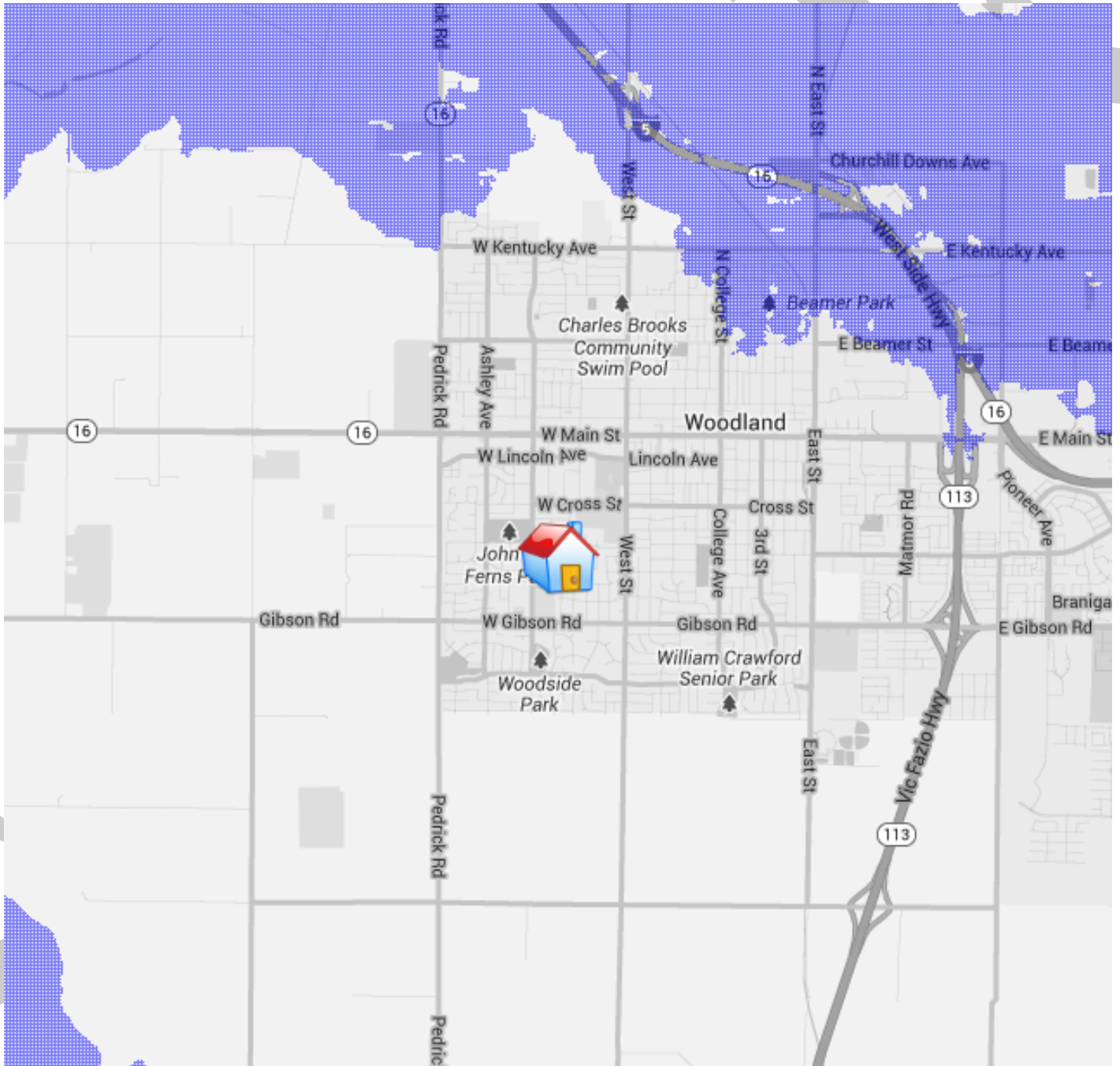


Property Address: 1014 Sycamore Lane, Woodland, CA 95695
Parcel Number: 065-173-014-000

Order Date: —
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Mandatory State Natural Hazard Disclosures



- ☐ **IS** ☐ **IS NOT** ☒ Located in a FEMA Special Flood Hazard Area.
☐ **IS** ☐ **IS NOT** ☒ Located in a Dam Inundation Area.
☐ **IS** ☐ **IS NOT** ☒ Located in a Very High Fire Hazard Area.
☐ **IS** ☐ **IS NOT** ☒ Located in a Wildland Fire Area.
☐ **IS** ☐ **IS NOT** ☒ Located in an Alquist-Priolo Earthquake Fault Zone.
☐ **IS** ☐ **IS NOT** ☒ Located in a Seismic Hazard Area.

	FEMA Flood Hazard		Wildland Fire Area
	Dam Inundation Area		Earthquake Fault Zone
	Very High Fire Hazard		Seismic Hazard Zone

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NATURAL HAZARD DISCLOSURE STATEMENT

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 ☒ Do not know and information not available from local jurisdiction _____

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

Yes _____ No ☒ Do not know and information not available from local jurisdiction _____

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

Yes _____ No ☒

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 ☒

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

Yes _____ No ☒

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

Yes (Landslide Zone) _____ Yes (Liquifaction Zone) _____ No _____ 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. TRANSFEE(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) **OpenHazards Group**

Date _____

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.

Signature of Transferee(s) _____

Date _____

Signature of Transferee(s) _____

Date _____

By signing below, the transferee(s), also acknowledge they have received, read, and understand the additional disclosures, advisories, and disclaimers provided or referenced in this report. This additional information may include, but is not limited to, Williamson Act, right to farm, airport influence area and airport proximity, industrial zoning, Bay Area Conservation Act, military ordnance location, special taxes and assessments, habitat sensitivity area, mine location, energy efficiency standards, radon, toxic mold, gas, oil pipelines and wells, methamphetamine contamination, Megan's law, flood insurance, naturally occurring asbestos, and third-party pamphlets and booklets.

Signature of Transferee(s) _____

Date _____

Signature of Transferee(s) _____

Date _____

Summary Table

Inside Hazard Disclosure Area	YES	NO
FEMA Special Flood Hazard Area		✓
Dam Inundation Area		✓
Very High Fire Hazard Area		✓
Wildland Fire Area		✓
Alquist-Priolo Earthquake Fault Zone		✓
Seismic Hazard Area	—	—
Williamson Act Land-Use Restrictions		✓
Near Protected Farming Activity	X	
Near Airport Activity		✓
Near Protected Industrial Activity		✓
SF Bay Conservation and Development Commission Jurisdiction		✓
Military Ordnance Site (Historic or Present)		✓
Mello-Roos Tax Assessments	X	
Improvement Bond Act Assessments		✓
Near Entrance To Known Mine Location Entrance		✓
Near Superfund Site		✓
Climate Zone Requiring Additional Energy Efficiency Standards		✓
Highest Potential Radon Zone		✓

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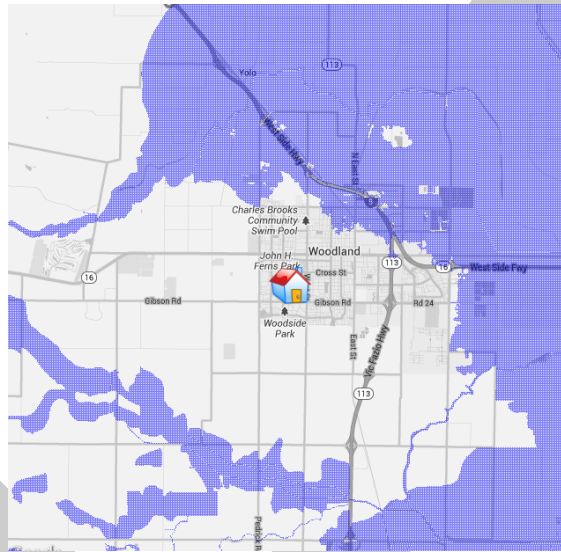
Standard Disclosures

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FEMA Special Flood Hazard Area

This Property **IS NOT** In A FEMA Special Flood Hazard Area



Discussion: The Federal Emergency Management Agency (FEMA) designates the areas most at risk for flooding in the US as Special Flood Hazard Areas. Properties within a Special Flood Hazard Area have a 1% or greater annual chance of flooding. In other words, they are expected to flood at least every hundred years. The 1-percent-annual-chance floodplain is referred to by some agencies and publications as the 100-year floodplain or base floodplain.

Individuals who own property within a Special Flood Hazard Area are required by federal law to comply with the National Flood Insurance Program's (NFIP) flood management regulations and to purchase flood insurance. The cost of flood insurance for a structure depends on the degree of coverage and risk of flooding. Special Flood Hazard Area status, which indicates high risk, therefore typically increases the premium for flood insurance. Most homeowners insurance does not insure for flooding.

Properties outside of FEMA Special Flood Hazard Areas have lower risks, but do sometimes flood. The NFIP warns that heavy rain, hurricanes, snow melt, failed levees or dams, and inadequate drainage systems can cause unexpected flooding. To learn more about this property's flood risks and what you can do to insure or otherwise prepare for flooding, or to appeal Special Flood Hazard Area status, please visit the NFIP's website at <http://www.floodsmart.gov>.

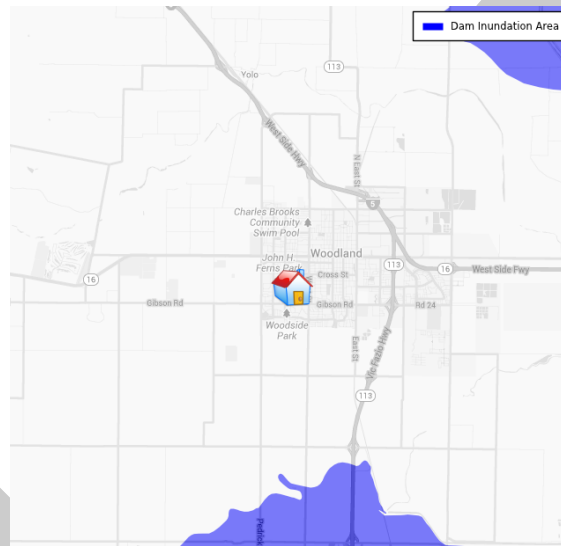
Source(s): FEMA Flood Insurance Rate Maps, FEMA's most recent Compendium of Flood Map Changes (updated every 6 months), FEMA (<http://www.fema.gov>), NFIP (<http://www.floodsmart.gov>), and Title 42 United States Code Section 4101.

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Dam Inundation Area

This Property **IS NOT** In A Dam Inundation Area



Discussion: Legislation to assess and mitigate the risks of dam failure was created in 1972 after the near failure of the Lower San Fernando Dam, which alerted authorities to the possibility of sudden and dangerous dam-related flooding to densely populated areas like the San Fernando Valley. Government Code §8589.4 authorizes the California Emergency Management Agency (Cal EMA) to collect information relevant to public safety from all dam owners in the state. Every dam owner, whether government, utility, or private, must submit maps of the potential flooding that would occur should their dam break at full capacity. For the purposes of this report, a property is within a “Dam Inundation Area” if it is located within an area of potential flooding on any of Cal EMA’s reviewed and approved dam failure inundation maps. Under Cal EMA’s guidance, local governments and agencies of at-risk areas near or below dams are required to adopt emergency action plans for evacuation in the case of sudden dam failure.

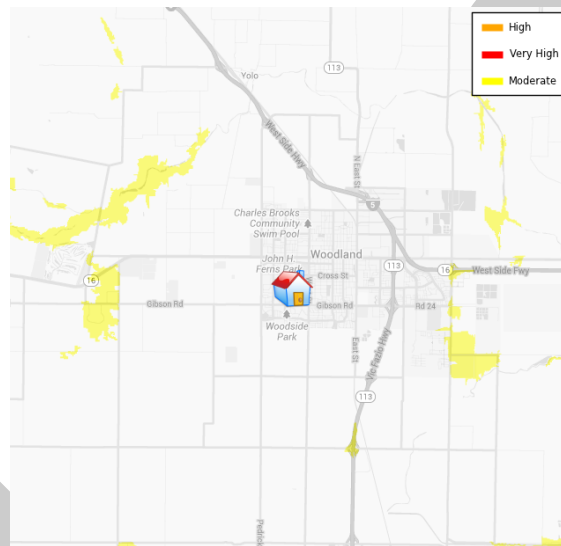
Source(s): Cal EMA Official Dam Failure Inundation Maps, Government Code Section 8589.4, and Official Cal EMA website (<http://www.calema.ca.gov>).

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Very High Fire Hazard Area

This Property **IS NOT** In A Very High Fire Hazard Area



Discussion: The California Director of Forestry and Fire Prevention designates areas as Very High Fire Hazard Severity Zones based on consistent statewide criteria: “fuel loading, slope, fire weather, and other relevant factors including areas where Santa Ana, Mono, and Diablo winds have been identified by the Department of Forestry and Fire Protection as a major cause of wildfire spread” (Government Code §51178).

Properties within a Very High Fire Hazard Severity Zones have a high risk of fire and are considered crucial sites for reducing the spread of fires. As such, property owners must comply with the space and structure defensibility measures described in Government Code §51182. The obligations of property owners in Very High Fire Hazard Severity Zone include: managing fuel sources on their property within 100 feet of structures, and more intensely within 30 feet, clearing roofs and nearby trees of flammable debris such as dead branches and leaves, and building according to the most recent standards to increase fire resistance and reduce the risk of flames spreading to or from adjacent structures and vegetation. For a complete list of possible obligations pursuant to Code §51182 for property owners within a Very High Fire Hazard Severity Zone, please refer directly to the law.

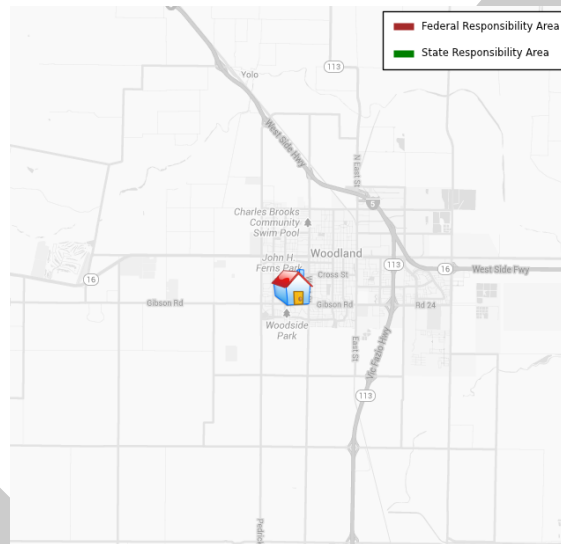
Source(s): California Department of Forestry & Fire Protection maps (<http://www.fire.ca.gov/>) and California Government Code §51178, §51179, and §51182.

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Wildland Fire Area

This Property **IS NOT** In A State Fire Responsibility Area



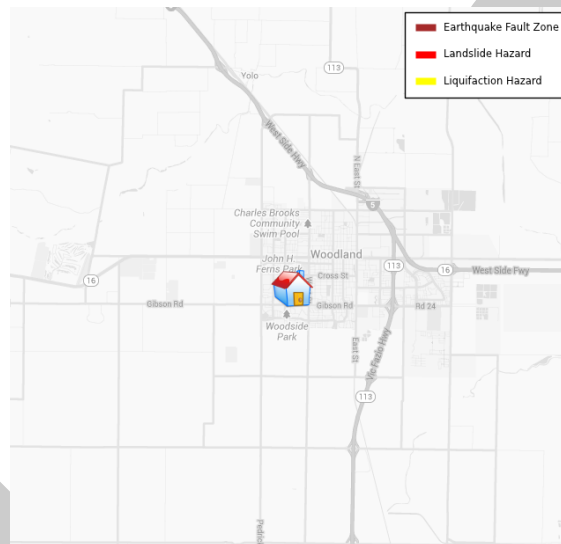
Discussion: Properties within areas designated by the California Department of Forestry and Fire Prevention as Wildland Fire Areas, or State Fire Responsibility Areas, are located in wildland areas with possibly substantial forest fire risks and hazards. The CA Department of Forestry has the primary fiscal responsibility for preventing and suppressing forest fires within State Responsibility Areas. However, “it is not the state’s responsibility to provide fire protection services to any building or structure located within the wildlands unless the department has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142” (Public Resources Code §4136).

In addition, the Department of Forestry and Fire Prevention has the legal right to impose fire mitigation measures on property owners within State Fire Responsibility Areas in accordance with Government Code §4291. These may include, but are not limited to: managing fuel sources on their property within 100 feet of structures, and more intensely within 30 feet, clearing roofs and nearby trees of flammable debris such as dead branches and leaves, and building according to standards for increasing fire resistance and reducing the risk of flames spreading to or from adjacent structures and vegetation. Fire mitigation measures may significantly limit the property owner’s options for landscaping, construction, and remodeling. For a complete list of possible obligations pursuant to Public Resources Code §4291 for property owners within State Fire Responsibility Areas, please refer directly to the law.

Source(s): California Department of Forestry & Fire Protection maps (<http://www.fire.ca.gov/>) and California Public Resources Code §4125–§4136, §4291.

Alquist-Priolo Earthquake Fault Zone

This Property **IS NOT** In An Alquist-Priolo Earthquake Fault Zone



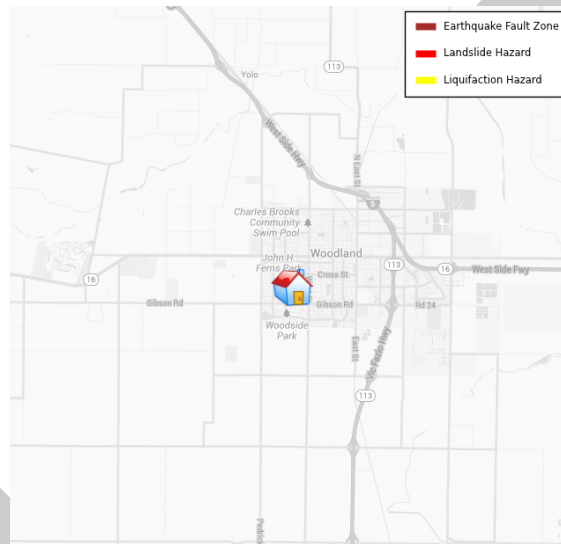
Discussion: The State Geologist maintains current maps of Earthquake Fault Zones, which “encompass all potentially and recently active traces of the San Andreas, Calaveras, Hayward, and San Jacinto Faults, and such other faults, or segments thereof, as the State Geologist determines to be sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or fault creep” (Public Resources Code §2622). A fault trace is the line at the Earth’s surface that traces a fault. In many earthquakes, even large ones, rupture occurs deep within the Earth and never reaches the surface. Surface faulting is when an earthquake creates displacement, small or large, at the Earth’s surface. Surface displacement in the 1992 Landers Earthquake in San Bernardino County varied from an inch to twenty feet. Abrupt and often accompanied by intense shaking, surface faulting can cause severe structural damage and safety risks. Fault creep, or gradual displacement along a fault trace over time, can cause offsets and warping over time in structures directly overhead.

This report relies on state-issued Earthquake Fault Zone Maps to determine whether this property lies within an Earthquake Fault Zone. Earthquake Fault Zones include active fault traces and a significant margin on either side, forming 1/4 mile wide strips. Properties within Earthquake Fault Zones may require a geologic report before being approved for subdivision, development, or other building projects. No structures may be built directly over known fault traces and typically must be located at least 50 feet away.

Source(s): State-issued Earthquake Fault Zone Maps, California Geological Survey (<http://www.consrv.ca.gov/cgs>) and Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code §2621–§2630).

Seismic Hazard Area

This Property **IS NOT MAPPED** In A Seismic Hazard Area



Discussion: Pursuant to the California Seismic Hazards Mapping Act, Civil Code §2690–§2699, the State Geologist has identified areas that pose a threat to public health and safety due to the risk of liquefaction, landslides, amplified ground shaking, and other earthquake-related hazards. Hazard areas are identified where historical occurrence and/or current soil, moisture, location, and terrain indicate high potential for future occurrences of earthquake-induced landslides or liquefaction. Liquefaction is when water-saturated soil becomes liquid-like during ground shaking, often settling unevenly when shaking stops and the soil regains rigidity. Locations most at risk for liquefaction are near active earthquake faults, have silty or sandy soil, and shallow water tables. Factors that increase the risk of earthquake-induced landslides include earthquake activity, sloping terrain, and loose or recently deposited soil or fractured rock. The Department of Conservation provides official Seismic Hazard Zone maps for public use. For the purposes of this report, any property located completely or partially within a state-mapped Seismic Hazard Zone is identified by OpenHazards as being in a Seismic Hazard Zone and disclosed as such.

Properties within state-identified Seismic Hazard Zones may require a site-specific investigation by a licensed geologist and/or civil engineer before subdivision or construction. Risk varies across and within Seismic Hazard Zones. Depending on the severity of risk for a given property, limitations and/or additional safety requirements may be imposed on proposed development.

Source(s): California Department of Conservation Seismic Hazard Zone maps, California Public Resources Code §2690–§2699, and California Department of Conservation (<http://www.conservation.ca.gov>).

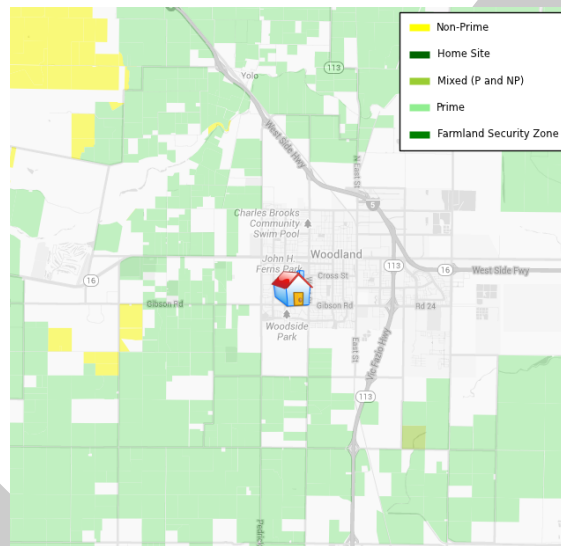
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Additional Disclosures

California Land Conservation (Williamson) Act Disclosure

This Property **IS NOT** In A California Land Conservation Area



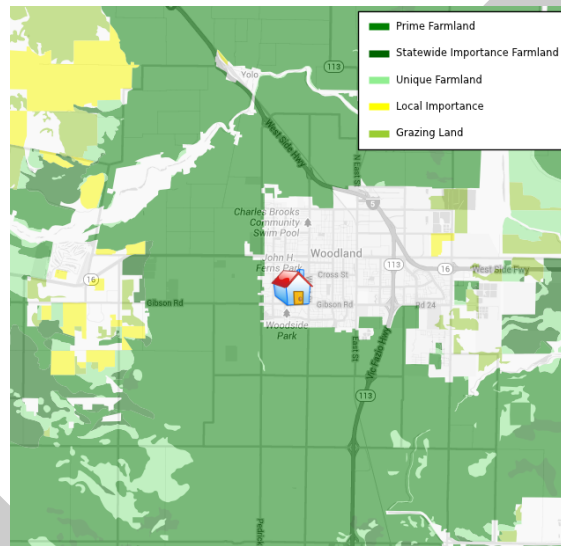
Discussion: The California Land Conservation Act (Williamson Act) allows landowners, and groups of landowners with contiguous parcels, to voluntarily restrict the use of their land to agricultural and open-space use for contracted terms of 10+ years. By signing a Williamson Act contract, landowners commit themselves *and any subsequent owners within the term of the contract*, to restricted land use in exchange for lowered property taxes that reflect the actual use of the property rather than potential sale value.

Williamson Act contracts run with the land and are “binding upon, and inure to the benefit of, all successors in interest of the owner” (Govt. Code §51243). In other words, a person who buys a property with a preexisting Williamson Act contract is legally obligated to fulfill the terms of that contract. Local governments may enforce compliance through court injunction and impose significant financial penalties for breaches of contract. If either the local government or the landowner desires to discontinue the contract at the end of its term they may issue a “notice of nonrenewal” which will initiate a 9-year period of gradually increasing annual tax assessment. For more information, see the CA Dept. of Conservation official website <http://www.conservation.ca.gov>.

Source(s): Maps provided by the State of California Department of Conservation (<http://www.conservation.ca.gov>) and California Land Conservation Act (Government Code §51200–§51297.4).

Proximity to Designated Farmland

This Property **IS** Within 1 Mile Of Designated Farmland



Discussion: This report identifies properties located within one mile of “Prime Farmland,” “Farmland of Statewide Importance,” “Unique Farmland,” “Farmland of Local Importance,” or “Grazing Land” as mapped by the California Department of Conservation, Division of Land Resource Protection, on the most recent Important Farmland Map, pursuant to Civil Code §1103.4. Prospective buyers of properties within one mile of such farmlands must be given notice of the protected rights of farms to operate and the potential for disturbance related to these protected activities:

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. (California Civil Code §1103.4)

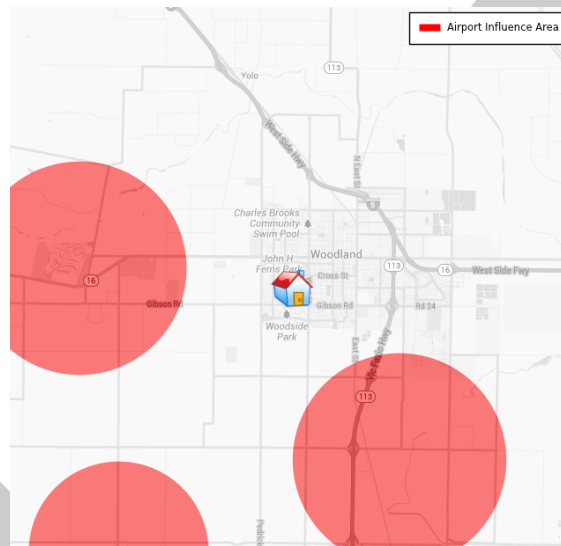
Source(s): Current county-level GIS “Important Farmland Map” from California’s Farmland Mapping and Monitoring Program website and Civil Code §1103.4.

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Airport Influence Area

This Property **IS NOT** In An Airport Influence Area



Discussion: For this report OpenHazards has considered the proximity of the property to the location of all airports and designated Airport Influence Areas identified in the Airport Facilities Data from the Federal Aviation Administration (FAA) or recorded by a County Airport Land Use Commission. Some airports, such as military airports and airports out of state, are not publicly listed by the state or local governments of California. If the seller has knowledge of a nearby airport not listed on these publicly available databases, he/she has a legal obligation to disclose this information to the buyer. Not all properties in an airport influence area will experience the same level of disturbance, nor are properties outside an airport influence area immune from all airplane-related disturbances. Prospective buyers of properties within two miles of a known airport or within a mapped Airport Influence Area must be notified of the potential disturbances related to nearby airport activity.

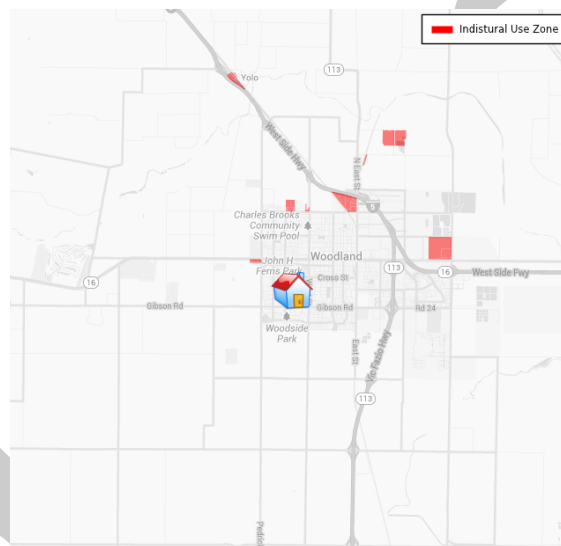
Source(s): Airport Facilities Data from the Federal Aviation Administration (FAA), local County Airport Land Use Commissions, and California Civil Code §1103.4.

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Proximity to Land Zoned for Industrial Use

This Property **IS NOT** Within 1/4 Mile Of Land Zoned For Industrial Use



Discussion: This disclosure is made pursuant to California Civil Code Section 1102.17. Official disclosure is required if the property itself or an adjacent property is zoned for industrial use. We have disclosed the existence of industrial zoning within 1/4 mile of the property. Please consider how nearby industrial zoned land may affect you before completing your purchase. The operations of land zoned for industrial use are protected according to California law.

Whenever any city, city and county, or county shall have established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted, except in an action to abate a public nuisance brought in the name of the people of the State of California, no person or persons, firm or corporation shall be enjoined or restrained by the injunctive process from the reasonable and necessary operation in any such industrial or commercial zone or airport of any use expressly permitted therein, nor shall such use be deemed a nuisance without evidence of the employment of unnecessary and injurious methods of operation. Nothing in this act shall be deemed to apply to the regulation and working hours of canneries, fertilizing plants, refineries and other similar establishments whose operation produce offensive odors.

Note: Zoning changes occur frequently. This report should not be relied upon to provide any specific determination of the current zoning in surrounding areas. Furthermore, OpenHazards has not made any physical inspection of the property. A seller who has actual knowledge that a property is affected by an industrial nuisance or is adjacent to an industrial use or is zoned to allow an industrial use not shown above, is required to provide written notice of those facts to the buyer.

Source(s): Maps provided by the local city and/or county zoning departments and California Code of Civil Procedures §713a.

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San Francisco Bay Conservation and Development Commission Jurisdiction

This Property **IS NOT** Located In Land Under The Jurisdiction Of
The San Francisco Bay Conservation And Development
Commission

Discussion: The Bay Conservation and Development Commission (defined by Government Code §66620) seeks to protect and enhance the San Francisco Bay. They further seek to improve public access to the bay and its shoreline. When the BCDC was formed, there were only four miles of shoreline accessible by the public. They have expanded this to over 200 miles of shoreline with public access. The BCDC plays a strong role in governing the Bay, as well as guiding its development. Properties within their jurisdiction must acquire permits for most work in the bay or near its shoreline.

This property's location in relation to the San Francisco Bay Conservation and Development Commission Jurisdiction has been determined using a written description of the boundaries of the jurisdiction printed in Government Code §66610. For official confirmation on whether or not this property lies within the SF Bay Conservation and Development Commission Jurisdiction, please contact the commission directly by calling (415) 352-3600.

Source(s): California Government Code §66620, California Civil Code §1103.4, and the San Francisco Bay Area Conservation and Development Commission (<http://www.bcdc.ca.gov/>).

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Proximity to Military Ordnance Locations

This Property Likely **IS NOT** Within 1 Mile Of A Designated
Military Ordnance Location



Discussion: In compliance with Civil Code §1102.15, this report discloses any Military Ordnance Locations within one mile of the property in question. The purpose of this disclosure is to notify prospective property buyers of nearby areas “once used for military training purposes, which may contain potentially explosive munitions”.

These Military Ordnance Locations were obtained through the U. S. Army Corps of Engineers (USACE) database of known Formerly Used Defense Sites in the state of California. The information provided herein represents all publicly available information of Formerly Used Defense Sites known to contain hazards.

Source(s): U.S. Army Corps of Engineers (USACE) Database of Formerly Used Defense Sites and California Civil Code §1102.15.

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Tax Disclosures

Property Address: 1014 Sycamore Lane, Woodland, CA 95695
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Tax Summary

Mello-Roos Assessments		
Name	Description	Amount
Community Facilities District No. 90-1	Mello-Roos Community Facilities District	\$143.14
Los Alamitos Unified School District (562) 799-4700	School Facilities	
Total		\$143.14

Improvement Bond Act (1915)		
Name	Description	Amount
None		

Other Special Assessments		
Name	Description	Amount
Basic 1% Levy County of Orange (714) 834-4437	Basic 1% Levy <i>General</i>	\$8,140.00
SFID No. 1, Election of 2008, Series 2009 Los Alamitos Unified School District (562) 799-4700	General Obligation Bond <i>School Facilities</i>	\$180.54
SFID No. 1, Election of 2008, Series 2010 D Los Alamitos Unified School District (562) 799-4700	General Obligation Bond <i>School Facilities</i>	\$106.72
General Obligation Bonds, Election of 2002, Series 2003A Coast Community College District (714) 438-4736	General Obligation Bond <i>School Facilities</i>	\$82.44
General Obligation Bonds, Election of 2002, Series 2006B Coast Community College District (714) 438-4736	General Obligation Bond <i>School Facilities</i>	\$57.15
General Obligation Bonds, Election of 1966 Metropolitan Water District of Southern California (530) 538-7266	General Obligation Bond <i>Water</i>	\$30.11
SFID No. 1, Election of 2008, Series 2010 C Los Alamitos Unified School District (562) 799-4700	General Obligation Bond <i>School Facilities</i>	\$5.95
General Obligation Bonds, Election of 2002, Series 2006C Coast Community College District (714) 438-4736	General Obligation Bond <i>School Facilities</i>	\$3.17
SFID No. 1, Election of 2008, Series 2010 B Los Alamitos Unified School District (562) 799-4700	General Obligation Bond <i>School Facilities</i>	\$0.08
Sewer User Fee Orange County Sanitation District (714) 593-7575	Sewer Assessment <i>Water & Sewer</i>	\$267.00
Landscape & Lighting District City of Seal Beach (562) 431-2527	Landscaping & Lighting Maintenance District <i>Landscape & Lighting</i>	\$21.86
Water Standby Charge Metropolitan Water District of Southern California (213) 217-7517	Water Standby Charge <i>Water & Sewer Service</i>	\$10.08
Mosquito Fire Ant Assessment Orange County Vector Control District (714) 971-2421	Vector Control District <i>Mosquito Abatement</i>	\$5.02
Vector Control Assessment Orange County Vector Control District (714) 971-2421	Vector Control District <i>Vector Control</i>	\$1.92
Total		\$8,912.04

Total Taxes: \$9,055.18

Source(s): California Tax Data (<http://www.californiataxdata.com/>).

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Disclosure of Mello-Roos Tax Assessments

This Property **IS** Located In One Or More Districts That Levy
Mello-Roos Taxes

Discussion: Community Facilities Districts are entities created pursuant to the Mello-Roos Act of 1982. Community Facilities Districts (CFDs, or “district”) are a means of raising funds for infrastructure specific purposes. The funds are used for public improvements that typically benefit the properties in the district. A CFD will typically sell bonds for immediate access to capital for public improvements. The district then repays the bonds by placing special tax liens (assessments) against properties in the district. A CFD typically has the power to foreclose on the property if the special assessment goes unpaid, and this right, by statute, usually supercedes the rights of other entities such as banks that hold a mortgage. They can foreclose very quickly, within a few months of a missed payment.

Community Facilities District No. 90-1

Current Levy:	\$143.14
Maximum Tax:	\$379.31
Ending Year:	The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid, but in any case not after the 2024-2025 tax year.
Maximum Tax Escalator:	The maximum special tax for the district increases four and three quarters percent (4.75%) each fiscal year while the actual annual special tax may vary with the needs of the district provided that the amount does not exceed the maximum special tax.
Authorized Facilities:	The authorized facilities which are being paid for by the special taxes, and by the money received from the sales of bonds which are being repaid by the special taxes are: rehabilitation and modernization of school facilities; equipment cost.
Authorized Services:	The special taxes may be used to pay for costs of the following services: None
Special Circumstances:	Property in Community Facilities District No. 90-1 classified as being owned by the State of California, federal, local government agencies, public utility, homeowners’ association, church, Senior Citizen or other local agencies, is exempt from the maximum annual tax.

Source(s): California Tax Data (<http://www.californiataxdata.com/>).

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Disclosure of Improvement Bond Act Assessments

This Property **IS NOT** Located In One Or More Districts That Levy
Special Assessment Taxes

Discussion: Some properties are subject to special assessments according to the Improvement Bond Act of 1915. Pursuant to this act, municipal bonds are issued to pay for public capital improvements and infrastructure. The assessment district then repays the bonds by placing special tax liens (assessments) against properties in the district. The district typically has the power to foreclose on the property if the special assessment goes unpaid, and this right usually supercedes the rights of other entities such as banks that hold a mortgage. They can foreclose very quickly, sometimes within a few months of a missed payment.

Source(s): California Tax Data (<http://www.californiataxdata.com/>).

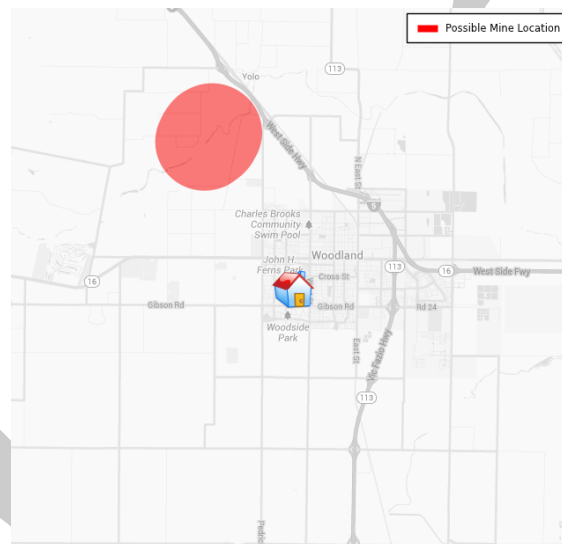
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Auxiliary Disclosures and Advisories

Abandoned Mines Advisory

This Property Likely **IS NOT** Within 1 Mile Of A Known
Abandoned Mine Location Entrance



Discussion: Since the Gold Rush of 1849, many an eager entrepreneur has dug a mine in California. Many mining projects were from the beginning economically unsustainable. Of the mines successfully operating at the beginning of the twentieth century, many did not survive the temporary cease operations issued by the government in 1942 to conserve machinery and manpower for the war effort. As a consequence, California is home to tens of thousands of abandoned mining projects. According to the California Department of Conservation (DOC), Office of Mine Reclamation, there are an estimated 47,084 abandoned mines sites in California, 84% of which pose physical safety hazards (e.g. falling into a mine shaft), 11% of which pose environmental hazards (e.g. contamination of groundwater or air), and 31% of which lie on private lands. The DOC's full Abandoned Mines Lands Report on the "magnitude and scope of the abandoned mine problem in California," including data and maps, is available publicly online on the DOC Office of Mine Reclamation website http://www.conservation.ca.gov/omr/abandoned_mine Lands/AML_Report/Pages/overview.aspx.

For this report, OpenHazards has used DOC data to locate this property in relation to known abandoned mine entrances. Please note that the DOC provides this data for informational purposes and does not certify its accuracy for real estate disclosure requirements. If the seller has knowledge of an abandoned mine site on the property, he/she has an obligation to disclose this hazard to the buyer.

Source(s): Maps from the California Department of Conservation, Office of Mine Reclamation (<http://www.conservation.ca.gov/omr/>) and the Mining Health and Safety Administration (<http://www.msha.gov/>).

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Superfund Site Advisory

This Property Likely **IS NOT** Within 2 Miles Of A Known Superfund Site



Discussion: “Superfund” is the EPA’s program to identify, investigate and clean up uncontrolled or abandoned hazardous waste sites throughout the United States. The program was established in 1980 when Congress passed the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

Any nearby Superfund locations listed below were obtained through the United States Environmental Protection Agency (EPA) database of “National Priorities” hazardous waste sites. For additional information, refer to the EPA’s Region 9 webpage: <http://www.epa.gov/region9/superfund/>.

Site Name	EPA Number	Site Address	Distance
Frontier Fertilizer	CAD071530380	County Road 32A, Davis, Ca 95618	~ 10.2 mi
Lehr Old Campus Landfill (USDOE)	CA2890190000	Old Davis Rd, Davis, Ca 95616	~ 10.5 mi

Source(s): Maps from the United States Environmental Protection Agency, (<http://www.epa.gov/>).

Energy Efficiency Standards and Duct Sealing Requirements Disclosure

This Property **IS NOT** Located In A Climate Zone Requiring
Additional Energy Efficiency Standards

Discussion: The US Department of Energy (DOE) establishes minimum efficiency standards for various consumer products to conserve energy and reduce emissions. Standards are calculated to be both economically and technically feasible. Central air conditioning units and heat pumps manufactured after January 23, 2006, are required by law to have a SEER (Seasonal Energy Efficiency Ratio) rating of 13. However, older, less efficient models can still be repaired and installed. The minimum manufacturing requirement before 2006 was 10 SEER. Energy efficiency can reduce your energy costs and impact on the environment. Professionals such as home inspectors can verify the SEER rating of your air conditioner or heat pump. For more information about home energy efficiency, please contact the California Home Energy Efficiency Rating Service at <http://www.energy.ca.gov/HERS/>.

Duct sealing is another important energy efficiency concern. In a letter to homeowners from July 2010, the California Energy Commission stated:

The average duct system leaks about 30 percent of the conditioned air into the attic or crawl space [...] The 2008 Building Energy Efficiency Standards require testing of ducts after a central air conditioning or heating system is installed or replaced in most existing homes. Duct systems that leak 15 percent or more must be sealed by the installing contractor. The work of contractors is checked by third-party field verifiers (more commonly referred to as Home Energy Rating System [HERS] raters) to ensure that ducts have been properly sealed [...]. Note that duct sealing is not required for systems having less than 40 feet of ductwork in unconditioned spaces like attics, garages, crawlspaces, basements, or outside the building, or if the ducts were constructed, insulated, or sealed with asbestos.

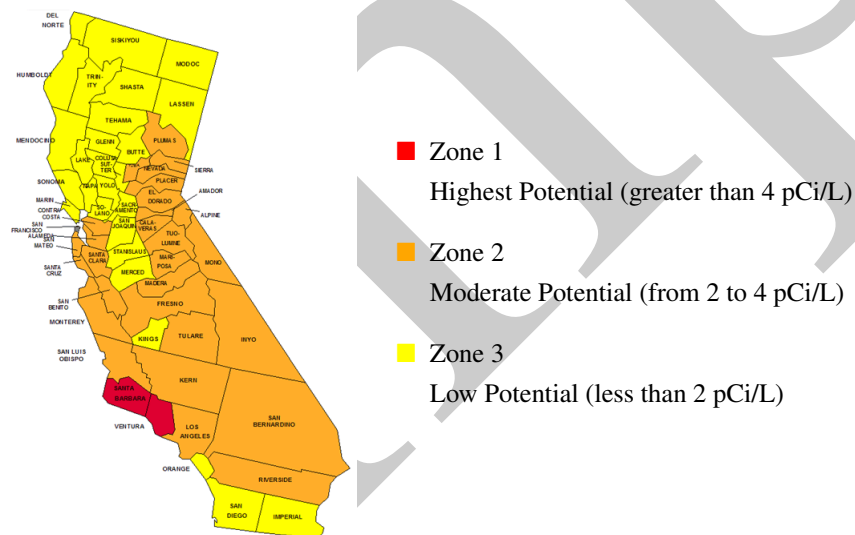
For more information, please call the Energy Standards Hotline at (800) 772-3300. Current 2008 California building standards for energy efficiency can be found at <http://www.energy.ca.gov/title24/> or obtained in hard copy from the Energy Commission's publications unit at 916-654-5200. Local governments may enforce even more stringent building energy standards.

Source(s): US Department of Energy (<http://www.energy.gov>) and the California Department of Energy (<http://www.energy.ca.gov>).

Radon Advisory

This Property **IS NOT** Located In A “Highest Potential” Radon Zone

Discussion: Radon is a colorless, odorless, naturally radioactive gas that can lead to health problems including lung cancer. Radon is produced through the decay of uranium, which is found in most soils, and can leak up through the foundation of a home into the occupied space where it may accumulate to dangerous indoor concentrations.



The Environmental Protection Agency’s map of radon potential is reproduced above and can be accessed online at <http://www.epa.gov/radon/zonemap/california.htm>. The California Department of Public Health recommends mitigating for indoor radon concentrations above 4 pCi/L. The Apes map is intended for the targeting of resources and not for the prediction of radon risk at an individual home or property. Elevated indoor radon concentrations have been detected in homes in each of the three zones.

The California Department of Public Health strongly recommends every home be tested for radon, independent of its location or year of construction. Home test kits are currently offered at a subsidized rate of \$7 to California residents and can be ordered online at <http://www.cdph.ca.gov/HealthInfo/environhealth/Pages/RadonTestKits.aspx>. For more information about how to test for radon or install a radon reduction system, visit the California Department of Public Health website at <http://www.cdph.ca.gov>.

Source(s): EPA’s Map of Radon Zones, California Department of Public Health (<http://www.cdph.ca.gov>) and the Environmental Protection Agency (<http://www.epa.gov/radon>).

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Toxic Mold Disclosure

Discussion: Toxic mold can grow on various indoor surfaces and objects and can be hidden: growing inside of walls or in other out-of-sight locations. Some molds trigger allergic reactions in sensitive individuals and others release airborne toxins that can cause respiratory tract symptoms in otherwise healthy individuals. Additional links have been proposed between mold and more serious health problems.

More information on molds, their health effects, and prevention can be found in the California Department of Public Health's (CDPH) "Indoor Air Quality Info Sheet: Mold in My Home-What Do I Do?" This informative pamphlet is available for free in English and Spanish at the CDPH Indoor Air Quality website at <http://www.cal-iaq.org/mold/mold-publications>.

Source(s): California Civil Code §1102.6, the Center for Disease Control (CDC) (<http://www.cdc.gov>), and the California Department of Public Health (<http://www.cal-iaq.org>).

Gas, Oil Pipelines, and Wells Advisory

Discussion: Pipelines transmitting explosive gas and liquids, such as oil and natural gas, and/or abandoned wells could be located on or near any property.

Pipe failure can threaten life, property, and the environment. OpenHazards recommends the following actions to the buyer to locate nearby pipelines:

- Call “Call Before You Dig” Hotline (Dial 811)
- View National Pipeline Mapping System online at <http://www.npms.phmsa.dot.gov/PublicViewer/>. For security purposes, limited detail is provided for public viewing and data cannot be downloaded.
- Contact local service providers (PG&E, for example, provides maps of its underground infrastructure at <http://www.pge.com/pipelinelocations/>).

Pipeline Operator	Person To Contact	Entity To Contact	Address	Contact Info
CHEVRON PIPE LINE CO		HES Department	4800 Fournace, Bellaire, TX 77401	Phone: (877) 596-2800 Fax: Email: GarySaenz@chevron.com
PACIFIC GAS & ELECTRIC CO	Robert Mulder (Gas Technical Specialist)		375 N. Wiget Lane Suite 200, Walnut Creek, CA 94598	Phone: (925) 974-4290 Fax: Email: rlmt@pge.com
SACRAMENTO MUNICIPAL UTILITY DISTRICT	Roya Borman (Sr. Mech. Engineer)		6201 S Street, Sacramento, CA 95682	Phone: (916) 732-7132 Fax: (916) 732-6563 Email: rborman@smud.org
SFPP, LP	Mark Jensen (Manager)		1100 Town and Country Road, Orange, CA 92868	Phone: (714) 560-4862 Fax: (714) 560-4856 Email: jensenm@kindermorgan.com
WICKLAND OIL COMPANY	Matt Wickland (Manager)		PO Box 13648, Sacramento, CA 95853	Phone: (916) 978-2480 Fax: (916) 978-2410 Email: mwickland@wickland.com

Precise pipeline location is restricted by federal homeland security policies. Limited information about the location of pipelines is available at the National Pipeline Mapping System (NPMS) at <https://www.npms.phmsa.dot.gov/>.

According to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), there are over 198,000 oil, gas and geothermal well sites in California, of which about 88,000 currently operate. Abandoned wells can pose physical hazards (small children or pets, for example, may fall into them). If not properly plugged, they may leak toxins into groundwater supplies, posing serious environmental and health hazards. For free electronic maps, visit their website: <http://www.conservation.ca.gov/doms/index.html>.

Source(s): California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (<http://www.conservation.ca.gov/dog/>), National Pipeline Mapping System (<http://www.npms.phmsa.dot.gov/PublicViewer/>), and PG&E (<http://www.pge.com>).

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Endangered Species Advisory

Discussion: The California Endangered Species Act defines as state policy the conservation and restoration of endangered and threatened species. Habitat sensitive areas for a given species will include any area designated by the state as a current or critical habitat, which may include locations of historical sightings, known breeding areas, and other habitat not necessarily occupied by the endangered species but deemed essential to its survival.

Property owners whose property lies in a habitat sensitive area for a threatened or endangered species may be asked to cooperate in state conservation efforts. The law states:

If any provision of this chapter requires a person to provide mitigation measures or alternatives to address a particular impact on a candidate species, threatened species, or endangered species, the measures or alternatives required shall be roughly proportional in extent to any impact on those species that is caused by that person ... All required measures or alternatives shall be capable of successful implementation.

For information on whether this property lies within a habitat sensitive area and how this could impact your intended use or improvements for this property, please contact the Department of Fish and Game directly at (916) 322-2493 or visit their website at www.dfg.ca.gov/.

Source(s): California Department of Fish and Game (<http://www.dfg.ca.gov/>) and California Endangered Species Act Fish and Game Code x2050–x2068.

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Methamphetamine Contaminated Property Disclosure

Discussion: Sites of prior methamphetamine manufacturing or storage may have toxic substances such as methamphetamine, lead, and mercury, which contaminate the air and/or indoor surfaces. This report does not indicate or suggest whether the property in question is or is not a site of prior methamphetamine manufacturing or storage. Following is a description of the circumstances in which the property owner must legally inform the buyer of methamphetamine contamination:

If a property is identified as a site of potential methamphetamine contamination under Health and Safety Code §25400.25, until a local health officer declares that the property requires no further action in compliance with §25400.27, legally “the property owner shall notify the prospective buyer in writing of the pending order, and provide the prospective buyer with a copy of the pending order. The prospective buyer shall acknowledge, in writing, the receipt of a copy of the pending order. The seller of this property must disclose in writing to any prospective buyer” (Health and Safety Code §25400.28).

Source(s): California Health and Safety Code §25400.10–§25428.

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Registered Sex Offender Database Disclosure

Discussion: For the benefit of public awareness and safety, California provides a public database to identify and locate California sex offenders, searchable by name or neighborhood. This property may or may not be in the vicinity of residences occupied by registered sex offenders.

Section 2079.10a of the California Civil Code specifies notice be provided to transferee(s) of real property of the existence of a registered sex offender database:

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <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. (California Civil Code §2079.10a)

Source(s): California Civil Code §2079.10a.

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Flood Insurance Disclosure

Discussion: Some properties, if not properly insured, may be ineligible for government disaster relief assistance after flooding.

Federal disaster relief assistance may be given on the condition that a property owner obtain and maintain flood insurance in the future. After such conditional aid has been granted, if that same property is not federally insured for flooding at the time of a future flood, it is ineligible for federal relief assistance. The federal government will not provide assistance for damage on said properties, whether or not the current owner is the same property owner who previously received conditional aid. For this reason, the property owner of any “property for which Federal disaster relief assistance made available in a flood disaster area has been provided [...and] such assistance was conditioned upon obtaining flood insurance in accordance with applicable Federal law with respect to such property,” is legally obligated to notify potential buyers in writing of their requirement to obtain and maintain flood insurance on such property in compliance with applicable Federal law (US Code Title 42 Chapter 68 Subchapter III §5154a).

Source(s): US Code Title 42 Chapter 68 Subchapter III §5154a.

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Possible Naturally Occurring Asbestos Disclosure

Discussion: Airborne asbestos, when inhaled, can cause lung disease and cancer. Health risks depend on concentration and length of exposure. Asbestos is found in Serpentine and other rocks naturally occurring across California. Asbestos can be released into the atmosphere through natural erosion, or human activity. Common sources of hazardous asbestos dust include driving over asbestos rock, construction, and even tracking contaminated dust indoors on one's shoes. For additional information on asbestos, including some data and county-specific maps of naturally occurring asbestos, please visit the California Geological Study's public webpage on asbestos: http://www.conservation.ca.gov/cgs/minerals/hazardous_minerals/asbestos/Pages/Index.aspx.

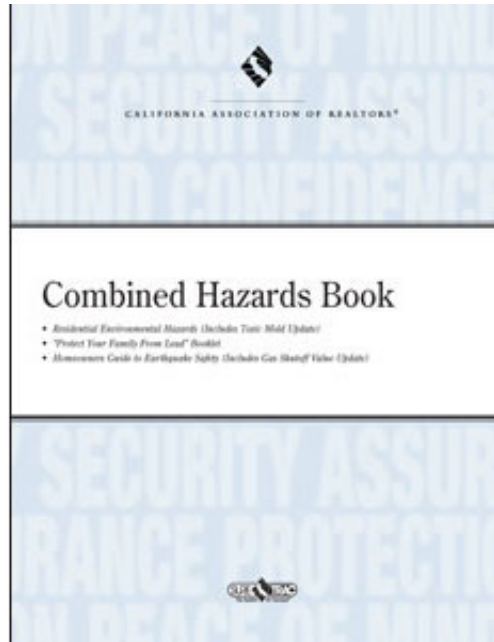
Source(s): California Dept. of Conservation Geological Study (<http://www.conservation.ca.gov/cgs>) and Environmental Protection Agency Air Resources Board (<http://www.arb.ca.gov>).

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Additional Information: Pamphlets and Booklets

Combined Hazards Book



Discussion: A recommended supplemental publication to accompany home sales in California is the California Association of Realtors' Combined Hazards Book. This convenient "combo book" complies with state and federal mandates for the California Real Estate and Housing Industries and aggregates the following publications:

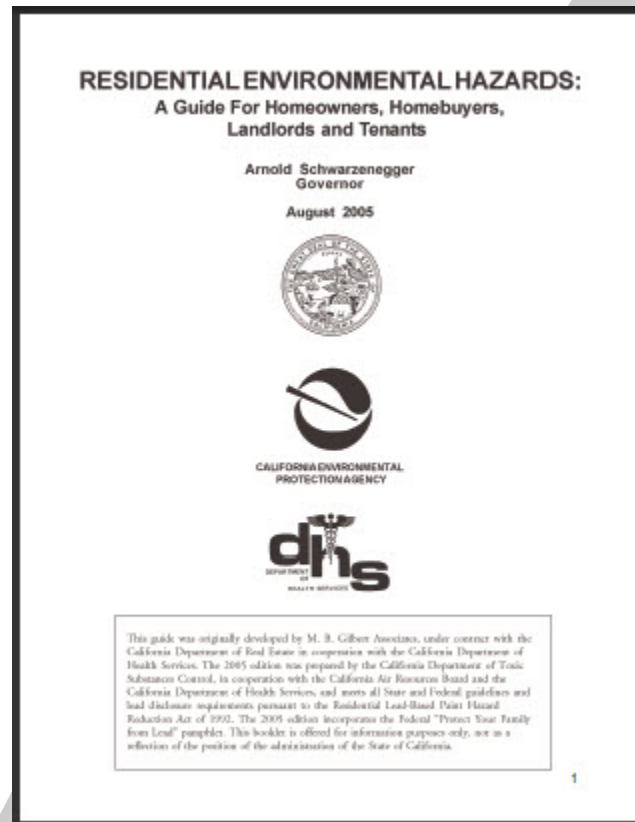
- Residential Environmental Hazards
- Protecting your Family from Lead
- Home Energy Rating System
- Home Owner's guide to earthquake safety
- Mold and other safety information

This is a booklet that every buyer in the state of California should receive when they buy. It has a tremendous amount of information that should be at least skimmed through if not read. A lot of the information may not apply due to the age of the home or the specific location of the property, but some will apply and will be important to know.

An up-to-date version of the booklet can be purchased from the California Association of Realtors online store (<http://store.car.org/>) or downloaded for free from the **OHG Disclosures** web site (<http://www.OHGD disclosures.com/Documents/CombinedHazardsBook.pdf>).

Source(s): California Association of Realtors (<http://www.car.org/>).

Residential Environmental Hazards



Discussion: The California Departments of Real Estate and Health Services prepared “RESIDENTIAL ENVIRONMENTAL HAZARDS: A Guide For Homeowners, Homebuyers, Landlords and Tenants” in response to the California legislative mandate (Chapter 969, Statutes of 1989, AB 983, Bane) to inform the homeowner and prospective homeowner about environmental hazards located on and affecting residential property.

The information contained in this booklet is an overview of some environmental hazards which may be found on or in residential property and which may affect residential real estate. Since this booklet is not meant to be all-inclusive, it should be used only for general guidance. Although law requires the disclosure of known hazards, an environmental survey may be conducted to obtain further information. Homeowners, tenants, and prospective homeowners may wish to obtain other literature for additional information on hazards of concern.

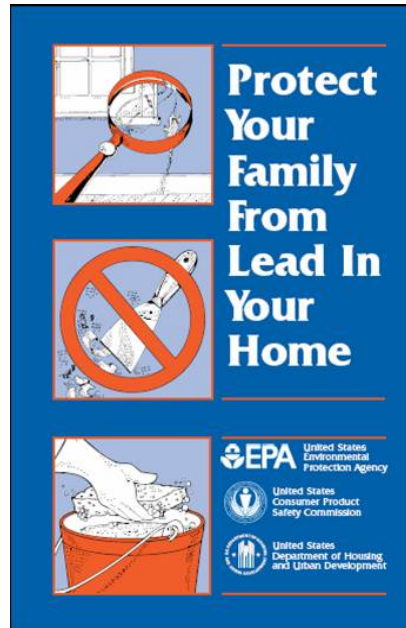
An up-to-date version of the booklet can be obtained from the California Department of Health Services’ public webpage at <http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf>.

Source(s): California Department of Health Services (<http://www.cdph.ca.gov/>).

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Lead-Based Paint Disclosure

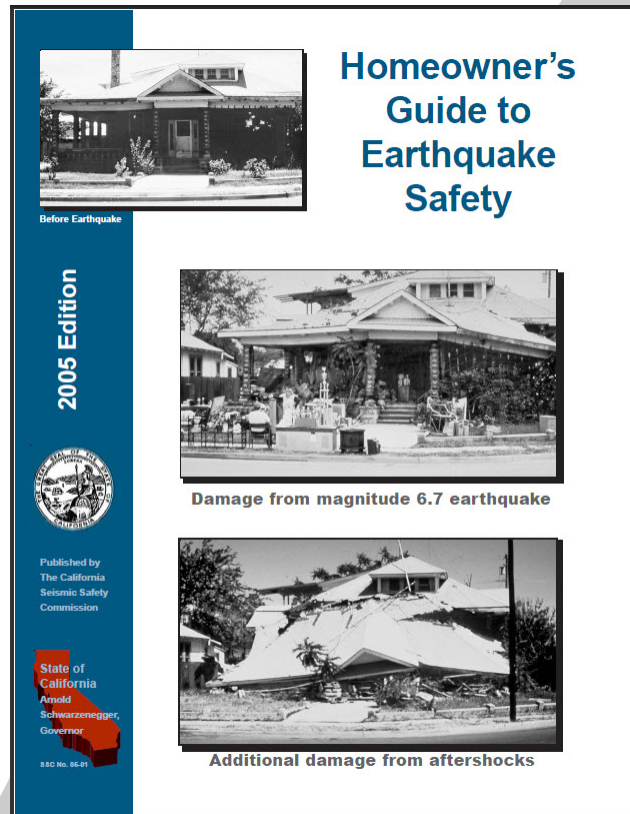


Discussion: In 1992, congress passed the Residential Lead-Based Paint Hazard Reduction Act—also known as Title X—to protect families from exposure to lead from paint, dust, and soil. Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978.

Before selling such a home, the current owner must provide an EPA-approved information pamphlet on identifying and controlling lead-based paint hazards. This pamphlet, “Protect Your Family From Lead In Your Home”, can be acquired from the U.S. Department of Housing and Urban Development’s public webpage: http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/enforcement/disclosure.

Source(s): U.S. Department of Housing and Urban Development (<http://portal.hud.gov/hudportal/HUD>).

Homeowner's Guide to Earthquake Safety



Discussion: Sellers of homes built before 1960, with one to four units of conventional light-frame construction, must deliver to the buyer, "as soon as practicable before the transfer," a copy of The Homeowner's Guide to Earthquake Safety and disclose certain earthquake deficiencies. The seller's real estate agent must provide the seller with a copy of this booklet to give to the buyer.

A copy of this guide can be obtained from the California Seismic Safety Commission's public webpage at http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf.

Source(s): The California Seismic Safety Commission (<http://www.seismic.ca.gov/>) and California Government Code §8897.1–§8897.4.

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Terms of Use and Limitations of Liability

This Natural Hazard Disclosure Report ("Report") was prepared by Open Hazards Group, Inc. The Report is valid solely for and may be used only in connection with the transaction presently contemplated between this buyer and this seller relating to the property address and assessor's parcel number(s) (APN) furnished to Open Hazards Group, Inc. as shown on this Report. The seller or seller's agent is responsible for verifying the accuracy of the property address(es) and the APN(s) within 10 days following receipt of this Report. Upon notification of an inaccurate address or APN, Open Hazards Group, Inc. will issue a replacement report. The disclosures contained in this Report reflect information available from public agencies as of the date shown on the Report.

This Report is for the exclusive use of the buyer and seller of the real property described in the Report, and for their brokers and agents, if any, and may be used only in conjunction with a Natural Hazard Disclosure Statement dated within ninety (90) days of this Report and only if the Report is purchased and paid for no later than close of escrow. This Report is not intended to be and may not be used for any other purpose(s), including but not limited to appraisal or assessing value of the Property.

This Report may not be used by or relied upon by any other parties, including but not limited to lenders or subsequent buyers of the Property. There shall be no third party beneficiaries to this Report regardless of their relationship with or to the buyer, the seller or the Property. Open Hazards Group, Inc. makes no representations, promises or covenants as to the Report's effect on the value of the Property as a result of the various disclosures contained in this Report.

If multiple adjacent parcels are being transferred as a single property or in a single transaction, this Report treats them as if they were a single parcel. ANY hazards that affect an individual parcel will be disclosed as affecting ALL parcels. Should the seller or buyer desire a disclosure limited to only one of several parcels, a separate report must be ordered for each such parcel.

Open Hazards Group, Inc. shall have no duty or obligation to inform the buyer, the seller or their agents/brokers of any changes or governmental actions pertaining to or affecting the Property which may become effective after the date shown on this Report. It is recommended that a request for an updated Report be made if the Property remains unsold for an extended period of time after this Report is issued.

Open Hazards Group, Inc. has made no physical inspection of the Property and has prepared this Report based solely upon maps, records and information published by various public agencies, as described in the Report. Open Hazards Group, Inc. has assumed that the maps, records and other information prepared by these public agencies are complete and accurate. Open Hazards Group, Inc. shall not be responsible for any inaccuracies or omissions in the public maps, records or information used to prepare this Report.

Open Hazards Group, Inc. shall have no responsibility or liability for any incurred costs, losses or consequential damages arising from earthquakes or floods, the failure to obtain earthquake or flood hazard insurance or any change in property value based upon a determination that a property does or does not lie within an earthquake or flood hazard zone. The National Flood Insurance Program or an insurance agent should be contacted for information regarding flood insurance. An insurance agent should be contacted for earthquake insurance information.

Delivery of this Report is intended to assist the seller and both the buyers and sellers agents in availing themselves of the liability protection specified in Calif. Civil Code Section 1103.4. Open Hazards Group, Inc. makes no representation, warranty or guarantee, express or implied, as to the actual availability of such liability protection. The disclosures contained in this Report are intended to satisfy California Civil Code Sections 1103.2, 1102.6b, 1102.15, 1102.17 and 2079.10a. Open Hazards Group, Inc. shall not be responsible for any disclosures other than those expressly set forth in this Report.

USE OF THIS REPORT BY THE BUYER, SELLER, OR THEIR RESPECTIVE AGENT(S) IN CONJUNCTION WITH ANY NATURAL HAZARD DISCLOSURE STATEMENT SHALL CONSTITUTE APPROVAL AND ACCEPTANCE OF THE TERMS, CONDITIONS, AND LIMITATIONS STATED HEREIN. OPEN HAZARDS GROUP, INC. SHALL NOT BE LIABLE FOR LOST PROFITS, REDUCTION IN VALUE OR ANY INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH, OR ARISING OUT OF THE PREPARATION, ISSUANCE OR USE OF THIS REPORT.