



Premier NHD | 866-NHD-8110
221 N. 3rd Street # 596
Burbank, CA 91502

NATURAL HAZARD DISCLOSURES

(STATE, LOCAL & ADDITIONAL DISCLOSURES)

**This statement applies to the following property:
35054 Mission Hills Dr, Rancho Mirage, Ca 92270**

REPORT PREPARED:

11/13/2023

SUBJECT PROPERTY:

35054 Mission Hills Dr, Rancho Mirage, Ca 92270

SUBJECT PARCEL:

009600899

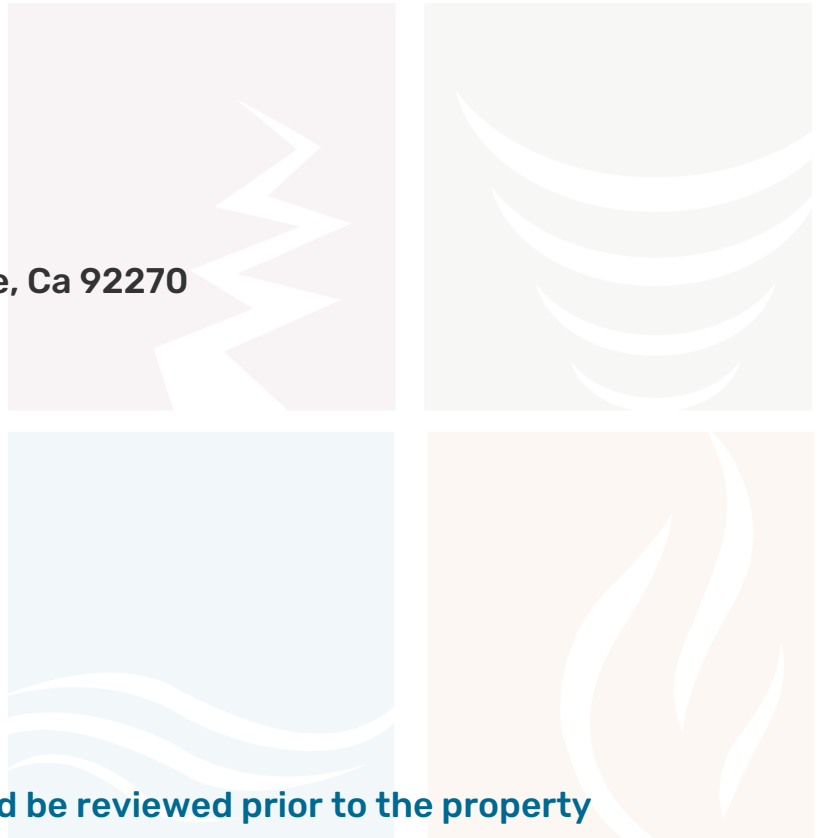
PROPERTY TYPE:

RCON

ESCROW NUMBER:

TBD

 **This is an official report and should be reviewed prior to the property purchase. Report void without full payment.**





This statement applies to the following property: 35054 Mission Hills Dr, Rancho Mirage, Ca 92270
The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

THIS 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 Information is not available from local jurisdiction

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

Yes NO Information is not available from local jurisdiction

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

Yes NO Map is not yet released by state

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 Map is not yet released by state

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

Yes NO Map is not yet released by state

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

Yes (Landslide Zone) NO Map is not yet released by state

Yes (Liquefaction Zone) NO Map is not yet released by state

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

Signature of Transferor(s):

Date:

Signature of Transferor(s):

Date:

Agent(s):

Date:

Agent(s):

Date:

CHECK ONLY ONE OF THE FOLLOWING:

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

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

Third-Party Disclosure Provider(s): Premier NHD

Date: 11/13/2023

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

TRANSFEE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE NHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY: (A) Additional Property-Specific Statutory Disclosures; (B) Additional County and City Regulatory Determinations as applicable; (C) General Supplements, Notices and Advisories; (D) Additional Reports - The following are enclosed if ordered: (D1) ENVIRONMENTAL REPORT; (D2) PROPERTY TAX REPORT; (E) Links to download Governmental Guides, eBooklets and other information in the Report which may require additional signature(s) are accessible [also, referenced under "Resource Links" (Pg. 3)]:

[Residential Environmental Hazard Guide](#)

[Homeowners' Guide to Earthquake Safety](#)

[Commercial Property Guide to Earthquake Safety](#)

[Residential Environmental Hazard Guide \(En Español\)](#)

[Home Energy Rating Booklet](#)

[Mold Remediation in Schools and Commercial](#)

[Full Homeowners' Guide](#)

[Protect Your Family From Lead In Your Home Guide](#)

[Buildings](#)


[Wood Burning Handbook](#)

Signature of Transferee(s): Date: Signature of Transferee(s): Date:




REPORT SUMMARY


Section 1103 of the California Civil Code, the Natural Hazards Disclosure Act, requires real estate sellers and brokers to disclose to a prospective buyer that the property is located within one or more state or locally mapped hazard zones.

NHD 


0 Natural Hazard Disclosure(s) **"IN"** the zone to review.

LOCAL 


6 Additional Disclosure(s) **"IN"** the zone to review.

ENV 


1 Environmental Disclosure(s) **"IN"** the zone to review.

FLOOD 

The property **"IS NOT"** in a Special Flood Hazard Area.

TAX 

The Tax Report (if applicable) details the outstanding property tax amount.

REVIEW 

The buyer, seller, and agent must **review** and sign this Natural Hazard Disclosure report.

CA STATE LEVEL DETERMINATIONS, ADVISORIES AND TABLE OF CONTENTS

Item	In	Out	Not Mapped N/A	Page
FEMA Designated Special Flood Hazard Area Section 8589.3 of the California Government Code Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6
An Area of Potential Flooding Due to Dam Inundation Section 8589.4 of the California Government Code Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6
Very High Fire Hazard Severity Zone (AB-38) Section 51178 of the California Government Code Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6
Wildland Fire Area (State Fire Responsibility Area) Section 4136 of the California Public Resource Code Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
Earthquake Fault Zone Section 2121 of the California Public Resource Code Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
Seismic Hazard Zone - Landslide Section 2694 of the California Public Resource Code Area/Notes: State of California -	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7
Seismic Hazard Zone - Liquefaction Section 2694 of the California Public Resource Code Area/Notes: Dept of Conservation -	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7

Resource Links:

- [Residential Environmental Hazard Guide](#)
- [Residential Environmental Hazard Guide \(En Español\)](#)
- [Protect Your Family From Lead In Your Home Guide](#)
- [Homeowners' Guide to Earthquake Safety](#)
- [Home Energy Rating Booklet](#)
- [Full Homeowners' Guide](#)
- [Commercial Property Guide to Earthquake Safety](#)
- [Mold Remediation in Schools and Commercial Buildings](#)
- [Wood Burning Handbook](#)

 **This is a notification to you prior to your purchase of this property. Please also be aware that only fully-paid Reports are considered valid.**



LOCAL DETERMINATIONS & ADDITIONAL STATUTORY DISCLOSURES

Item	In	Out	Not Mapped N/A	Page
Local Flood Hazard Zone Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
Local Fire Hazard Zone Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
Local Earthquake Fault Zone Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
Local Landslide Seismic Hazard Zone Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9
Local Liquefaction Seismic Hazard Zone Area/Notes: County Of Riverside - Moderate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9
Airport Influence Area Area/Notes: - PALM SPRINGS REGIONAL AIRPORT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10
Airport Proximity - FAA Approved Landing Sites Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10
Former Military Ordinance Site Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10
California Right To Farm Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11
California Tsunami Inundation Area Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11
Mining Operations Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11
Duct Sealing & Testing Area/Notes: California Energy Commission - 15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12
Industrial or Commercial Land Use Area/Notes: -	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12
Radon Hazard Zone Area/Notes: CAL Public Health - within Zip 92270 2 Positive out of 31 Total Tests (entire county is designed as a Zone 2 - radon 2-4 pCi/L)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12
Natural Occurring Asbestos Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12
Methane Gas Area Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13
Soil Subsidence Hazard - Expansive Soils Area/Notes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13

SUPPLEMENTS AND NOTICES/ADVISORIES

Megan's Law; Gas & Hazardous Liquid Transmission Pipelines; Endangered Species Act; Critical Habitats Notice	Notice	14
Land Conservation Act; Solar Energy; Federal Flood Insurance; Water Conserving Plumbing	Notice	15
Fire Hazard Severity Zone Notice (AB 38); Carbon Monoxide; Oil and Gas Well; Mold Advisory	Notice	15,16
Methamphetamine Contamination; Wood Burning Heater; Home Energy Efficiency; CA Energy Efficiency	Notice	16,17
Bay Area Air Quality Management District (BAAQMD); San Francisco Bay Conservation and Development Commission (BCDC)	Notice	17
Defensible Space and Home Hardening Advisory (AB-38)	Notice	18

FLOOD ZONE MAP



- | | | |
|--|-----------------------------|---|
| <input checked="" type="checkbox"/> Special Flood Hazard | <input type="checkbox"/> In | <input checked="" type="checkbox"/> Out |
| <input checked="" type="checkbox"/> Flooding Due to Dam Inundation | <input type="checkbox"/> In | <input checked="" type="checkbox"/> Out |

FIRE ZONE MAP



- | | | |
|---|-----------------------------|---|
| <input checked="" type="checkbox"/> Very High Fire Hazard | <input type="checkbox"/> In | <input checked="" type="checkbox"/> Out |
| <input checked="" type="checkbox"/> Wildland Area | <input type="checkbox"/> In | <input checked="" type="checkbox"/> Out |

EARTHQUAKE ZONE MAP



- | | | | |
|---|-----------------------------|---|---|
| <input checked="" type="checkbox"/> Earthquake Fault Zone | <input type="checkbox"/> In | <input checked="" type="checkbox"/> Out | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> Landslide | <input type="checkbox"/> In | <input type="checkbox"/> Out | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> Liquefaction | <input type="checkbox"/> In | <input type="checkbox"/> Out | <input checked="" type="checkbox"/> N/A |



STATE LEVEL DETERMINATIONS

FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA

The Federal Emergency Management Agency (FEMA) is the federal agency with the responsibility to produce Flood Insurance Rate Maps. These maps are used to determine whether structures, such as private residences, are contained within designated Special Flood Hazard Areas. This information is then used to determine the need for obtaining flood insurance through the National Flood Insurance Program and also for floodplain management purposes. The fact that a structure lies with a designated Special Flood Hazard Area does not guarantee that it will necessarily flood; nor does the fact that a structure lies outside a flood zone guarantee that it will not flood.

Condominium Note:

California disclosure requirements state that if any part of the property owned by the Condominium Association or owned in undivided interests by the unit owners is in an area subject to flood inundation, then all dwelling units are shown in said area. However, if the particular dwelling unit is not in the flood inundation area, the owner may not be required to purchase flood insurance pursuant to federal requirements. In some circumstances the Owners Association may have obtained flood insurance covering the Common Areas and, where applicable, the affected dwelling units. A precise determination may be made by obtaining a flood certificate usually required by a lender

The properties located within FEMA's zone designations that are categorized as Zone A (Inland) or Zone V (Coastal), requires flood insurance by lenders.

Local:

Some local agencies have adopted their own local flood zones outside of the FEMA flood zones and may require additional standards for new and additional construction. In some cases it may be areas that could be inundated by levee failure.

For more information about flood zones, please contact your local FEMA Regional Office or access this department's website at:

<https://www.fema.gov>

This property **IS NOT** in a Special Flood Hazard Area according to the flood insurance rate maps provided by FEMA.

AN AREA OF POTENTIAL FLOODING DUE TO DAM INUNDATION

The California Office of Emergency Services (CalOES) Dam Safety Program requires dam owners to submit copies of inundation maps developed by civil engineers to help determine if a property is within an inundation area. Maps have been prepared based on a review of inundation maps showing areas of potential flooding due to catastrophic failure of any dam. Potential causes of catastrophic breakdowns include but are not limited to heavy rainfall, watershed runoff, foundation failure, earthquakes. Additionally, Inundation maps for the dams owned by the Federal government and other California dams may not be available.

Maps approved pursuant to section 8589.5 of the California Government Code are kept on file with the Department of Water Resources and the Office of Emergency Services.

For more information, please contact the California Office of Emergency Services in Sacramento or access this department's website at:

<https://www.caloes.ca.gov/>

This property **IS NOT** in an Area of Potential Flooding due to Dam Inundation.

VERY HIGH FIRE HAZARD SEVERITY ZONE (AB-38)

Section 51178 of the California Government Code requires that the Department of Forestry and Fire Protection (CDF) identify and prepare maps showing certain Very High Fire Hazard Severity Zones. Placement within these zones is based on criteria that include areas that are windy, dry, difficult to access, contain abundant fuel, and other relevant considerations. Buyers are subject to fines for failing to provide for proper brush clearance and other preventive measures in these zones.

For more information, please contact the California Department of Forestry and Fire Protection in Sacramento or access this department's website at:

<http://www.fire.ca.gov/>

This property **IS NOT** in a Very High Fire Hazard Severity Zone.

WILDLAND FIRE AREA (STATE FIRE RESPONSIBILITY AREA)

State Responsibility Area (SRA) is a legal term defining the area where the State has financial responsibility for wildland fire protection. Incorporated cities and federal ownership are not included. The prevention and suppression of fires in all areas that are not state responsibility areas are primarily the responsibility of local or federal agencies. All SRA areas fall within one or more Fire Hazard Severity Zones. Recently adopted building codes reduce the risk of burning embers pushed by wind-blown wildfires from igniting buildings. Older homes should be reviewed for compliance with these newer standards.

These State Responsibility Areas are subject to the requirements of Section 4291 of the California Public Resources Code governing any person who owns, controls, operates leases, or maintains a building or structure in a designated area in reference to fire breaks, trimming of trees, installation of chimney screens and regulation of these matters by the State Forester. Please contact the county fire department for fire defense and maintenance requirements.

Fire Prevention Fee:

Fire Prevention Fee Suspended as of July 1, 2017. On July 25, 2017, Governor Edmund G. Brown signed Assembly Bill 398, which suspended the State Responsibility Area (SRA) Fire Prevention Fee until 2031.

For more information, please contact the California Department of Forestry and Fire Protection in Sacramento or access this department's website at:
<http://www.fire.ca.gov/>

This property **IS NOT** in a Wildland Fire Area.

EARTHQUAKE FAULT ZONE

After the 1971 San Fernando earthquake, the State of California passed the Alquist-Priolo Earthquake Mapping Act. The intent of the Alquist-Priolo Act is to prohibit the location of developments and structures for human occupancy across the trace of active faults, thus avoiding the hazard of surface fault rupture. The Alquist-Priolo zones lie on either side of known faults and are generally a quarter mile or less in width. A fault is categorized as active if it has moved within the last 12,000 or so years.

More information may be obtained from the California Department of Conservation, Division of Mines and Geology pursuant to California Public Resources Code Statute 2622 by visiting:
<http://www.conservation.ca.gov>

This property **IS NOT** in an Earthquake Fault Zone.

LANDSLIDE & LIQUEFACTION SEISMIC HAZARD ZONES

The California State Geologist and the Division Of Mines and Geology of the Department of Conservation Geology pursuant to California Public Resources Code Statute 2696, have the responsibility for mapping seismic hazard zones and must identify areas of potential danger to the public from ground failure caused by earthquake ground shaking, particularly landslide and liquefaction. Liquefaction is a seismic hazard that occurs when underground sediments (earth) take on a fluid consistency under conditions of prolonged shaking.

The fact that a property lies outside a zone of required investigation does not necessarily mean that the site is free from seismic or other geologic hazards, regardless of the information shown on the Seismic Hazard Zone Maps. A site-specific investigation for an undeveloped property is required by a licensed engineer. Finally, neither the information on the Seismic Hazard Zone Maps, nor in any technical reports that describe how the maps were prepared nor what data was used is sufficient to serve as a substitute for site-investigation called for in the Act.

More information may be obtained from the California State Department of Conservation, Division of Mines and Geology at:
<http://www.conservation.ca.gov>

This property **IS NOT MAPPED** in a Landslide Seismic Hazard Zone.

This property **IS NOT MAPPED** in a Liquefaction Seismic Hazard Zone.

COUNTY & CITY LEVEL ZONES

LOCAL COUNTY AND CITY GENERAL SUMMARY

Buyers should be provided with local level natural hazards as well as the statutory disclosures. Cities and Counties that have developed their own safety element or other hazard maps may use different sources than the State. Therefore, a site considered as a hazard by one source may not be included as a hazard by another source. Maps prepared by the local jurisdiction may be used for making decisions regarding new or additional construction. If the subject property is in a locally mapped hazard zone or if information of concern exists in another source the property may require a geologic or other study prior to any new or additional construction. Local Agencies may require specific or more detailed studies in these areas in regards to new additions or construction. Additional natural hazards may exist which are not in this report. To investigate other sources of natural hazard information that may be available and used at the local level, contact the local agency planning, engineering or building departments.

Good-faith efforts are utilized to research, identify and collect local disclosures identified in County and City General Plan Safety Elements. If the data is in a usable format, is made available by the municipality and is of quality and scale, the hazard layers are collected and integrated into the report. In some circumstances, the hazard data is not available or accessible in a usable format and the determination cannot be included in its local disclosure.

LOCAL FLOOD ZONE

Local flood zones include information separate from the areas mapped on Flood Insurance Rate Maps by the Federal Emergency Management Agency or Dam Inundation zones as reported by the California State Office of Emergency Services. Some local agencies have adopted their own local flood zones outside of the FEMA flood zones and may require additional standard for new and additional construction. In some cases it may be areas that could be inundated by levee failure.

LOCAL DAMS WITHIN THE COUNTY: These dams provide the county and primarily the State with drinking water, irrigation water, stock water, recreation and power production. Any dam poses a potential risk of failure, which would likely be caused from seismically-induced ground shaking or other seismic events which threatens the area below the dam with inundation. Below is a list of all the dams present in the subject property's county, whether or not their inundation maps contain the property.

DAM Name(s) within the county:

Alessandro, Bear Valley, Box Springs, Diamond Valley East, Diamond Valley Forbay, Foster, Harrison Street, Hemet, Henry J Mills, Henry J Mills # 2, Lake Hemet, Lee Lake, Little Lake, Live Oak, Mabey Canyon, Marystreet, Mathews, Mockingbird, Mockingbird Can, Parker, Perris, Pigeon Pass, Prado, Prenda, Railroad Canyon, Robert Skinner, San Antonio, Seven Oaks, Skinner Clearwell, Sycamore, Tahchevah, Thompson Creek, Vail, Wide Canyon, Woodcrest

This property **IS NOT** in an area of Local Flood Hazard Zone.

LOCAL FIRE ZONE

Local agencies may provide their own fire hazard maps, indicating areas which require strict fire constraints. Included are zones from counties and cities that have prepared their own fire safety element maps. New or additional construction may require fire-resistant materials and property owners have strict brush clearance or fire break requirements. The Department of Forestry and Fire Protection(CDF) recommends verifying with the local fire department for any changes made at the county/city level.

This property **IS NOT** in an area of Local Fire Hazard Zone.

LOCAL EARTHQUAKE FAULT ZONE:

Local jurisdictions have created their own active earthquake fault zones maps that is different from the State of California maps. Prior to new construction, certain counties and cities may require geologic analysis if a site is in or near an earthquake fault zone. Particular types of construction may be restricted. An attempt has been made to include all official and publicly available maps indicating earthquake faults identified by these jurisdictions.

According to the California Department of Conservation, "The Alquist-Priolo Earthquake Fault Zoning Act" s main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The Seismic Hazards Mapping Act, passed in 1990, addresses non-surface fault rupture earthquake hazards, including liquefaction and seismically induced landslides."

If a property is located in an Earthquake Fault Zone, "It means that an active fault is present near or within the land parcel and may pose a risk of surface fault rupture to existing or future structures. If the property is not developed, a fault study may be required before the parcel can be subdivided or structures permitted. If a property is developed, you will not need a geologic study unless you plan to extensively add onto or remodel an existing structure. Check with your local permitting agency for specific requirements and exemptions." More information is available at:

<https://www.conservation.ca.gov/cgs/alquist-priolo>

Effective June 1, 1998, the Natural Hazards Disclosure Act, requires that sellers of real property and their agents provide prospective buyers with a " Natural Hazard Disclosure Statement" when the property being sold lies within one or more state - mapped hazard areas. If a property is located in an Official Earthquake Fault Zone issued by the State Geologist (California Geological Survey), the seller or the seller's agent must disclose this fact to a potential buyer. The law specifies two ways in which this disclosure can be made. One is to use the new Natural Hazards Disclosure Statement as provided in Section 1102.6c of the California Civil Code.

Riverside - ALQUIST - PRIOLO FAULT ZONES

The Alquist-Priolo Fault Zones in Riverside County are along the following faults:

Banning - South Branch San Andreas Fault, Banning Fault, Buck Ridge Fault, Burnt Mountain Fault, Casa Loma Fault, Chino Fault, Clark Fault, Coachella Valley Fault, Coyote Creek Fault, Elsinore Fault, Hidden Springs Fault, Hot Springs Fault, Mecca Hills Fault, North Branch San Andreas Fault, NW Painted Canyon Fault, Platform Fault, San Andreas Fault, San Gorgonio Pass Fault, San Jacinto Fault

This property **IS NOT** in an area of Local Earthquake Fault Zone.

LOCAL LANDSLIDE & LIQUEFACTION SEISMIC HAZARD ZONES:

The data for local landslide and liquefaction seismic hazard zone is driven from the California Division of Mines and Geology ("DMG") and the United States Geological Survey. These maps indicate many hazards that may be seismically related, including but not limited to avalanches, coastal cliff instability, debris flows, landslides, mudslides and volcanic hazards. Prior to new construction, certain counties and cities may require geologic analysis if a site is in or near a seismic hazard zone. Particular types of construction may be restricted. An attempt has been made to include all official and publicly available maps indicating geologic hazards identified.

This property **IS NOT** in an area of Local Landslide Seismic Hazard Zone.

This property **IS** in an area of Local Liquefaction Seismic Hazard Zone.

Additional Statutory Disclosures

AIRPORT INFLUENCE AREA DISCLOSURE STATEMENT

Pursuant to California Civil Code Section 1103.4, if the property is within the Airport Influence Area designated by the "California Airports List" maintained by the California Department of Transportation, the Buyer must be told and the following statement is to be given:

"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

In addition to the airports whose Airport Influence Area contains the property, additional airports in the county may be of interest to the Buyer. Below is a list of all the airports whose Influence Areas overlap with the subject property's county:

Aiport Name(s):

Banning Municipal Airport, Bermuda Dunes Airport, Blythe Airport, Chiriaco Summit Airport, Corona Municipal Airport, Desert Center Airport, Flabob Airport, French Valley, Hemet-Ryan Airport, March Air Force Base, Ontario International Airport, Palm Springs Regional Airport, Perris Valley Airport, Riverside Municipal Airport, Skylark Airport, Thermal Airport

This property **IS** in an Airport Influence Area.

AIRPORT PROXIMITY - FAA APPROVED LANDING SITES

The Federal Aviation Administration (FAA) has performed internal research to determine if the property is located within two miles of a public/private FAA approved landing facility (i.e., an airport). The majority of larger airports may provide Contour Maps indicating areas that are within proximity to airports/flight paths where noise levels may exceed 65 decibels (the sound level of a busy street).

Per California Civil Code 1102.17, "The seller of residential real property subject to this article who has actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, or affected by a nuisance created by such a use, shall give written notice of that knowledge as soon as practicable before transfer of title".

The industrial use as described in Section 731a relates to airport uses; airport landing facilities include government owned, public, and privately owned commercial and civil facilities. Private landing facilities (restricted public access), unassigned facilities by the FAA, and glider ports are not included.

Note: "Besides FAA research, additional data were obtained through an independent web search by FAA and through a survey conducted by the Airports Council International-North America (ACI-NA) in 2006".

For more information please contact the Federal Aviation Administration or visit their website:

http://www.faa.gov/airports/environmental/airport_noise/

This property **IS NOT** in an Airport Proximity Area.

FORMER MILITARY ORDNANCE SITE

Sellers of residential property are required to disclose actual knowledge they may have of any Formerly Used Defense Site (FUDS) within one mile of their property containing military ordnance. FUD sites can include sites with common industrial waste (such as fuels), ordnance or other warfare material, unsafe structures to be demolished, or debris for removal. California Civil Code 1102 requires disclosure of those sites containing 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. Active military sites are NOT included on the FUD site list. Sites closed prior to 1989 are part of the database, while sites closed after 1989 are not included on the FUD site list.

For more information about FUDS please visit their website at:

<https://www.usace.army.mil/missions/environmental/formerly-used-defense-sites/>

This property **IS NOT** within a Former Military Ordnance Area.

CALIFORNIA RIGHT TO FARM DISCLOSURE STATEMENT

California Civil Code Section 1103.4 requires that as a part of real estate transactions, land sellers and agents must disclose whether the property is located within one mile of farmland as designated on the most recent Important Farmland Map due to the state's right-to-farm laws. Any of the five agricultural categories on the map qualifies for disclosure purposes, including : Prime Farmland (P), Farmland of Statewide Importance (S), Unique Farmland (U), Farmland of Local Importance (L), and Grazing Land (G). Purchasers are often unaware that the State of California has laws to protect a farmer's right to perform customary farming activities, some of which are dirty, noisy, or lead to unpleasant odors. In addition, there are some aspects of farming operations (water runoff, irrigation ditches) can extend beyond a farm's boundaries. If the property is shown to be within one mile of a property classified as " farmland " then the Buyer must be told and the following statement is to be given:

NOTICE OF RIGHT TO FARM: "This property IS located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance."

"This property IS located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance."

Some counties are not included because they have not been mapped for farmland parcels under the State program. 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.

For more information please visit the California Department of Conservation, Division of Land Resource Protection website at:
https://www.conservation.ca.gov/dlrp/fmmp/Pages/RE_Disclosure.aspx

This property **IS NOT** in a California Farmland Area.

CALIFORNIA TSUNAMI INUNDATION AREA DISCLOSURE

A tsunami is a sea wave generated by a submarine earthquake or by an offshore landslide or volcanic action. The California Pacific coastline has the potential for inundation and is exposed to the potential hazard of tsunamis. However, as tsunami events are historically rare(recur on the average of once every 500 years), no information is provided in this report about the probability of a tsunami affecting a given area within a given time period.

The maps used for this report were coordinated by The California Emergency Management Agency for the purpose of assisting local governments and resources with assessing local tsunami risk and developing appropriate local emergency response and evacuation plans. These maps specifically contain the following disclaimer:

Map Disclaimer: The maps used do 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.

For more information please visit the California Department of Conservation, Division of Land Resource Protection at the following website:
<https://www.conservation.ca.gov/cgs/tsunami/maps>

This property **IS NOT** in a California Tsunami Inundation Area.

MINING OPERATIONS

Per California Civil Code Section 1103.4, if the property is located within one mile of mining operations, then the Buyer must be told and the following statement is to be given:

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

Location data is provided by the mine owners to the Office of Mine Reclamation (Note: not all mine operators have provided map coordinate data to the Office of Mine Reclamation).

For more information please visit the Department of Conversation, Office of Mine Reclamation at the following website:
<https://www.conservation.ca.gov/dmr>

This property **IS NOT** in a Mining Operations Area.

DUCT SEALING & TESTING REQUIREMENT DISCLOSURE

The Energy Policy and Conservation Act directs the Department of Energy (DOE) to establish minimum efficiency standards for various products, including central air conditioners and heat pumps. Since 1992, the manufacturers have been required to abide by DOE requirements for central air conditioners and heat pumps, occasionally changing the minimum seasonal energy efficiency ratio (SEER). After January 1, 2015, equipment installed in California must meet a minimum SEER rating of 14. The law does not require a seller to replace non-compliant existing equipment upon transfer. For more information about the new standards please visit: <https://www.energy.gov/energysaver/heat-and-cool>

Beginning October 1, 2005, homeowners living in most of California who install or replace a central furnace or air conditioner must have their ductwork tested for leaks. Duct systems that leak 15 percent or more must be sealed to reduce the leaks. The current 2016 Building Energy Efficiency Standards include a number of HVAC-related installation measures that require HERS Rater verification. These include correct refrigerant charge, adequate cooling coil airflow, maximum air handler fan watt draw, and the installation of temperature measurement access holes and saturation temperature measurement sensors. In most parts of the state, homeowners need a permit to replace or install furnaces or air conditioners. Once a contractor installs the equipment, he or she must test the ducts and fix any leaks that are found.

Additional information, including the 2016 Building Energy Efficiency Standards, can be found by visiting the California Energy Commission(CEC) page related to this law at: <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>

This property **IS** in a Duct Sealing & Testing Zone.

INDUSTRIAL OR COMMERCIAL HAZARD DISCLOSURE STATEMENT

Per California Civil Code Section 1102.17, a Seller is required to disclose to a Buyer the Seller's actual knowledge that the property is adjacent to or zoned to allow any commercial or industrial use of the subject property. This disclosure identifies industrial use zones within one mile of the subject property with the assistance of public records. The Seller and Seller's Agent should disclose any personal knowledge of such existing commercial or industrial zone under a separate Seller's Disclosure as soon as practicable and prior to transfer of title.

This property **IS** in an Industrial or Commercial Hazard Zone.

RADON HAZARD DISCLOSURE STATEMENT

Radon gas is a naturally occurring radioactive gas that is invisible and odorless. It forms from the radioactive decay of small amounts of uranium and thorium naturally present in rocks and soils so some radon exists in all rocks and soils. Areas with higher amounts of radon in the underlying rocks and soil are likely to have higher percentages of buildings with indoor radon levels in excess of U.S. Environmental Protection Agency(EPA) guidelines, and incidences of very high indoor radon levels are more likely in these areas.

Also, there are areas of high radon potential located in densely populated areas of the state. Some areas may have higher concentration of houses with elevated radon levels. The only way to accurately assess long-term exposure to radon in a specific dwelling is through long-term testing. The EPA recommends that all homes be tested for radon. More information is contained in the Combined Hazards Booklet, which Buyers should read thoroughly.

Based on the U.S. Environmental Protection map, the entire County in which the subject property is located is designated as a zone for Radon Gas Potential Definition: <https://www.epa.gov/radon>

Zone 1 - Highest Potential (greater than 4 pCi/L) (picocuries per liter)

Zone 2 - Moderate Potential (from 2 to 4 pCi/L) (picocuries per liter)

Zone 3 - Low Potential (less than 2 pCi/L) (picocuries per liter)

The National Radon Safety Board has a searchable database of professionals who do radon testing for properties: <http://www.nrsb.org/>

California's Indoor Radon Program, along with California Geological Survey, has developed searchable radon maps. For more information visit: <http://maps.conservation.ca.gov/cgs/radon/>

For more information, visit the California Department of Public Health at: <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx>

This property **IS** in a Radon Hazard Zone.

NATURALLY OCCURRING ASBESTOS DISCLOSURE

Asbestos is the name given to a group of fibrous minerals that occur naturally in rock formations in the environment. Naturally Occurring Asbestos (NOA) is the term applied to the natural geologic occurrence of various types of asbestos, and has been found to be present in the majority of counties in California. It is commonly found in ultramafic rock formations, including serpentine, and in the soils where these rock types are located. Serpentine, the California State Rock, is found widely throughout the State. It is typically grayish-green to bluish-black in color and its surfaces often have a shiny or wax-like appearance and a slightly soapy feel.

Asbestos fibers can represent a risk to human health, as asbestos is a known carcinogen. Inhalation of asbestos may result in the development of lung cancer.

The transferee is recommended to visit the California Department of Conservation, Division of Mines and Geology website for further information and maps at: <https://www.conservation.ca.gov/cgs/mineral-hazards>

This property **IS NOT** in a Naturally Occuring Asbestos Zone.



METHANE GAS AREA

(For Los Angeles and Orange County Only) Methane Zones and Methane Buffer Zones have been designated based upon data provided by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and other state agencies. These zones designate areas where there are concerns about methane gas below the surface. Project permits within these zones may require methane mitigation measures. Site testing of subsurface geological formations may also be ordered. Please contact the local Building and Safety Department to determine previous measures and additional considerations regarding permits and/or reservations.

Los Angeles County/City methane gas policy includes special regulations for properties within 1,000 ft of methane producing disposal sites.

For more information please see the following:

Los Angeles County

<https://dpw.lacounty.gov/epd/swims/onlineservices/methane-mitigation-standards.aspx>

City of Los Angeles

<https://www.ladbs.org/services/core-services/plan-check-permit/methane-mitigation-standards>

City of Huntington Beach

https://www.huntingtonbeachca.gov/government/departments/fire/fire_prevention_code_enforcement/PetroChemProgram.cfm

This property **IS NOT** in a Methane Gas Area.

SOIL SUBSIDENCE HAZARD - EXPANSIVE SOILS

Expansive soils are soils which have a potential to undergo significant changes in volume, either shrinking or swelling, with changes in moisture content. Periodic shrinking and swelling of expansive soils can cause extensive damage to buildings, other structures and roads. Such soils are generally classified into expansive soils classes with low, moderate, and high potential for volume changes.

In areas containing high and very expansive soils local building departments may impose additional requirements for new or additional construction. Very High, High, or Moderate indicates the dominant soil condition in the area but does not eliminate the need for onsite investigation as conditions can vary within any neighborhood. The source of Soil Subsidence Hazard is from the United States Department of Agriculture Natural Resources Conservation Service (adopted US Expansive soils map that created W. Olive in 1989 as a part of U.S. Geological Survey).

However, because of the apparent complexity of factors affecting soil expansiveness, the mapped areas are estimates only. Detailed investigations are required to fully evaluate the shrink-swell characteristics of soils at any given site. If a site is found to have expansive soils, this can be mitigated through proper foundation design. Older homes built before modern building codes have taken affect are more susceptible to foundation problems. Check with your local building department if there is a question.

This property **IS NOT** in a Soil Subsidence Hazard Zone.

SUPPLEMENTS AND NOTICES

MEGAN'S LAW - SEX OFFENDER DATABASE

Pursuant to Section 290.46 of the Penal Code, the California Legislature has created a statewide database to enable the public to secure information about specified registered sex offenders via an Internet Website maintained by the Department of Justice at:

<http://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.

GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE

Effective July 1, 2013, sellers must disclose to buyers a specific notice pertaining to gas and hazardous liquid transmission pipelines as mandated by Civil Code Section 2079.10.5.

NOTICE: *"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:*

<https://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."

Mapped information and data through the National Pipeline Mapping System (NPMS) consists of gas transmission pipelines, hazardous liquid trunk lines, liquefied natural gas (LNG) plants, and breakout tanks (tanks used to relieve surges in hazardous liquid pipelines). The NPMS does not contain information on interconnects, pump and compressor stations, valves, direction of flow, capacity, throughput, operating pressure, or gathering or distribution pipelines, such as lines which deliver gas to a customer's home. Therefore, not all pipelines in an area will be visible in the Public Map Viewer.

Distribution of detailed NPMS data is handled for the Pipeline and Hazardous Materials Safety Administration (PHMSA) by the National and repository and is limited to pipeline operators and local, state, and federal government officials. 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 the products. NPMS data has a target accuracy of +/- 500 feet and resides in geographic coordinates.

NPMS data must never be used as a substitute for contacting the appropriate local One-Call center prior to digging. Please call 811 before any excavation work is to be performed.

ENDANGERED SPECIES ACT NOTICE

Under the Federal Endangered Species Act and the California Endangered Species Act (ESA), all species that have been listed as "endangered", "threatened," or in some cases species that are "candidates" for declaration as endangered or threatened, are protected. The presence of a listed plant or animal on the property can have consequences for a Buyer's future plans, including but not limited to, prohibition or limitations on building, remodeling, grading, landscaping, and agricultural, livestock and equestrian activities and costs relating to governmental requirements for environmental mitigation of the effects of the Buyer's plans or activities. Violation of these laws could result in fines, civil penalties, forfeiture of personal property and imprisonment.

Parties to a real estate transaction in California should refer to the U.S. Fish and Wildlife Service websites included below. For more information about threatened and endangered species in California that are Federally listed in each county, including all critical habitats designated, please visit:

<http://www.fws.gov> and <https://www.wildlife.ca.gov/Conservation/Environmental-Review>

CRITICAL HABITATS NOTICE

The California Endangered Species Act establishes critical habitats for any species listed under the Act. A critical habitat is defined as a specific area within the geographical area occupied by the species at the time of listing, if the area contains physical or biological features essential to conservation. Pursuant to Section 2052.1 of the Fish and Game Code, if measures are required to mitigate impacts to a threatened species, those measures will be roughly proportional to the impact on those species.

The Buyer is recommended to contact the local planning department and the California Department of Fish & Wildlife to ascertain what, if any, considerations might be involved as a result of being in or nearby habitat sensitive areas.

For more information, please visit:

<https://www.wildlife.ca.gov/Conservation/CESA>

LAND CONSERVATION ACT (WILLIAMSON ACT) NOTICE

Per the California Department of Conservation, the Williamson Act is a means to restrict the uses of agricultural and open space lands to farming and ranching uses during the length of the contract period. The Williamson Act Program was also envisioned as a way for local governments to integrate the protection of open space and agricultural resources into their overall strategies for planning urban growth patterns. To this end, three principal objectives were originally outlined: protection of agricultural resources, preservation of open space land, and promotion of efficient urban growth patterns.

A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner. The minimum contract length is 10 years with local jurisdictions having the option to increase the length to 20 years. Williamson Act contracts can be canceled by a landowner's petition; the minimum penalty for cancellation is $\frac{1}{3}$ of the fair market value of the property.

Several counties, including Los Angeles, San Francisco, Del Norte, Yuba, Inyo and Modoc, do not participate in the program.

For more information, please visit the California Department of Conservation, Division of Land Resource Protection at:
<https://www.conservation.ca.gov/dlrp/wa>

SOLAR ENERGY SYSTEMS NOTICE

On and after January 1, 2018, California Civil Code Section 4746 requires a seller or transferor of residential real property within a common interest development to disclose to a prospective buyer(s) the existence of any solar energy system owned by the seller and the related responsibilities of the owner. In addition, the owner and each successive owner of the solar energy system is required to maintain a homeowner liability coverage policy at all times with a certificate provided to the association. The owner and each successive owner of the solar energy system is responsible for the costs of maintenance, repair, and replacement of the solar energy system until it has been removed and for the restoration of the common area. The new owner shall be responsible for the same disclosures to subsequent buyers.

FEDERAL FLOOD INSURANCE NOTICE

Flooding may have a destructive effect, possibly causing loss of life, income, property damage. As a result, the federal government has created measures intended to aid disaster assistance by promoting insurance coverage for properties in flood disaster areas.

In addition to the flood disclosure in the Natural Hazard Disclosure Statement, Federal law (see US Code Title 42 Chapter 68 Subchapter III Section 5154a) requires a seller, no later than the property transfer date, to notify a buyer of the requirement to acquire and maintain flood insurance if disaster relief assistance has been previously provided on that property and such assistance was conditioned on obtaining flood insurance according to Federal law. If a buyer does not acquire and maintain flood insurance on a property disclosed to have been in a previous federal disaster area and that received disaster relief assistance, then no Federal disaster relief assistance will be made available should that property subsequently be in a flood disaster area. If the buyer does not acquire and maintain flood insurance and a seller does not notify a buyer of the requirement to acquire and maintain flood insurance because of the property's inclusion in a Federal disaster area and Federal disaster relief assistance was received for that property, then should that property be damaged by a flood disaster and receive Federal disaster relief assistance, the seller will be required to reimburse the Federal Government for the amount of that assistance for that property.

Per California state law (SBX17, Chaptered October 10, 1995), "state disaster assistance from being provided to a person required to maintain flood insurance by state or federal law, who has canceled or failed to maintain that coverage." is also prohibited.

WATER CONSERVING PLUMBING NOTICE

Beginning in 2017, the seller of single-family residential real property built on or prior to January 1, 1994 shall disclose, in writing, to the prospective buyer that Section 1101.4 of the Civil Code requires that California single-family residences be equipped with water-conserving plumbing fixtures on or prior to January 1, 2017, and whether the property includes any non compliant plumbing fixtures as defined in subdivision (c) of Section 1101.3.

Beginning in 2019, a seller of multifamily residential real property or of commercial real property built on or prior to January 1, 1994 shall disclose to the prospective buyer, in writing, that all non compliant plumbing fixtures in any multifamily residential real property and in any commercial real property shall be replaced with water-conserving plumbing fixtures on or before January 1, 2019, and whether the property includes any non compliant plumbing fixtures.

Noncompliant plumbing fixtures per California Civil Code 1101.3 are defined as any toilet manufactured to use more than 1.6 gallons of water per flush, any urinal manufactured to use more than one gallon of water per flush, any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, or any interior faucet that emits more than 2.2 gallons of water per minute.

FIRE HAZARD SEVERITY ZONE NOTICE (AB 38)

According to California Civil Code 1102.6f, 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 a disclosure notice to the buyer, if the home was constructed before January 1, 2010, that includes the following information:

"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 <https://www.readyforwildfire.org>."



CARBON MONOXIDE DEVICES SAFETY LAW SUPPLEMENTAL ADVISORY

In May 2010, a new public safety measure was signed into law (Senate Bill 183) requiring all California homes to be equipped with carbon monoxide alarms. This law went into effect on July 1, 2011 and requires all single family homes with attached garage or a fossil fuel source to install a carbon monoxide alarm within the home. Multifamily dwellings must comply by January 1, 2013. Carbon Monoxide (CO) is known as the "Silent Killer" because it is an odorless, colorless and tasteless gas that can catch its victims completely unaware. CO is the leading cause of accidental poisoning deaths in the United States and accounts for up to 700 emergency room visits in California each year. CO poisoning can cause severe and chronic brain, lung and heart injuries and can lead to death. The only safe way to know if there is CO in your home is to install a working CO alarm. This includes any single-family dwelling, duplex, lodging house, private dormitory, hotel, motel, condo, time-share or multiple-unit dwelling that contains a fossil- fuel burning heater, appliance, fireplace or attached garage. CO device may be battery operated, plug-in with battery back-up, or hardwired with battery back-up.

Installation: *CO alarms must be installed outside of each separate sleeping area in the immediate vicinity and on every level.*

For more information, please visit the California Department of Forestry and Fire Protection (CAL FIRE) website at:

<https://osfm.fire.ca.gov/>

OIL AND GAS WELL NOTICE ADVISORY

California has been producing oil and gas since the early 1980's. Many of these wells have been shut down over the years and abandoned. Often, these wells are improperly shutdown and will leak oil, natural gas, or water into the area near the well. The California Division of Oil, Gas and Geothermal Resources (DOGGR) is mandated to monitor and administer the program to locate these abandoned wells as well as the remediation process. Health and safety hazards may be associated with oil and gas wells, whether active or not, including, but not limited to, soil and groundwater contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals. If an abandoned well that has not been safely plugged exists on a property, the landowner may be subject to additional costs for "re-abandonment" of the well in compliance with current State laws and regulations.

Pursuant to California Public Resources Code 3106, 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."

For more information, please visit:

<https://www.conservation.ca.gov/calgem/Pages/Oil-and-Gas.aspx>

MOLD ADVISORY

Molds and fungi are naturally occurring plants which may cause allergic reactions, respiratory problems and rashes, as well as other responses from sensitive people. Molds may be present inside and outside residential properties, and may damage property and possessions. There are inspection companies who may be retained to determine whether and to what extent molds and fungi may be present. This mold advisory is not a disclosure of whether harmful mold conditions exist at or on a property. No testing or inspections of any kind has been completed. All parties are advised to seek professional advice on the presence and clean-up of such material.

For more information, please visit:

<http://www.epa.gov/mold>

METHAMPHETAMINE CONTAMINATION ADVISORY

California Law (Health & Safety Sections 25400.28) requires local health officers to make an assessment of a property after receiving notification from a law enforcement agency of potential contamination or of known or suspected contamination by a methamphetamine laboratory activity. If the property is determined to be contaminated, an order prohibiting its use or habitation shall be issued. Until the property owner receives a notice from a local health officer that the property identified in an order requires no further action, the property owner shall notify the prospective Buyer in writing of the order, and provide the prospective Buyer with a copy of the order (pursuant to Methamphetamine Contaminated Property Cleanup Act of 2005). The prospective Buyer shall acknowledge, in writing, the receipt of a copy of the order.

For more information, please visit:

<https://dtsc.ca.gov/> or
https://www.epa.gov/sites/production/files/documents/meth_lab_guidelines.pdf

WOOD BURNING HEATER ADVISORY

The Environmental Protection Agency's (EPA) responsibilities defined by the Clean Air Act are to improve and to protect both the country's air quality and the stratospheric ozone layer. Under the Clean Air Act, the EPA sets and reviews national air quality standards for Particulate Matter (PM). Air quality monitors measure concentrations of PM throughout the country. EPA state, tribal and local agencies use that data to ensure that PM in the air is at levels that protect public health and the environment.

The Great American Woodstove Changeout is a voluntary program intended to reduce particle pollution by encouraging the public to use EPA-certified stoves and fireplaces.

Some jurisdictions have created laws to reduce wood smoke. For more information regarding regulations, please visit:

<https://www.epa.gov/burnwise/wood-burning-resources-consumers>



HOME ENERGY EFFICIENCY IMPROVEMENTS TAX CREDIT ADVISORY

Per the Department of Energy (DOE), the higher replacement cost of SEER (seasonal energy efficiency ratio) compliant air conditioning systems will be offset by a savings of up to 23 percent in monthly energy bills. The California Energy Commission states that leaking ductwork accounts for up to 25 percent of a home's heating costs. As a result, there are significant financial and environmental benefits as a property owner if he or she complies with the Energy Efficiency Standards. In addition, consumers who purchase and install specific products, including but not limited to energy efficient windows, insulation, doors, roofs, and heating and cooling equipment can receive a tax credit of up to \$500.

For more information, please visit:
<http://www.energy.gov/taxbreaks.htm>

CALIFORNIA ENERGY EFFICIENCY STANDARDS ADVISORY

Per Public Resources Code Sections 25402 and 25402.1, it is required that the California Energy Commission (CEC) integrate and update energy efficiency standards for residential and nonresidential buildings. The Energy Efficiency Standards are cost effective based on the building's life cycle, contain compliance approaches, and account for technological improvements. The CEC has adopted and updated the Standards to ensure that system design, building construction and installation achieve energy efficiency and maintain environmental quality.

The 2016 Building Energy Efficiency Standards, effective January, 1, 2017, improve the energy efficiency of both new and existing buildings, and include requirements that will enable both demand reductions and future solar thermal and electric system installations. Compliance with the standard is ensured by hiring a properly licensed contractor, and doing the installation with a building permit so that the City Building Inspector can check the completed work.

For more information, please visit:
<http://www.energy.ca.gov/title24/2016standards/>

BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) RESIDENTIAL FIREPLACE NOTICE

(Applicable in the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma)

The BAAQMD's Regulation 6, Rule 3, Section 304 requires any person selling, renting or leasing real property with a wood-burning device in the nine-county Bay Area to provide the following notice:

RESIDENTIAL FIREPLACE DISCLOSURE: Residential wood burning is the leading source of wintertime air pollution in the Bay Area and studies have confirmed that there are significant health impacts from exposure to fine particulate matter found in wood smoke. The Bay Area Air Quality Management District ("BAAQMD") established the Wood Burning Devices (Wood Smoke Rule), Regulation 6, Rule 3 to reduce wintertime smoke pollution and protect public health.

The Wood Smoke Rule requires anyone selling, renting or leasing a property in the Bay Area to disclose the potential health impacts from air pollution caused from burning wood. Fine particulate matter, also known as PM 2.5, can travel deep into the respiratory system, bypass the lungs and enter the bloodstream. Exposure may cause short term and long term health effects, including eye, nose and throat irritation, reduced lung function, asthma, heart attacks, chronic bronchitis, cancer and premature deaths. Exposure to fine particulates can worsen existing respiratory conditions. High PM 2.5 levels are associated with increased respiratory and cardiovascular hospital admissions, emergency department visits, and even deaths. Children, the elderly and those with pre-existing respiratory or heart conditions are most at risk from negative health effects of PM 2.5 exposure. The Buyer should consult with a licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace insert according to manufacturer's specifications to help reduce wood smoke pollution. The Air District encourages the use of cleaner and more efficient, non-wood burning heating options such as gas-fueled or electric fireplace inserts to help reduce emissions and exposure to fine particulates.

When the BAAQMD issues a Winter Spare the Air Alert during the winter season from November 1 through the end of February, it is illegal to burn wood, manufactured fire logs, pellets or any solid fuels in fireplaces, wood stoves or outdoor fire pits. To check when a Winter Spare the Air Alert is issued and it is illegal to burn wood, please call 877-4NO-BURN or visit:
www.baaqmd.gov or www.sparetheair.org

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION JURISDICTION (BCDC) NOTICE

(Applicable in the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma)

Properties located within the jurisdiction of the San Francisco Bay Conservation and Development Commission (BCDC) may be subject to special regulations, restrictions, and/or permit requirements. Per the BCDC, the Bay is a highly dynamic environment with ongoing changes to the shoreline over time. There is uncertainty in the shore line position as mapped by the NOS or any agency. You may wish to investigate and determine whether they are acceptable to you and your intended use of the property before you complete your transaction. Buyers, Sellers and Agents should contact the BCDC office if a more authoritative/jurisdictional determination is desired.

For more information, please contact the San Francisco Bay Conservation and Development Commission or visit their website at:
<http://www.bcdc.ca.gov/>



DEFENSIBLE SPACE AND HOME HARDENING ADVISORY (AB-38)

On and after July 1, 2021, a seller of a real property located in a High or Very High Fire Hazard Severity Zone, as identified by the Director of Forestry and Fire Protection, 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.

Defensible Space:

Defensible space, coupled with home hardening, is essential to improve your home's chance of surviving a wildfire. Defensible space is the buffer you create between a building on your property and the grass, trees, shrubs, or any wildland area that surround it. This space is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire, either from embers, direct flame contact or radiant heat. CAL Fire recommends to remove dead plants, keep tree branches 10 feet away from chimney, maximum height of 4 inches on grass, horizontal and vertical spacing, mowing before 10 AM and never on a hot day. CAL Fire has categorized three zones identified::

Zone 0 - Ember-Resistant Zone which extends 5 feet from buildings, structures, decks, etc.

Zone 1 - Lean, Clean and Green Zone which extends 30 feet from buildings, structures, decks, etc. or to your property line, whichever is closer.

Zone 2 - Reduce Fuel Zone extends from 30 feet to 100 feet out from buildings, structures, decks, etc. or to your property line, whichever is closer.

For more information, please contact CAL Fire or visit their website at (County specific links are located on the left side of the webpage):

<https://www.fire.ca.gov/dspace> or

<https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/defensible-space/>

To request a Defensible Space Inspection from Cal Fire visit: <https://survey123.arcgis.com/share/e659f03a6e8447af8663e42cf48f60fd>

[Click here to view the flyer:](#)



Hardening Your Home:

Flying embers from a wildfire can destroy homes up to a mile away and are responsible for the destruction of most homes during a wildfire. Taking the necessary measures to harden (prepare) your home can help increase its likelihood of survival when wildfire strikes. CAL Fire has guidelines on retrofitting and recommendations on roofing, vents, eaves and soffits, windows, walls, decks, rain gutters, patio cover, chimney, garage, fences, driveway and access roads, address visibility and water supply.

For more information, please contact CAL Fire or visit their website at: <https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/>

Local Ordinance:

Many local government agencies have local ordinances for defensible space or weed abatement. These local ordinances will often be more stringent than the State's minimum requirements listed above (e.g., San Diego County requires 50 feet of clearance in Zone 1). Check with your local fire department or fire protection district for any additional defensible space or weed abatement ordinance requirements. Furthermore, you can see a comprehensive list and contact information of fire departments and fire stations in your desired county by visiting: <https://osfm.fire.ca.gov>

Plant and Tree Spacing:

The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfires. The spacing needed is determined by the type and size of brush and trees, as well as the slope of the land. For example, a property on a steep slope with larger vegetation requires greater spacing between trees and shrubs than a level property that has small, sparse vegetation.