DISCLOSURE SOURCE NHD
A FIDELITY NATIONAL FINANCIAL, INC. COMPANY

California Residential Disclosure Report

Property Address: 1681 OCEAN ST
OCEANO,CA,93445-9005

Parcel Number: 062-082-023

Date: 5/7/2025

Order Number: 250507-00225

NATURAL HAZARD DISCLOSURE STATEMENT

This statement applies to the following property: **1681 OCEAN ST, OCEANO, CA, 93445-9005 APN: 062-082-023**
The seller and the seller's agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller and seller's agent (s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.
Yes ____ No __x__ Do not know and information not available from local jurisdiction ____

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.
Yes __x__ No ____ Do not know and information not available from local jurisdiction ____

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

High FHSZ in a state responsibility area Yes ____ No __x__
Very High FHSZ in a state responsibility area Yes ____ No __x__
Very High FHSZ in a local responsibility area Yes ____ No __x__

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

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.
Yes ____ No __x__

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

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

Signature of Seller(s) _____ Date _____
Signature of Seller(s) _____ Date _____
Seller's Agent(s) _____ Date _____
Seller's Agent(s) _____ Date _____

Check only one of the following:

☐ Seller(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the seller(s) and agent(s).

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

Third-Party Disclosure Provider(s) DISCLOSURE SOURCE NHD A FIDELITY NATIONAL FINANCIAL, INC. COMPANY Date **5/7/2025**

Buyer represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.
By signing below, the buyer(s), also acknowledge they have read and understand the additional disclosures, notices, advisories, and disclaimers provided in this report including, but not limited to, local/supplemental natural hazards, commercial/industrial zoning, airport influence area and airport proximity, Williamson Act, right to farm, mining operations, transfer fee notice, notice of your supplemental property tax bill, gas and hazardous liquid transmission pipelines, toxic mold, methamphetamine or fentanyl contaminated property, Megan's law, flood insurance, military ordnance location, energy efficiency standards, water conserving plumbing fixtures, solar energy systems notice, mudslide / debris flow advisory, habitat sensitivity area/endangered species, oil, gas wells and methane, naturally occurring asbestos, radon,asbestos, radon, additional local disclosures, tax information (Mello-Roos and 1915 special tax and assessments notice, tax summary), if included in the report, environmental information, if included in the report, and links to download Governmental Guides referred to in the Report (additional signatures may be required): and links to download Governmental Guides referred to in the Report (additional signatures may be required):

1. "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants";
2. "Protect Your Family From Lead In Your Home";
3. "Homeowners Guide to Earthquake Safety" and "Residential Earthquake Hazards Report" form;
4. "What is your Home Energy Rating?".

Signature of Buyer(s) _____ Date _____
Signature of Buyer(s) _____ Date _____

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ACKNOWLEDGMENT OF RECEIPT OF
CONSUMER INFORMATION PAMPHLETS AND DISCLAIMER

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The accompanying pages are "signature pages" requiring signatures of acknowledgment that were compiled for your convenience relating to the purchase transaction of the above referenced property from the following five (5) sources listed below. Prior to signing this page, or, the accompanying pages, read the IMPORTANT DISCLAIMER set forth below.

1. ***Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants*** *from* the California *Environmental Protection Agency available at:*
https://www.disclosuresource.com/downloads/environment.pdf
2. ***Protect Your Family from Lead in Your Home*** *from the United States Environmental Protection Agency available at:*
https://www.disclosuresource.com/downloads/lead.pdf
3. ***What is your Home Energy Rating (HERS)*** *from the United States Environmental Protection Agency available at:*
https://www.disclosuresource.com/downloads/HomeEnergyRating.pdf
4. ***Homeowner's Guide to Earthquake Safety*** *from the California Seismic Safety Commission available at:*
https://www.disclosuresource.com/downloads/earthquake.pdf
(Signature for Homeowner's Guide to Earthquake Safety only necessary if Property built before 1960.)
5. ***A Brief Guide To Mold, Moisture and Your Home*** *from the United States Environmental Protection Agency available at:*
https://www.epa.gov/sites/default/files/2016-10/documents/moldguide12.pdf

I acknowledge receipt of the five (5) listed pamphlet(s) via the links set forth above.

I acknowledge that I have read the IMPORTANT DISCLAIMER below these signature lines.

Seller: _____ Buyer: _____

Date: _____ Date: _____

Seller: _____ Buyer: _____

Date: _____ Date: _____

Seller's Agent: _____ Buyer's Agent: _____

Date: _____ Date: _____

IMPORTANT DISCLAIMER: *THE CONSOLIDATED SIGNATURE PAGES LISTED ABOVE ARE PROVIDED SOLELY FOR THE CONVENIENCE OF THE PARTIES INVOLVED IN THE REAL ESTATE TRANSACTION. PLEASE NOTE THAT THESE CONSOLIDATED SIGNATURE PAGES REPRESENT ONLY A SMALL PORTION OF THE LEGAL DOCUMENTS THAT REQUIRE SIGNATURE(S) PRIOR TO CLOSING OF THE REAL ESTATE TRANSACTION. ALL SIGNERS SHOULD CONSULT AN ATTORNEY PRIOR TO SIGNING. WITH RESPECT TO EACH DOCUMENT LISTED ABOVE, YOU ACKNOWLEDGE RECEIPT OF AND REPRESENT THAT YOU HAVE READ EACH DOCUMENT IN ITS ENTIRETY PRIOR TO EXECUTING THE ACCOMPANYING REQUIRED SIGNATURE PAGE. DISCLOSURE SOURCE NHD EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, OR GUARANTEES REGARDING THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED IN THESE SIGNATURE PAGES, WHETHER SUCH DISCLAIMERS ARE EXPRESSED OR IMPLIED. FURTHERMORE, DISCLOSURE SOURCE NHD DISCLAIMS ANY AND ALL LIABILITY TO ANY INDIVIDUAL OR ENTITY FOR ANY CLAIMS ARISING FROM THE SIGNATURE PAGES REFERENCED HEREIN.*