment. The CalGEM does not use the County Assessor Parcel Number or site address to locate wells or leases, and therefore, the APN and address cannot be used to determine if there is a well on a specific property. CalGEM Well Finder(<https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>) allows users to search well locations by API Number, Property Address, or Field Name. For detailed information about a specific well, reference the unique "API Number" that the CalGEM has assigned to it. The CalGEM website provides an online well search by API number at <http://opi.consrv.ca.gov/opi/opi.dll>.



FANHD Residential Resale Property Disclosure Reports

Environmental Screening Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Part 5. NPMS Gas Transmission and Hazardous Liquid Pipelines Within 2,000 Feet of the Residential Property

Buyer is advised to carefully review the limitations of the Public Record noted below as to the important limitations regarding the National Pipeline Mapping System (NPMS) and the NPMS Public Map Viewer used for making this determination. For more information please visit the NPMS Public Map Viewer (<https://www.npms.phmsa.dot.gov/PublicViewer/>).

EXPLANATION: Proximity to a pipeline does not of itself indicate a safety risk. However, on September 9, 2010, a Pacific Gas and Electric (PG&E) natural gas transmission pipeline exploded in San Bruno, California, causing loss of life and extensive property damage. Following this incident much attention has focused on the presence of natural gas and hazardous liquid pipelines in the vicinity of residential neighborhoods. As a result, PG&E has notified residents and businesses within 2,000 feet of PG&E's natural gas transmission pipelines about their proximity.

This disclosure covers gas "transmission" and hazardous liquid pipelines only. It is important to note that every home that uses natural gas is connected to a gas "distribution" pipeline. Distribution pipelines are generally of smaller size and lower pressure than transmission pipelines. This disclosure does not include distribution pipelines nor is it meant to indicate there is no risk associated with distribution lines. While proximity to a pipeline does not of itself indicate a safety risk, excavation near a pipeline poses a definite hazard. For this reason, this disclosure includes an advisory about how to spot and avoid buried pipelines on and near a property.

The U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration (PHMSA) administers the national regulatory program to monitor the transportation of natural gas, liquefied natural gas (LNG), and hazardous liquids by pipeline. PHMSA and the U.S. Office of Pipeline Safety (OPS) maintain a database of pipeline information called the **National Pipeline Mapping System (NPMS)** in cooperation with other federal and state governmental agencies and the pipeline industry. The NPMS is created using data compiled from mandatory submissions to PHMSA made by operators of pipelines and LNG plants, and from voluntary submissions made by breakout tank operators. The data is processed by private contractors. Since 2002, transmission pipeline and LNG plant facility operators are required to update their submissions annually.

The PHMSA website provides a **Public Map Viewer** that allows the general public to view pipeline maps in one county at a time. The viewer displays maps and associated data identifying transmission pipelines, LNG plants, and breakout tanks stored in the NPMS database. The data include information about the pipeline commodity (e.g., natural gas or liquid fuel), pipeline operator, agency contact, etc. The Public Map Viewer can be accessed at the following address:
<https://www.npms.phmsa.dot.gov/PublicViewer/>

This pipeline disclosure is based on a proximity search of the gas transmission pipelines and hazardous liquid pipelines depicted in NPMS Public Map Viewer at a scale of approximately 1:24,000. That map scale is the maximum resolution at which pipelines are displayed. At that map scale one inch on the map equals approximately 2,000 feet on the ground, which is the same scale as regulatory maps required for statutory natural hazard disclosure in California.

This pipeline disclosure is provided as an accommodation and is subject to the following **limitations in the Public Record:**

- Access to the original digital data in the NPMS database (on which the public maps are based) is restricted to federal, state, and local government agencies (including emergency responders). Pipeline operators are allowed access to their own pipeline data only.
- Pipeline locations in the NPMS database are accurate to plus or minus 500 feet.
- Neither the United States government nor any party involved in the creation and compilation of NPMS data and maps guarantees the accuracy or completeness of its product.
- Because the NPMS digital data are restricted from public access, any disclosure based on the NPMS Public Map Viewer may be subject to some positional inaccuracies in addition to those acknowledged by NPMS.
- Neither this disclosure nor NPMS data should ever be used as a substitute for calling "811" -- the federally-mandated "Call Before You Dig" one-call center -- prior to any digging project.

How to Spot a Pipeline Easement

Read the Preliminary Title Report A pipeline right-of-way is a strip of land over and around pipelines where some of the property owner's legal rights have been granted to a pipeline company. A right-of-way agreement between the pipeline company and the property owner is also called an easement and is usually filed in the public records with property deeds. Rights-of-way and easements provide a permanent, limited interest in the land that enables the pipeline company to operate, test, inspect, repair, maintain, replace, and protect one or more pipelines on property owned by others. The agreement may vary the rights and widths of the right-of-way, but generally, the pipeline company's right-of-ways extend 25 feet from each side of a pipeline unless special conditions exist.

To determine if the Property includes a pipeline right-of-way or easement, OBTAIN COPIES OF ALL OF THE EXCEPTIONS LISTED ON THE PRELIMINARY (TITLE) REPORT FROM THE TITLE COMPANY AND *READ THEM*.

FANHD Residential Resale Property Disclosure Reports

Environmental Screening Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Call Before You Dig - Every Time! In 2000, the U.S. Department of Transportation and the utility industry created the Common Ground Alliance (CGA), a trade association to work with all industry stakeholders in an effort to prevent damage to underground utility infrastructure and ensure public safety and environmental protection. The result is the **"Call Before You Dig - 811 Service"**. Whether you are a homeowner or a professional excavator, every digging job requires a call to "811" - even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs. One call to 811 gets your underground utility lines marked for FREE.

Signs of Buried Pipelines Since pipelines are usually buried underground, line markers and warning signs like the ones shown here are used to indicate their approximate location along the pipeline route. The markers and signs are in high-visibility colors (yellow or orange) and are located at frequent intervals along the pipeline right-of-way. The markers can be found where a pipeline intersects a street, highway, railway, or waterway, and at other prominent points along the route. The markers display the material transported in the line, the name of the pipeline operator, and a telephone number where the operator can be reached in the event of an emergency. Pumping stations, tank farms, and cleared rights-of-way also help signal that a pipeline is located nearby.



Markers and warning signs only indicate the general location of a pipeline. They cannot be relied upon to indicate the exact position of the pipeline they mark. Also, the pipeline may not follow a straight course between markers. And, while markers are helpful in locating pipelines, they are limited in the information they provide. They provide no information, for example, about the depth or number of pipelines in the vicinity.

EXPLANATION OF THE DATABASES USED IN THIS REPORT

This Report uses the following Databases as of the date specified:

1) NATIONAL PRIORITIES LIST ("NPL" - commonly called the "Superfund" list) as of 27 Oct 2020

The National Priorities List is a U.S. Environmental Protection Agency ("USEPA") database which includes Sites where known releases or threatened releases of hazardous substances, pollutants, or contaminants have occurred. As a part of the Superfund cleanup program, the NPL helps the USEPA determine which Sites warrant further investigation to assess human health and environmental risks, identify what remedial actions may be appropriate, notify the public of Sites believed to warrant further investigation, and serve notice to potentially responsible parties that the USEPA may initiate remedial action. Some NPL Sites encompass relatively large areas. Search Distance: one (1.0) mile. Responsible Agency: USEPA

Note: In 2014 the USEPA announced its intention to retire the Comprehensive Environmental Response, Compensation, and Liability Information System ("CERCLIS") which contains the NPL list. To replace CERCLIS the USEPA launched the Superfund Enterprise Management System ("SEMS") in December 2016. Like CERCLIS, SEMS identifies National Priority List ("NPL") and non-NPL sites subject to governing statutes. The content and structure of SEMS mirrors that of CERCLIS to an extent that does not impact site information provided in this Report.

Public Record: Facilities located in California listed as NPL Status code "A" (Site is Part of NPL Site), "D" (Deleted from the Final NPL), "F" (Currently on the Final NPL), "P" (Proposed for NPL), "R" (Removed from Proposed NPL), or "W" (Withdrawn) in the Active SEMS database obtained from USEPA. Facilities assigned NPL Status code "N" (Not on the NPL) are not disclosed in this Report.

For More Information: Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov to request information for the individual Site Fact Sheet. This help-line may also provide the telephone number of the local Community Relations Coordinator for the Site in question and the location of the local information repository for that Site. The USEPA's official Internet website address is: <https://www.epa.gov/superfund>

2) RESOURCE CONSERVATION & RECOVERY ACT--CORRECTIVE ACTION list ("RCRA-COR") as of 01 Sep 2021.

RCRA (pronounced "ric-ra") is a federal law enforced by the U.S. Environmental Protection Agency ("USEPA") that requires safeguards on the use and disposal of household, municipal, commercial and industrial refuse. The goals of the law are to protect human health and the environment from the potential hazards of waste disposal, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner. Under the Corrective Action program, the USEPA permits and monitors the cleanup of hazardous waste contamination. Search Distance: one (1.0) mile. Responsible Agency: USEPA



FANHD Residential Resale Property Disclosure Reports

Environmental Screening Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

Public Record: "Subject to Corrective Action" facilities identified using USEPA's RCRAInfo Hazardous Waste Query Form for California.

For More Information: Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov to request information for the individual Site Fact Sheet. The USEPA's official RCRA website is: <https://www.epa.gov/rcra>

3) CALIFORNIA ENVIROSTOR STATE RESPONSE list as of 12 Aug 2021.

The State Response list, a part of California's "Envirostor" database, identifies sites of confirmed hazardous materials releases where the Department of Toxic Substances Control ("DTSC") is involved in cleanup activities, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk, according to the DTSC. The State Response list includes the sites formerly contained in the "Active Annual Workplan (AWP)" list. Search Distance: 1/2 mile. Responsible Agency: State EPA/DTSC

Public Record: Sites listed as "State Response" under "Site_Facility_Type" in the EnviroStor Cleanup Sites database obtained from the Department of Toxic Substances Control. Please note that a given Site may have more than one record if the Site has more than one activity Status or EnviroStor ID assigned to it.

For More Information: Contact the State Environmental Protection Agency Department of Toxic Substances Control at: (916) 323-3400

4) SPILLS, LEAKS, INVESTIGATION & CLEANUP list ("SLIC") as of 02 Sep 2021.

The California SLIC Program oversees soil and water investigations, corrective actions, and assessments at Sites with current or historic unauthorized discharges and covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc.). As of January 1, 2005, all SLIC data is required to be submitted to the Geotracker database of the State Water Resources Control Board ("SWRCB"). Information on individual Sites may be available online at <http://geotracker.waterboards.ca.gov>. Please note that according to the SWRCB, "data is undergoing data cleanup and may contain errors". **Search Distance: 1/2 mile. Responsible Agency: SWRCB**

Public Record: Sites identified as "Cleanup Program Site" in the GeoTracker database obtained from the State Water Resources Control Board GeoTracker website.

For More Information: For details about a particular site, please visit GeoTracker at <http://geotracker.waterboards.ca.gov> Using the Identifier tool and clicking on the site on the graphic map interface, you can access a report that includes the case number and contact telephone number for the agency with more information on this site. If you know case number, you may access the record using Case Finder at <http://geotracker.waterboards.ca.gov/search.asp>.

5) SOLID WASTE INFORMATION SYSTEM list ("SWIS") as of 30 Aug 2021.

Solid waste landfill sites vary from state to state and may include active landfills, inactive landfills, incinerators, transfer stations, recycling facilities, and other facilities where solid waste is treated or stored. The California Integrated Waste Management Board ("CIWMB") tracks such Sites via its Solid Waste Information System database. SWIS contains information on facility type, regulatory and operational status, type of wastes received, and local enforcement actions. Please note that these Sites are simply regulated facilities and are not classified as being "contaminated" by the Board. Search Distance: 1/2 mile. Responsible Agency: CIWMB

Public Record: Sites listed in the "SwisGis.txt" database obtained from the California Integrated Waste Management Board Solid Waste Information System website.

For More Information: Contact the Board's "Solid Waste Information Center" at (916) 341 6320 and ask for the Associate Waste Management Specialist who should be able to answer some limited general questions. For more information, please contact the CIWMB in Sacramento or visit <https://www.calrecycle.ca.gov/swfacilities> on the Internet.

6) LEAKING UNDERGROUND STORAGE TANK list ("LUST") per GEIMS/GeoTracker Information Management System as of 02 Sep 2021.

The LUST database is also known as the "LUFT" database because it includes records of leaking underground fuel tanks. LUSTs may be a significant source of soil and groundwater contamination. The State Water Resources Control Board ("SWRCB") maintains a database of LUSTs known as the Leaking Underground Storage Tank Information System ("LUSTIS") which was recently supplanted by the statewide GEIMS/GeoTracker information management system. LUSTIS contains the locations of all reported LUSTs, as well as the contents and status of the LUSTs. Search Distance: 1/4 mile. Responsible Agency: SWRCB

Public Record: Sites identified as "LUST Cleanup Site" in the GeoTracker database obtained from the State Water Resources Control Board GeoTracker website.

For More Information: For general questions, telephone the State Water Resources Control Board's Clean Water Desk in Sacramento at (866) 480-1028. Information on specific Sites is available at www.swrcb.ca.gov or visit their official Internet site at <http://geotracker.waterboards.ca.gov>.



FANHD Residential Resale Property Disclosure Reports

Environmental Screening Report

For LOS ANGELES County

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

7) CALIFORNIA STATEWIDE ALL WELLS DATABASE as of 25 Aug 2021.

The California Geologic Energy Management Division (CalGEM), California Department of Conservation ("DOC"), maintains a database of oil, gas and geothermal wells in the state. Of the approximately 230,000 wells identified in the All Wells Database, approximately 105,000 are still in use. The majority of remaining wells have been sealed under supervision of the CalGEM. A smaller number have been deserted and have no known responsible operator. **Search Distance: 1/4 mile. Responsible Agency: State Department of Conservation**

Public Record: Well locations listed in the Statewide All Wells Database obtained from the Department of Conservation, Geologic Energy Management Division (CalGEM).

For More Information: Contact the State Department of Conservation, Geologic Energy Management Division (CalGEM) at: (916) 445-9686.

8) NATIONAL PIPELINE MAPPING SYSTEM (NPMS) GAS TRANSMISSION AND HAZARDOUS LIQUID PIPELINES as of 03 Feb 2020.

The National Pipeline Mapping System (NPMS) is a geographic information system (GIS) created by the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration (PHMSA), Office of Pipeline Safety (OPS) in cooperation with other federal and state governmental agencies and the pipeline industry. The NPMS is created using data compiled from mandatory submissions made by pipeline, LNG (Liquid Natural Gas) plant operators, and voluntary submissions made by breakout tank operators. The data is processed by private contractors. Neither the United States government nor any party involved in the creation and compilation of NPMS data and maps guarantees its accuracy or completeness. NPMS data should be considered no more accurate than +/- 500 feet and must never be used as a substitute for contacting the appropriate one-call center prior to digging. PHMSA restricts access to the NPMS to federal, state, and local government agencies (including emergency responders). Pipeline operators are allowed access to their own pipeline data only. NPMS Public Map Viewer (<https://www.npms.phmsa.dot.gov/PublicViewer/>) allows the general public to view available data one county at a time and at a limited zoom level in accordance with PHMSA's security policy. Search Distance: 2,000 feet. Responsible Agency: PHMSA

Public Record: Gas transmission pipelines and hazardous liquid pipelines as depicted on the NPMS Public Map Viewer at a scale of 1:24,000.

For More Information: To identify a specific pipeline owner/operator, please use the NPMS Public Map Viewer at the URL provided above. For policy and technical questions regarding NPMS, please contact PHMSA.

WANT MORE INFORMATION?

There is no single government agency that handles information for all contaminated Sites. Multiple agencies are responsible for organizing clean-up efforts at different types of Sites. Each generally maintains files on the Sites they oversee with information on the type and extent of contamination, clean-up efforts etc. There is also the possibility that the file may have no additional information. For general information, refer to the discussions in this Report. If your question isn't answered there, call us here at FANHD. We will try and answer them for you.

In the list of databases above, there is the name and telephone number of the agency overseeing that site. Agencies are limited to answering general questions. **NOTE!** Additional information on a site may be limited and the government agency you contact will not venture opinions.

How to Obtain Generalized Environmental Information

Brochures published by the Environmental Protection Agency (EPA) are a good source of general information. County health departments may have a health and safety officer or a "hazmat" (hazardous materials) specialist that can answer general questions also. The telephone number for the local Department of Health should be listed in the telephone book.

- Environmental Protection Agency Drinking Water Hotline: **(800) 426-4791**
- Federal Environmental Protection Agency Public Information Office: **(866) 372-9378**
- California Environmental Protection Agency: **(916) 445-3846**

BACKGROUND ABOUT ENVIRONMENTAL HAZARDS

FANHD provides a consumer guide titled, "Guide to Environmental Hazards", as a supplement to this environmental Report. This "plain-English" supplement discusses and explains environmental hazards and what they mean for residential property transactions. The guide may be freely downloaded (as a PDF document) and printed from our website at the following address:

https://orderform.disclosures.com/Content/Files/ElectronicBookshelf/jcp-lgs_residential_environmental_hazards_guide.pdf



FANHD Residential Resale Property Disclosure Reports Terms and Conditions

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

TERMS and CONDITIONS

ACCEPTANCE OR USE OF THE WEBSITE, CUSTOMER SERVICE, OR ANY REPORT CONSTITUTES APPROVAL AND ACCEPTANCE OF THESE TERMS AND CONDITIONS AS STATED HEREIN.

The Website (defined below), Customer Service (defined below) and any Report (defined below) are subject to each of the following Terms and Conditions. Any User (defined below) accessing, using, or reviewing the Website, Customer Service, or any Report, including any portion thereof, agrees that the Website, Customer Service and Reports are subject to the following Terms and Conditions, and such User agrees to be bound by these Terms and Conditions, regardless of whether the User ordered a Report on the Website or over the telephone through Customer Service, and regardless of whether the User paid for the Report. Use of any kind of the Website or a Report by any User constitutes acceptance of these Terms and Conditions, which are incorporated by this reference into every Report.

A Report is not an insurance policy.

A Report is made for the Property (defined below) and solely for the transaction for which it was originally purchased ("Transaction"). The Property shall not include any property beyond the boundaries of the real property described in a Report. The Property shall not include any structures (whether located on the Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

IMPORTANT NOTICE: Transferor(s) and transferee(s) shall read a complete Report in its entirety before the close of escrow. A "Signature Page" or "Summary Pages" document may be included in the electronic delivery of the Report. Those documents do not replace the complete Report or remove the need to read a complete Report, and do not remove the requirement to disclose. The Signature Page and Summary Pages documents are subject to these Terms and Conditions.

1) Definitions.

- a. **"Company"** shall mean First American Professional Real Estate Services, Inc., a California corporation, operating through its Natural Hazard Disclosure division, "FANHD."
- b. **"Company Content"** shall mean all editorial content, graphics, data, and information contained in the Report or on the Website, any portion thereof, including the selection, coordination, and arrangement of the editorial content, graphics, data, and information on the Website, and the hierarchy of the Website.
- c. **"Customer Service"** shall mean Company's customer service telephone service department or representatives.
- d. **"User"** shall mean any person or entity.
- e. **"Property"** shall mean the real property specifically described in a Report.
- f. **"Report"** shall mean any residential disclosure report prepared by the Company, including but not limited to a FANHD Residential Property Disclosure Report, available through the Website or Customer Service.
- g. **"Website"** shall mean the www.fanhd.com website, the www.disclosures.com website, the www.reodisclosure.com website, and any other individual sites as may be added to, or available through, the foregoing or any other Company website, including, without limitation, the data and computer code, underlying, contained on, or transmitted from the Website, a Report, and the Company Content. Any reference herein to the Website shall be to each individual item and also to the Website as a whole.

2) **No Third Party Reliance on Any Report.** Only the transferor(s) and transferee(s), and their agents/brokers, if any, involved in the Transaction (collectively, the "Recipients") may use and rely on a Report and only after they have paid in full for the Report. While disclosures made on the Natural Hazard Disclosure Statement in a Report may indicate certain risks to the Property, the disclosures are only "...between the transferor, the transferor's agents, and the transferee, and shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose." Cal. Civil Code section 1103.2, subdivision (g).

3) **Seller and Seller's Agent's Responsibility of Full Disclosure.** Recipients are obligated to make disclosures, and always disclose material facts, that are within their actual knowledge.

4) **Scope of Any Report.** A Report is limited to determining whether the Property is located in those specified natural hazard zones and property tax districts, and in proximity to those specified environmental sites (depending on the report product ordered), as defined in the Report. The Report is not a geologic report or a land survey, and no site inspection has been made in producing the Report. Company makes no determination, expresses no opinion or view, and assumes no responsibility in any Report concerning the right, entitlement, or ability to develop or improve the Property. Company has no information concerning whether the Property can be developed or improved. No determination is made, and no opinion is expressed or intended by any Report concerning structures or soils on or outside of the Property, including, without limitation, habitability of structures or the Property, suitability of the Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. The Recipient(s) is advised to consult the local Planning Department to determine whether factors beyond the scope of any Report may limit the transferee(s) ability to use or improve the Property.

The Report is not a title report, and no determination is made and no opinion is expressed, or intended, by the Report as to title to the Property or liens against the Property, recorded or otherwise, or whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances. The Report is not a property inspection report, and no determination is made and no opinion is expressed, or intended, by the Report concerning architectural, structural, mechanical, engineering, or legal matters, or the marketability or value of the Property. Company has not conducted any testing or physical or visual examination or inspection of the Property, nor is the Report a substitute for any such testing, physical or visual examination, or inspection.

5) **Tax and Environmental Disclosures (if included in Report).** No determination is made and no opinion is expressed, or intended, by a Report concerning the existence of property tax liabilities, or the existence of hazardous or toxic materials or substances, or any other defects, on, under, or in proximity to the Property, unless specifically described in the Report.

6) **Company Database Updates.** To the extent databases are used in preparing a Report, each database is updated by the responsible agency at various intervals. Updates for a database are determined by the responsible agency and may be made at any time and without notice. The Company maintains an update schedule



FANHD Residential Resale Property Disclosure Reports Terms and Conditions

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

and makes reasonable efforts to use updated information. For these reasons, the Company reports information as of the date when the database was last updated by the Company. That date is specified as the "Database Date" for each database. The Tax Report discloses Mello Roos Community Facilities Districts, 1915 Bond Act Assessments and PACE assessments documented in the county's Fiscal Year 2020-2021 annual secured property tax roll. The Report may disclose PACE contracts where PACE taxes were first assessed or liens were recorded after the Fiscal Year 2020-2021 secured property tax roll, where recordation data is available to FANHD. To discover a PACE lien on the Property executed more recently, the buyer should read the preliminary title report and obtain and read all exceptions listed therein. Note that, in the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.

- 7) **Statutory and Additional Disclosures, Advisories, and Local Addenda (if included in Report).** No determination is made and no opinion is expressed, or intended, by a Report concerning the need to purchase earthquake or flood insurance for the Property. In preparing the Report, Company accurately reported on information contained in public maps and databases ("Government Records"). Company reviewed and relied upon those Government Records specifically identified and described in the Report. Company has not reviewed or relied upon any Government Records that are not specifically identified in the Report. Company also has not reviewed any plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by Company. Local Addenda, where applicable, are included "AS IS" as an accommodation to the local real estate board that provided the content; Company assumes no responsibility for the accuracy of any information included in the Local Addenda.
- 8) **FEMA Flood Determination Certificate (if accompanying the Report).** No determination is made, and no opinion is expressed or intended by a Report concerning the requirement for or cost of flood insurance on the Property. Recipient(s) understands that a lender may require flood insurance to secure its loan collateral independent of whether FEMA may require flood insurance under the National Flood Insurance Program on a federally backed mortgage. The FEMA Flood Determination Certificate ("Flood Certificate") that may accompany the Report, is produced by a third-party expert certified by FEMA to provide Flood Certificates. Company assumes no liability for errors in that third-party flood determination.
- 9) **Changes to Government Record after Report Date.** A Report is issued as of the Report Date identified in the Report. Company shall have no obligation to advise any Recipient of any information learned or obtained after the Report Date even if such information would modify or otherwise affect the Report. Subsequent to Company's acquisition of Government Records, changes may be made to said Government Records, and Company is not responsible for advising Recipients of any changes. Company will update the Report upon request and at no charge during the transaction process for which the Report was issued, but not to exceed one year from the date of the Report. Likewise, Company is not liable for any impact on the Property that any change to the Government Records may have.
- 10) **Government Record Sources.** Company relies upon the Government Records specifically identified in a Report without conducting an independent investigation of their accuracy. Company assumes no responsibility for the accuracy of the Government Records identified in the Report. Company makes no warranty or representation of any kind, express or implied, with respect to the Report. Company expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose. The Company Report is "AS IS."
- 11) **Not for Credit Purposes.**

The Company Content available in any Report has not been collected for credit purposes and is not intended to be indicative of any consumer's credit worthiness, credit standing, credit capacity, or other characteristics listed in Section 1681(a) of the Fair Credit Reporting Act, 15 U.S.C. § 1681 et seq. The Report shall not be used:

 - a. as a factor in establishing an individual's eligibility for credit or insurance,
 - b. in connection with underwriting individual insurance,
 - c. in evaluating an individual for employment purposes,
 - d. in connection with a determination of an individual's eligibility for a license or other benefit granted by a governmental authority,
 - e. in any way that would cause the Report to constitute a "consumer report" under the Fair Credit Reporting Act, 15 U.S.C. § 1681 et seq., or
 - f. in any other manner that would cause such use of the Report to be construed as a consumer report by any pertinent governmental authority.

12) Limitation of Company's Liability

- a. Company is not responsible for:
 - Any inaccuracies or incompleteness of the information in the Public Records.
 - Inaccurate address information provided for the Property.
 - Any other information not contained in the Public Records as of the Report Date.
 - Any information which would be disclosed by a physical inspection of the Property.
 - Any information known by you, a Recipient, a User, the transferor or transferee, or their agents/brokers.
 - The health or risk to humans or animals that may be associated with any of the disclosed hazards.
 - The costs of investigating or remediating any of the disclosed hazards.
- b. In no event shall Company or its data suppliers be liable for any damages resulting from the inability or failure to access or interface with the Website or Customer Service.
- c. Except as otherwise expressly set forth in these Terms and Conditions, Company's total liability and responsibility to all Users accessing the Website, Customer Service, or any Report collectively for any and all liabilities, causes of action, claim or claims, including, but not limited to, claims for breach of contract or negligence, shall be for actual proven damages only caused directly by Company's error. In no event shall Company's total liability exceed the difference between the amount actually paid for the Property and the fair market value on the date of the disclosure, as measured by a retrospective appraisal performed by - an MAI Designated Member of the Appraisal Institute specializing in the subject property category (e.g., residential, commercial or vacant land). Company expressly disclaims any liability for Recipients' or Users' indirect, incidental and/or consequential damages, including, without limitation, lost profits, even if such damages are foreseeable, and you, User and Recipients hereby waive and release any right to assert a claim against Company for such amounts.



FANHD Residential Resale Property Disclosure Reports Terms and Conditions

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

- d. **Product and Service Claims.** User shall provide prompt notice to Company, and a reasonable opportunity to cure, any known error, omission or mistake that may result in a claim on products or services provided under these Terms and Conditions, prior to making a claim against the Company. In addition, User shall use their best efforts to mitigate any losses resulting from any products or services provided pursuant to these Terms and Conditions. If User does not perform according to the requirements of this section, Company will not be liable. User also must provide sufficient documentation, as deemed appropriate by Company, to evidence any out-of-pocket, actual monetary loss.
- e. **Links.** Where Company provides hypertext links to other Internet websites on the Website, or in any Report, the Company does so for informational purposes only, and such links are not endorsements by Company of any products or services on such sites. Company shall not accept, and shall not incur, any liability for such products or services and makes no endorsement or approval of the same.
- 13) **Reporting of Risk Elements for Condominium Projects, Planned Unit Developments, and Other Properties with Common or Undivided Interests ("Common Interests")** Unless otherwise noted, this report is based solely on the real Property referenced by the Property's Assessor's Parcel Number ("APN"). An APN whose boundary does not include all Common Interests associated with the parcel will generate a report which does not identify the natural hazards relating to the Common Interests that extend beyond the APN parcel boundary. Accordingly, it is imperative that you consult with the property's homeowners association(s) to determine those risks.
- 14) **User Account and Information.**
- a. To obtain and use a Report, User must order the Report through the Website or over the telephone through Customer Service or by email. To order the Report online, User must register for an account on the Website and provide information required in the Website registration form. As part of that registration, User agrees to accurately furnish all contact and other information requested by Company and notify Company immediately of any change in the information.
- b. Company reserves the right to refuse or reject any request to create an account for any or no reason at Company's sole discretion. User solely is responsible for their account, contact information and other information made available through User's account or otherwise via the Website. User shall use reasonable care to protect the confidentiality of their account log-in information and will not share it with any other person or entity. User will be entirely responsible for the conduct of any person using their account information to access the Website, Customer Service, or any Report.
- c. User only shall access the Website using a password or other security mechanism to prevent unauthorized access. Sharing of User access is prohibited, and any automation of accessing information is strictly prohibited unless expressly authorized in writing by Company. It is User's sole responsibility to maintain the confidentiality of all usernames and passwords, and User shall be responsible for all charges relating to the use of said usernames and passwords whether or not authorized by User. In no event shall User use the Website, Customer Service, or any Report for illegal purposes or in any manner that is defamatory, libelous, unlawfully threatening or unlawfully harassing, or that otherwise violates any federal, state or local statute, law or regulation, for debt collection, skip tracing, or electronic telephone directory assistance or otherwise breaches or violates these Terms and Conditions.
- 15) **Confidentiality.** User acknowledges that the Website and any Report contain valuable commercial products, the development of which has involved the expenditure of substantial time and money. User shall take appropriate measures and shall initiate strict security measures to prevent the accidental or otherwise unauthorized use or release of any and all proprietary and confidential information of the Company and any third parties associated with the Report or provided through the Website or Customer Service.
- 16) **License to Use Website, Customer Service, and Any Report.** Subject to User's compliance with these Terms and Conditions, Company grants User a limited, non-exclusive, revocable, non-assignable, personal and non-transferable license to access and make use of the Website, Customer Service, and any Report solely for the purposes specified in these Terms and Conditions, and not for any other purpose whatsoever. The foregoing license does not include any resale or commercial use of the Website, Customer Service, Report, or Company Content obtained from the Website, Customer Service, or any Report. The Website, Report, and the Company Content therein, and any portion thereof, may not be reproduced, duplicated, copied, sold, resold, visited, or otherwise exploited for any commercial purposes without Company's express written consent. This license does not include any derivative use of this Website or the Report, or any Company Content therein nor any use of data mining, robots, or similar data gathering and extraction tools. User may not frame or utilize framing techniques to enclose any trademark, logo, or other proprietary information (including images, text, page layout, or form) of the Website, the Report or the Company Content without express written consent of the Company. User may not use any meta tags or any other "hidden text" or trademarks without the express written consent of the Company. Any unauthorized use terminates the permission or license granted by the Company.
- 17) **Use of the Website, Customer Service, and Report.** User acknowledges and agrees that their use of and access to the Website, Customer Service, and any Report may be logged and monitored. User agrees that Company controls the terms of all access to, and use of, the Website (including any upgrades, modifications or updates thereto), Customer Service, and all products, services, and materials contained therein that are delivered by means of the Website, including the Reports, and all third-party products and information and data that may be included therein. The Company reserves the right to revise or alter the Website, Customer Service, the Reports, and the provisions of these Terms and Conditions at any time, in its sole discretion. By accessing or using the Website, Customer Service, or a Report, User agrees not to use the Website, Customer Service, or Report in any way that:
- is unlawful, fraudulent, tortious, or in any other manner Company deems in its sole discretion to be inappropriate or impermissible;
 - may harm Company, any Recipient, or any other person or entity;
 - violates or infringes the rights of the Company or any third party;
 - gains or tries to gain unauthorized access to the Website, Customer Service, Company's computers and networks, any Report, or the Company's data, or that otherwise modifies or interferes with the permitted use or operation of the Website or Customer Service, or the permitted use of the Report;
 - imposes an unreasonable or disproportionately large load on Company's infrastructure, including but not limited to transmitting spam or using other unsolicited communications or techniques;
 - repurposes, copies, excerpts, disassembles, decompiles, manipulates, alters, damages, or deletes any Company Content or removes or modifies any copyright or other intellectual property notices that appear on the Website or any Report;
 - contains computer viruses or other disruptive, damaging or harmful files or programs; or
 - otherwise violates these Terms and Conditions, or any other terms, guidelines, or policies provided by Company.

In addition, User represents and warrants that:



FANHD Residential Resale Property Disclosure Reports

Terms and Conditions

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

- the information and other content that User provides using the Website, Customer Service, or Report does not infringe, violate, misappropriate or otherwise conflict with the rights of the Company or any third party; complies with all applicable local, state, national, and other laws, rules and regulations; and does not violate these Terms and Conditions;
- User will use their true legal name, address, electronic mail address, and only provide true, accurate and complete information on the Website;
- User will not impersonate another party or misrepresent or falsify their affiliation with another person, such as by using another user name, password or other account information or another name, likeness, image or photograph, or using fictitious personal or address information;
- User is at least 18 years of age, or the legal age of majority where User resides;
- User has all requisite rights and authority to use the Website, Customer Service, and Report, and to enter into these Terms and Conditions; and
- the performance of User's obligations under these Terms and Conditions will not violate, conflict with, or result in a default under any other agreement, including confidentiality agreements between User and third parties.

18) User Content. User hereby represents and warrants that any content that they upload to the Website, if permitted, or content that User uses in connection with any Report shall not be used in any manner that is defamatory, libelous, unlawfully threatening or unlawfully harassing, and does not and shall not infringe upon or misappropriate any rights, including, without limitation, intellectual property rights, proprietary rights or confidentiality rights, or rights of publicity or privacy of any third parties or the Company, and that such content is free of worms, viruses, Trojan Horses and other disabling code. For the avoidance of doubt, "content" as used in this section in connection with the User shall be construed broadly so as to include, but not be limited to, all materials, documents, data, information or other materials that User may upload to the Website or use in connection with any Report.

19) Intellectual Property.

- Unless otherwise provided, Company owns the copyrights, trademarks, service marks, and trade dress rights to all materials and content displayed on and from the Website and any Report (including visual interfaces, interactive features, graphics, designs, databases and their data, computer code, products, software and all other elements and components of the Website and Report). User may not reproduce, repurpose, modify, excerpt, create derivative works, display, frame, perform, publish, distribute, sell, disseminate, transmit, broadcast, sell, or circulate any such materials or content, including, without limitation, the Report or Website, or the contents thereof, to any third party (including displaying or distributing the material using a third-party website) without Company's prior written consent.
- Copyrights.** The Website and any Report are owned and copyrighted by Company. No ownership rights are being granted to User by these Terms and Conditions. Subject to the limited license provided in these Terms and Conditions, Company reserves all rights in and to Website and any Report, including, but not limited to, the exclusive rights under copyright and other intellectual property and the right to grant further licenses. User shall only use the Website as specifically stated herein. Company and its licensors reserve and retain all copyright, intellectual property and other proprietary rights in and to Company Content, including without limitation, all rights in any public information that may have been gathered, including as a compilation. All Company Content is protected by U.S. and/or international copyright laws, international treaties and/or other applicable laws. Unauthorized use of the Website or the Company Content is strictly prohibited and may subject User to prosecution. User acknowledges that all information accessed through the Website and any Report are proprietary information of Company, including any third-party suppliers (including, without limitation, real property ownership information) under copyright, and have been furnished to User in trust. Any revision, republication and re-use of Company Content or the Website for any purpose are strictly prohibited in whole or in part. Except as expressly permitted herein, the materials from the Website including, but not limited to, Company Content may be used solely for limited non-commercial informational purposes only as necessary to do business with the Company or for evaluating or purchasing Company's products and services. Except for downloading as may be expressly authorized by Company within specific portions of the Website, the Company Content may not be reproduced, licensed, copied, displayed, published, sold, modified, transmitted or distributed without the Company's prior written permission which may be withheld in Company's sole discretion. Linking to and/or framing the Website is strictly prohibited unless Company expressly consents in writing to such a link or frame, and User enters into a further agreement for such linking to and/or framings. Any person or entity wishing to establish a link to the Website, frame the Website, or request the Company's consent to other uses of the Website or Company Content, may send their request by e-mail to the Company Webmaster. All other uses of the Website and/or Company Content not expressly addressed in these Terms and Conditions are strictly prohibited.
- Trademarks.** Company and/or its parent company, subsidiaries or affiliates own several trademarks and service marks that are used in connection with, among other things, the Website and any Report, including, but not limited to, First American, FANHD, the Eagle logo ® ("Company Marks"). Any use of the Company Marks requires prior approval in writing by the Company which may be withheld in Company's sole discretion. The "look and feel" of the Website and any Report, and the contents thereof, including, without limitation, the Company Content, such as the color combinations, buttons, layout, and other graphical elements are protected by applicable U.S. and international intellectual property laws, including, without limitation, trademark, copyright and trade dress laws. Nothing contained herein shall constitute a license (either express or implied) for User to use any of the Company Marks or trade dress, including the elements that constitute the "look and feel" of the Website and any Report.
- Company retains all rights that are not otherwise expressly granted in these Terms and Conditions.
- At Company's request, User shall return or delete any and all Website or Report content or portion thereof in their possession.

20) In the event of a dispute involving a violation of Paragraphs 15, 16, 17, 18, or 19 of these Terms and Conditions, such dispute shall not be subject to the Small Claims or Arbitration provisions set forth in Paragraph 23 below. In any litigation to stop a violation of those Paragraphs, the prevailing party shall be entitled to recover its reasonable attorneys' fees, expert fees and costs.

21) Pricings/Billing and Payment Processing. Company reserves the right to change any Report pricing, including whether a Report is billed for, at any time without notice. To the extent applicable, charges or fees for any Report will be accumulated under the licensee account number and will be invoiced either through escrow or directly to licensee, depending upon how licensee sets up their account.

In the event that any credit card payments are processed by a third-party card processing company, such third-party card processing company will be contractually required by Company to use commercially adequate security and confidentiality measures. That agreement requires the card processing company to use adequate security and confidentiality measures to protect User's payment information. All payment information that User provides through the Website will be transmitted directly to the card processing company over a secure connection. Company will not record User's credit card number, expiration date, or CVV number. However, this information may be stored by the card processing company in the normal course of its business, or as required or authorized by law, statute, regulation, or Payment Card Industry standard.



FANHD Residential Resale Property Disclosure Reports

Terms and Conditions

Property Address: 30695 GANADO DR
RANCHO PALOS VERDES, LOS ANGELES COUNTY, CA 90275
("Property")

APN: 7558-011-007
Report Date: 09/03/2021
Report Number: 2885047

- 22) **Governing Law.** These Terms and Conditions, and a User's use of the Website, Customer Service, or any Report shall be governed by, and construed in accordance with, the laws of the State of California.
- 23) **Small Claims or Arbitration.** This provision constitutes an agreement to arbitrate disputes on an individual basis. Any party may bring an individual action in small claims court instead of pursuing arbitration, so long as the action remains in that court. All disputes and claims arising out of or relating to the Website, Customer Service, or any Report, except for those covered by Paragraph 20 above, must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Company, transferor(s) and transferee(s) and claims that arose prior to purchase of the Report, but it excludes disputes and claims covered by Paragraph 20 above. This agreement to arbitrate applies to transferor(s) and transferee(s) successors in interest, assigns, heirs, spouses, and children. As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.
- Any arbitration must take place on an individual basis. Company, transferor(s) and transferee(s) agree that they are waiving any right to a jury trial and to bring or participate in a class, representative, or private attorney general action, and further agree that the arbitrator lacks the power to grant relief affecting anyone other than the individual claimant. If a court decides that any of the provisions of this paragraph are invalid or unenforceable as to a particular claim or request for a particular remedy (such as a request for public injunctive relief), then that claim or request for that remedy must be brought in court and all other claims and requests for remedies must be arbitrated in accordance with this agreement
- The arbitration is governed by the Consumer Arbitration Rules (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party for which the value of the claims is \$75,000 or less, unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules #A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT WWW.ADR.ORG OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.
- The arbitration will take place in the same county in which the property covered by the Report is located. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of the Report.
- 24) **Term; Termination.** The application of these Terms and Conditions will commence upon User's acceptance of the provisions of these Terms and Conditions by clicking "I Accept," calling Customer Service, or in any way accessing any Report or portion thereof and shall continue in perpetuity, unless sooner terminated pursuant to the terms hereof (the "Term"). Notwithstanding the foregoing, upon written notice to User, the Company may immediately terminate these Terms and Conditions, and terminate User's access to and use of the Website, Customer Service, and all Reports, for any reason at any time.
- 25) **Notices.** Any notice or other communication required or permitted under these Terms and Conditions shall be sufficiently given if delivered in person or sent by one of the following methods:
- Registered U.S. mail, return receipt requested (postage prepaid);
 - Certified U.S. mail, return receipt requested (postage prepaid); or
 - Commercially recognized overnight service with tracking capabilities.
- Notices to the Company shall be sent to 4 First American Way, Santa Ana, California 92707, with a copy to the Company's counsel at the same address marked Attention: Legal Department. Notices to User shall be sent to the address entered by User in the Website. Notices or communications shall be deemed properly delivered as of the date personally delivered or sent by mail or overnight service.
- 26) **Severability.** Except as otherwise provided above, if any provision of these Terms and Conditions is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.
- 27) **Other Agreements.** These Terms and Conditions constitute the entire, integrated agreement between Company and any User using, possessing, or accessing the Website and/or Report, and supersede and replace all prior statements, representations, negotiations, and agreements.

END OF REPORT

ADDENDUM PROPERTIES DELINEATED BY "DASHED LINES" ADVISORY

The County of Los Angeles and certain municipalities in Southern California have selectively decided to interpret and enforce Government Code Section 66412.6(b) as requiring a certificate of compliance (COC) or a conditional certificate of compliance be issued on properties where the boundaries are delineated by "dash-lines" (e.g. "---") rather than solid lines. Accordingly, some local governmental agencies are requiring a COC/approval be obtained as a condition to the issuance of a building permit for any new construction and/or other government approval for the improvement of the property.

Many properties were created either by tract/parcel maps under the direct supervision of local government entities or the Subdivision Map Act (beginning in the early 1970s) at the time the block or subdivision was developed, however, there are still many properties which were subdivided by original or subsequent owners via a grant deed without obtaining the requisite compliance certificate/approval. For example, there are many large residential parcels which at some point in time were divided by an owner, the owner simply had a surveyor draw up a legal description for the portion to be divided off and then recorded a grant deed conveying title to that portion, without review and approval by the applicable county or city planning/building department which is now "determining the legality" of those land divisions for an "after-the-fact" fee.

The simplest way to determine if a property fails to comply with this requirement is to review the assessor parcel map of the subject parcel. If the map shows a solid line boundary for the property, the county is taking the position that the parcel complies with the government code section. If the map shows a dashed line, the county is asserting that the property never received the proper COC/approval and now requires "after the fact" approvals by the applicable governmental agency. To verify compliance, a buyer may want to check with the local governing county/city planning department to verify that the property conforms to their interpretation of the law. For properties located within unincorporated areas of Los Angeles County, the county's Land Division Research Section will answer this question at (213) 974-6458.

If no COC/approval has been obtained, or if the county/city is requesting "finalization" of a previously divided property, the planning departments of the applicable county or city have applications to obtain a COC to comply with their mandates. At this time Los Angeles County charges approximately \$750 to provide the COC/approval. This fee may vary for properties located within other jurisdictions.

Buyers and Sellers are advised to seek professional or legal counsel regarding these issues.