



Property I.D.[®]

DISCLOSE WITH CONFIDENCE™

Mandatory Commercial Disclosure Report

SAMPLE

PROUDLY MADE IN THE USA

SUBJECT PROPERTY:

SAMPLE ADDRESS
SAMPLE CITY, CA XXXXX
APN 264-46-172
SANTA CLARA COUNTY

PROPERTY I.D. PLAZA, 1001 WILSHIRE BL., LOS ANGELES, CA 90017

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IMPORTANT NOTICE *For the convenience of real estate agents, escrow officers, sellers and buyers, a disclosure receipt is provided herein. It is important that the recipient of the report acknowledge acceptance of the report by signing the receipt. Thereafter each party to the transaction may retain a copy of the receipt for their records.*

When Printed by Property I.D. Corporation, three original copies of the report are issued for distribution to the parties involved in the transaction.

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NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: SAMPLE ADDRESS SAMPLE CITY, CA XXXXX; SANTA CLARA COUNTY; APN: 264-46-172 Date: 04/19/2018

This disclosure statement is intended to be a part of the

AIR STANDARD OFFER AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE or

_____ (the "Purchase Agreement") dated _____,

wherein _____ is the Seller and _____ is the Buyer.

Note: This disclosure statement is not designed nor intended to be used in place of the AIR standard Property Information Sheet.

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

1. **A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.
Yes No Do not know and information not available from local jurisdiction _____
*Determinations based on a Letter of Map Change (LOMC) issued by FEMA. Portions of the property may still be in the SFHA. See disclosure details on the Flood Hazard Zones
2. **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 Do not know and information not available from local jurisdiction _____
3. **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 No
4. **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
5. **AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code. Refer to Report.
Yes No
6. **A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code. Refer to Report.
Yes (Landslide Zone) Yes (Liquefaction Zone) No Map not yet released by state _____

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

7. Additional Reports that are enclosed herein if ordered:
(A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
8. Additional Statutory Disclosures:
(A) INDUSTRIAL USE ZONE DETERMINATION (where available) (B) MILITARY ORDNANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. (C) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
9. Additional Local Jurisdiction Hazards - May include the following:
Airports, Airport Influence Area, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, 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.
10. General Notices:
Methamphetamine Contamination, Megan's Law – Sex Offender Database, Abandoned Wells, Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, California Waterway Setback Requirements, SGMA Groundwater Basin Priority, BAAQMD Wood-Burning Devices Notice, Historical Significance Notice. Refer to Report.
11. Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at <https://propertyid.com/downloads>)
(A) COMMERCIAL PROPERTY OWNER'S GUIDE TO EARTHQUAKE SAFETY pursuant to California Business and Professions Code Section 10147. Refer to Report.

The above disclosure statement, legal, and government information do not substitute any inspections or warranties the principal(s) may wish to obtain. No representation or recommendation is made by any broker as to the legal sufficiency, legal effect, or consequences of this document, or the purchase agreement to which it relates. 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.

This Report contains the Mandatory Commercial 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 Transferor (Seller) _____	Date _____
Print Name _____	
Signature of Transferor (Seller) _____	Date _____
Print Name _____	
Signature of Transferee (Buyer) _____	Date _____
Print Name _____	
Signature of Transferee (Buyer) _____	Date _____
Print Name _____	



ORDER ID #: 3180793

ORDER DATE: 02/07/2017

RESEARCH DATE: 04/19/2018

ESCROW/TITLE FILE #: 123456789

ESCROW/TITLE AGENT:

BOB LOBLAW

EZ-ESCROW

12345 BROADWAY

LOS ANGELES, CA 98765

SUBJECT PROPERTY:

SAMPLE ADDRESS

SAMPLE CITY, CA XXXXX

SANTA CLARA COUNTY

APN: 264-46-172

REPORT ORDERED BY:

SAM PULLE

FAUXFAKE REAL ESTATE

1000 ERSATZ ST

SOMETON, CA 90123

TABLE OF CONTENTS

NATURAL HAZARD DISCLOSURE STATEMENT AND RECEIPT	ii	NOTICE OF RIGHT TO FARM	33
SUMMARY OF RESULTS	2	SANTA CLARA COUNTY RIGHT TO FARM NOTICE	34
FLOOD HAZARD ZONES	5	LAND CONSERVATION DETERMINATION	35
DAM FAILURE INUNDATION	7	PROPERTY TAX RECORDS	36
FIRE HAZARDS	8	SPECIAL ASSESSMENTS & 1915 BOND ACTS	37
EARTHQUAKE FAULT ZONES	10	AD VALOREM TAXES	37
LANDSLIDE SUSCEPTIBILITY	12	NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL	39
LIQUEFACTION SUSCEPTIBILITY	13	PRIVATE TRANSFER FEE DISCLOSURE	39
EARTHQUAKE GROUND SHAKING	14	GENERAL NOTICES OF REQUIRED DISCLOSURES	40
SOIL HAZARDS	16	BUILDING ENERGY USE BENCHMARKING AND PUBLIC DISCLOSURE PROGRAM	40
GEOTECHNICAL HAZARD ZONES	17	METHAMPHETAMINE CONTAMINATION	41
GROUNDWATER	18	MEGAN'S LAW - SEX OFFENDER DATABASE	41
NATURALLY OCCURRING ASBESTOS	19	ABANDONED WELLS	41
RADON GAS POTENTIAL	20	WELL STIMULATION TREATMENTS NOTICE: HYDRAULIC FRACTURING	42
PROTECTED SPECIES / HABITATS	21	CARBON MONOXIDE DEVICES	42
VIEWSHED PROTECTION STUDY AREA	23	NATURAL GAS AND HAZARDOUS LIQUID PIPELINES	43
NOTICE OF DUCT SEALING REQUIREMENTS	24	WATER CONSERVING PLUMBING FIXTURES	44
AIRPORT PROXIMITY	25	CALIFORNIA WATERWAY SETBACK REQUIREMENTS	44
MILITARY ORDNNANCE AND DEFENSE SITES	26	BAY AREA AIR QUALITY MANAGEMENT DISTRICT WOOD BURNING DEVICES NOTICE	45
AREAS OF INDUSTRIAL / COMMERCIAL USE	28	EARTHQUAKE SAFETY GUIDE LINK	46
HISTORICAL SIGNIFICANCE NOTICE	29	TERMS AND CONDITIONS	47
NOTICE OF MINING OPERATIONS	30		
OIL AND GAS WELL PROXIMITY	31		
PERCHLORATE CONTAMINATION	32		

Safety Guides are included at the end of the Buyer's Copy of reports printed by Property I.D. Links to download the guides are included when reports are delivered electronically. Safety Guides included: "Residential Environmental Hazards", "Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Hazards Report Form", "Protect Your Family From Lead In Your Home", "Mold in My Home: What Do I Do?", and "What Is Your Home Energy Rating?"

NOTICE TO BUYER:

This report applies to the property described by the street address and/or county assessor's parcel number as shown above. Please verify this information for accuracy. If this report has been issued in connection with an identified escrow and your escrow transaction number fails to match the escrow number enumerated in this report, then this report is invalid and must be reordered.

This report is issued as of the date shown above and is based upon an examination of maps as published by government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.

SUMMARY OF RESULTS

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

STATUTORY DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
FEMA Flood Zone	IN	SPECIAL FLOOD HAZARD AREA.THE PROPERTY IS IN ZONE AO (A SPECIAL FLOOD HAZARD AREA).
OES Dam Inundation	IN	DAM INUNDATION AREA (JAMES L. LINEHAN, LEXINGTON)
High Fire Severity - State	NOT IN	VERY HIGH FIRE SEVERITY ZONE
Wildland Fire Area - State	NOT IN	STATE FIRE RESPONSIBILITY AREA
Alquist-Priolo Fault Zone	NOT IN	ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
Seismic Hazard : Landslides	NOT IN	EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE
Seismic Hazard : Liquefaction	IN	LIQUEFACTION HAZARD ZONE

STATE-WIDE DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Fire Hazard Rating	IN	AREA WITH LOW FIRE HAZARD SEVERITY RATING
Faults - State	NOT WITHIN ¼ MILE	FAULT
Faults - USGS	NOT WITHIN ¼ MILE	FAULT
Ground Shaking - State	IN	AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS
Landslide Inventory	NOT IN	IDENTIFIED EARTH MOVEMENT
Landslide Deposits - USGS	NOT IN	LANDSLIDE AREA
Liquefaction	IN	AREA WITH MODERATE LIQUEFACTION SUSCEPTIBILITY
Naturally Occuring Asbestos	NOT IN	AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS
Groundwater Management	IN	CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM MEDIUM PRIORITY GROUNDWATER BASIN
Radon Gas	IN	ZONE 2 FOR RADON GAS POTENTIAL
Protected Species / Habitats	IN	AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS:- SANTA CLARA VALLEY NCCP/HCP
Protected Species / Habitats	IN	AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED:, AMERICAN PEREGRINE FALCON (DELISTED), CALIFORNIA TIGER SALAMANDER (THREATENED), CONGDON'S TARPLANT, CROTCH BUMBLE BEE, HOARY BAT, NORTHERN CALIFORNIA LEGLESS LIZARD, OBSCURE BUMBLE BEE, ROBUST SPINEFLOWER (ENDANGERED), WESTERN BUMBLE BEE, YELLOW RAIL
Duct Sealing Requirement	IN	ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS

SUMMARY OF RESULTS

(continued)

STATE-WIDE DISCLOSURES

(continued)

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Airport Influence Area	NOT IN	AIRPORT INFLUENCE AREA
Airport Vicinity	NOT WITHIN 2 MILES OF	FAA APPROVED LANDING FACILITY
FUDS Military Facilities	NOT WITHIN 1 MILE	FORMERLY USED DEFENSE SITE
Military Facilities	WITHIN 1 MILE	MILITARY SITE:- GENERAL ENGINEERING [AND] DRYDOCK COMPANY (FUDS NO: J09CA0060)
Mining Operations	NOT WITHIN 1 MILE	MINING OPERATIONS
Abandoned Mining Operations	NOT WITHIN 1 MILE	ABANDONED MINING OPERATIONS
Mining Operations	NOT WITHIN ¼ MILE	MINE SITE IDENTIFIED BY THE U.S. GEOLOGIC SURVEY
Oil and Gas Wells	NOT WITHIN 500FT OF	OIL OR GAS WELL, ACTIVE OR ABANDONED
Oil and Gas Field Administrative Boundary	NOT WITHIN	THE ADMINISTRATIVE BOUNDARY OF OIL AND GAS FIELD
Right to Farm	NOT WITHIN ONE MILE	AGRICULTURAL ACTIVITY
Land Conservation Act	NOT IN	LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED
Special Tax Assessment District	IN	SPECIAL TAX ASSESSMENT DISTRICT
Rate Based Taxes	SUBJECT TO	AD VALOREM TAXES
Mello-Roos Tax District	DOES NOT	CURRENTLY HAVE MELLO-ROOS TAXES LEVIED AGAINST IT

LOCAL DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Ground Shaking - Local	IN	AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VIII) IN POTENTIAL EARTHQUAKE SCENARIOS
Liquefaction - Local	IN	MODERATE LIQUEFACTION POTENTIAL
Landuse - Local	WITHIN ¼ MILE	INDUSTRIAL AND/OR COMMERCIAL LAND USE (LIGHT INDUSTRIAL, OFFICE, RETAIL AND WHOLESALE, POST OFFICES, UNSPECIFIED COMMERCIAL AND SERVICES)
Salt Water Flooding - Local	NOT IN	AREA WITH HIGH POTENTIAL FOR SALT WATER FLOODING FROM FAILURE OF DIKES
Faults - Local	NOT WITHIN 1/4 MILE	FAULT
Fault Rupture Zones - Local	NOT IN	FAULT RUPTURE HAZARD ZONE
Faults - Local	NOT WITHIN ¼ MILE	FAULT

SUMMARY OF RESULTS

(continued)

LOCAL DISCLOSURES

(continued)

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Landslides - Local	NOT IN	LANDSLIDE HAZARD ZONE
Liquefaction - Local	IN	LIQUEFACTION HAZARD ZONE
Compressible Soil - Local	NOT IN	AREA WITH HIGH POTENTIAL FOR COMPRESSIBLE SOILS AND DIFFERENTIAL SETTLEMENT
Viewshed Protection Area - Local	NOT IN	VIEWSHED PROTECTION STUDY AREA
Perchlorate - Local	NOT IN	PERCHLORATE STUDY AREA
Geotechnical - Local	NOT IN	SPECIAL GEOLOGIC HAZARD STUDY AREA AS DESIGNATED BY THE CITY OF SAN JOSE
Zoning - Local	WITHIN ¼ MILE	INDUSTRIAL AND/OR COMMERCIAL USE ZONE: COMMERCIAL PEDESTRIAN, NEIGHBORHOOD COMMERCIAL
Landuse - Local	WITHIN ¼ MILE	INDUSTRIAL AND/OR COMMERCIAL LAND USE: MIXED USE NEIGHBORHOOD, NEIGHBORHOOD/COMMUNITY COMMERCIAL

DISCLOSURE NOTICES

COMMERCIAL ENERGY USE DISCLOSURE	see under DISCLOSURE NOTICES
METHAMPHETAMINE CONTAMINATION	see under DISCLOSURE NOTICES
MEGAN'S LAW - SEX OFFENDER DATABASE	see under DISCLOSURE NOTICES
ABANDONED WELLS	see under DISCLOSURE NOTICES
CARBON MONOXIDE DEVICES	see under DISCLOSURE NOTICES
NATURAL GAS AND HAZARDOUS LIQUID PIPELINES	see under DISCLOSURE NOTICES
WATER CONSERVING PLUMBING FIXTURES	see under DISCLOSURE NOTICES

THIS "SUMMARY OF RESEARCH RESULTS" MERELY SUMMARIZES THE RESEARCH RESULTS CONTAINED IN THE PROPERTY I.D. MANDATORY DISCLOSURE REPORT AND DOES NOT OBIVATE THE NEED TO READ THE REPORT IN ITS ENTIRETY. THE TRANSFEROR(S) AND TRANSFEREE(S) MUST READ THE REPORT IN ITS ENTIRETY.

FLOOD HAZARD ZONES

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

THE PROPERTY IS IN ZONE AO (A SPECIAL FLOOD HAZARD AREA).

DISCUSSION:

Through its Flood Hazard Mapping Program, FEMA identifies flood hazards, assesses flood risks, and partners with communities to provide flood hazard maps to guide planning and mitigation actions. The National Flood Insurance Program (NFIP) relies on FEMA's Flood Insurance Rate Maps (FIRMs) and documents in determining a property's flood insurance requirements.

FEMA's assessment of flood hazards categorizes geographic zones by their likelihood to flood. Areas with a 1-percent or greater chance of flooding in any given year (i.e. a "100-year floodplain") are considered Special Flood Hazard Areas (SFHA). Properties found to be in an SFHA may be subject to Federal flood insurance requirements. Federally regulated lenders are required by law to determine if the structure is located in a SFHA and must provide the buyer with written notice that flood insurance will be required. For more information on FEMA's flood mapping and National Flood insurance Program (NFIP) go to www.floodsmart.gov.

You can also contact the FEMA Flood Map Service Center at (877) 336-2627, or by email at FEMAMapSpecialist@riskmapcds.com.

FEMA FLOOD ZONE DESIGNATIONS

A, AE, AH, AO, AR, A1-A30, A99	Special Flood Hazard Area (SFHA): Areas of 100-Year flood
V, V1-V30, VE	Coastal SFHA: Areas of 100-Year coastal flood
ACC, ACB, AEC*, AC*	Contained Flooding: Areas where flooding is contained by a flood control measures such as a channel (ACC) or basin(ACB). Not an SFHA. (* represents a wildcard character)
XPL, X500PL	Protected Areas: Areas protected from 100-year flood by levee, dike, or other structure. Not an SFHA.
B, C, X, X500	Non-SFHA: Areas outside of 100-year floodplain or of undetermined flood hazards. Not an SFHA.
D	Not Studied: Areas where no analysis of flood hazards has been conducted, flood hazards are undetermined but possible. Not an SFHA.

Multiple Flood Zones Note: Property I.D.'s research is done for the entire lot. Flood hazard zones do not follow property boundaries, therefore it is possible for your property to be located in more than one zone. In these cases, the report will reflect multiple flood zones. Federally mandated flood insurance is required if any portion of the structure(s) is in a special flood hazard area. To determine your property's flood insurance requirements, please check with your lender or insurance agent.

FLOOD HAZARD ZONES

(continued)

Note: The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) as modified by the Homeowner Flood Insurance Affordability Act of 2014 may cause flood insurance premium rates to increase. Homeowners and business owners are encouraged to learn their flood risk and talk to their insurance agent regarding flood insurance. Insurance companies may require an elevation certificate to offer flood insurance for properties located in Special Flood Hazard Areas (SFHA). A property's seller, builder or developer may have a copy of the elevation certificate, or it may be recorded with a property's deed. The Community Floodplain Manager at the local city or county government office may also have a copy of the elevation certificate. If an elevation certificate is not available, one can be completed with an on-site inspection by a land surveyor, engineer, or architect legally authorized to certify elevation information. For further information on BW-12, go to http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12_qa_04_2013.pdf. For further information on Elevation Certificates, see https://propertyid.com/content/pdf/FEMA_ElevationCertificateFactSheet_Apr2015.pdf.

DAM FAILURE INUNDATION

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of specific maps or information from the Office of Emergency Services, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A DESIGNATED DAM INUNDATION AREA
(JAMES L. LINEHAN, LEXINGTON)**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA WITH HIGH POTENTIAL FOR
SALT WATER FLOODING FROM FAILURE OF DIKES**

DISCUSSION:

Dam inundation refers to the area(s) downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water. Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake. While the inundation maps outline the extent of damage to life and property that would occur in a worst case scenario, like a complete and sudden dam failure at full capacity, the likelihood of such an event is not disclosed in this report.

In response to Dam Failure Hazards in California, SB 92 and Section 8589.5 of the California Government Code, require dam owners to submit inundation maps to the Department of Water Resources for approval, which will then be used in creation and submittal of Emergency Action Plans to the California Office of Emergency Services. Updated plans and inundation maps must be submitted every 10 years, or sooner under certain conditions.

For more information, please visit the California Department of Water Resources Division of Safety of Dams website at <https://www.water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams>.

FIRE HAZARDS
For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

VERY HIGH FIRE HAZARD ZONE

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection and Santa Clara County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A VERY HIGH FIRE SEVERITY ZONE

DISCUSSION:

In an effort to prepare measures to retard the spread of fires, and reduce the potential intensity of uncontrolled fires that could destroy resources, life, or property, the California Department of Forestry and Fire Protection identifies Very High Fire Hazard Severity Zones. These areas are classified as such based upon fuel loading, slope, fire history, weather, and other relevant factors. For an area designated as a very high fire hazard severity zone, vegetation removal or management must be undertaken for fire prevention or suppression purposes. Other measures may be required, such as the maintenance of fire breaks around the property, clearance of brush and other flammable substances, the provision and maintenance of screens on chimneys and stovepipes, and a prescribed fire retardant roof.

WILDLAND FIRE (STATE FIRE RESPONSIBILITY AREA)

Based on PROPERTY I.D.'s research of the current maps issued by the California Department of Forestry and Fire Protection, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED STATE FIRE RESPONSIBILITY AREA

DISCUSSION:

A State Fire Responsibility Area (SRA) is the area where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within incorporated city boundaries or federally owned land.

Pursuant to Assembly Bill X1 29 (ABX1 29), an annual SRA Fire Prevention Benefit Fee is applied to all habitable structures within the SRA. Effective July 1, 2013, the fee was levied at the rate of \$152.33 per habitable structure, to be adjusted annually for inflation. This fee funds fire prevention services in the SRA, such as fuel reduction, defensible space inspections, fire prevention engineering, evacuation planning, fire prevention education, fire hazard mapping, implementation of Fire Plans, and fire-related law enforcement activities. Owners of habitable structures that are also within the boundaries of a local fire protection agency may receive a reduction of \$35 per habitable structure.

With the passing of Assembly Bill 398 (AB 398), the Fire Prevention Fee has been suspended for the 2017-2018 fiscal year, and will remain suspended through January 1, 2031. For the exact text of AB 398, please visit https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398.

FIRE HAZARDS

(continued)

If you have questions regarding the Fire Prevention Fee program, or would like to appeal your SRA determination, please contact the Fire Prevention Fee Service Center at the following address or telephone number:

Fire Prevention Fee Service Center
P.O. Box 2254
Suisun City, CA 94585
1-888-310-6447
<http://www.firepreventionfee.org/>

Note: If the property is located in a State Fire Responsibility area, Seller shall, within the time specified, disclose this fact in writing to Buyer (Public Resources Code Section 4136). Government regulations may impose building restrictions and requirements that may substantially impact and limit construction and any remodeling or improvement.

FIRE HAZARD SEVERITY RATING

Based on PROPERTY I.D.'s research of the maps and information from the California Department of Forestry and Fire Protection, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH A LOW FIRE HAZARD SEVERITY RATING

DISCUSSION:

Fire ratings can be used to estimate the potential for impacts on areas susceptible to fire. Impacts are more likely to occur and/or be of increased severity for the higher rating classes. These fire ratings are modeled based on vegetation fuels, terrain, weather, and fire history. The ratings break-down into four threat classes as follows: *low*, *moderate*, *high*, and *very high*. The fire hazard severity ratings are provided in this report as supplemental information where Very High Fire Hazard Severity Zone and Wildland Fire Zone information, discussed above, do not provide sufficient detail. Additional information regarding the development of fire ratings is available via the CALFire web site at <http://frap.fire.ca.gov/projects/hazard/fhz.php>.

EARTHQUAKE FAULT ZONES

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of maps or data obtained from the State of California in accordance with the Alquist-Priolo Earthquake Fault Zone Act, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

DISCUSSION:

If the Subject Property is partially or wholly within an OFFICIAL EARTHQUAKE FAULT ZONE, it may be subject to (city, county, or state) requirements necessitating geologic study prior to any new or additional construction. When a property is located in this zone, it may not mean that a fault line exists on the property. In certain areas, the zones around the faults being studied are more than one-quarter of a mile wide.

Earthquake Fault Zones are delineated and adopted by the State of California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972 to assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults. Earthquake Fault Zones are areas on both sides of known or suspected active earthquake faults. The State Mining and Geology Board has adopted policies and criteria for implementing the zones..

Based on PROPERTY I.D.'s research of maps or data obtained from the United States Geologic Survey, following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT

Based on PROPERTY I.D.'s research of specific maps and/or information from the California Geologic Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT

SUBJECT PROPERTY IS NOT LOCATED IN A FAULT RUPTURE HAZARD ZONE

Based on PROPERTY I.D.'s research of specific maps or data for the City of San Jose, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1/4 MILE OF A MAPPED FAULT

DISCUSSION:

As a part of long-term planning, localities are required to include mapping of known seismic or other geologic hazards on a local level. Information may vary between jurisdictions, and may include information about all

EARTHQUAKE FAULT ZONES

(continued)

locally-known seismic hazard zones, including an area's susceptibility to strong ground shaking, liquefaction, landslides or other ground failure.

The absence of earthquake activity at a particular location does not necessarily mean that earthquakes will not occur there in the future. Moderate to large earthquakes have often been preceded by or followed by long periods of quiescence. The apparent correlation between seismic activity and mapped faults should confine the areas of higher probability of earthquake occurrence to somewhat restricted zones.

Fault rupture can occur during moderate to large earthquakes and is a function of magnitude and the total length of the fault. Fault rupture accounts for only a small percentage of earthquake damage and may be rapid and sudden, as with a major earthquake, or can occur over an extended period of time.

DEFINITIONS:

For fault disclosures that contain fault activity information, the definitions below describe these activity designations.

Active - "Active" faults are defined as faults that have been active within the last 0 to 11,000 years.

Potentially Active - "Potentially Active" faults are defined as faults that may have been active between 11,000 years and 500,000 years ago.

Conditionally Active - "Conditionally Active" faults are defined as faults that may have had activity 750,000 years ago or uncertain activity.

LANDSLIDE SUSCEPTIBILITY

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on specific maps prepared by the California Geologic Survey (State Seismic Hazard Mapping Act), while the determination(s) below are based on different official maps and/or information.

Based on PROPERTY I.D.'s research of maps and/or information obtained from the United States Geological Survey (USGS), the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A LANDSLIDE AREA

Based on PROPERTY I.D.'s research of specific maps or data for California, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF IDENTIFIED EARTH MOVEMENT

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A LANDSLIDE HAZARD ZONE

DISCUSSION:

Landslides and other ground failures may occur during earthquakes, triggered by the strain induced in soil and rock by the ground shaking vibrations, and during non-earthquake conditions, most frequently during the rainy season. Both natural and man-made factors contribute to these slope failures.

Although landslides due to slope failure are most frequent in "wet years" with above-average rainfall, they can occur at any time. The presence or absence of deep-rooted vegetation; surface and subsurface drainage conditions; thickness and engineering characteristics of soils and underlying weathered, partially-decomposed rock; orientation of bedding or locally-high rainfall can all affect slope stability.

The influence of bedrock lithology, steepness of slope, and rates of erosion, at the very least, must all be considered to generate an accurate susceptibility map. Any slope can be rendered unstable by construction activities and almost any unstable slope can also be mitigated by accepted geotechnical methods.

LIQUEFACTION SUSCEPTIBILITY

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on maps prepared by the California Geologic Survey in accordance with the State Seismic Hazard Mapping Act, while the determinations below are based on official maps prepared for another mapping program.

Based on PROPERTY I.D.'s research of the current maps issued by the United States Geological Survey (USGS), the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH MODERATE LIQUEFACTION SUSCEPTIBILITY

Based on PROPERTY I.D.'s research of specific maps or data for the Bay Area, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA OF MODERATE LIQUEFACTION POTENTIAL

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN A LIQUEFACTION HAZARD ZONE

DISCUSSION:

Liquefaction is the sudden loss of soil strength resulting from shaking during an earthquake. The effect on structures and buildings can be devastating, and is a major contributor to urban seismic risk. Areas most susceptible to liquefaction are underlain by non-cohesive soils, such as sand and silt, that are saturated by groundwater typically between 0 and 30 feet below the surface.

Mapped liquefaction areas are those where historic occurrence of liquefaction, or local geological, geotechnical conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Section 2693(c) defines "mitigation" to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.

Note: The map upon which this determination is based may not show all areas that have the potential for liquefaction or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction may not uniformly affect the entire area. Liquefaction zones may also contain areas susceptible to the effects of earthquake induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream banks.

EARTHQUAKE GROUND SHAKING

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of maps and data from the California Integrated Seismic Network (CISN), the following determinations are made:

SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS

MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS

- IV. Light Shaking, Minimal Damage:** Hanging objects swing, vibration like heavy trucks passing, windows and doors rattle
- V. Moderate Shaking, Minimal Damage:** Pictures move, liquids disturbed, sleepers awakened
- VI. Strong Shaking, Nonstructural Damage:** Objects fall, felt by all, pictures may fall off walls, shrubbery shakes
- VII. Very Strong Shaking, Moderate Damage:** Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings
- VIII. Severe Shaking, Moderate-Heavy Damage:** Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations
- IX. Violent Shaking, Heavy Damage:** Potential collapse of masonry buildings, many home shifted off foundations, frames racked, underground pipes broken

Based on PROPERTY I.D.'s research of maps and data from the Association of Bay Area Governments (ABAG), the following determinations are made:

SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VIII) IN POTENTIAL EARTHQUAKE SCENARIOS

ABAG: MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS*

- V. Light Shaking, Minimal Damage:** Pictures move, liquids disturbed, sleepers awakened
- VI. Moderate Shaking, Minimal Damage:** Objects fall, felt by all, pictures may fall off walls, shrubbery shakes
- VII. Strong Shaking, Nonstructural Damage:** Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings
- VIII. Very Strong Shaking, Moderate Damage:** Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations
- IX. Violent Shaking, Heavy Damage:** Potential collapse of masonry buildings, homes can shift off foundations, frames damaged, underground pipes broken

EARTHQUAKE GROUND SHAKING

(continued)

X. Very Violent Shaking, Extreme Damage: Most masonry and frame structures destroyed, some bridges destroyed, serious damage to dams and dikes, large landslides occur

(*Note: These descriptions of shaking and damage levels are specific to the ABAG Groundshaking disclosure, they should not be applied generally to the MMI)

DISCUSSION:

Ground Shaking studies provide a prediction of what may happen in future earthquakes, including what kind of damage can occur and what types of soils will have problems. As a prediction, the information from Ground Shaking studies provide a generalized view of what can occur during a large earthquake, but specific damage to specific buildings cannot be predicted. Loose, soft, recently deposited soils are the most susceptible to ground shaking amplification, and other hazards associated with seismic activity.

Ground shaking hazards exist throughout California. The potential damages in strong earthquake scenarios range from minimal to extreme, with corresponding shaking severity ranging from very weak to very violent. Seismologists modeled various ground shaking scenarios for active faults to highlight the hazards shaking can present in a strong earthquake.

For further information about the CISN: <http://www.cisn.org/> and <http://www.cisn.org/shakemap/sc/shake/about.html>

For further Information about the ABAG Earthquake and Hazards Program: <http://resilience.abag.ca.gov/earthquakes/>

SOIL HAZARDS
For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

SUBSIDENCE

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA WITH HIGH POTENTIAL FOR COMPRESSIBLE SOILS AND DIFFERENTIAL SETTLEMENT

DISCUSSION:

Subsidence is the gradual settling or sinking of the earth's surface with little or no horizontal motion due to the loss of solids or liquids from the subsurface. The compaction of alluvium and settling of the land surface is a process that occurs over several years, except when prompted by seismic shaking. Subsidence can cause property damage and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used. Structures may experience more hairline cracks in the walls and slabs. Inundation or flooding may also be a secondary effect of subsidence.

In Santa Clara County Compressible Soils are an officially recognized Geologic Hazard Zone (GHZ.) In those areas, local ordinances require that the owner/applicant submit a geologic report (prepared and signed by a Certified Engineering Geologist [CEG]) for review by the County Geologist prior to approval of certain applications for construction.

GEOTECHNICAL HAZARD ZONES

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of the current maps obtained for the City of San Jose, the following determination is made

SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL GEOLOGIC HAZARD STUDY AREA AS DESIGNATED BY THE CITY OF SAN JOSE

DISCUSSION:

Because of the geology, certain areas may be particularly prone to geotechnical hazards. Geotechnical Hazard Zones identifying the types of hazards and the risk levels have been identified in this area.

A Special Geologic Hazard Zone has been defined as an area with a very high landslide susceptibility, high or moderate/high landslide susceptibility and may include, but is not limited to, fault ruptures, mudslides and rock falls, ground failure due to earthquake shaking and creeping soil.

GROUNDWATER

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of specific maps or data from the California Department of Water Resources, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN A CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM MEDIUM PRIORITY GROUNDWATER BASIN

DISCUSSION:

The Sustainable Groundwater Management Act (SGMA), signed into law on September 16, 2014, is a package of three bills (AB 1739, SB 1168, and SB 1319) that provides local agencies with a framework for managing groundwater basins in a sustainable manner. Recognizing that groundwater is most effectively managed at the local level, the SGMA empowers local agencies to achieve sustainability within 20 years. As part of this process, the Department of Water Resources (DWR), via the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, has identified and prioritized groundwater basins throughout the state. Based on the priority designation, local agencies may form Groundwater Sustainability Agencies (GSAs), tasked with developing Groundwater Sustainability Plans (GSPs) within a certain time frame. The SGMA requires GSAs in high and medium priority basins to develop GSPs, while GSAs in low and very low priority basins are encouraged, but not required, to do so. With the adoption of these plans, potential changes to local groundwater management practices may affect your property. Any concerns should be directed to your local Planning Department, Groundwater Management Agency, and other related agencies.

Further information on the SGMA can be found at the following sites:

http://www.waterboards.ca.gov/water_issues/programs/gmp/docs/sgma/sgma_brochure_jan2015.pdf

<http://www.water.ca.gov/cagroundwater/legislation.cfm>

http://www.waterboards.ca.gov/water_issues/programs/gmp/sgma.shtml

NATURALLY OCCURRING ASBESTOS

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of current maps and/or information issued by the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS

DISCUSSION:

Natural asbestos commonly occurs in association with altered ultramafic rocks, including serpentinite or serpentine - the California state rock. State and federal officials consider all types of asbestos to be hazardous because asbestos is a known carcinogen. Wind and water can carry asbestos fibers, and certain human activities such as mining, grading, quarrying operations, construction or driving over unpaved roads or driving on a road paved in part with asbestos-bearing rock, can release dust containing asbestos fibers. As with any other potential environmental hazard, it is recommended that Buyers fully investigate and satisfy themselves as to the existence of exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity or any serpentine-surfaced roads within the vicinity of the Property and the hazards, if any, posed thereby. That investigation should include consulting with appropriate expert(s) who can identify and test any exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity to determine whether it may present a health risk to Buyers. Buyers are encouraged to review all relevant information resulting from these studies and other information pertaining to the risk of exposure to harmful forms of naturally occurring asbestos fibers prior to removing their inspection contingency. Exposure to asbestos may create a significant health risk, and the presence of asbestos-bearing minerals may result in restrictions on the use or development of the Property. You should consider the potential risks associated with the Property before you complete your purchase and determine whether they are acceptable to you.

RADON GAS POTENTIAL

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of specific maps or data obtained from the U.S. Environmental Protection Agency, the following determination is made:

THE ENTIRE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED IS DESIGNATED AS A ZONE 2 FOR RADON GAS POTENTIAL

DEFINITION:

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)

DISCUSSION:

Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead.

Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings can act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas can rise into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses. In most cases, radon entering a building through water is a small risk compared with radon entering a building from the soil. In a small number of homes, the building materials can give off radon, although building materials alone rarely cause radon problems. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

The U.S. Environmental Protection Agency's (EPA) action level for indoor radon levels is 4 pCi/L, at which homes should be fixed. Even at lower levels Radon can still be dangerous, so the EPA recommends homeowners consider fixing their homes when the radon levels are between 2 pCi/L and 4 pCi/L.

The only way to determine radon levels for a specific property is by testing. For further information about radon testing and mitigation, contact the California Department of Health Services at <http://www.cdph.ca.gov/HealthInfo/environhealth/Pages/Radon.aspx>, The National Environmental Health Association (NEHA) at <http://www.neha.org>, and the National Environmental Radon Safety Board (NRSB) at <http://www.nrsb.org>.

PROTECTED SPECIES / HABITATS

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of the current maps and/or information obtained from federal, state, county, or local habitat conservation departments, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS, INCLUDING THE FOLLOWING:

- SANTA CLARA VALLEY NCCP/HCP

Based on PROPERTY I.D.'s research of the California Natural Diversity Database (CNDDDB), the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED, INCLUDING THE FOLLOWING:

- AMERICAN PEREGRINE FALCON (DELISTED)
- CALIFORNIA TIGER SALAMANDER (THREATENED)
- CONGDON'S TARPLANT
- CROTCH BUMBLE BEE
- HOARY BAT
- NORTHERN CALIFORNIA LEGLESS LIZARD
- OBSCURE BUMBLE BEE
- ROBUST SPINEFLOWER (ENDANGERED)
- WESTERN BUMBLE BEE
- YELLOW RAIL

DISCUSSION:

The species and/or habitat(s) listed above, if any, represent rare, sensitive, threatened, endangered, or special status plants, animals, natural communities, or habitats. Some of the species listed may not currently be considered endangered, threatened, sensitive, or protected, at the time of the report, but do have the potential of receiving an upgraded status.

Landowners with property in conservation areas may be subject to development fees at the time a grading permit is obtained, and/or may be required to secure a habitat assessment conducted by a biologist or specialist approved by the United States Fish and Wildlife Service, and/or the California Department of Fish and Wildlife, and/or the local jurisdiction habitat conservation department. Fee revenues are generally expended for land acquisition, biologic research and other conservation and mitigation activities necessary to help implement the applicable species habitat conservation plans. A habitat assessment involves a field survey to ascertain the actual presence of the particular species upon the Subject Property. These habitat preservation measures may also limit the landowner's ability to develop the property. Affected landowners should check the applicable jurisdiction's ordinances, mitigation fees, and local planning jurisdictions.

PROTECTED SPECIES / HABITATS

(continued)

The CNDDDB provides location and natural history information on special status plants, animals, and natural communities to the public, government agencies, and conservation organizations. The data can help drive conservation decisions, aid in environmental review of projects, and provide baseline data helpful in recovering endangered species. Although proximity to a CNDDDB identified historic species and/or habitat sighting does not necessarily impact the landowner(s) directly, homeowners and buyers may wish to check applicable ordinances, mitigation fees, and local planning jurisdictions.

Contact information for your Department of Fish and Wildlife Regional Office can be found at

<https://www.wildlife.ca.gov/Regions>.

Note: A lack of listed species and/or habitats in this report does not necessarily mean that there are no rare species or habitats in this area. Areas that have not been surveyed for rare species will not show results in this report. Land that has not been surveyed for rare plants and animals retains the potential to support rare elements.

VIEWSHED PROTECTION STUDY AREA
For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN# 264-46-172

Based on PROPERTY I.D.'s research of specific maps or data from Santa Clara County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A VIEWSHED PROTECTION STUDY AREA

DISCUSSION:

On August 29, 2006, the Santa Clara County Board of Supervisors voted unanimously to adopt the draft general plan policy revisions, zoning ordinance amendments, and rezoning for the Viewshed Protection Study, following staff recommendations. The project includes a new section of the Growth & Development Chapter for Rural Unincorporated Area Issues & Policies to better address topics such as visual impacts of hillside development, use of Design Review zoning districts, grading approvals, development on slopes of 30% or more, and ridgeline development issues. Parcels within the Viewshed Protection Study Area may be subject to special development guidelines, and their status as such should be verified with the Santa Clara County Planning Office. For further information, go to <http://www.sccgov.org> and search "Viewshed Study".

NOTICE OF DUCT SEALING REQUIREMENTS

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of the official climate zone maps issued by the California Energy Commission, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN A ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS

DISCUSSION:

The California Energy Commission's ("CEC") duct sealing requirements, applicable to all climate zones in California per California Code of Regulations, Title 24, are in effect for all residential and non-residential properties. If a central air conditioner or furnace is installed or replaced, mandatory duct system sealing and leakage testing is required. Alterations and additions to ducted systems in existing buildings in all climate zones are also required to comply with applicable maximum leakage criteria. If significant leakage is found, repairs may be required to seal the ducts, with additional testing required to confirm the work was done properly. It is strongly recommended that all of this work be done by licensed contractors who should obtain all required permits. These current duct sealing requirements may impact a Seller's disclosure obligations and/or any negotiations between principals regarding replacing heating, ventilating and air conditions (HVAC) systems. These requirements may increase the costs associated with replacing or installing an HVAC system. Current information regarding these standards can be found at <http://energy.ca.gov/title24/2016standards/index.html>.

14 SEER - Seasonal Energy Efficiency Ratio is the Federal Government's minimum standard efficiency rating in California for heating, ventilating, air conditioning, and heat pumps. The US Department of Energy requires central air conditioners and heat pumps to meet an efficiency rating of 14 SEER. For further information contact the California Energy Commission at 800-772-3300.

Note: Property I.D. cannot determine the condition, required testing, or sealing needed for the HVAC system of the Subject Property, nor can Property I.D. verify any information provided about the condition of the HVAC system.

AIRPORT PROXIMITY
For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of specific maps or data obtained from local land use commissions, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AIRPORT INFLUENCE AREA

Based on PROPERTY I.D.'s research of specific maps or data for the Federal Aviation Administration (FAA) and the U.S. Department of Transportation, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 2 MILES OF AN FAA APPROVED LANDING FACILITY

DISCUSSION:

NOTICE OF AIRPORT IN VICINITY - Pursuant to Section 1103.4 of the Civil Code: If the above-referenced property is located in the vicinity of an airport, within what is known as an Airport Influence Area, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations, such as noise, vibration, or odors. Per the California Code of Regulations Section 5006, the level of noise acceptable to a reasonable person residing in the vicinity of an airport is established as a community noise equivalent level (CNEL) value of 65 dB. This criterion level has been chosen for reasonable persons residing in urban residential areas where houses are of typical California construction and may have windows partially open. 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.

Note: In some instances the location of an airport facility's property line was not made available by the FAA. In those cases the FAA-designated central point of the facility was used as the center for the two mile proximity determination.

MILITARY ORDNANCE AND DEFENSE SITES
For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

FUDS PROGRAM SITES

Based on PROPERTY I.D.'s research of specific maps and information issued by the U.S. Army Corps of Engineers from the Defense Environmental Restoration Program Annual Report to Congress, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A FORMERLY USED DEFENSE SITE

DISCUSSION:

The Defense Environmental Restoration Program-Formerly Used Defense Site Program (DERP-FUDS) was established in 1984 by the United States Army with the mission to protect human health and safety, the environment, and natural resources by removing hazardous material from the environment. The FUDS Program is responsible for all properties that were formerly owned by, leased to, or otherwise possessed by the United States under the jurisdiction of the Department of Defense prior to October 1986, and is executed by the U.S. Army Corps of Engineers. The type of cleanup required, if any, varies from property to property and could include: removal of hazardous, toxic and radioactive waste, ordnance and explosives waste, building demolition and/or debris removal.

For more information, please see:

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

MILITARY ORDNANCE AND DEFENSE SITES

(continued)

ADDITIONAL MILITARY SITES

Based on PROPERTY I.D.'s research of specific maps or information issued by the U.S. Army Corps of Engineers in conjunction with the Department of Defense, individual base cleanup organizations, and local sources, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF A MILITARY SITE, INCLUDING THE FOLLOWING:

- **GENERAL ENGINEERING [AND] DRYDOCK COMPANY (FUDS NO: J09CA0060)**

DISCUSSION:

Former and current military sites exist throughout the country in various stages of use, closure, and cleanup. While some of these military sites are included in the FUDS program, those owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Department of Defense after October 1986, are not eligible for inclusion in the FUDS program. These sites include but are not limited to sites where environmental cleanup has been completed such as previous FUDS program sites, or those that have been closed or realigned as part of the Base Realignment and Closure (BRAC) process.

For more information, please see:

<http://www.defense.gov/brac/>

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

Note: The Military sites and their boundaries used in making these determinations are based on data made available at the source's discretion, and may be incomplete from the source. Certain sections of a site may be disclosed with other sections left out by the source. Some active military sites and bases may not be disclosed herein based on the discretion of the source.

AREAS OF INDUSTRIAL / COMMERCIAL USE

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

LAND USE AND PLANNING

Based on PROPERTY I.D.'s research of specific maps or data for the Bay Area, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN ¼ MILE OF AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE (LIGHT INDUSTRIAL, OFFICE, RETAIL AND WHOLESALE, POST OFFICES, UNSPECIFIED COMMERCIAL AND SERVICES)

Based on PROPERTY I.D.'s research of specific maps or data for the City of San Jose, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN ¼ MILE OF AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE:

- **MIXED USE NEIGHBORHOOD**
- **NEIGHBORHOOD/COMMUNITY COMMERCIAL**

ZONING

Based on PROPERTY I.D.'s research of specific maps or data for the City of San Jose, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN ¼ MILE OF AN INDUSTRIAL AND/OR COMMERCIAL USE ZONE:

- **COMMERCIAL PEDESTRIAN**
- **NEIGHBORHOOD COMMERCIAL**

DISCUSSION:

Industrial or commercial use zones or districts may be established by cities and/or counties wherein certain manufacturing, commercial or airport uses are expressly permitted.

Pursuant to Section 1102.17 of the Civil Code, the seller of residential real property subject to this article who has actual knowledge that the property is affected by, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, which allows manufacturing, commercial or airport uses in zones that have been established under authority of law for those uses, shall give written notice of that knowledge as soon as practicable before transfer of title.

The existence of various conditions such as traffic, noise, odors, pollution, obstructed views, and other such conditions that are reasonable and necessary in Industrial Use Zones, cannot be enjoined or restrained, nor shall such use be deemed a nuisance as outlined in Section 731a of the Code of Civil Procedure.

Note: The composition of Planned Developments may not be finalized and may eventually include areas of commercial or industrial use. For more information about a Planned Development in your area, contact the local planning department.

AREAS OF INDUSTRIAL / COMMERCIAL USE

(continued)

Note: Where not specifically identified, determinations may be based on maps or data made for Land Use and Planning purposes, and may not reflect all local zoning. Zoning changes occur often. This report should not be relied upon to provide any specific determination of the current zoning or allowed activities on or near the the Subject Property.

HISTORICAL SIGNIFICANCE NOTICE

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, national, state, and local agencies have developed review processes for properties with historical significance. While the review process varies based on jurisdiction, a property deemed to be of historical significance may be subject to special rules, regulations, or building codes that could affect your ability to alter or improve said property.

While Property I.D. has not discovered if the subject property has any historical significance, and has no duty to do so, it is important to be aware that properties that contain older structures may have some historical significance, and you should contact your local Planning and/or Building Department(s) to confirm how your property may be affected, especially if any improvements are to be made.

For more information on historical sites in general, please visit the following:

National Register of Historic Places: <https://www.nps.gov/nr/index.htm>

CA Register of Historical Resources: http://ohp.parks.ca.gov/?page_id=21238

CA Points of Historical Interest: http://ohp.parks.ca.gov/?page_id=21750

NOTICE OF MINING OPERATIONS

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation (DMR) at the Department of Conservation, pursuant to Section 2207 of the Public Resources Code, the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF MINING OPERATIONS

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation's Abandoned Mine Lands Unit, the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF ABANDONED MINING OPERATIONS

Based on PROPERTY I.D.'s research of specific maps or data from the United States Geological Survey (USGS), the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MINE SITE IDENTIFIED BY THE U.S. GEOLOGIC SURVEY

DISCUSSION:

If 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, then 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.

Mines have been dug and abandoned throughout the State of California. The result is that in the state there are tens of thousands of active and abandoned mines, many unmapped, that can pose inconveniences resulting from mining operations and potential safety, health, and environmental hazards. Sites can possess serious physical safety hazards, such as open shafts or tunnels, and many mines have the potential to contaminate surface water, groundwater.

Further information is available from the following:

Division of Mines and Reclamation: <http://www.conservation.ca.gov/dmr>

Division of Mines and Reclamation, Abandoned Mine Lands Unit: http://www.conservation.ca.gov/dmr/abandoned_mine_lands

U.S. Geological Survey: <http://minerals.usgs.gov>.

OIL AND GAS WELL PROXIMITY
For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of specific maps or data from the California Dept. of Conservation, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ADMINISTRATIVE BOUNDARY OF AN OIL AND GAS FIELD

SUBJECT PROPERTY IS NOT LOCATED WITHIN 500FT OF AN IDENTIFIED OIL OR GAS WELL, ACTIVE OR ABANDONED

DISCUSSION:

Abandoned oil and gas wells dot the landscape of California. Identified wells have been mapped and are monitored by the California Department of Conservation; and are generally regulated by State and Local agencies. While abandoned wells that are properly capped and monitored present a low hazard risk, improper capping or plugging of abandoned wells can lead to a variety of problems. Improperly capped wells can release noxious chemicals into the air, or allow chemicals to leach into groundwater. Abandoned oil and gas wells are prone to buildup of methane gas which can create an explosion hazard if not properly monitored and cleaned. Improperly capped wells can lead to sinkhole development. Wells can pose a serious threat to the safety of humans, especially children, and to animals. Administrative field boundaries roughly outline the areal extent of an oil or gas field. Questions of jurisdiction and responsibility in regards to capping and maintenance of abandoned wells may exist.

For more information regarding abandoned oil and gas wells in California, contact the following agencies: State of California Dept. of Conservation - Oil, Gas, and Geothermal Division at <http://www.conservation.ca.gov/dog/Pages/Index.aspx>; California Environmental Protection Agency <http://www.calepa.ca.gov>

Note: This hazard determination only identifies properties in proximity to abandoned wells that have been mapped by the California Department of Conservation. Unmapped abandoned wells that are not identified in this disclosure could exist on or near the Subject Property. Unmapped and unidentified wells can pose a greater risk to health and safety as they are not monitored and may not have received the appropriate mitigation measures.

PERCHLORATE CONTAMINATION
For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A PERCHLORATE STUDY AREA

DISCUSSION:

Perchlorate is both a natural and man-made salt that is used as an oxidizer and used in the production of highway flares, rocket fuel, air bag inflators, matches, fireworks, dyes, lubricating oils, electroplating and medical specialty tests.

The extent of the contamination and the potential hazards to the health of residents in the perchlorate study area is the subject of ongoing investigation, but it is considered to have adverse health effects and water suspected to contain perchlorate should be avoided for drinking and cooking. Conventional water treatment methods, such as carbon filters, air stripping, household water filters, chlorination, aeration and boiling are not effective in removing perchlorate. However, reverse osmosis, distillation and specialized ion exchange resins can be successful in removing perchlorate.

The investigation area is bounded approximately by Tennant Avenue on the north, Masten Avenue on the south, Center Avenue on the east and Monterey Highway on the west. You should consider using bottled water if you obtain your drinking water from a well in the investigation area until the investigation is complete. The water district has an unlimited supply of bottled water for residents in the investigation area who have contacted the Perchlorate Hotline at 408-265-2607 Ext. 2649 to schedule a well test. For further information go to www.valleywater.org, or call the Perchlorate Hotline.

NOTICE OF RIGHT TO FARM
For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN ONE MILE OF AN OFFICIALLY DESIGNATED AREA OF AGRICULTURAL ACTIVITY

The following notice applies to properties located within one mile of agricultural activity.

NOTICE:

This property is located within one mile of 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.

SANTA CLARA COUNTY RIGHT TO FARM NOTICE

REAL ESTATE TRANSFER DISCLOSURE

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX, APN: 264-46-172. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NUMBER NS-300.705, § 3 OF THE COUNTY CODE AS OF JANUARY 14, 2003. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPLE(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I

SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, perspective buyers may rely upon 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 transaction 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 AS REQUIRED BY THE COUNTY OF SANTA CLARA AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

THE COUNTY OF SANTA CLARA RECOGNIZES AND SUPPORTS THE RIGHT TO FARM AGRICULTURAL LANDS AND PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE COUNTY. If the subject property is adjacent to or near property used for agricultural operations or on agricultural lands, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Santa Clara County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be a nuisance if such operations are consistent with accepted customs and standards. Santa Clara County has established a Grievance Committee to assist in the resolution of any disputes which might arise between residents of this County regarding agricultural operations. If you have any questions concerning this policy or the Grievance Committee, please contact the Santa Clara County Department of Agriculture and Resource Management.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller* _____ Date _____

Seller* _____ Date _____

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller* _____ Date _____ Buyer* _____ Date _____

Seller* _____ Date _____ Buyer* _____ Date _____

Agent (Broker) Representing Seller* _____ Date _____

By (Associate Licensee or Broker)* _____ Date _____

Agent (Broker) Representing Buyer* _____ Date _____

By (Associate Licensee or Broker)* _____ Date _____

Present A.P. No. _____

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT WITH YOUR ATTORNEY.

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

LAND CONSERVATION DETERMINATION

For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on PROPERTY I.D.'s research of specific maps or data for the California Department of Conservation, Division of Land Resource Protection and in conjunction with local county agencies, the following determination is made:

SUBJECT PROPERTY IS NOT / WAS NOT LOCATED IN LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED

DISCUSSION:

The Williamson Act was passed by the California Legislature in 1965 to preserve agricultural and open space lands in Agricultural Preserves by discouraging premature and unnecessary conversion to urban uses. The term "Agricultural Preserve" is an area for which a city or county will enter into contracts with landowners to devote land to agricultural or open-space uses, pursuant to the California Land Conservation (Williamson) Act. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the Preserve is maintained for agricultural or open space use.

The Williamson Act authorizes local governments and property owners to (voluntarily) enter into 10-year rolling term contracts to commit land to specified uses. In return, restricted parcels may be assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value. However, a Williamson Act contract on the property does not by itself necessarily guarantee that the property will be assessed at a reduced value for property tax purposes. A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner. A landowner's failure to meet the conditions of the contract may be considered a breach of the contract, which will allow the local government to sue the landowner and/or not renew the contract.

Additionally, if the Subject Property is located at or near Agricultural Preserves, inconvenience or discomfort may arise from the use of the land for agricultural activity or processing activity in a manner consistent with proper and accepted customs and standards. Agricultural activity, operation, or facility, or appurtenances thereof shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market. Agricultural processing activity, operation, facility, or appurtenances thereof includes, but is not limited to, the canning or freezing of agricultural products, the processing of dairy products, the production and bottling of beer and wine, the processing of meat and egg products, the drying of fruits and grains, the packaging and cooling of fruits and vegetables, and the storage or warehousing of any agricultural products, and includes processing for wholesale or retail markets of agricultural products.

PROPERTY TAX RECORDS
For
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX
APN 264-46-172

Based on Property I.D.'s research of available tax records from Santa Clara County the following determinations are made:

Tax Totals for the 2017-2018 tax year:

Variable (Ad Valorem) Tax Rate:	1.195660%
Variable (Ad Valorem) Tax Total:	\$8,357.64
Direct Assessment Total:	\$1,198.48
Annual Tax Total:*	\$9,556.12

*The Annual Tax Total amount represents the total property tax fees on the subject property as billed at the beginning of the listed tax year. The levies and amounts listed in this report are based on the levies and property valuation on record at the beginning of the listed tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. (Property I.D. reserves the right to update these records during the course of the tax year, at Property I.D.'s discretion.)

NOTE: The taxes listed are for the tax year shown above. The amounts and levies are subject to change pursuant to the purchase price of the property, changes to the assessed value, or changes in the tax rolls. Supplemental tax bills and penalty fees are not included in this report. To see an estimate of the future taxes based on purchase price, please see the Property I.D. Tax Estimator at <https://propertyid.com/tax-estimator?apn=264-46-172&county=SANTA+CLARA>.

Mello-Roos Community Facilities District Levies - Details

Notice of Special Tax

SUBJECT PROPERTY DOES NOT CURRENTLY HAVE MELLO-ROOS TAXES LEVIED AGAINST IT

The **Mello-Roos** Community Facilities District Act, enacted in 1982, allows local governments to create tax districts to finance infrastructure, services, and public facilities such as sewers, parks, electrical upgrades, etc. Establishing a Mello-Roos tax requires a 2/3 majority vote. The electors in a Mello-Roos vote consist of the registered voters in the new tax district, provided the district contains at least 12 registered voters. Otherwise, the qualified electors are the land owners within the district, with each land owner entitled to one or more voters based on the amount of land owned within the district. In some cases, there may be a single owner or developer voting.

Note: By voter approval new Mello-Roos taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

Special Assessment and 1915 Bond Act Levies - Details

Notice of Special Assessment

SUBJECT PROPERTY IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT

Special Assessments are taxes levied against parcels for public projects in which the amount of the charge is based on the benefit of the project to the parcel. Assessments based on the 1915 Bond Act are among special assessments, and are generally used to fund public improvement projects such as streets and sewer systems.

Note: By voter approval new Special Assessment taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

Code	Description	Contact	Phone	Amount
800	SJ SEWER SANI/STORM	MARITA DELEON-RUIZ	(408)535-3876	\$549.36
804	SJ CURRENT GARBAGE SERV	CITY OF SAN JOSE CUSTOMER SERVICE	(408)535-3500	\$398.28
780	SJ USD MEAS Y 2016	SJUSD	(408)535-6444	\$72.00
728	SCVWD SAFE, CLEAN WATER	SANTA CLARA VALLEY WATER DIST	(408)265-2607X281 0	\$63.12
802	SJ LIBRARY ASSMT.	LYNN HARRIS	(408)808-2153	\$33.24
991	SCCOSA MEASURE Q	SCI CONSULTING GROUP	(800)273-5167	\$24.00
882	SCVWD FLOOD ASSMT, CENTRAL	SPECIAL TAX BEN. ASSMT HOTLINE	(408)265-2607X281	\$21.04
980	SFBRA MEASURE AA	SFBRA	(888)508-8157	\$12.00
990	SCCOSA ASMT DIST 1	JEANETTE HYNSON	(800)273-5167X105	\$12.00
848	MOSQUITO ASMT #2	JEANETTE HYNSON	(800)273-5167	\$8.36
847	S.C. COUNTY - VECTOR CONTROL DIST	JEANETTE HYNSON	(800)273-5167	\$5.08

Property Value Adjusted (Ad Valorem) Levies - Details

SUBJECT PROPERTY IS SUBJECT TO AD VALOREM TAXES

Ad Valorem taxes, also known as "Rate-Based Taxes" are charges calculated as a percentage of the total value of real property, including improvement and land values as determined by the county assessor. California's standard 1% property tax is included among these rate based taxes.

Note: By voter approval new Ad Valorem taxes may be levied against this property in the future.

Code	Description	Contact	Phone	Rate	Amount
1	PROP 13 STANDARD 1% TAX	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	1%	\$6989.98 *
11677	SAN JOSE UNIF 2002	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0433%	\$302.67 *
20	CO RETIREMENT LEVY	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0388%	\$271.21 *

Code	Description	Contact	Phone	Rate	Amount
11678	SAN JOSE UNIF 2012	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0239%	\$167.06 *
12582	SAN JOSE CITY G O BONDS	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0186%	\$130.01 *
11913	SAN JOSE-EVERGREEN CCD 2016	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0182%	\$127.22 *
105	CO. HOUSING BOND 2016	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.01266%	\$88.49 *
100	VMC 2008	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0082%	\$57.32 *
11910	SJ-EVERGREEN COLL 1998	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0079%	\$55.22 *
11912	SJ-EVERGREEN COLL 2010	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0071%	\$49.63 *
11911	SAN JOSE COLL 2004	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0068%	\$47.53 *
77001	SCVWD-STATE WATER PROJ	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0062%	\$43.34 *
11675	SAN JOSE UNIFIED SCH BOND NO 5	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.004%	\$27.96 *

* This amount represents the fees based on the property valuation as listed in the identified tax records as of the beginning of the identified tax year. This amount is subject to change pursuant to the purchase price of the property and/or changes to the assessed value and does not include supplemental tax bills. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

DISCUSSION:

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. If this property is within the above-named assessment district(s), the assessment district(s) issued bonds to finance the acquisition or construction of the certain public improvements that are of direct and special benefit to property within the assessment districts. The bonds will be repaid from annual assessment installments on the property within the assessment districts. If this property is subject to annual assessment installments, the assessment districts will appear on the property tax bills, in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. Assessment installments will be collected each year until the assessment bonds are repaid. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. By signing the NHDS and Disclosure Report Receipt, Buyer(s) ACKNOWLEDGE THAT BUYER(S) HAVE RECEIVED A COPY OF THIS NOTICE. BUYER(S) UNDERSTAND THAT BUYER(S) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY. This disclosure notice is made pursuant to Government Code Sections 53340.2, 53754 and Civil Code Section 1102.6b and satisfies the 1915 Bond and Special Assessment disclosure requirements.

Note: The applicable county tax assessor/collector and Property I.D. update their Tax Assessment information yearly or quarterly. Only Assessments that were levied against properties at the time Property I.D. obtained the tax records are disclosed. This information is subject to change and Property I.D. is not responsible for any changes that may occur. No study of the public records was made by Property I.D. to determine the presence of any other tax or assessment. The above explanation of Special Assessments is intended to be general in nature and is not a substitute for a tax bill, title report or title insurance. Detailed information may be available by contacting the agency that administers the Special Assessment. If detailed information is desired, Property I.D. recommends that an appropriate professional consultant be retained.

In some cases (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the entire amount for the main parcel when the individual parcels have not been segregated. In other cases, taxes levied on the main parcel may not show up on bills for the individual units, but paid for via HOA dues or other fees.

NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office.

To see an estimate of the supplemental tax bill based on purchase price, please see the Property I.D. Tax Estimator at <https://propertyid.com/tax-estimator?apn=264-46-172&county=SANTA+CLARA>.

Note: This is a notice to you that the County Assessor will revalue the property and you will be responsible for paying the taxes due according to the reassessed value. It is not a disclosure of actual supplemental property taxes.

GENERAL NOTICE OF TRANSFER FEE DISCLOSURE

Some properties may be affected by transfer fees. In the event that the property being transferred is subject to a transfer fee, the transferor is required to make this disclosure. A transferor may request the title company that issued the preliminary title report to provide copies of the documents for review in order for the transferor to determine if the property being transferred is subject to a transfer fee.

A "transfer fee" is any fee payment requirement imposed within a covenant, condition or restriction (CC&R), contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid upon transfer of the real property.

If the property being transferred is subject to a transfer fee, the transferor shall provide, at the same time as the transfer disclosure statement is provided, an additional disclosure that includes (1) notice that payment of a transfer fee is required upon transfer of the property; (2) the amount of the fee required for the asking price of the real property and a description of how the fee is calculated; (3) notice that the final amount of the fee may be different if the fee is based upon a percentage of the final sale price; (4) the entity to which funds from the fee will be paid; (5) the purpose for which the funds from the fee will be used; (6) the date or circumstances under which the obligation to pay the transfer fee expires, if any.

You may wish to investigate and determine whether the imposition of a transfer fee, if any, is acceptable to you and your intended use of the property before you complete your transaction.

ACCELERATED FORECLOSURE NOTICE

It is extremely important that the real property tax bill be paid on time to prevent accelerated foreclosure. If this property is part of a Mello-Roos District (Community Facilities District), a 1915 Act Assessment District, or certain other special financing districts, it may be subject to accelerated foreclosure. Even though the County must wait five years to foreclose on a property because of delinquent taxes, unpaid Mello-Roos and Assessment districts can begin foreclosure proceedings 150-180 days after one of their tax charges becomes delinquent. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis.

GENERAL NOTICES OF REQUIRED DISCLOSURES

BUILDING ENERGY USE BENCHMARKING AND PUBLIC DISCLOSURE PROGRAM

Assembly Bill 802 (Williams, 2015) directed the California Energy Commission to create a statewide building energy use benchmarking and public disclosure program for buildings larger than 50,000 square feet. The Commission's regulations require building owners to report building characteristic information and energy use data to the Commission by June 1 annually, beginning in 2018 for buildings with no residential utility accounts, and in 2019 for buildings with 17 or more residential utility accounts. Building owners will complete their reporting using ENERGY STAR Portfolio Manager, a free online tool provided by the United States Environmental Protection Agency.

Assembly Bill 802 also requires, effective January 1, 2017, that energy utilities provide building-level energy use data to building owners, owners' agents, and operators upon request for buildings with no residential utility accounts and for buildings with five or more utility accounts.

The Energy Commission will publicly disclose some of the reported information beginning in 2019 for buildings with no residential utility accounts, and 2020 for buildings with residential utility accounts.

Assembly Bill 802, Chapter 590: http://energy.ca.gov/benchmarking/documents/AB_802_chapter_590.pdf

Building Energy Benchmarking Regulations:

http://docketpublic.energy.ca.gov/PublicDocuments/15-OIR-05/TN222916_20180307T143335_California_Benchmarking_Regulations_Final_20180301.pdf

ENERGY STAR Portfolio Manager:

<https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>

For further information, please visit <http://www.energy.ca.gov/benchmarking/>, or contact the CA Energy Commission Benchmarking Hotline at (855) 279-6460, or by email at Erik.Jensen@energy.ca.gov.

You may also contact the U.S. Environmental Protection Agency Energy Star Program for further information on Benchmarking and energy use at <http://www.energystar.gov/buildings/index.cfm> or <http://www.energystar.gov/>

Local Benchmarking and Public Disclosure Programs

The cities of San Francisco, Berkeley, and Los Angeles have local benchmarking and public disclosure programs whose requirements exceed those of the state program. Per the state regulations, a local jurisdiction may request that the Energy Commission provide an exemption from the state reporting requirement for buildings located in the local jurisdiction. If the exemption is approved, the owners of buildings in that jurisdiction may report to the local jurisdiction only, and will not be required to report to the Commission.

GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

METHAMPHETAMINE CONTAMINATION

Methamphetamine use and production are growing throughout the State of California. Properties may be contaminated by hazardous chemicals used or produced in the manufacture of methamphetamine where those chemicals remain and where the contamination has not been remediated. Once the methamphetamine laboratories have been closed, the public may be harmed by the material and residues that remain.

Because the methamphetamine manufacturing process leads to chemical contamination, the Methamphetamine Contaminated Cleanup Act of 2005 requires a property owner to disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by methamphetamine laboratory activity. The owner must also provide the buyer with a copy of the pending order to acknowledge receipt in writing. Property owner(s) must retain a methamphetamine laboratory site remediation firm that is an authorized contractor meeting certain requirements, as defined, to remediate the contamination caused by a methamphetamine laboratory activity. Civil penalties up to \$5,000 can be imposed upon a property owner who does not provide a notice or disclosure required by the act, or upon a person who violates an order issued by the local health officer prohibiting use or occupancy of a property contaminated by a methamphetamine laboratory activity. In addition, local health and law enforcement agencies are required to take specified action, including the filing of a lien against a property for cleanup of the contamination.

Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of methamphetamine contamination and cannot verify the information provided about such contamination by others.

MEGAN'S LAW - SEX OFFENDER DATABASE

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at www.meganslaw.ca.gov. This site provides access to information on persons required to register in California as sex offenders. Specific home addresses are displayed for many offenders in the California communities; as to these persons, the site displays the last registered address reported by the offender. Additional offenders are included on the site with listing by ZIP Code, city, and county. Information on other offenders is not included on this site, but is known to law enforcement personnel.

The California Legislature has created this statewide website to enable the public to secure information regarding the location of registered sex offenders. Anyone who is interested in this information should go on-line at www.meganslaw.ca.gov prior to removing their inspection contingency. Brokers and Property I.D. cannot and will not verify the information provided by the Government. Neither Brokers nor Property I.D. make any representations or guarantees as to the timeliness or accuracy of the information supplied at this website.

ABANDONED WELLS

The Department of Water Resources estimates that there are approximately 750,000 water wells scattered throughout the State of California - some of these wells are abandoned. Wells that have been abandoned pose a serious threat to the safety of humans, especially children, and to animals. Section 24400 of the California Health and Safety Code requires that abandoned excavations be fenced, covered, or filled. In addition, abandoned wells may act as conduits for the contamination of groundwater since inadequately constructed wells provide a physical connection between sources of pollution and useable water.

GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

WELL STIMULATION TREATMENTS NOTICE: HYDRAULIC FRACTURING

Hydraulic fracturing, (also known as hydrofracturing, “fracking”, or “fracing”) is the process of creating small cracks, or fractures, in underground geological formations to allow oil or natural gas to flow into the wellbore and thereby increase production. Prior to initiating hydraulic fracturing, engineers and geologists study and model the physical characteristics of the hydrocarbon bearing rock formations, including the formation permeability, porosity, and thickness. Using this information, the well operator designs the process to keep the resulting fractures within the target formation.

In order to regulate well stimulation treatments such as hydraulic fracturing, California Senate Bill 4 was signed into law on September 20, 2013. On December 30, 2014 the California Office of Administrative Law approved the formal rulemaking process for Well Stimulation Treatment Regulations, which went into effect on July 1, 2015. Senate Bill 4 regulates the entire process from permits to disclosure of chemicals used in fracturing process to closure of the well.

For further information on SB4, Well Stimulation Treatment Locations, and many other issues surrounding well stimulation in California, please see the Division of Oil, Gas & Geothermal Resources Well Stimulation Page at <http://www.conservation.ca.gov/dog/Pages/WST.aspx>.

CARBON MONOXIDE DEVICES

Pursuant to the Carbon Monoxide Poisoning Prevention Act of 2010, carbon monoxide detectors must be installed in every dwelling unit intended for human occupancy. Carbon monoxide is a gas produced when any fuel is burned, such as gas, oil, kerosene, wood, or charcoal. Because it is not possible to see, taste, or smell it, carbon monoxide can kill in minutes at high levels. Carbon monoxide detectors are similar to smoke detectors in that they will signal detection of carbon monoxide in the air. These carbon monoxide detectors should be installed outside of each separate sleeping area in the immediate vicinity of bedrooms, on every level including basements within which fuel fired appliances are installed, and in dwellings that have attached garages.

Links to additional information on carbon monoxide:

U.S. EPA, An Introduction to Indoor Air Quality (IAQ), Basic Information on Pollutants and Sources of Indoor Air Pollution, Carbon Monoxide

<http://www.epa.gov/iaq/co.html>

Center for Disease Control and Prevention (CDC), Carbon Monoxide Poisoning

<http://www.cdc.gov/co>

American Lung Association, Carbon Monoxide Indoors

<http://www.lungusa.org/healthy-air/home/resources/carbon-monoxide-indoors.html>

Consumer Product Safety Commission (CPSC), Carbon Monoxide Questions and Answers

<http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/Carbon-Monoxide-Questions-and-Answers/>

GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

NATURAL GAS AND HAZARDOUS LIQUID PIPELINES

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

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

SoCalGas Natural Gas Pipeline Maps:

<https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map>

PG&E Gas Transmission Line Maps:

<http://www.pge.com/en/safety/systemworks/gas/transmissionpipelines/index.page>

SDG&E Natural Gas Pipeline Maps: <http://regarchive.sdge.com/safety/naturalgas/map.shtml>

This notice is made pursuant to Section 2079.10.5 to the California Civil Code which provides that upon delivery of this notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in this notice regarding gas and hazardous liquid transmission pipelines. The information in this notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations. Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.

GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

WATER CONSERVING PLUMBING FIXTURES

For All Real Estate Sales - Residential and Commercial: On and after January 1, 2017, a seller or transferor of single-family residential real property, multifamily residential real property, or commercial real property shall disclose to a purchaser or transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes non-compliant plumbing fixtures.

For All Single Family Residences: On or before January 1, 2017, all non-compliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

For Commercial and Multifamily Residences: On or before January 1, 2019, all non-compliant plumbing fixtures in multifamily residential real property and commercial real property, as defined, be replaced with water-conserving plumbing fixtures.

For Building Alterations - Single Family Residences: On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, water-conserving plumbing fixtures shall replace other noncompliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

For Building Alterations - Commercial and Multifamily Residences: On and after January 1, 2014, for specified building alterations or improvements to multifamily residential real property and commercial real property, water-conserving plumbing fixtures shall replace other non-compliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

California Civil Code Sections 1101.1 et seq.

CALIFORNIA WATERWAY SETBACK REQUIREMENTS

Creeks and streams are valuable resources providing pollutant removal, drainage, flood control, and necessary riparian habitats important to several species of plants and animals. With the numerous benefits provided by healthy waterways, regulating development near streams and other waterways in order to reduce the environmental impact has become an important part of watershed management throughout the state.

While the State of California provides its own set of regulations regarding development near streams and other protected waterways, several cities and counties have added their own stream protection ordinances to the local general plan or municipal code. It is important to check with your local regulatory agency to see what types of rules and regulations your property may be subject to regarding development, expansion, or even land use in relation to streams and other watershed features on or near your property.

GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

BAY AREA AIR QUALITY MANAGEMENT DISTRICT WOOD BURNING DEVICES NOTICE

The Bay Area Air Quality Management District (BAAQMD), through Regulation 6, Rule 3, regulates wood-burning devices to reduce the amount of smoke and other harmful emissions, and protect the health of Bay Area residents and the environment. The regulation puts in place mandatory requirements on what, when, and how burning may take place within the district, and includes a disclosure requirement, requiring anyone selling, renting, or leasing a property in the Bay Area, to disclose the potential health impacts from air pollution caused from burning wood or any solid fuel as a source of heat.

When wood and other solid fuels are burned, the smoke emitted contains fine particulate air pollution (also known as PM_{2.5}). Because they are so small (about 1/70th the width of a human hair), these tiny particles can pass deep into the lungs, bloodstream, brain, and other vital organs and cells. High levels of fine particulates can cause a wide range of negative long and short-term health effects, including difficulty breathing, asthma, bronchitis, impaired lung development in children, hardening of the arteries, heart attack, stroke, and even premature death for people with heart or lung disease.

Buyers 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. BAAQMD 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.

For further information on Regulation 6, Rule 3, and hazards associated with particulate matter, please visit the following BAAQMD sites:

Full Regulation 6, Rule 3:

<http://www.baaqmd.gov/~media/files/planning-and-research/rules-and-regs/reg-06/rg0603.pdf?la=en>

Regulation 6, Rule 3 FAQ:

<http://www.baaqmd.gov/~media/files/compliance-and-enforcement/wood-burning/faqs-10-1-2015-final-pdf.pdf?la=en>

Information on Wood Smoke:

<http://www.baaqmd.gov/rules-and-compliance/wood-smoke/information-and-data>

Air Quality and Air District Information by County:

<http://www.baaqmd.gov/in-your-community>

COMMERCIAL PROPERTY EARTHQUAKE SAFETY GUIDE

FOR

COMMERCIAL PROPERTIES IN CALIFORNIA

The booklets listed below are prepared by governmental entities and are provided as links in the body of the original email sent by Property I.D. when delivering the report electronically, and as a printed booklet when a hardcopy report delivery is requested with the your NHD order. The booklets contain important information about various topics including radon, mold, lead hazards, environmental hazards, earthquake safety, and energy conservation. You can obtain another copy of these important booklets for free by clicking on the links below, or by going to <https://propertyid.com/downloads>.

California Homeowner's Guide to Earthquake Safety

<http://www.propertyid.com/govbooklets/govbookletsearthquakecomm.pdf>

TERMS AND CONDITIONS

The Report is subject to each of the following Terms and Conditions. Each Recipient (as that term is defined below) of the Report hereby acknowledges and agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such Terms and Conditions. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are hereby incorporated by this reference into the Report. This Report is not an insurance policy.

The following persons or entities are deemed "Recipients" of this Report: (1) the seller of the real property that is the subject of the specific transaction for which this Report was issued; (2) that seller's agent and broker; (3) the buyer of the real property that is the subject of the specific transaction for which this Report was issued; (4) that buyer's agent and broker; and (5) the escrow officer and escrow company handling the specific transaction for which this Report was issued. This Report is for the exclusive use of the Recipients. No person or entity, other than the Recipients, shall be entitled to use or rely on the Report. This Report may not be used, referred to, or relied upon by any person or entity other than the Recipients. No person or entity, other than the Recipients, shall be deemed, treated, or considered to be a beneficiary (intended or otherwise) of this Report. Recipients are obligated to make disclosures that are within their actual knowledge. This Report has been issued in connection with a particular transaction for the sale of the real property described in the Report. The Report may only be used in connection with that particular transaction. If an escrow number has been provided to Property I.D., then this Report may only be used in connection with that particular escrow. The Report may not be used for any other transaction or escrow.

The Report may not be used, for any purpose, if the Recipients have not paid for the Report.

This Report is made for the real property specifically described in the Report (the "Subject Property"). The Subject Property shall not include any property beyond the boundaries of the real property described in the Report. The Subject Property shall not include any structures (whether located on the Subject Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

No determination is made and no opinion is expressed, or intended, by this Report concerning the right, entitlement, or ability to develop or improve the Subject Property. Property I.D. has no information concerning whether the Subject Property can be developed or improved. Property I.D. expresses no opinion or view, and assumes no responsibility, with respect to the development or improvement of the Subject Property.

No determination is made and no opinion is expressed, or intended, by this Report as to title to the Subject Property. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the Subject Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances.

No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Subject Property, including, without limitation, habitability of structures or the Subject Property, suitability of the Subject Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the Subject Property. Property I.D. has not conducted any testing of the Subject Property. Property I.D. has not conducted any physical or visual examination or inspection of the Subject Property. This Report is not a substitute for a physical or visual examination or inspection of the Subject Property. If detailed on-site information regarding geologic, environmental, engineering, planning, or other professional studies is desired, Property I.D. recommends that an appropriate qualified professional consultant be retained.

No determination is made and no opinion is expressed, or intended, by this Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on or under the Subject Property, unless specifically described in the Report.

No determination is made and no opinion is expressed, or intended, by this Report concerning any condition of the Subject Property, unless that condition is specifically described in the Report. The Report is intended to address only those matters expressly described in the text of the Report. The Report is not intended to address any matter (either expressly or impliedly) not specifically described in the text of the Report.

This Report is issued as of the date identified in the Report. Property I.D. shall have no obligation to advise any Recipient of any information learned or obtained after the date of the Report even if such information would modify or otherwise affect the Report. Subsequent to Property I.D.'s acquisition of Government Records, changes may be made to said Government Records and Property I.D. is not responsible for advising the Recipients of any changes. Property I.D. will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, Property I.D. is not liable for any impact on the Subject Property that any change to the Government Records may have.

No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Subject Property. In preparing the Report, Property I.D. has accurately reported on information contained in Government Records. Property I.D. has reviewed and relied upon those Government Records specifically identified and described in the Report. Property I.D. has not reviewed or relied upon any Government Records that are not specifically identified in the Report. Property I.D. also has not reviewed any parcel maps, plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by Property I.D. If any Recipient has a question concerning the specific Government Records reviewed (or not reviewed) by Property I.D., then the Recipients should contact Property I.D.'s Customer Service Department at (800) 920-5603.

Mapped hazard zones may represent generalized hazard information. If the questionable edge of a hazard zone impacts any portion of the Property, the report will reflect that the Property is "IN" the zone. If the Subject Property shares a common area with other properties (examples include condominiums, planned developments, town homes, and mobile homes) and any portion of the common area of the complex in which the Subject Property is located is situated in the specified hazard zone, due to the quality and availability of the parcel boundary information supplied by the county, "IN" may be reported even if the property/unit/lot that is the subject of this report is itself not in the specified hazard zone. If the county's parcel boundaries include only the individual unit's boundaries and do not include common areas for which property owners may also be responsible, hazards that exist only in the common areas may not be reported as "IN". When found in the hazard determination the terms "zone", "area", or "mapped" are words strictly defined as geographic locations delineated by specific boundaries identified in the maps and/or data prepared by the applicable governmental agency.

Property I.D. has relied upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. Property I.D. assumes no responsibility for the accuracy of the Government Records identified in the Report.

To the extent that any Recipient has provided information to Property I.D. (including, without limitation, a legal description of the Subject Property), Property I.D. has relied upon that information in preparing this Report. Property I.D. has not conducted an independent investigation of the accuracy of the information provided by the Recipient. Property I.D. assumes no responsibility for the accuracy of information provided by the Recipient. Property I.D. shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.

Except as specifically described in the Report, Property I.D. makes no warranty or representation of any kind, express or implied, with respect to the Report. Property I.D. expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.

Property I.D. shall have no responsibility, or liability, for any lost profits, consequential damages, special damages, indirect damages, or incidental damages allegedly suffered as a result of the use of, or reliance on, the Report.

The Report shall be governed by, and construed in accordance with, the laws of the State of California.

This Report constitutes the entire, integrated agreement between Property I.D. and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions. Any dispute, controversy, or claim arising out of, or relating in any way, to the Report, shall be resolved by arbitration in Los Angeles, California, in accordance with the arbitration rules of the Judicial Arbitration and Mediation Service ("JAMS"). The prevailing party in the arbitration shall be entitled to its attorneys' fees and costs, including, without limitation, the fees of the arbitrator.