



# NATURAL HAZARD DISCLOSURE STATEMENT

1825 ELEVADO AVE, ARCADIA, CA 91006  
LOS ANGELES COUNTY | APN: 5765-025-015

REPORT #: 3928160 | REPORT DATE: 4/11/2023

This statement applies to the following property: 1825 ELEVADO AVE ARCADIA, CA 91006; LOS ANGELES COUNTY; APN: 5765-025-015 Date: 04/11/2023

The seller and the seller's agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the Subject Property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller and the seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

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

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. Refer to Report.

Yes \_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_

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

Yes X No \_\_\_ AB-38 Disclosure Form is **REQUIRED**.

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. Refer to Report.

Yes \_\_\_ No X

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

Yes \_\_\_ No X

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

Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) \_\_\_ No X Map 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. 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 transferor(s) and agent(s).

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

Third-Party Disclosure Provider(s) \_\_\_\_\_ Property I.D. \_\_\_\_\_ Date 04/11/2023

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.

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

- ◆ Additional Reports that are enclosed herein if ordered:  
(A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
- ◆ Additional Statutory Disclosures:  
(A) INDUSTRIAL USE ZONE DETERMINATION (where available) pursuant to Section 1102.17 of the California Civil Code. Refer to Report. (B) MILITARY ORDNANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. Refer to Report. (C) AIRPORT INFLUENCE AREA pursuant to Civil Code Section 1103.4. Refer to Report. (D) NOTICE OF RIGHT TO FARM pursuant to California Civil Code Section 1103.4. Refer to Report. (E) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
- ◆ Additional Local Jurisdiction Hazards - May include the following:  
Airports, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Sea Level Rise, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
- ◆ General Notices and Additional Forms:  
Methamphetamine Contamination, Megan's Law - Sex Offender Database, Mold, Abandoned Wells, Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, AB 38 Notice, CALFIRE Defensible Space, CALFIRE Low Cost Retrofit List, SGMA Groundwater Basin Priority, Historical Significance Notice. Refer to Report.
- ◆ Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at <https://propertyid.com/downloads>)  
(A) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants" pursuant to California Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (B) EARTHQUAKE SAFETY: "The Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Risk Disclosure Statement", pursuant to California Business and Professions Code Section 10149, and Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to Report. ; (C) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home" pursuant to HUD Mortgage Letter 92-94, Title X of Housing and Com. D.V. Act of 1992. Refer to Report. ; (D). MOLD: "Mold or Moisture in My Home: What Do I Do?", "pursuant to Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (E). "What Is Your Home Energy Rating?", pursuant to California Civil Code Section 2079.10. Refer to Report.

This Report contains the Mandatory Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_

[Click Here for an eSignature enabled PDF](#)



## FORMS

1825 ELEVADO AVE, ARCADIA, CA 91006  
LOS ANGELES COUNTY | APN: 5765-025-015

REPORT #: 3928160 | REPORT DATE: 4/11/2023

### **AB-38 FIRE SAFETY, HOME HARDENING, AND DEFENSIBLE SPACE FORM**

Subject Property Address / APN: 1825 ELEVADO AVE, ARCADIA, CA 91006 / 5765-025-015

- Subject Property is NOT LOCATED in a high or very high fire hazard severity zone, and the Seller may wish to complete this form as an advisory and voluntary disclosure.
- Subject Property is NOT LOCATED in the California Department of Forestry and Fire Protection's official high or very high fire hazard severity zone, but is in a supplemental high fire area as shown in the fire section of this report, and the Seller may voluntarily choose to complete this form as an advisory disclosure.
- Subject Property IS LOCATED IN a high or very high fire hazard severity zone, requiring AB-38 compliance. **Completion of an AB-38 form is REQUIRED for this property.** A Defensible Space Inspection can be scheduled with Los Angeles County [here](#).

Neither seller(s) nor their agent(s) has independently verified the fire hazard determination above or is personally aware of any errors or inaccuracies in the fire hazard determinations above. The fire hazard determination above was prepared by Property I.D.

If the Property is located in a HIGH or VERY HIGH Fire Hazard Severity Zone, and has 1-4 units built before 2010, Seller must give Buyer written notice and information on how to harden a home against fire, as well as a list of features on the property that make the home vulnerable to wildfires and flying embers, if Seller is required to complete a Real Estate Transfer Disclosure Statement pursuant to CIV §1102.

*NOTICE: If 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, in order 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>.*

**A. FEATURES MAKING HOME VULNERABLE** - IF THE PROPERTY IS IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE, SELLER MAKES THE FOLLOWING DISCLOSURES:

Pursuant to Civil Code § 1102.6f [Law section \(ca.gov\)](#): If Seller is aware of any of the following features that may make the home vulnerable to wildfire and flying embers, Seller will check all that apply:

1.  Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.
2.  Roof coverings made of untreated wood shingles or shakes.
3.  Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
4.  Single pane or non-tempered glass windows.
5.  Loose or missing bird stopping or roof flashing.
6.  Rain gutters without metal or noncombustible gutter covers.

If the property is not in either a high or very high fire hazard severity zone, but the property is in or near a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, Seller may choose to voluntarily make the disclosures in Section A above, even if not mandated by law, because the Buyer might consider the information material.

**B. CONSTRUCTION COMPLETION - HOME FIRE HARDENING FINAL INSPECTION REPORT:**  If Seller has checked this box, Seller has completed construction and has obtained a final inspection report that covers compliance with defensible space requirements and home hardening pursuant to Gov. Code §51182, [Law section \(ca.gov\)](#). Seller has attached a copy of the report here, or Buyer may obtain a copy of that report at: \_\_\_\_\_

**C. DEFENSIBLE SPACE DISCLOSURE** - IF THE PROPERTY IS IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE, BUYER AND SELLER AGREE TO THE FOLLOWING DEFENSIBLE SPACE COMPLIANCE DISCLOSURES AND TERMS:

Defensible space and vegetation management ordinances require the clearing of flammable materials around the structure to maintain a zone of safety from wildfires and flying embers. Some cities and/or counties have local defensible space and vegetation management ordinances. For areas that do not, owners of real property must follow the State of California's guidelines requiring the owner of the property to maintain defensible space of 100 feet around the structure, Public Resources Code §4291, [Law section \(ca.gov\)](#). The disclosures in this Section are required pursuant to Civil Code §1102.19, [Law section \(ca.gov\)](#).

Sellers of 1-4 dwelling residential units (condominiums, manufactured homes, common interest developments) located in a HIGH or VERY HIGH Fire Hazard Severity Zone, where the Real Estate Transfer Disclosure Statement is required must also complete items (1) OR (2) below:

Property ID

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Have Questions?



We have answers.

NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this page and all the information herein.



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LOS ANGELES COUNTY | APN: 5765-025-015

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## **AB-38 FIRE SAFETY, HOME HARDENING, AND DEFENSIBLE SPACE FORM** ***(continued)***

(1) This property is located in an area where local defensible space and vegetation management ordinances require the owner of the property to provide documentation from a qualified agency authorized to provide this documentation stating that the property complies with Public Resources Code §4291, [Law section \(ca.gov\)](#), or a local vegetation management ordinance.

Check only one of the following:

a.  Buyer agrees to obtain defensible space compliance documentation pursuant to the local ordinances if the ordinances allow buyer to bring the property into compliance.

OR

b.  Seller shall provide buyer with documentation stating that the property complies with local defensible space and vegetation management ordinances along with information of the local agency from which that compliance document was obtained.

OR

(2) This property is located in an area that has not enacted an ordinance requiring an owner of real property to obtain documentation stating that the property is in compliance with Public Resources Code §4291, [Law section \(ca.gov\)](#), or a local vegetation management ordinance.

Check only one of the following:

a.  Buyer agrees to obtain defensible space compliance documentation pursuant to the State of California's requirements for defensible space and vegetation management within one year from the close of escrow.

OR

b.  Seller has obtained documentation (within the last 6 months) from a qualified agency authorized to provide this documentation stating that the property is in compliance with defensible space and vegetation management laws, and Seller will provide buyer with a copy along with information of the authorized local agency from which that compliance document was obtained.

Seller has completed Section A and/or Section B and Section C of this Fire Safety, Home Hardening, and Defensible Space Disclosure Form and represents that Seller's answers are true and correct to the best of Seller's knowledge, and Seller acknowledges receipt of this Fire Safety, Home Hardening, and Defensible Space Disclosure and agrees with the terms in Section C.

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer acknowledges receipt of this Fire Safety, Home Hardening, and Defensible Space Disclosure Form and agrees with the terms of compliance in Section C.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Property ID

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Property Address:

1825 ELEVADO AVE

ARCADIA, CA 91006



I have received a copy of the WHAT IS YOUR HOME ENERGY RATING? booklet (CEC-400-2009-008-BR)

Buyer's Signature

Printed Name

Date

Buyer's Signature

Printed Name

Date

Buyer's Agent Signature

Printed Name

Date

Broker's Name

Seller's Signature

Printed Name

Date

Seller's Signature

Printed Name

Date

Listing Agent's Signature

Printed Name

Date

Broker's Name

**ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS**

California Civil Code Section 2079.10 states that if this booklet is provided to the buyer by the seller or broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

For more information, visit: [www.energy.ca.gov/HERS/index.html](http://www.energy.ca.gov/HERS/index.html)





**Residential Safety Guides:**  
**Acknowledgment of Delivery/Receipt**

My signature below and/or on the Property I.D. NHDS Report Receipt page is my acknowledgment that the Residential Safety Guides listed on this page have been delivered to me via the links below. I have received them, I have access to them, and I understand that if I want to receive the guides, booklets, and pamphlets listed below in a different format I can provide Property I.D. with a written request to [platinumservices@propertyid.com](mailto:platinumservices@propertyid.com):

- ◆ The California "Residential Environmental Hazards" (© 2011) booklet (<http://www.propertyid.com/govbooklets/govenviro.pdf>) including information on:
  - Asbestos
  - Carbon Monoxide
  - Formaldehyde
  - Hazardous Waste
  - Household Hazardous Waste
  - Lead
  - Mold
  - Radon
  
- ◆ The California "Homeowner's Guide to Earthquake Safety" (© 2020) (<http://www.propertyid.com/govbooklets/govbookletsearthquake.pdf>) including information on:
  - Earthquake Weaknesses
  - Natural Gas Safety
  - Geologic Hazards
  
- ◆ California Department of Public Health (CDPH) Indoor Air Quality (IAQ) Info Sheet: "Mold or Moisture in My Home: What Do I Do?" (© 2016) (<http://www.propertyid.com/govbooklets/govbookletsmoldfaq.pdf>)
  
- ◆ U.S. EPA "Protect Your Family From Lead in Your Home" (© 2021) pamphlet (<http://www.propertyid.com/govbooklets/govbookletsleadinsert.pdf>)
  
- ◆ The California Energy Commission "Home Energy Rating" (© 2011) pamphlet ([http://propertyid.com/platinum/Downloadables/Guides/energyrating\\_cec\\_bw.pdf](http://propertyid.com/platinum/Downloadables/Guides/energyrating_cec_bw.pdf))

Property Address: 1825 ELEVADO AVE, ARCADIA, CA 91006

Buyer	_____	Date	_____
Buyer	_____	Date	_____
Buyer's Agent	_____	Date	_____
Seller	_____	Date	_____
Seller	_____	Date	_____
Seller's Agent	_____	Date	_____

