

# Property I.D.<sup>®</sup>

The Independent Disclosure Company

# INVOICE

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**Escrow or Title Co.:**

JANET LEE  
FIDELITY NATIONAL TITLE  
1900 NORIEGA #228  
SAN FRANCISCO, 94122  
Escrow / File #: 9009821

**Invoice #: 1893576101****Invoice Date: 4/28/2008****Ordered by:**

JOHN W. OLDFIELD  
PRUDENTIAL CALIFORNIA REALTY  
2241 MARKET STREET  
SAN FRANCISCO, CA 94114

**Site Address:**

1735 19TH AVENUE  
SAN FRANCISCO, CA 94122  
SAN FRANCISCO COUNTY  
APN: 1924-083

Product Description	Quantity	Unit Price	Amount
Mandatory Disclosure Report	1	\$114.00	\$114.00

Adjustment: \$15.00

Subtotal: \$99.00

Amount Paid: \$0.00

**Total Due: \$99.00****To ensure processing of your payment please:**

- Write the Property ID invoice number on your check
- Include "Tear-Off" Remittance Stub with your payment
- Do not send cash or staple

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PLEASE DETACH AND SEND WITH REMITTANCE

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**MAIL PAYMENT TO:**

1001 Wilshire Blvd., Los Angeles, CA 90017

**Total Due: \$99.00**

**SUBJECT PROPERTY:**  
1735 19TH AVENUE  
SAN FRANCISCO, CA 94122  
SAN FRANCISCO COUNTY

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## Mandatory Residential Disclosure Report



**Property I.D.**  
*30 Years*

PROPERTY I.D. PLAZA  
1001 WILSHIRE BLVD.  
LOS ANGELES  
CA 90017

P. (800) 626-0106  
F. (800) 626-3863

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**IMPORTANT NOTICE** For the convenience of real estate agents, escrow officers, sellers and buyers, a disclosure receipt in Quadruplicate is provided herein as an insert preceding the mandatory report. It is important that the beneficiary (Buyer) of the report acknowledge acceptance of these reports by signing the receipt. Thereafter each party to the transaction may retain a copy of the receipt for their records.

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**REPORT #:** PID 1893576

**DATE:** April 28, 2008

**ESCROW / FILE NUMBER:**  
9009821

**ESCROW AGENT:**  
JANET LEE  
FIDELITY NATIONAL TITLE  
1900 NORIEGA #228  
SAN FRANCISCO,  
94122

EPID 1893576

**SUBJECT PROPERTY:**  
1735 19TH AVENUE  
SAN FRANCISCO, CA 94122  
SAN FRANCISCO COUNTY  
**APN#:** 1924-083

**ORDERED BY:**  
JOHN W. OLDFIELD  
PRUDENTIAL CALIFORNIA REALTY  
2241 MARKET STREET  
SAN FRANCISCO, CA 94114

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### **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 the applicable government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.

*Property I.D. Corporation will issue Three original copies of this report for distribution to the parties involved in the transaction.*

# NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: 1735 19TH AVENUE SAN FRANCISCO, CA 94122 Date: 2008-04-28 11:18:00

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

- A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.  
Yes \_\_\_ No X Pending \_\_\_ Do not know and information not available from local jurisdiction \_\_\_
- AN AREA OF POTENTIAL FLOODING** shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code. Refer to Report.  
Yes \_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_
- A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.  
Yes \_\_\_ No X
- A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.  
Yes \_\_\_ No X
- AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code. Refer to Report.  
Yes \_\_\_ No X
- A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code. Refer to Report.  
Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) \_\_\_ No X Map not yet released by state \_\_\_

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

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

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

Agent(s) \_\_\_\_\_ Date \_\_\_\_\_

Agent(s) \_\_\_\_\_ Date \_\_\_\_\_

Check only one of the following:

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

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

Third-Party Disclosure Provider(s) \_\_\_\_\_ Property I.D. \_\_\_\_\_ Date \_\_\_\_\_ April 28, 2008 \_\_\_\_\_

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

Items 7-17 below indicate additional statutory disclosures and legal information provided in the report.

- ENVIRONMENTAL RISK REPORT** (Enclosed if ordered and automatically enclosed for Santa Clara and San Mateo Counties.)
- INDUSTRIAL USE ZONE DETERMINATION** (where available) pursuant to Section 1102.17 of the California Civil Code. Refer to Report.
- FLOOD HAZARD DETERMINATION** pursuant to 42 U.S.C. Section 4001 *et seq.* Refer to Report.
- LOCAL JURISDICTION HAZARDS** (May include but will not be limited to one or more of the following: Fault Activity, Methane Gas, Landslide Inventory Reports, Liquefaction Susceptibility, Fire, Naturally Occurring Asbestos, Airport Influence, Tsunami, Radon, Williamson Act, Right to Farm, Groundwater Deficiency, Hydro Compaction, Flood and Inundation Hazards, Critical Habitats, Duct Sealing Requirements, Methamphetamine Contamination, Mines, and Underground Reservoirs) Refer to Report.
- MELLO-ROOS & SPECIAL ASSESSMENTS** pursuant to Section 53311-53365.7 / 53754 of the California Government Code; **NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL** pursuant to Civil Code Section 1102.6c. Refer to Report.
- MILITARY ORDINANCE FACILITIES** pursuant to California Civil Code Sections 1102.15 and 1940.7. Refer to Report.

Items 13-17 below are guides enclosed in Buyer's Copy of report.

- ENVIRONMENTAL HAZARDS:** "A Guide for Homeowners, Buyers, Landlords and Tenants" pursuant to California Health and Safety Code Section 25100 *et seq.*, 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report.
- EARTHQUAKE SAFETY:** "The Homeowner's Guide To Earthquake Safety" and "Residential Earthquake Hazards Report" form pursuant to California Business and Professions Code Section 10149, and Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to Report.
- RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM** pursuant to California Business and Professions Code Section 10149, and California Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to enclosed "The Homeowner's Guide to Earthquake Safety".
- LEAD-BASED PAINT:** "Protect Your Family From Lead In Your Home" pursuant to HUD Mortgage Letter 92-94, Title X of Housing and Com. D.V. Act of 1992. Refer to Report.
- MOLD:** Chapter VI re mold, pursuant to Health and Safety Code Section 25100 *et seq.*, 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report.

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

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



# FLOOD HAZARD ZONES

For  
1735 19TH AVENUE, SAN FRANCISCO, CA 94122

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

## SUBJECT PROPERTY IS LOCATED IN ZONE NSFHA

### EXPLANATION OF FEMA FLOOD ZONE DESIGNATIONS

Special flood hazard areas are any type zone "A" or "V." Zones "B", "C", "D", "X", "X500", and "NSFHA" are not special flood hazard areas.

- A** AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
- AC\*** AREAS OF FLOODING CONTAINED BY FLOOD CONTROL MEASURES; INCLUDES AREAS OF FLOODING CONTAINED BY CHANNEL OR BASIN.
- AE** BASE FLOOD ELEVATION DETERMINED
- AH** AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
- AO** AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
- AR** AREAS OF 100-YEAR FLOOD, WHERE RESTORATION OF LEVEE SYSTEM TO LEVEL OF VASE FLOOD IS UNDERWAY (TEMPORARY UNTIL FLOOD PROTECTION SYSTEM IS RESTORED)
- A1-A30** AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- A99** AREAS OF 100-YEAR FLOOD TO BE PROTECTED BY FLOOD PROTECTION SYSTEM UNDER CONSTRUCTION; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
- B** AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR PROTECTED BY LEVEES FROM THE BASE FLOOD.
- C** AREAS OF MINIMAL FLOODING.
- D** AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS.
- V** AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION)' BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
- V1-V30** AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION)' BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- VE** COASTAL FLOOD WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED.
- X** AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- X500** AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- NSFHA** AREAS THAT ARE NOT A SPECIAL FLOOD HAZARD.

*PID has obtain the information in this report from the above referenced governmental agency. The term "zone" or the term "area" or the term "mapped" are words strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the maps and/or data prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, PID recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in the above referenced hazard zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.*

## **DAM FAILURE INUNDATION**

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

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

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED DAM INUNDATION AREA**

Based on PROPERTY I.D.'s research of maps and/or information obtained for San Francisco County the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED AREA SUBJECT TO INUNDATION IN THE EVENT OF RESERVOIR FAILURE**

### **DISCUSSION:**

The dam inundation program began in response to the Sylmar earthquake of February 9, 1971, which caused severe damage to the Upper and Lower Van Norman Dams, and threatened to cause extensive damage to life and property had a dam failure occurred. The California legislature added sections 8589.5 to the California Government Code, requiring dam owners to provide the Governor's Office of Emergency Services with an inundation map showing the extent of damage to life and property that would occur, given a complete and sudden dam failure at full capacity, i.e. a worst case scenario, regardless of the likelihood of such an event.

*PID has obtain the information in this report from the above referenced governmental agency. The term "zone" or the term "area" or the term "mapped" are words strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the maps and/or data prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, PID recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in the above referenced hazard zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.*

# **FIRE HAZARD DETERMINATIONS**

For  
1735 19TH AVENUE, SAN FRANCISCO, CA 94122

## **VERY HIGH FIRE HAZARD ZONE**

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 VERY HIGH FIRE HAZARD SEVERITY ZONE**

#### **DISCUSSION:**

Lands in the state of California are classified in accordance with their propensity for very high fire hazard, where public officials are able to identify measures to retard the rate of spread of fires, and reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property. These areas are classified as such based upon fuel loading, slope, fire 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 such as the maintenance of fire breaks around the property, clearance of brush and other flammable substances, provide and the provision of maintenance of a screen near the outlet of chimneys and stovepipes, and the requirement of a proscribed fire retardant roof.

## **WILDLAND FIRE AREA (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 AN OFFICIALLY DESIGNATED STATE FIRE RESPONSIBILITY AREA**

#### **DISCUSSION:**

A State Fire Responsibility Area is defined as "lands exclusive of cities and federal lands regardless of ownership, classified by the State Board of Forestry as areas in which the primary financial responsibility for preventing and suppressing fire is that of the State. These are lands covered wholly or in part by timber, brush, undergrowth or grass, whether of commercial value or not, which protect the soil from erosion, retard runoff of water or accelerated percolation, and lands used principally for range or forage purposes." State Fire Responsibility Areas are generally wildland areas, and may require state-imposed additional duties, such as maintaining fire breaks.

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). Disclosure may be made in the Real Estate Transfer Disclosure Statement (CAR Form TDS-14). Government regulations may impose building restrictions and requirements that may substantially impact and limit construction and remodeling of improvement. Disclosure of these areas is required only if the Seller has actual knowledge that the Property is located in such an area or maps of such areas have been provided to the county assessor's office.

*PID has obtain the information in this report from the above referenced governmental agency. The term "zone" or the term "area" or the term "mapped" are words strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the maps and/or data prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, PID recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in the above referenced hazard zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.*

# EARTHQUAKE FAULT ZONES

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

Based on PROPERTY I.D.'s research of the current maps and/or information obtained from the State of California in accordance with the Alquist-Priolo Earthquake Fault Zoning Act the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIAL 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 Special Studies 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 the implementing of these zones.

Based on PROPERTY I.D.'s research of maps and/or information obtained for San Francisco County 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 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.



# EARTHQUAKE FAULT ZONES

## (Continued)

### **DEFINITIONS:**

Some fault disclosures contain fault activity status information. The definitions below describe these status designations.

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

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

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

*PID has obtain the information in this report from the above referenced governmental agency. The term "zone" or the term "area" or the term "mapped" are words strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the maps and/or data prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, PID recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in the above referenced hazard zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.*

# LANDSLIDE INVENTORY REPORT

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

Based on PROPERTY I.D.'s research of the current maps issued by the California Geological Survey, the following determinations are made:

## **SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE**

NOTE: Some determination(s) below may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation may 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.

### **DISCUSSION:**

Landslides and other ground failures 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.

*PID has obtain the information in this report from the above referenced governmental agency. The term "zone" or the term "area" or the term "mapped" are words strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the maps and/or data prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, PID recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in the above referenced hazard zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.*

**LIQUEFACTION SUSCEPTIBILITY**  
For  
1735 19TH AVENUE, SAN FRANCISCO, CA 94122

Based on PROPERTY I.D.'s research of the current maps issued by the California Geological Survey, the following determinations are made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE**

NOTE: Some determination(s) below may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation may occur because the determination made in the NHDS is based on maps prepared by the California Geologic Survey (State Seismic Hazard Mapping Act), while the determinations below are based on official maps prepared by the referenced agency.

**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 water.

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.

*PID has obtain the information in this report from the above referenced governmental agency. The term "zone" or the term "area" or the term "mapped" are words strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the maps and/or data prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, PID recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in the above referenced hazard zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.*

# TSUNAMI HAZARD

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

Based on PROPERTY I.D.'s research of maps and/or information obtained for San Francisco County the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED TSUNAMI INUNDATION AREA**

### **DISCUSSION:**

A tsunami is a large sea wave caused by an earthquake. Most major tsunamis are produced during large-scale vertical movement of the seafloor that accompany earthquakes of magnitudes 7 or greater. A Tsunami Inundation Area is designated as a zone of moderate risk for tsunami run-up. The Tsunami zone may be inundated by waves that recur on the average of once every 500 years. 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 or may not include information about all locally-known seismic hazard zones. There is no probability assigned to the inundation potential of a tsunami inundation area, but because it projects the most conservative estimate consistent with current research, the inundation area functions as a first-level estimate of the potential hazard.

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# SOIL HAZARDS

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

## SUBSIDENCE

Based on PROPERTY I.D.'s research of the maps and/or information obtained for San Francisco County the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED AREA OF POTENTIAL SUBSIDENCE HAZARD**

#### **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.

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**NATURALLY OCCURRING ASBESTOS**  
For  
1735 19TH AVENUE, SAN FRANCISCO, CA 94122

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 A NATURALLY OCCURRING  
ASBESTOS HAZARD ZONE**

**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 recommend 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.

If the Subject Property is in a Naturally Occurring Asbestos Hazard zone, then this Property is located in an area identified by the State Geologist as potentially containing naturally occurring asbestos. 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.

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# **RADON GAS POTENTIAL**

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

Based on PROPERTY I.D.'s research of the maps and/or information obtained for 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 act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas rises 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.

According to the U.S. Environmental Protection Agency, the determination above is consistent with the potential for radon throughout the county. The only way to detect radon is by testing. For further information about radon testing and mitigation, contact the California Department of Health Services at <http://www.dhs.ca.gov>, The National Environmental Health Association (NEHA) at <http://www.neha.org>, and the National Environmental Radon Safety Board (NRSB) at <http://www.nrsb.org>.

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## PROTECTED SPECIES / HABITATS

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

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

### **SUBJECT PROPERTY IS LOCATED IN AN AREA WITH PROTECTED SPECIES OR HABITATS INCLUDING THE FOLLOWING...**

**BEACH LAYIA, ROSE LEPTOSIPHON, SANDY BEACH TIGER BEETLE, TRACHUSA GUMMIFERA**

#### **DISCUSSION:**

The species and/or habitat(s) listed above, if any, represent rare, sensitive, threatened, endangered, or special status plants, animals, natural communities, and 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 Wildlife Service and/or the California Fish and Game and/or the local jurisdiction habitat conservation department. The 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 mitigation fee ordinance and local planning jurisdiction. Fee revenues are expended for land acquisition, biologic research and other conservation and mitigation activities necessary to help implement the applicable species habitat conservation plans.

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.

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# NOTICE OF SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION JURISDICTION

For  
1735 19TH AVENUE, SAN FRANCISCO, CA 94122

Based on PROPERTY I.D.'s research of the current maps issued by the San Francisco Bay Conservation and Development Commission, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN THE SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION JURISDICTION AREA**

### **DISCUSSION:**

If the Subject Property is located in the San Francisco Bay Conservation and Development Commission Jurisdiction, use and development of property within the commission's jurisdiction may be subject to special regulations, restrictions and permit requirements. You may wish to investigate and determine whether they are acceptable to you and your intended use of the property before you complete your transaction.

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# NOTICE OF DUCT SEALING REQUIREMENTS

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

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

## **SUBJECT PROPERTY IS LOCATED IN A ZONE OFFICIALLY EXEMPTED FROM CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS**

### **DISCUSSION:**

The California Energy Commission's ("CEC") duct sealing requirements became effective on October 1, 2005, California Code of Regulations, Title 24. Some areas in specific climate zones as designated by the CEC are exempt from compliance and the requirements do not apply to properties in the exemption zones unless otherwise adopted by local governments. Properties that are not located in the exemption zones must comply with the requirements.

Depending upon certain conditions, if a central air conditioner or furnace was installed or replaced after October 1, 2005, the ducts must be tested for leakage. If the ducts leak 15% or more, then repairs must be made to seal the ducts. Additional testing may then be required to verify that 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 new 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 new requirements may increase the costs associated with replacing or installing an HVAC system.

13 SEER - Seasonal Energy Efficiency Ratio is the Federal Government's minimum standard efficiency rating 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 13 SEER.

Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or sealing ducts and cannot verify the information provided about the condition of the HVAC system by others. For further information contact the California Energy Commission at 800-772-3300 or go to [www.energy.ca.gov/title24/changeout](http://www.energy.ca.gov/title24/changeout).

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## AIRPORT PROXIMITY

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

Based on PROPERTY I.D.'s research of the maps and/or information obtained for 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 the maps and/or information obtained for the Federal Aviation Administration (FAA) and the 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 (for example: noise, vibration or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Note: In some instances, an airport facility's property line was not surveyed, rather an FAA-designated central point of the facility was used as a reference for the two mile proximity determination.

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# MILITARY ORDNANCE AND DEFENSE SITES

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

## FORMER MILITARY SITES

Based on PROPERTY I.D.'s research of the current maps or information issued by the U.S. Army Corps of Engineers in conjunction with the Department of Defense, of former Federal and State Defense Sites for the State of California the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A FORMER MILITARY ORDNANCE SITE**

*Note:* The above mentioned determination is made from a list of known Formerly Used Defense Sites in the state of California that are listed in the official government databases. There is a possibility that the database utilized does not include some of the most recently modified RAC scores, recently discovered sites and/or information exempt from release.

Each site's evaluation is contained within an Inventory Project Report (INPR), which indicates a Risk Assessment Code (RAC) for each site. The RAC score is used to prioritize the remedial action at the site. A one (1) RAC score indicates a high likelihood of hazard severity and/or hazard probability. The five (5) RAC score indicates the least hazardous category.

#### **RISK ASSESSMENT CODE:**

**RAC 1** Imminent Hazard

**RAC 2** High Priority

**RAC 3** Recommend further action to determine presence of ordnance

**RAC 4** Recommend further action to determine presence of ordnance

**RAC 5** Recommend no further action

#### **DISCUSSION:**

The sites are former locations used by various United States armed forces during the Second World War, and they have been reported and identified as contaminated with ordnance. Some confirmed sites have different kinds of contaminants - not all are artillery/ordnance contaminants.

Many sites are known by the federal and state government as former defense sites, whereupon there is potential for ordnance and similar explosive type contaminants, however this potential may not be confirmed.

Due to national security concerns, the US Army Corps of Engineers has not provided public updates on Formerly Used Defense Sites (FUDS) since January 2003.

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## AREAS OF INDUSTRIAL / COMMERCIAL USE

For  
1735 19TH AVENUE, SAN FRANCISCO, CA 94122

Based on PROPERTY I.D.'s research of the maps and/or information obtained for San Francisco County the following determination is made:

### **SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN OFFICIALLY DESIGNATED INDUSTRIAL USE ZONE**

#### **DISCUSSION:**

These zones or districts may be established by any city, city and county, or county under authority of law 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: Determinations made based on County planning information may not reflect all local zoning.

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## **ABANDONED / ACTIVE MINES**

For

1735 19TH AVENUE, SAN FRANCISCO, CA 94122

Based on PROPERTY I.D.'s research of the maps and/or information obtained for the Office of Mines and Reclamation and the U.S. Geological Survey the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF IDENTIFIED MINING OPERATIONS, ACTIVE OR ABANDONED**

#### **DISCUSSION:**

Since the 1849 Gold Rush, 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 safety, health, and environmental hazards. Sites can possess serious physical safety hazards, such as open shafts or adits (mine tunnels), and many mines have the potential to contaminate surface water, groundwater, or air with acid-rock drainage, mercury, arsenic, cyanide, asbestos, lead, chromium, or other contaminants.

The cost of closure and remediation of abandoned mines falls on the current property owner and any potentially responsible parties that can be located and are financially liable. Most current landowners had nothing to do with the historic mining, unlike the potentially responsible parties, and the clean-up costs can be daunting.

Further information is available from the Department of Conservation, Office of Mine Reclamation, Abandoned Mine Lands Unit (AMLU) [http://www.consrv.ca.gov/OMR/abandoned\\_mine\\_land/california\\_abandoned\\_mines/overview.htm](http://www.consrv.ca.gov/OMR/abandoned_mine_land/california_abandoned_mines/overview.htm) and the U.S. Geological Survey, <http://minerals.usgs.gov>.

## **GENERAL NOTICE OF 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.

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# PROPERTY TAX RECORDS

For  
1735 19TH AVENUE, SAN FRANCISCO, CA 94122  
APN# 1924-083

Based on PID's research of available tax records from the County the following determinations are made:

## Mello-Roos Community Facilities District Determination Notice of Special Tax

**SUBJECT PROPERTY IS LOCATED IN A MELLO-ROOS COMMUNITY FACILITIES DISTRICT AS OF THE DATE OF THIS REPORT**

Code	Description	Contact	Phone	Start	End	Purpose	Max. % Increase	Annual Fee
89	SFUSD FACILITIES DISTRICT	SAN FRANCISCO UNIFIED SCHOOL DISTRICT	(415) 241-6480					\$32.20

## Notice of Special Assessment

**SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT**

## Ad Valorem Taxes

**SUBJECT PROPERTY IS SUBJECT TO AD VALOREM TAXES**

Code	Description	Contact	Phone	Rate	Annual Fee
	PROP 13 1% LEVY AND ALL AD VALOREM LEVIES	COUNTY OF SAN FRANCISCO	(415) 554-4478		\$6525.16*

\* This amount represents the current annual tax fee and is subject to change pursuant to the purchase price of the property.

### 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 certain public improvements that are of direct and special benefit to property within the assessment district. The bonds

## PROPERTY TAX RECORDS (Continued)

will be repaid from annual assessment installments on 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. If you fail to pay assessment installments when due each year, the property may be foreclosed upon and sold. 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. This assessment and the benefits from the public facilities for which it pays should be taken into account in deciding whether to buy this property. You may terminate the contract to purchase or deposit receipt after receiving this notice from the owner or agent selling the property 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 the termination to the owner or agent selling the property. **This disclosure notice is made pursuant to Government Code Section 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 PID update their Tax Assessment information yearly or quarterly. Only Assessments that were levying taxes against properties at the time PID obtained the tax records are disclosed. This information is subject to change and PID is not responsible for any changes that may occur. No study of the public records was made by PID 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, PID 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.

### 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.

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 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.



## **PROPERTY TAX RECORDS**

### **(Continued)**

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.

# GENERAL NOTICES OF REQUIRED DISCLOSURES

## 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](http://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](http://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.

*PID has obtained the information in this report from the above referenced governmental agency. The term "zone" or the term "area" or the term "mapped" are words strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the maps and/or data prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, PID recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in the above referenced hazard zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.*

## TERMS AND CONDITIONS

**This Report is a \$20,000,000 Insured Product. Any firm or individual that uses Property I.D.'s disclosure reports and/or forms is automatically covered under the \$20,000,000 policy for ANY legal expenses in defense AND awards by a court as a direct result of their use of Property I.D. disclosure reports and/or forms.**

All parties to the transaction for which this REPORT was issued, including, but not limited to, Buyer, Seller, Sales Associates, Brokers and Escrow Officers, are all deemed recipients of this REPORT. This REPORT is for the exclusive reliance of the recipient of the REPORT to whom it is issued ("Recipient"). The liability of Property I.D. Corporation ("Company"), its directors, officers, shareholders and employees is limited to the Recipient. Further, there is no accountability, obligation, or liability to any third party. This REPORT may not be referred to or relied upon by any party, other than Recipient without the written consent of Company.

This REPORT pertains to the land described in this REPORT ("Subject Property") provided, however, the term "Subject Property" does not include any property beyond the lines of the area described or referred to in this REPORT, nor any real property described as an easement, nor any right, title, interest, estate or easement in abutting streets, roads, alleys, lanes, ways or waterways. In preparing this REPORT, we have only reviewed those maps and records specifically referred to in the REPORT which are readily available for public inspection (the "Government Records") to determine if and to what extent they are applicable to the Subject Property.

We have relied upon information in the Government Records without further investigation and without any analysis of underlying data supporting the information contained in the Government Records. We have assumed, without independent investigation, that the Government Records are accurate and complete. No responsibility is assumed for the accuracy of information furnished by the Recipient, third parties, or Government Records.

No opinion is rendered as to the title to the Subject Property, nor whether the Subject Property is comprised of legal lots in conformance with the California Subdivision Map Act and local ordinances enacted pursuant thereto. The legal description of the Subject Property (IF ANY PROVIDED) in this REPORT was furnished to Company by Recipient and is assumed to be correct without independent verification by Company.

No responsibility is assumed for matters which are architectural, structural, mechanical, engineering or legal in character or nature. No opinion is given regarding mechanical equipment or structural integrity or adequacy, nor soils and potential for settlement, drainage, subsidence, or other occurrences or problems arising from sift conditions; nor marketability of the Subject Property. Company is in no way to be responsible for any costs incurred to correct any deficiencies of any type present in the Subject Property.

No opinion is expressed with respect to the existence of hazardous or toxic materials or substances or any other defects on or within the Subject Property, unless specifically addressed herein. No visual examination or inspection of the Subject Property has been performed by Company. This REPORT is not a substitute for a visual examination or inspection of the Subject Property. Company assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for earthquake insurance or flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

This REPORT is intended to include only those items affirmatively addressed in the text hereof. This REPORT does not purport, either explicitly or by implication, to include or provide information regarding any other matters not specifically addressed herein.

This REPORT is issued as of the date specified herein. Company has no obligation to advise Recipient or any other person of any relevant fact, circumstance or change that occurs after such date which pertains to the Subject Property or which modifies or otherwise affects the information provided in this REPORT. Company will give expert testimony in court or any hearing because of having issued this REPORT and engage in consultation with Recipient or third parties after the issuance of this REPORT without any additional fee.

Any controversy or claim arising out of or relating to this REPORT shall be settled by arbitration in Los Angeles, California, in accordance with the rules of the American Arbitration Association. The arbitrator's decision shall be final and binding and judgment may be entered thereon. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with the arbitrator's award, the other party is entitled to costs of suit including a reasonable attorney's fee for having to compel arbitration or defend or enforce the award.

This REPORT shall be governed by and construed in accordance with the laws of the State of California.  
ACCEPTANCE OF, AND/OR USE OF THIS REPORT BY RECIPIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS. COMPANY LIABILITY EXTENDS ONLY TO STATED RECIPIENT, NOT TO OTHER PARTIES OR USERS. COMPANY SHALL HAVE NO LIABILITY UNLESS AND UNTIL ITS FEE FOR THIS REPORT IS PAID. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE PREPARATION, ISSUANCE, OR USE OF THIS REPORT.