



INVOICE

Order Date: 05/10/2019
Order ID: 0030841545-13101
Escrow Number: 1234-EN
APN: 123-456-7890

Property Information

Property Address:
1234 Sample Road
Los Angeles, CA 90068

Bill To:

Escrow Company
1234 Invoice Road
Los Angeles, CA 90068

Phone: 866.643.8110
Officer: Escrow Officer

Description	Amount
\$65 - Residential Premium - NHD, ENV & Tax	\$65.00
Amount Due	\$65.00

Attention Realtors:

Please ensure billing party has a copy of this invoice **prior** to closing. Invoices that are unpaid after closing invalidate the report, therefore invalidating your coverage under our errors and omissions insurance.

..... Cut Here
Please return lower portion with payment

Order ID	0030841545-13101
Escrow Number	1234-EN
Order Date	05/10/2019
Amount Due	\$65.00

Make Check Payable to:

Premier NHD
P.O. Box 1042
Studio City, CA 91614

Bill To:

Escrow Company
1234 Invoice Road
Los Angeles, CA 90068

Phone: 866.643.8110
Officer: Escrow Officer

Natural Hazard & Local Disclosures

Report Prepared:

05/10/2019

Subject Property:

1234 Sample Road
Los Angeles, CA 90068

Subject Parcel:

123-456-7890

Property Type:

COFF

Escrow Number:

1234-EN



PREMIER
NATURAL HAZARD DISCLOSURES

**THIS IS AN OFFICIAL REPORT AND SHOULD BE REVIEWED PRIOR
TO THE PROPERTY PURCHASE. REPORT VOID WITHOUT FULL
PAYMENT.**

Thank you for using Premier NHD.

Assessor's Parcel Number: 123-456-7890
Property Address: 1234 Sample Road, Los Angeles, CA 90068
Order Number: 0030841545-13101
Report Date: 05/10/2019
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NATURAL HAZARD DISCLOSURE STATEMENT

This statement applies to the following property: **1234 Sample Road Los Angeles CA 90068**

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

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

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

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

☐ Yes ☒ No ☐ Information is not available from local jurisdiction

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

☐ Yes ☒ No ☐ Information is not available from local jurisdiction

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

☒ Yes ☐ No

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a Local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes (Landslide Zone) ☒ No ☐ Map is not yet released by state

☒ Yes (Liquefaction Zone) ☐ No ☐ Map is not yet released by state

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

Signature of Transferor(s): _____ Date: _____

Signature of Transferor(s): _____ Date: _____

Agent(s): _____ Date: _____

Agent(s): _____ Date: _____

Check only one of the following:

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

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

Third-Party Disclosure Provider(s): Premier NHD Date: 05/10/2019

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.

TRANSFEREE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE NHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:(A) Additional Property-Specific Statutory Disclosures.(B) Additional County and City Regulatory Determinations as applicable.(C) General Supplements and Notices.(D) Additional Reports - The following are enclosed if ordered.(D1) ENVIRONMENTAL REPORT.(D2) PROPERTY TAX REPORT.(E) Government Guides in Combined Electronic Booklet with Report.

Signature of Transferee(s): _____ Date: _____

Signature of Transferee(s): _____ Date: _____

Premier NHD
www.premiernhd.com
866.643.8110

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CA State Level Determinations, Advisories and Table of Contents

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Resource Links

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

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY.

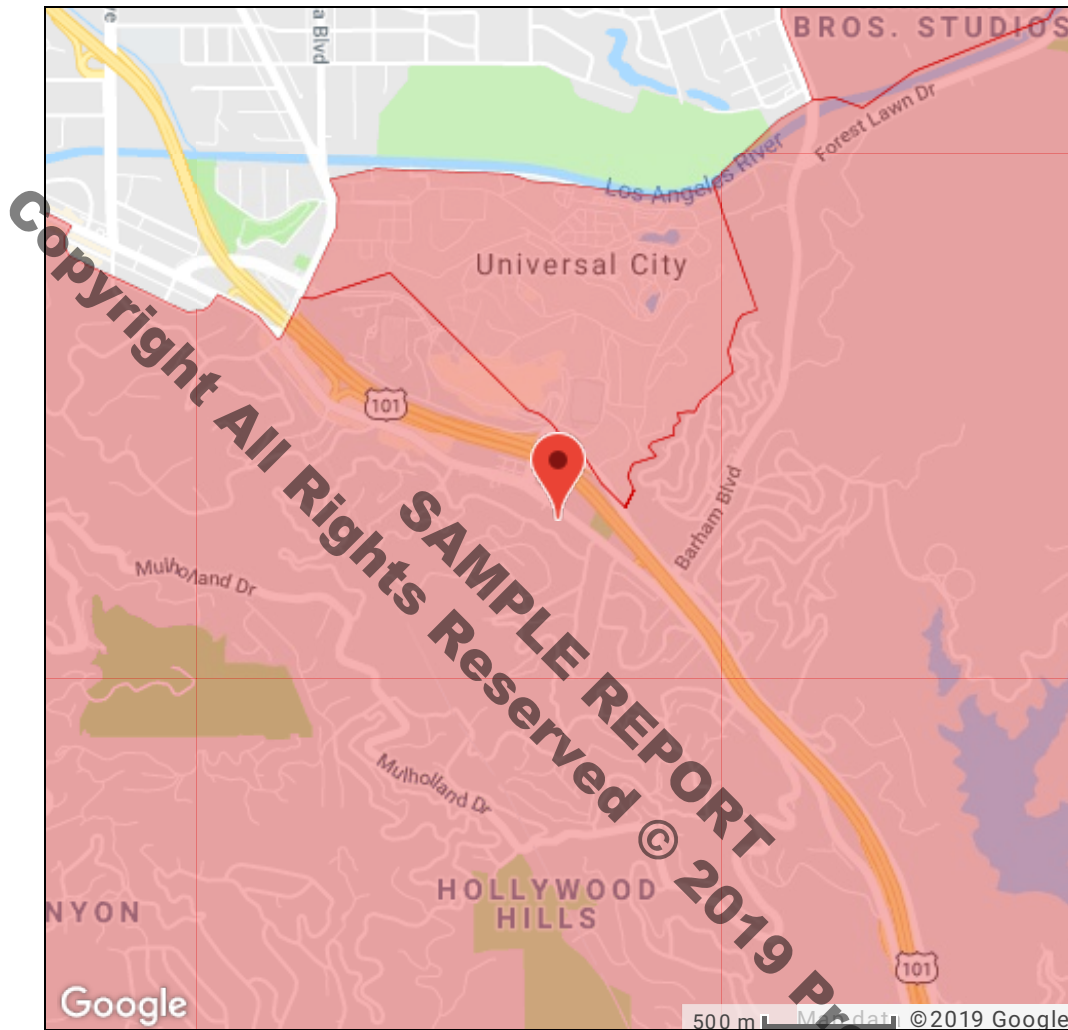
Local Level Determinations & Additional Statutory Disclosures

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Supplements and Notices

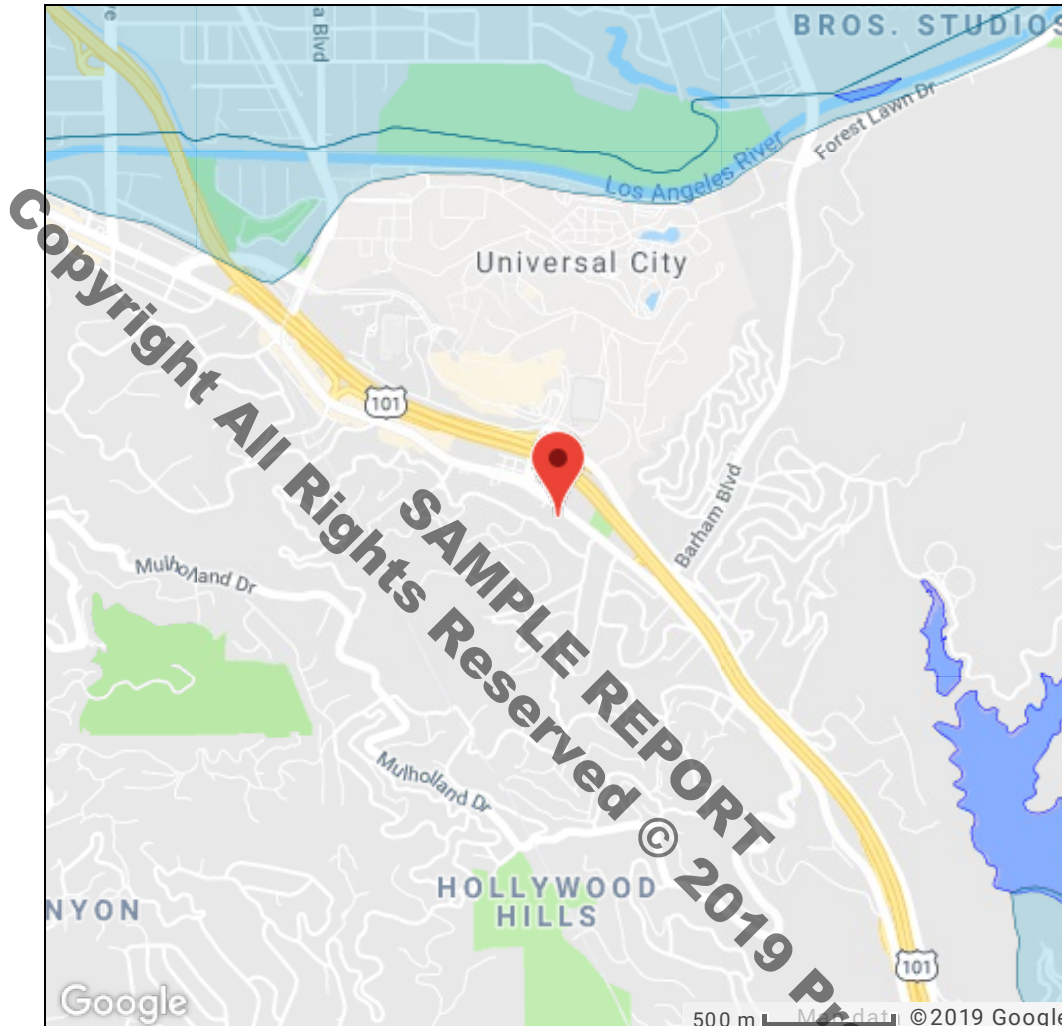
Local, Hyper-Local Information	Notice
Megan's Law; Gas Pipelines; Carbon Monoxide Notices	Notice
Oil and Gas and Well; Endangered Species Act Notice	Notice
Mold; Methamphetamine; Solar Disclosure	Notice

FIRE ZONE MAP



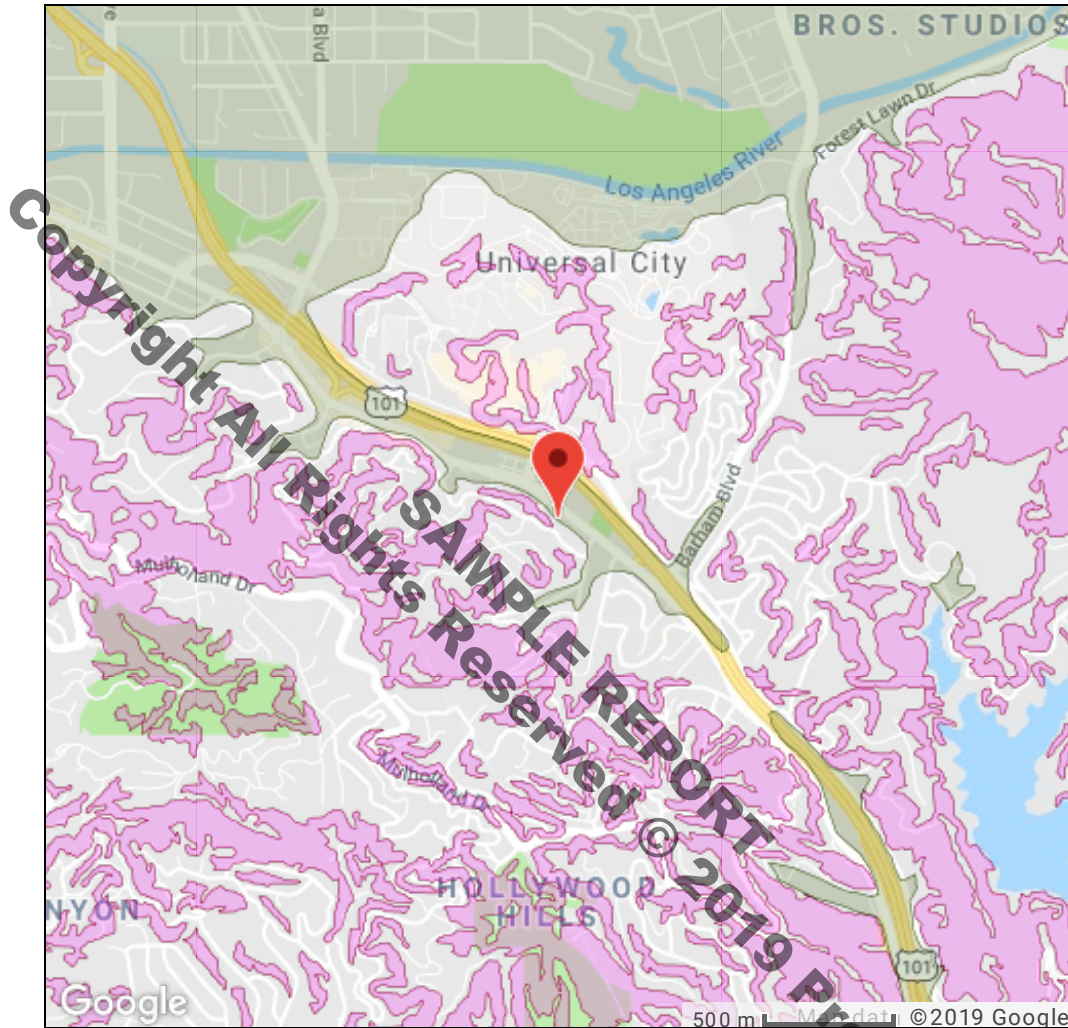
- ☒ In: ☐ Out: ☐ Very High Fire Zone
☐ In: ☒ Out: ☐ Wildland Fire Zone

FLOOD ZONE MAP



- ☐ In: ☒ Out: ☒ Special Flood Hazard Zone
☐ In: ☒ Out: ☒ Potential Dam Inundation

FAULT ZONE MAP



- ☐ In: ☒ Out: ☒ Earthquake Fault Zone
☐ In: ☒ Out: ☒ Landslide
☐ In: ☒ Out: ☐ Liquefaction

STATE LEVEL DETERMINATIONS

FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA

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

Condominium Note:

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

For more information about flood zones, please contact your local FEMA Regional Office or access this department's website at: <http://www.fema.gov/>

Local:

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

This property IS NOT in a special flood hazard area according to the flood insurance rate maps provided by FEMA.

AN AREA OF POTENTIAL FLOODING DUE TO DAM INUNDATION

This disclosure is based on a review of inundation maps showing areas of potential flooding due to catastrophic failure of any dam. Potential causes of catastrophic breakdowns include heavy rainfall, watershed runoff, foundation failure, earthquakes, etc. Not all California dams have dam inundation maps associated with them.

Maps approved pursuant to section 8589.5 of the California Government Code are kept on file with the Department of Water Resources and the Office of Emergency Services. For more information, you should contact the California Office of Emergency Services in Sacramento or access this department's website at: <https://www.caloes.ca.gov/>

This property IS NOT in an area of potential flooding.

VERY HIGH FIRE HAZARD SEVERITY ZONE

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

Maps used in this report were prepared by CALFIRE Very High Fire Hazard Severity Zone recommendations for local responsibility areas.

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

Local agencies may, at their discretion, include their own fire hazard map, indicating areas which require stringent fire enforcement measures. We have included zones from counties and cities that have prepared their own fire safety element maps. You should check with your local agency about its requirements. New or additional construction may require fire-resistant materials and property owners have strict brush clearance or firebreak requirements.

This property IS in a very high fire hazard severity zone.

WILDLAND AREA THAT MAY CONTAIN FOREST FIRE RISKS AND HAZARDS

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

These State Responsibility Areas are subject to the requirements of Section 4291 of the California Public Resources Code governing any person who own, controls, operates leases, or maintains a building or structure in a designated area in reference to firebreaks, trimming of trees, installation of chimney screens and regulation of these matters by the State Forester.

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

Fire Prevention Fee

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

More details about the Fire Prevention Fee can be found at: <http://www.fire.ca.gov/firepreventionfee/>

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

This property IS NOT in a wildland area that may contain forest fire risks and hazards.

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

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

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

This property IS NOT in a Alquist-Priolo earthquake fault zone.

SEISMIC HAZARD ZONE

The California State Geologist and the Division of Mines and Geology of the Department of Conservation Geology pursuant to California Public Resources Code Statute 2696, have the responsibility for mapping seismic hazard zones and must identify areas of potential danger to the public from ground failure caused by earthquake ground shaking. These dangers include landslides and liquefaction (liquefaction refers to the earth taking on a fluid consistency under conditions of prolonged shaking). The fact that a site lies outside a zone of required investigation does not necessarily mean that the site is free from seismic or other geologic hazards, regardless of the information shown on the Seismic Hazard Zone Maps. Finally, neither the information on the Seismic Hazard Zone Maps, nor in any technical reports that describe how the maps were prepared nor what data were used is sufficient to serve as a substitute for site-investigation reports called for in the Act.

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

This property IS in a seismic hazard zone.

Additional Statutory Disclosures

AIRPORT INFLUENCE AREA DISCLOSURE STATEMENT

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

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

This property IS NOT in an airport influence area.

FORMER MILITARY ORDNANCE SITE DISCLOSURE SUPPLEMENT

Sellers of residential property are required to disclose actual knowledge they may have of any Formerly Used Defense Site (FUDS) within one mile of their property containing military ordnance. FUD sites can include sites with common industrial waste (such as fuels), ordnance or other warfare materiel, unsafe structures to be demolished, or debris for removal. California Civil Code 1102 requires disclosure of those sites containing unexploded ordnance. Only those FUD sites that the U.S. Army Corps of Engineers (USACE) has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this report. Active military sites are NOT included on the FUD site list. For more information about FUDS go to: <https://www.usace.army.mil/missions/environmental/formerly-used-defense-sites/>

This property IS NOT in a former military ordnance site.

CALIFORNIA RIGHT TO FARM DISCLOSURE STATEMENT

The intent of AB 2881 effective January 1, 2009 requires that as a part of real estate transactions, land sellers and agents must disclose whether the property is located within one mile of farmland as designated on the most recent Important Farmland Map due to the state's right-to-farm laws. Any of the five agricultural categories on the map qualifies for disclosure purposes, including: Prime Farmland (P), Farmland of Statewide Importance (S), Unique Farmland (U), Farmland of Local Importance (L), and Grazing Land (G). Purchasers are often unaware that the State of California has laws to protect a farmer's right to perform customary farming activities, some of which are dirty, noisy, or lead to unpleasant odors. In addition there are some aspects of farming operations can extend beyond a farm's boundaries through, for example, water runoff and irrigation ditches. If the property is shown to be within one mile of a property classified as "farmland" then the Buyer must be told and the following statement is to be given:

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

Some counties are not included because they have not been mapped for farmland parcels under the State program. If the **Seller has actual knowledge** of an agricultural operation in the vicinity of the subject property that is not disclosed in this report, and that is material to the transaction, the Seller should disclose this actual knowledge in writing to the Buyer.

Further information: http://www.conservation.ca.gov/dlrp/fmmp/Pages/RE_Disclosure.aspx

This property IS NOT in a California Right to Farm area.

CALIFORNIA TSUNAMI INUNDATION AREA DISCLOSURE

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

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

Map Disclaimer: The maps used do not meet disclosure requirements for real estate transactions nor for any other regulatory purpose. The California Emergency Management Agency (CalEMA), the University of Southern California (USC), and the California Geological Survey (CGS) make no representation or warranties regarding the accuracy of this inundation map nor the data from which the map was derived. Neither the State of California nor USC shall be liable under any circumstances for any direct, indirect, special, incidental, or consequential damages with respect to any claim by any user or any third party on account of or arising from use of this map. For more information, visit:

http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami
<https://www.conservation.ca.gov/cgs/geohazards/tsunami/maps>

This property IS NOT in a California Tsunami Inundation area.

NOTICE OF MINING OPERATIONS DISCLOSURE STATEMENT

If the property is located within one mile of mining operations, then the Buyer must be told and the following statement is to be given:

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

The new Mining disclosure is a "right to mine" law, similar to the "right to farm" act. Location data is provided by the mine owners to the Office of Mine Reclamation. Not all mines are accurately located.

More information can be obtained from the Department of Conversation, Office of Mine Reclamation at the following website:
<http://www.conservation.ca.gov/omr>

Contact Information: Department of Conversation, 801 K Street #MS 09-06, Sacramento CA 95814-3529

This property IS NOT in a mining operations area.

DUCT SEALING & TESTING REQUIREMENT DISCLOSURE

The determination of a Zone on this report specifies that the subject property falls within a climate zone requiring the duct sealing and testing aforementioned. "Exempt" indicates the property is located in an area exempt from this requirement.

Beginning October 1, 2005, homeowners living in most of California **who install or replace a central furnace or air conditioner** must have their ductwork tested for leaks. Duct systems that leak 15 percent or more must be sealed to reduce the leaks. The current 2008 Building Energy Efficiency Standards include a number of HVAC-related installation measures that require HERS Rater verification. These include correct refrigerant charge, adequate cooling coil airflow, maximum air handler fan watt draw, and the installation of temperature measurement access holes and saturation temperature measurement sensors. In most parts of the state, homeowners need a permit to replace or install furnaces or air conditioners. Under the new law, once a contractor installs the equipment, he or she must test the ducts and fix any leaks that are found.

Additional information, including the 2016 Building Energy Efficiency Standards, can be found by visiting the CEC page related to this law at: <https://www.energy.ca.gov/title24/2016standards/index.html>

This property IS in duct sealing & testing requirement area.

INDUSTRIAL OR COMMERCIAL HAZARD DISCLOSURE STATEMENT

California Residential Disclosure Law (section 1102.17, et seq. of the California Civil Code) **requires a Seller to disclose to a Buyer the Seller's actual knowledge** that the property is adjacent to, or zoned to allow, any commercial or industrial use of the subject property. This disclosure identifies industrial use zones, from public records, within one mile of the subject property to help make that determination. **The Seller and Seller's Agent should disclose any personal knowledge of such existing commercial or industrial zone under a separate Seller's Disclosure as soon as practicable and prior to transfer of title.**

This property IS in an industrial or commercial hazard area.

RADON HAZARD DISCLOSURE STATEMENT

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

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

California's Indoor Radon Program, along with California Geological Survey, is developing detailed radon potential maps for counties of the state. For more information visit:

<http://maps.conservation.ca.gov/cgs/radon/>

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

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

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

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

Contact Information: Department of Public Health, 1616 Capitol Ave #MS7404, Sacramento, Ca 95899-7377

The National Radon Safety Board has a searchable database of professionals who do radon testing for properties: <http://www.nrsb.org/> For more information, visit the California Department of Public Health at:

<https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx>

This property IS in a radon hazard zone.

AIRPORT NOISE DISCLOSURE STATEMENT

The majority of larger airports may provide Contour Maps indicating areas where noise levels may exceed 65 decibels (the sound level of a busy street).

Further information: https://www.faa.gov/about/office_org/headquarters_offices/ap/noise_emissions/airport_aircraft_noise_issues/

This property IS NOT in a airport noise area.

NATURALLY OCCURRING ASBESTOS DISCLOSURE

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

We recommend that the transferee visit the California Department of Conservation, Division of Mines and Geology website for further information and maps at:

<https://www.conservation.ca.gov/cgs/Pages/HazardousMinerals/asbestos2.aspx>

This property IS NOT in a naturally occurring asbestos area.

METHANE DISCLOSURE STATEMENT

Methane Zones and Methane Buffer Zones have been designated based upon data provided by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and other state agencies. These zones designate areas where there are concerns about methane gas below the surface. Project permits within these zones may require methane mitigation measures. Site testing of subsurface geological formations may also be ordered.

This property **IS NOT** in a methane zone.

SOIL SUBSIDENCE DISCLOSURE STATEMENT

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

In areas containing high and very expansive soils local building departments may impose additional requirements for new or additional construction. Very High, High, or Moderate indicates the dominant soil condition in the area but does not eliminate the need for onsite investigation as conditions can vary within any neighborhood.

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

This property **IS NOT** in a soil subsidence area.

HYPER-LOCAL AND LOCAL DISCLOSURE

LOCAL COUNTY AND CITY GENERAL SUMMARY

(Pertaining to Local Flood, Fire, Landslide, Liquefaction, Methane, & Unstable Soils)

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

Local Zones: Local Agencies may require specific or more detailed studies in these areas in regards to new additions or construction.

We utilize good-faith efforts to research, identify and collect local disclosures identified in County and City General Plan Safety Elements. If the data is in a usable format, is made available by the municipality and is of quality and scale, We collect and integrate the hazard layers into the Disclosure Report. In some circumstances, the hazard data is not available or accessible in a usable format and we cannot include the determination in its local disclosure.

COUNTY NATURAL HAZARD DISCLOSURES

LOS ANGELES - ALQUIST-PRIOLO FAULT ZONES

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

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

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

The Alquist-Priolo Fault Zones in Los Angeles County are along the following faults: Cemetery Fault, Clamshell Fault, Duarte, East Montebello Fault, Hollywood, Inglewood Fault, Little Rock Fault, Malibu Coast Fault, Nadeau Fault, Newport-Inglewood Fault, Northridge Fault, Raymond Hill Fault, San Andreas Fault, San Francisquito Fault, San Gabriel Fault, Santa Susana Fault, Santa Susanna Fault, Sierra Madre Fault, Whittier Fault

COUNTY AIRPORT INFLUENCE AREAS

In addition to the airports whose Airport Influence Area contains the property (which are disclosed earlier in this report), additional airports in the county may be of interest to the Buyer. Below is a list of all the airports whose Influence Areas overlap with this county.

Agua Dulce Airpark, Bohunk's Airport, Brackett Field Airport, Burbank-Glendale-Pasadena Arpt, Compton Airport, Crystal Airport, El Monte Airport, Gen. Wm. J. Fox Airport, Grey Butte Airfield, Hawthorne Municipal Airport, Long Beach Municipal Airport, Los Angeles Internat'l Airport, Palmdale Air Terminal, Santa Monica Municipal Airport, Torrance Municipal Airport, Van Nuys Airport, Whiteman Airport

COUNTY DAMS

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

Balsam Meadow, Big Creek, Buchanan, Crane Valley, Crane Valley Storage, Florence Lake, Friant, Hidden Dam, Huntington, Mammoth Pool, Pine Flat, Shaver Lake, Vermilion Valley

SUPPLEMENTS AND NOTICES

REGISTERED SEX OFFENDER DATABASE DISCLOSURE STATEMENT

(California Megan's Law)

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <http://www.meganslaw.ca.gov>

Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

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. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site."

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

NOTICE 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. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

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

Distribution of detailed NPMS data is handled for the Pipeline and Hazardous Materials Safety Administration (PHMSA) by the National and repository and is limited to pipeline operators and local, state, and federal government officials. Neither the United States Government nor any party involved in the creation and compilation of NPMS data and maps guarantees the accuracy or completeness of the products. NPMS data has a target accuracy of +/- 500 feet and resides in geographic coordinates.

NPMS data must never be used as a substitute for contacting the appropriate local one-call center prior to digging. Please call 811 before any digging occurs.

CARBON MONOXIDE DEVICES SAFETY LAW SUPPLEMENTAL ADVISORY

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

Installation: CO alarms must be installed outside each separate sleeping area in the immediate vicinity and on every level. For a list of Approved Carbon Monoxide Devices, visit:

http://osfm.fire.ca.gov/strucfireengineer/strucfireengineer_bml.php

For further information, please go to the California Department of Forestry and Fire Protection (CAL FIRE) web site at: http://www.fire.ca.gov/communications/communications_firesafety_carbonmonoxide.php

OIL AND GAS WELL NOTICE ADVISORY

California has been producing oil and gas since the early 1900s. Many of these wells have been shut down over the years and abandoned. Often, these wells are improperly shut down and will leak oil, natural gas, or water into the area near the well. The California Division of Oil, Gas and Geothermal Resources (DOGGR) is mandated to monitor and administer the program to locate these abandoned wells as well as the remediation process. Health and safety hazards may be associated with oil and gas wells, whether active or not, including, but not limited to, soil and groundwater contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals. If an abandoned well that has not been safely plugged exists on a property, the landowner may be subject to additional costs for "re-abandonment" of the well in compliance with current State laws and regulations.

California has established laws with respect to well drilling, operation, maintenance, and abandonment to "prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil and gas deposits from infiltrating water and other causes; loss of oil, gas, or reservoir energy, and damage to underground and surface waters suitable for irrigation or domestic purposes by the infiltration of, or the addition of, detrimental substances." (California Public Resources Code §3106).

Contact Information: Department of Conservation, 801 K Street #MS 20-20, Sacramento CA 95814-3529 Phone: (916) 445-9686

Email: DOGGR_Headquarters@conservation.ca.gov

<http://www.conservation.ca.gov/dog/maps/Pages/GISMapping2.aspx>

ENDANGERED SPECIES ACT NOTICE

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

Parties to a real estate transaction in California should refer to the U.S. Fish and Wildlife Service websites included below. This is a good resource for the most complete and current information about threatened and endangered species in California that are Federally listed in each county, including all critical habitats designated is available at: <http://www.fws.gov> and <https://www.wildlife.ca.gov/Conservation/Environmental-Review>

MOLD ADVISORY

Molds and fungi are naturally occurring plants which may cause allergic reactions, respiratory problems and rashes, as well as other responses from sensitive people. Molds may be present inside and outside residential properties, and may damage property and possessions. There are inspection companies who may be retained to determine whether and to what extent molds and fungi may be present. This mold advisory is not a disclosure of whether harmful mold conditions exist at or on a property or not. The Disclosure Company has done no testing or inspections of any kind. All parties are advised to seek professional advice on the presence and clean-up of such material. More information may be found on the Internet at sites such as: <http://www.epa.gov/mold>

METHAMPHETAMINE CONTAMINATION ADVISORY

Health & Safety Sections 25400.10 et seq. require local health officers to make an assessment of a property after receiving notification from a law enforcement agency of potential contamination or of known or suspected contamination by a methamphetamine laboratory activity. If the property is determined to be contaminated, an order prohibiting its use or habitation shall be issued. Until the property owner receives a notice from a local health officer that the property identified in an order requires no further action, the property owner shall notify the prospective Buyer in writing of the order, and provide the prospective Buyer with a copy of the order. The prospective Buyer shall acknowledge, in writing, the receipt of a copy of the order. For further information: https://www.dtsc.ca.gov/SiteCleanup/ERP/Clean_Labs.cfm.

SOLAR DISCLOSURE

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

For additional requirements see California Civil Code Section 4746 at: http://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=4746&lawCode=CIV and https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB634

TERMS & CONDITIONS GOVERNING REPORTS & DISCLOSURES

Premier NHD will conduct a review of such public records as are readily available at the time of the search, and will provide Recipient with a written report disclosing whether the Subject Property is (a) located within any of the FEMA Flood Hazard Zones, Dam Inundation Zones, Very High Fire Hazard Severity Zones, Wildland Area, Fire Responsibility Area Zones, Alquist-Priolo Earthquake Fault Zones, and Seismic Hazard Zones, Right to Farm, Airport Vicinity Military Ordinance site, Mining Operations whose terms are defined under California Civil Code § 1103 et Seq.

Premier NHD accepts no responsibility or liability in respect to reliance by anyone other than Recipients. The Report is prepared by Premier NHD solely to assist the Recipients in complying with the requirements of California Civil Code Sections 1103 and 1102.6(b) and for no other purpose.

This Report is not an Insurance Policy. Premier NHD has relied on the statutes identified above in making determinations. This report shall not be construed as a warranty or policy of insurance of any kind.

No Duty to Update. The Report is issued as of the date of the disclosure statement. Premier NHD relies upon government records without conducting an independent investigation of their accuracy. Therefore, Premier NHD assumes no responsibility for the accuracy of the government records identified in the report. Premier NHD has made no other review or personal site inspections. Premier NHD will not be responsible for any updates, amendments, or alterations made after the date of issue.

Recipient's Duty to Identify Subject Property Accurately. It shall be the Recipient's sole responsibility to ensure that the address and assessor parcel number (APN) of the Subject Property are correct. Upon receipt of a Report from Premier NHD, the Recipient shall verify that the Report accurately reflects the Subject Property address, APN, property description and other location information.

Recipient's Duty to Disclose. In the event that the Report omits any information of which the Recipient is aware, the Recipient shall notify Premier NHD within (10) days of the omission so that Premier NHD can issue a revised Report. Premier NHD SHALL HAVE NO LIABILITY WHATSOEVER TO RECIPIENT, OR ANY AGENT OF RECIPIENT, FOR ANY OMISSIONS IF RECIPIENT WAS AWARE OF THE INFORMATION PRIOR TO THE ISSUANCE OF THE REPORT.

Premier NHD's liability for any claim, or claims, including, but not limited to, any claim for breach of contract or negligence is limited to actual and direct damages as a result of any error or omission in the Report. Premier NHD shall not have any liability for speculative damages, lost profits, or any indirect, incidental or consequential damages arising in any connection whatsoever with the preparation or use of this Report. In the event of any error, omission or inaccuracy in the Report, Premier NHD shall have no duty to defend and/or pay any attorney's fees, costs and expenses, incurred by Recipient(s).

GENERAL PROVISIONS: Governing Law. The Report shall be governed by and construed in accordance with the laws of the State of California.

Arbitration. If a claim, controversy or dispute between the parties arising out of, in connection with, or with respect to the Report, or any subject matter governed by these terms and conditions either party may request binding arbitration of the issue in accordance with the following procedures:

- a. Upon either party's request for arbitration, an arbitrator shall be selected by mutual agreement of the parties to hear the dispute in accordance with the Rules. If the parties are unable to agree upon an arbitrator, then either party may request that the AAA select an arbitrator and such arbitrator shall hear the dispute in accordance with the Rules. The arbitration shall be conducted in Orange County, California.
- b. Each party shall bear its own fees, costs and expenses of the arbitration and its own legal expenses (including any attorneys', experts' or witnesses' fees). Unless the award provides otherwise, the fees and expenses of the arbitration procedures, including the fees of the arbitrator or arbitrators will be shared equally by the involved parties.
- c. Any award rendered pursuant to such arbitration shall be final, conclusive and binding upon the parties, and any judgment thereon may be entered and enforced in any court of competent jurisdiction.
- d. The parties expressly agree that the prevailing party shall not be entitled to any attorney's fees or costs for any dispute arising from the issuance of this Report.

Please also be aware, only fully-paid Reports are considered valid.

Environmental Disclosure(s)

Report Prepared:

05/10/2019

Subject Property:

1234 Sample Road
Los Angeles, CA 90068

Subject Parcel:

123-456-7890

Property Type:

COFF

Escrow Number:

1234-EN



PREMIER
NATURAL HAZARD DISCLOSURES

**THIS IS AN OFFICIAL REPORT AND SHOULD BE REVIEWED PRIOR
TO THE PROPERTY PURCHASE. REPORT VOID WITHOUT FULL
PAYMENT.**

Thank you for using Premier NHD.

Determinations, Advisories and Table of Contents

	In	Out	No Map N/A	Page
National Priority List (NPL) Area/Search Radius: 1 Mile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
Comprehensive Environmental Response (CERCLIS) Area/Search Radius: 1 Mile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
Spills, Leaks, Investigations & Cleanups (SLIC) Area/Search Radius: 1 Mile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3
Leaking Underground Storage Tanks (LUST) Underground Storage Tanks (UST) Area/Search Radius: 1/2 Mile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4
EnviroStor / Calsites Area/Search Radius: 1 Mile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
Solid Waste Information System (SWIS) Area/Search Radius: 1 Mile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6
Oil & Gas Wells Area/Search Radius: 1/4 Mile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
Toxic Chemical Release Inventory (TRI) Radius: 1 Mile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
RCRA Corrective Action Site (CORRACTS) Radius: 1 Mile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9
Radiation Sites Radius: 1 Mile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10

DETAILED DETERMINATIONS

NATIONAL PRIORITY LIST (NPL)

This database includes U.S. Environmental Protection Agency (EPA) National Priority List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

Source of this data for this state of California: U.S. Environmental Protection Agency, <https://www.epa.gov/superfund/superfund-national-priorities-list-npl>

#	Site ID	Site Name	Address	Distance (Miles)
NO DATA FOUND				

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY (CERCLIS)

This list is compiled by the Environmental Protection Agency ("EPA") of sites it has investigated or is currently investigating for release or threatened release of hazardous substances pursuant to the CERCLA or Superfund Act. The CERCLIS List is available at <https://www.epa.gov/enviro/sems-search> or call the CERCLA Hotline: (800) 424-9346

#	Site ID	Site Name	Address	Distance (Miles)
1	Can000908601	Universal Studios Backlot Fire	Universal City Ca	0.75

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SPILLS, LEAKS, INVESTIGATION, AND CLEAN UPS (SLIC)

The SLIC list contains sites that have had unauthorized spills or releases to soil, surface water and/or groundwater from a variety of stationary and mobile sources. The material released includes petroleum products and solvents, and is generally a "surface" spill and not a leak from an underground storage tank (UST). Leaks from USTs are included in the state's LUST list.

Source of this data: California State Water Resources Control Board's Spills, Leaks, Investigations and Cleanup – GeoTracker.
<http://geotracker.waterboards.ca.gov>

#	Site ID	Site Name	Address	Distance (Miles)
1	L10004612484	Mca Universal - Limited Dump	100 Universal City Plaza Ca	0.53
2	T10000004451	Mca Development Co - Universal Studios Inc	100 Universal City Plaza Universal City Ca 91608	0.62
3	SI0001849500	Technicolor	4050 Lankershim Blvd North Hollywood Ca	0.94

LEAKING UNDERGROUND STORAGE TANKS (LUST)

The State of California publishes its Leaking Underground Storage Tank Information System identifying properties shown on a government list to have a leaking fuel tank. Sites which have already been cleaned up are also indicated. This database is provided by the California State Regional Water Quality Control Board which works with local agencies such as water districts, fire departments and health departments for permitting as well as monitoring for groundwater pollution. The Board provides technical advice and general guidance but may also use its enforcement powers in order to assure cleanup.

Source of this data: California State Water Resources Control Board's Spills, Leaks, Investigations and Cleanup – GeoTracker.
<http://geotracker.waterboards.ca.gov>

UNDERGROUND STORAGE TANKS (UST)

The purpose of the UST Program is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. An underground storage tank (UST) is defined by law as "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground" (certain exceptions apply).

#	Site ID	Site Name	Address	Distance (Miles)
1	T0603701216	Circle K Store #2211225 (former Mobil 18-f6e)	3240 Cahuenga Blvd W Hollywood Ca 90068	0.26
2	T10000002602	Universal City Gas And Mart	3167 W. Cahuenga Boulevard Los Angeles Ca 90068	0.31
3	T0603701215	Shell Branded Service Station (former)	3151 Cahuenga Blvd W Los Angeles Ca 90068	0.36

ENVIROSTOR (FORMERLY CALSITES)

EnviroStor is a search tool developed by The California Department of Toxic Substances Control (DTSC) that contains information on contaminated sites in California, as well as information on permit-documents. Searching is available by City, Zip Code, senate and assembly districts, as well as by County.

EnviroStor's site database contains both a list of contaminated sites as well as lists of facilities that process or transfer toxic waste. The database includes federally designated sites, state response sites, military sites, school sites and voluntary cleanup sites. Each entry in the database contains a report which includes information on the current address, site status, past contaminating uses, history of the site, current and historical toxic substances present, and land use restrictions, potential environmental impacts of toxic substances present as well as completed or planned projects. Sites that were once listed as contaminated but have been cleaned up or have had project completed are also specially listed.

The EnviroStor web page at <http://www.envirostor.dtsc.ca.gov/public/> also contains tools with which to search through permitted hazardous materials facilities in California. Information on these sites includes permit type, cleanup status as well as the location of the facility by address, city, county and zip code. The reports on these facilities include site history, DTSC supervising agents as well as current and completed decontamination and containment projects.

#	Site ID	Site Name	Address	Distance (Miles)
1	60000582	Sheraton Universal Hotel	333 Universal Hollywood Drive Universal City Ca 91608	0.66
2	60000638	Universal City Studios Backlot	3900 Lankershim Boulevard Universal City Ca 91608	0.81

SOLID WASTE INFORMATION SYSTEM (SWIS)

The Solid Waste Information System (SWIS) facility database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.
<http://www.calrecycle.ca.gov/swfacilities/Directory/>

#	Site ID	Site Name	Address	Distance (Miles)
1	19-aa-0049	Universal City Industrial Waste Disp Fac	100 Universal City Plaza Universal City Ca 91608	0.52
2	19-aa-0803	Cahuenga Pass St Maintenance Dist Yard	2770 Cahuenga Blvd Hollywood (in Los Angeles) Ca 90068	0.87

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OIL & GAS WELLS

Every day more than 500,000 barrels of oil are produced in California. As a state, California is the fourth largest oil producer; only Alaska, Texas, and Louisiana produce more. The California Division of Oil, Gas and Geothermal Resources (DOGGR) is mandated to monitor and administer the program to locate these abandoned wells as well as the remediation process. Health and safety hazards may be associated with oil and gas wells, whether active or not, including, but not limited to, soil and groundwater contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals. If an abandoned well that has not been safely plugged exists on a property, the landowner may be subject to additional costs for "reabandonment" of the well in compliance with current State laws and regulations.

Source of this data:

Department of Conservation Division of Oil, Gas & Geothermal Resources: <http://www.conservation.ca.gov/dog/Pages/Index.aspx>

#	Site ID	Site Name	Address	Distance (Miles)
NO DATA FOUND				

TOXIC CHEMICAL RELEASE INVENTORY (TRI)

This list is the nation's most comprehensive source of information on toxic pollution and is the flagship of the Community Right to Know program on toxic chemical hazards. This report uses an EPA database with information about releases of toxic chemicals to the air, water, and land and transfers of toxic chemicals from manufacturing and similar facilities which may release toxic chemicals. For more information visit <http://www.epa.gov/tri/>

#	Site ID	Site Name	Address	Distance (Miles)
NO DATA FOUND				

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RCRA CORRECTIVE ACTION SITE (CORRACTS)

The Resource Conservation and Recovery Act (RCRA) grants EPA and authorized states the authority to regulate hazardous waste management facilities that treat, store, or dispose of hazardous waste. Although EPA guidelines are designed to prevent toxic releases at RCRA facilities, accidents or other activities have sometimes released pollutants into soil, ground water, surface water and air. The RCRA Corrective Action Program, run by EPA and 41 authorized states and territories, compels responsible parties to address the investigation and cleanup of hazardous releases themselves. RCRA Corrective Action differs from Superfund in that Corrective Action sites generally have viable operators and on-going operations. For more information visit <http://www.epa.gov/correctiveaction/>

#	Site ID	Site Name	Address	Distance (Miles)
NO DATA FOUND				

RADIATION SITES

The Radiation Information Database (RADINFO) contains basic information about certain facilities that the U.S. Environmental Protection Agency (EPA) regulates for radiation and radioactivity. The regulations that govern radiation across the federal government are complex, and, therefore, RADINFO may not include every facility you might expect to find.

For more information visit http://oaspub.epa.gov/enviro/ef_home2.radiation

#	Site ID	Site Name	Address	Distance (Miles)
NO DATA FOUND				

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TERMS & CONDITIONS GOVERNING REPORTS & DISCLOSURES

The information and data represented in this report varies in accuracy, scale, origin and completeness and may be changed at any time without notice. While Premier NHD makes every effort to provide accurate information, we make no warranties as to the suitability of this product for any particular purpose. Any use of this information is at the user's own risk.

No Warranty for Environmental Information. Some reports contain information regarding the possible proximity of the Subject Property to certain environmental concerns. These determinations are made in good faith using location data for the Subject Property, but Recipient understands and agrees that location data is based on one geographic point provided for both the Subject Property and the particular environmental concern. Premier NHD makes no representations or warranties about any environmental disclosures contained in the Report. Additionally, the Report does not contain any information on environmental concerns other than those specifically listed on the Report, including (without limitation) any environmental concerns associated with the structure(s) located on the Subject Property. In particular, Premier NHD DOES NOT WARRANT THE ACCURACY, CURRENCY OR COMPLETENESS OF ANY ENVIRONMENTAL INFORMATION CONTAINED IN THE REPORT NOR DOES PREMIER NHD MAKE ANY REPRESENTATIONS ABOUT THE LACK OF OTHER ENVIRONMENTAL ISSUES ASSOCIATED WITH THE SUBJECT PROPERTY.

Please also be aware, only fully-paid Reports are considered valid.

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SAMPLE REPORT

Property Tax Disclosure Report



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Your #1 Source for Property Information

Benutech, Inc. 200 Baker St. East Suite 200, Costa Mesa, CA 92626
Tel 866-887-0206 | info@titletoolbox.com
www.titletoolbox.com

Assessor's Parcel Number: 123-456-7890
Property Address: 1234 Sample Road, Los Angeles, CA 90068
Order Number: 0030841545-13101
Report Date: 05/10/2019

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Protection Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
CSA/CSD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Redevelopment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Important Contact Information for this Property

1. Los Angeles County Assessor's Office The Assessor is required by law to determine the value of all taxable property in the county for property tax purposes.	Phone: 213.974.3211 Website: http://assessor.lacounty.gov/ Email: N/A
2. Los Angeles County Auditor-Controller The Auditor-Controller's office was established to provide the citizens with a fully independent, directly elected leader, who reports only to the voters, to oversee and explain how taxpayer dollars are spent.	Phone: 213.974.8301 Website: http://auditor.lacounty.gov/wps/portal/ac/home Email: constituent@auditor.lacounty.gov
3. Los Angeles County Tax Collector MOST QUESTIONS ARE RESOLVED HERE This office collects and distributes property taxes for local agencies in the county. They provide billing and collection services for multiple county agencies.	Phone: 888.807.2111 Website: http://ttc.lacounty.gov/Default.htm Email: info@ttc.lacounty.gov



The tax bill for this property could not be obtained for this report. Please contact your county's Treasurer/Tax Collector for a copy.

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SAMPLE REPORT

BREAKDOWN OF THE CURRENT PROPERTY TAX BILL

This report is an estimate of the original secured property tax bill charges for the above-mentioned property using information obtained from the County on a given date. Changes made by the County or the underlying public agencies levying charges against this property after the date of this report may not be reflected in this report. Also, please note that calculations are based on the assessed value of the property on that date, and actual tax amounts will likely change when the property is transferred, since under most transfer conditions its value will be reassessed.

Tax Computation Worksheet	
Property Characteristics	
Bedrooms	0
Bathrooms	0
Structure SQFT	5,958
Lot Size	7,190
Use Code	COFF
Tract Number	7462
Subdivision	7462

Tax Computation Worksheet			
Description		Full Valuation	
Land		\$364,264	
Improvements		\$228,188	
Total Value		\$592,452	
No Exemptions Found			
Net Value		\$592,452	
Description	Basis Value	x Tax Rate	= Tax Amount
Net-Based Taxes	\$592,452	1.19185%	\$7,061.13
Land-Based Taxes	\$364,264	0.00000%	\$0.00
Special Assessments			\$777.71
Total Tax			\$7,838.84

Basic Proposition 13 Levy

1.	1	Basic Levy-county, City, School, & District	\$5,924.52
		Los Angeles County Tax Collector	888.807.2111

Voter Approved Ad Valorem Taxes

1.	2	Other Ad Valorem Items	\$1,136.61
		Los Angeles County Tax Collector	888.807.2111

Total Ad Valorem Taxes: \$7,061.13
Estimated Ad Valorem Tax Rate: 1.19185%

Mello Roos Community Facilities District(s)

1.	6853	Mountains Recreation & Conservation Authority Community Facilities District No.1	\$24.00
		SCI Consulting Group	800.273.5167

Improvement Bond Act of 1915 Assessment District(s)

1.	3692	Regional Park And Open Space District	\$16.51
		DEPARTMENT OF PARKS AND RECREATION - LOS ANGELES COUNTY	213.738.2983
2.	6851	Mountains Recreation And Conservation Authority Assessment District No. 1	\$113.60
		SCI Consulting Group	800.273.5167



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Other Direct Assessments

1.	170	Los Angeles County Trauma/emergency Services	\$252.61
		LOS ANGELES COUNTY TRAUMA/EMERG SRVS	866.587.2862
2.	18850	Los Angeles City Landscaping And Lighting District No.96-1	\$43.61
		CITY OF LOS ANGELES - ENGINEERING	213.847.4722
3.	18851	Los Angeles City Light Maintenance	\$195.94
		CITY OF LOS ANGELES - ENGINEERING	213.847.1363
4.	18869	Los Angeles- Stormwater Pollution Abatement	\$54.19
		CITY OF LOS ANGELES - ENGINEERING	213.485.2422
5.	3071	Los Angeles County Flood Control	\$67.98
		LOS ANGELES COUNTY - PUBLIC WORKS	626.458.5165
6.	6181	Greater Los Angeles County Vector Control District	\$9.27
		SCI Consulting Group	800.273.5167

Total Direct Assessment Charges: **\$777.71**

Total Ad Valorem Taxes: **\$7,061.13**
Estimated Ad Valorem Tax Rate: **1.19185%**

Total Tax Amount: **\$7,838.84**

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 SAMPLE REPORT
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CALIFORNIA PROPERTY TAXES - GENERAL OVERVIEW

Property tax is a large and significant tax, both to the local governments which rely on the revenue, and to the property owners who pay them - and so it is important to understand how the taxes are calculated, where the money goes, and why similar properties may pay different amounts in taxes.

Property tax money stays local. It stays within the county where it is collected, with much of it going to even more localized entities, such as cities and school districts.

Two types of taxes. While a typical property tax bill will have a list of many different taxes and fees, they can generally be grouped into two categories: *Ad Valorem taxes* and *Direct Assessments*. Ad Valorem taxes are based on the value of the property, while Direct Assessments are imposed on, for example, a per-parcel basis.

Proposition 13. In 1978, California voters approved Proposition 13, which set a limit on the property tax rate for an individual parcel to no more than 1% of its assessed value (not including previously approved bonds, future voter-approved bonds, or direct assessments with a basis other than the assessed value of the property). It also limited the amount a property's assessed value could increase per year and included contingencies for properties whose market value falls below their assessed value. Rather than being annually reassessed, as happened before Proposition 13, property reassessments didn't occur unless that property was transferred to a new owner, or significant improvements were added.

The 1% from Proposition 13 is then distributed, or "apportioned" by the county's Auditor-Controller to all the various local governments (where "government" can refer not only to city and county-level government, but also to school and community college districts, landscape and lighting districts, and other special districts which provide local services). Complex formulas distribute this money, based on both modern and historic factors.

Ad Valorem taxes. While Proposition 13 put an initial limit on the level of Ad Valorem taxes, it allowed governments, with the approval of voters, to pass bonds for large projects which would then be paid off through Ad Valorem taxes. Any additional Ad Valorem taxes on a property tax bill are designated for paying off these specific voter-approved general obligation (GO) bonds. GO bonds are usually for local infrastructure (such as schools, waste water treatment facilities, libraries, and fire stations), and cannot be used to pay for salaries or other operating expenses. As with the 1%, these taxes are based on the value of the property; however, their actual rates can change each year depending on each program's costs.

Similar properties may have different tax levels. Under Proposition 13, the assessed value of the property is based on either the value of the property when it was purchased (adjusted for inflation) or its current market value, whichever is lower. This means that, if one homeowner purchased her home many years ago, when it was valued at \$100,000, and her neighbor purchased a similar property more recently for \$400,000, the first homeowner will pay less in Ad Valorem taxes. Even though her property is now similarly worth around \$400,000, her property taxes will be calculated from the \$100,000 value from when she first purchased it.

Direct Assessments. Many other local government services, such as lighting and fire protection are paid for through direct assessments. Although this money is collected through the property tax system, the rates are determined by the public agency levying them, and are not allowed to be based on the value of the property. Instead, they are typically based on some measure of how much benefit the property receives from the service, or of the cost of providing the service to the property. For example, a street lighting assessment might be based on the size of the property, while an assessment for trash collection might be based on the cost of providing the service to the property. Although there are differences in meaning between the different terms, you will frequently see Direct Assessments referred to as Special Assessments, Direct Charges, Direct Levies, Fixed Charges, or Parcel Taxes.

Mello-Roos and 1915 Bond Act. There are two special types of direct assessments - Mello-Roos and 1915 Bond Act assessments. In order to finance large projects or infrastructure, or necessary services for a new development such as police services, a district can issue a bond with the approval of 2/3 of the affected property owners. The property owners will then see charges on their tax bills to make the principal and interest payments on the bonds. Significantly, these bonds are secured by liens on each individual property, which means that, if the charge is not paid, the taxing entity can foreclose on the property. Given the unique nature of these particular assessments, California law requires the disclosure of any such assessments to the potential buyer of a property. Both are discussed in greater detail later in this report.



Mello-Roos Community Facility Act of 1982

This property is in a Mello-Roos District

Turn the page for property-specific details

ABOUT MELLO-ROOS

[Government Code Section 53311 et seq](#)

Traditionally, assessment financing is used for improvements that clearly and directly benefit specific property. Creation of a special assessment district requires that a jurisdiction determine and calculate the pro-rata benefits derived by each parcel of property as a result of the improvements within that district. For example, street improvements, sewer lines, and sidewalks clearly benefit the adjoining properties.

By contrast, Mello-Roos financing was created to provide a financing mechanism for improvements (and services) that were not well suited for traditional assessment financing. Some improvements, especially regional improvements, have benefits which are more difficult to calculate. For example, a school may generally benefit a specific community, but each property's benefits can only be determined by the number of children living on that property who attend the school. Therefore, greater flexibility is obtained if properties within the community as a whole are taxed for these improvements. Also, the Mello-Roos Act provides statutory procedures for creating a district called a Community Facilities District ("CFD") which can approve, by a two-thirds vote, a special tax to finance a variety of public improvements and services. The tax-supported nature of the financing grants much greater flexibility to the various types of improvements to be financed; virtually any public improvement is eligible. The CFD can be irregularly shaped, include non-contiguous parcels, and finance improvements which are located outside the boundaries of the district. The statute, however, includes procedural features analogous to assessments: a resolution of intention, public hearings, and the ability to halt proceedings through protest.

Mello-Roos and assessment financing are secured by a lien on real property, and that lien is superior to all mortgages even if those mortgages pre-date the special tax or assessment lien. It is the superiority of that lien which attracts investors to Mello-Roos and assessment bonds. If these vehicles are used to finance publicly-owned improvements, interest on the bonds is typically exempt from federal and state income taxes. Tax-exemption lowers the interest rate paid to purchasers of these bonds, and thus decreases the special tax or assessment lien paid by property owners.

The key advantage of Mello-Roos and assessment financing of public infrastructure accrues to developers. There are limits to the amount a commercial bank, insurance company, or other traditional project lender will loan to a given developer or project. Borrowing money for public infrastructure through Mello-Roos or assessment bond issues preserves the developer's credit capacity for other purposes. This benefit has become increasingly important as recent difficulties experienced by financial institutions have reduced their capacity for lending.

The advantages of these financing tools to subsequent property owners or tenants are not immediately obvious. Since Mello-Roos and assessment bonds carry a tax exempt interest rate, the developer's cost to finance certain infrastructure improvements is lower than with more traditional taxable forms of financing. However, real estate prices paid by subsequent property owners or tenants are more a function of the real estate market than the costs of development. Therefore, in order for the real estate market to fully reflect the existence of Mello-Roos or assessment financing on a particular property, and for subsequent property owners to realize any benefit, the existence of Mello-Roos or assessment financing must be fully disclosed to all purchasers of property throughout the life of the assessment in a comprehensible and timely manner.

Text from LA County City Administrator's Office, Mello-Roos Policy document, downloaded from <http://cao.lacity.org/debt/MelloRoosPolicy.PDF> on January 22, 2017



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DESCRIPTION OF SPECIAL ASSESSMENT CHARGES

Bill Name: MRCAFIRE-OS#180

Full Name: Mountains Recreation & Conservation Authority Community Facilities District No.1

Project Area: EAST OF THE SEPULVEDA PASS TO GRIFFITH PARK

Total Bond Amount: \$

Election Date: After numerous requests for information, the election date was not readily available.

Year Began: 2013

Term Date: 2023

Exemption: See exemptions in the Method and Rate of Apportionment.

Total Number of Levied Properties: 28,471

Contact: SCI Consulting Group

Consultant: Contact Levy Agency

Contact Address: 4745 Mangles Blvd.,
Fairfield, CA 94534

Contact Phone: 800.273.5167

Info Website: <http://www.sci-cg.com/>

Contact Email:

Description: The special tax will be used for the purpose of open space, parkland and wildlife corridor maintenance and preservation, fire prevention and park ranger safety and security services in the East Santa Monica Mountains / Hollywood Hills Area and to fund the acquisition of additional open space in this area and to pay any incidental expenses related to the collection or use of the special tax.

Rate Calculation: After numerous requests for information, the rate calculation information was not readily available.

Rate Escalation: After numerous requests for information, the rate escalation information was not readily available.

Special Notes: The Special Tax shall not be collected after Fiscal Year 2022-2023, except for any amount that remains delinquent in subsequent years.

Document Link(s) Available through Public Source(s):

1. [Amended Notice of Special Tax Lien](#) - As identified by doc number 20131141558 dated 08-02-2013
2. [Full Text of Ballot Measure MM](#) - As identified by doc dated 2012-11-06
3. [Notice of Special Tax Lien](#) - As identified by doc number 20130110802 dated 01-23-2013
4. [Rate & Method \(excerpted from Amended Notice of Special Tax Lien\)](#) - As identified by doc number 20131141558 dated 08-02-2013



Improvement Bond Act of 1915

This property **is** in a 1915 Bond District

Turn the page for property-specific details

ABOUT 1915 BOND ACT ASSESSMENTS

[Streets and Highways Code Section 8500 et seq](#)

A bond is issued under the Improvement Act of 1915 to finance construction on public infrastructure which directly benefits the properties in a district. (The district may be defined at the time to be all the properties affected by the infrastructure project). Most 1915 Act projects are not actually on the property they benefit; for example, 1915 Bonds can fund: roads, sidewalks, sewers, lighting, water infrastructure, and other similar projects. New 1915 bonds must be approved by a majority of the affected property holders.

Significantly, the debt is broken up into many small debts, one for each benefitting property. That benefitting property is used as the security for its small "loan." What this means in a practical sense is that the debt is tied to the property even if it changes hands, and so a potential buyer may want to consider it as a factor affecting the value of the property. Although a 1915 Bond appears on the property tax bill, like Mello-Roos bonds (and unlike most other items on the bill), a 1915 Bond is considered a lien on the property, and delinquency can lead to foreclosure proceedings.

The normal 1915 Bond is broken up into more-or-less equal annual payments for a 20 year period. As with other bonds, the total amount paid covers not just the principal of the loan, but also its interest. Depending on the jurisdiction, the bond balance may or may not be able to be paid off prematurely.



DESCRIPTION OF SPECIAL ASSESSMENT CHARGES

Bill Name: COUNTYPARKDIST21

Full Name: Regional Park And Open Space District

Project Area: Countywide

Total Bond Amount: \$

Election Date: After numerous requests for information, the election date was not readily available.

Year Began: After numerous requests for information, the start date was not readily available.

Term Date: 2021

Exemption: Properties owned by public agencies devoted to a public use or to protect public health or safety will not be assessed, consistent with the statutes applying to possessory interests. The Special Tax shall be levied on possessory interests based on the amount of privately-held structural improvements.

Total Number of Levied Properties: 2,339,731

Contact: DEPARTMENT OF PARKS AND RECREATION - **Consultant:** Contact Levy Agency
LOS ANGELES COUNTY
Contact Address: 510 S. Vermont Ave., Room 230,
Los Angeles, CA 90020
Contact Phone: 213-738-2983
Info Website: <http://parks.lacounty.gov>
Contact Email:

Description: The Proposition for levying said special tax and issuing bonds shall be: To replace expiring local funding for safe, clean neighborhood/city/county parks; increase safe playgrounds, reduce gang activity; keep neighborhood recreation/ senior centers, drinking water safe; protect beaches, rivers, water resources, remaining natural areas/open space; shall 1.5 cents be levied annually per square foot of improved property in Los Angeles County, with bond authority, requiring citizen oversight, independent audits, and funds used locally?

Rate Calculation: After numerous requests for information, the rate calculation information was not readily available.

Rate Escalation: For each fiscal year after 2017-18, the Board shall by a majority vote set the rate of the tax; however, in any fiscal year the rate may be set no higher than the amount of 1.5 cents per square foot, as adjusted by the cumulative increases, if any, to the Western Urban Consumer Price Index from July 1, 2017, as established by the United States Bureau of Labor Statistics. If for any fiscal year the Board fails to set the rate, the tax shall continue at the same rate as the preceding year.

Special Notes:

Document Link(s) Available through Public Source(s):

1. [County Measure](#) -
2. [Countywide Comprehensive Parks & Recreation Needs Assessment](#) - As identified by doc dated 05-09-2016
3. [Resolution](#) - As identified by doc dated 11-08-2016



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DESCRIPTION OF SPECIAL ASSESSMENT CHARGES

Bill Name: MRCAOPNSPACE#180

Full Name: Mountains Recreation And Conservation Authority Assessment District No. 1

Project Area: EAST OF THE SEPULVEDA PASS TO GRIFFITH PARK

Total Bond Amount: \$8,410,000

Election Date: After numerous requests for information, the election date was not readily available.

Year Began: 2013

Term Date: 2033

Exemption: After numerous requests, the exemption information was not readily available.

Total Number of Levied Properties: 30,735

Contact: SCI Consulting Group

Consultant:

Contact Levy Agency

Contact Address: 4745 Mangles Blvd.,
Fairfield, CA 94534

Contact Phone: 800.273.5167

Info Website: <http://www.sci-cg.com/>

Contact Email:

Description: The Bonds are being issued to finance the acquisition and maintenance by the Authority of certain open space lands, hillsides, viewsheds and watersheds, riparian corridors, wildlife corridors and parklands (collectively the improvements) to contribute toward the full prepayment of that certain Promissory Note issued by the Authority in December 2002 in the original principal amount of \$8,410,000, the proceeds of which were used to acquire a portion of the Improvements, to make a deposit into a debt service reserve fund for the Bonds and to pay certain costs of issuing the Bonds.

Rate Calculation: The Engineer determined that the appropriate method of assessment should be based on the type of property, the relative size of the property and the potential use of property by residents and employees. This method is further described in the attached Method of Assessment document, excerpted from the Bond Information.

Rate Escalation: After numerous requests for information, the rate escalation information was not readily available.

Special Notes:

Document Link(s) Available through Public Source(s):

1. [Bond Info](#) - As identified by doc number 62451 dated 02-26-2004
2. [Final Engineer's Report \(excerpted from Bond Info\)](#) - As identified by doc number 62451 dated 08-16-2002
3. [Method of Assessment \(excerpted from Bond Info\)](#) - As identified by doc number 62451 dated 08-16-2002



PACE/HERO Loans

PROPERTY ASSESSED CLEAN ENERGY PROGRAM AB 811 (PACE) / HOME ENERGY RENOVATION OPPORTUNITY PROGRAM (HERO)

[Streets and Highways Code Section 5898 et seq](#)

This property **is not** in the PACE/HERO program

The property-assessed clean energy (PACE) model is an innovative mechanism for financing energy efficiency and renewable energy improvements on private property. PACE programs allow local governments, state governments, or other inter-jurisdictional authorities, when authorized by state law, to fund the up-front cost of energy improvements on commercial and residential properties, which are paid back over time by the property owners.

PACE financing for clean energy projects is generally based on an existing structure known as a "land- secured financing district," often referred to as an assessment district, a local improvement district, or other similar phrase. In a typical assessment district, the local government issues bonds to fund projects with a public purpose such as streetlights, sewer systems, or underground utility lines.

The recent extension of this financing model to energy efficiency (EE) and renewable energy (RE) allows a property owner to implement improvements without a large up-front cash payment. Property owners voluntarily choose to participate in a PACE program repay their improvement costs over a set time period—typically 10 to 20 years—through property assessments, which are secured by the property itself and paid as an addition to the owners' property tax bills. Nonpayment generally results in the same set of repercussions as the failure to pay any other portion of a property tax bill.

A PACE assessment is a *debt of property*, meaning the debt is tied to the property as opposed to the property owner(s), so the repayment obligation may transfer with property ownership, if the buyer agrees to assume the PACE obligation and the new first mortgage holder allows the PACE obligation to remain on the property. This can address a key disincentive to investing in energy improvements, since many property owners are hesitant to make property improvements if they think they may not stay in the property long enough for the resulting savings to cover the upfront costs.

Text from the US Department of Energy's PACE information page, downloaded from <https://energy.gov/eere/slsc/property-assessed-clean-energy-programs> on February 10, 2017.



DETAILS OF PACE LEVIES

There are no levies of this type on the current tax bill for this property.

Ad Valorem Charges

ABOUT AD VALOREM TAXES

While Proposition 13 limited property taxes to 1% of the taxable value of the property, it allowed for exceptions for voter approved indebtedness. With the exception of projects approved by voters before 1978, these bonds must be used to acquire or improve real property, and the voters approving it must be in an area, large or small, benefiting from the project. (Voters won't, for example, be able to approve a project for a school district which doesn't/won't service their property.) The most common projects involve renovating schools or building new school buildings, though more standard infrastructure projects are also sometimes funded this way.

Once a project is approved by voters, the agency will issue bonds to pay for it. Typically, multiple bonds will be issued for a single project, since borrowing the money as a lump sum will cost more in interest than borrowing it in phases. However, in many counties, the property tax bill only shows the total amount the property holder must pay for that project; where possible, a breakdown of the project into its individual bonds will be included in this report.

The amount each taxpayer pays is, depending on the project, typically based either on the total value of the property, or on the value of the land. The rate is calculated each year based both on the cost of servicing the existing bonds, and of the anticipated cost of servicing any additional bonds which will be issued within the fiscal year. This means that the amount paid for ad valorem taxes, while limited both by the value of the property and the restrictions (such as maximum amount borrowed) placed on the project by the voters, may vary in rate from year to year. For more information about a given ad valorem tax, please contact the agency responsible for issuing the bonds and managing the project.

There may be items on the tax bill which are called "Refunding Bonds". These are not actually refunds on the property tax bill, but instead a way for an entity to refinance existing bonds, typically at a lower interest rate and with other, better terms.



Additional Direct Assessments

Not all items on a property tax bill are taxes. The property tax billing system is a convenient way for public entities to collect the money needed to provide a variety of services and/or improvements to each property. Some of the more common types of direct assessments are discussed below in greater detail. Please note that these discussions are a general overview of complicated statutes and codes. Please refer to the statutes themselves for detailed information.

LANDSCAPE AND LIGHTING

[Streets and Highways Code Section 22500 et seq](#)

As with other assessment districts, Landscape and Lighting Districts ("LLDs") are a way to provide and pay for improvements and maintenance which benefit a group of parcels. With LLDs, "improvements" can include landscaping, fountains, street lights, traffic signals, curbs, sidewalks, playground equipment, and acquiring land for parks. "Maintenance" includes repair, removal, or replacement of any of the improvements, and meeting the needs (watering, pruning, fertilizing, etc.) of the landscaping.

The law requires that the net cost of the improvements be "fairly distributed" among all affected parcels. However, different jurisdictions have different formulas for determining the official amount that a given parcel will benefit from the improvements, and thus what portion of the costs it must pay.

Typically, LLDs are managed at the city level, but in some cases they are controlled at a county level, or even at a special district level. Every year, an engineer must prepare a report which details the improvements within an LLD and proposes a budget for the next year. These reports are on file with the County.

VECTOR CONTROL AND MOSQUITO ABATEMENT (DIRECT ASSESSMENT)

[Health and Safety Code Section 2000 et seq](#)

Vector Control Districts have been used by California governments since 1915 to collect the costs of protecting the public from vectors - "any animal capable of transmitting the causative agent of human disease or capable of producing human discomfort or injury, including, but not limited to, mosquitoes, flies, mites, ticks, other arthropods, and rodents or other vertebrates." Typically, the item on the property tax bill is for the district's ongoing abatement needs; these have been approved by a majority of the affected property owners. In some cases, the situation may warrant a one-time abatement, for which the property owner will be charged. Before one of these abatements can happen, however, the property owner must be notified, and a public hearing must take place.

ALL OTHER DIRECT ASSESSMENTS

Several of the most common types of special assessments are summarized in the following:

- Improvement Act of 1911 ([Streets and Highways Code Section 5000 et seq.](#))
- Municipal Improvement Act of 1913 ([Streets and Highways Code Section 10000 et seq.](#))
- Park and Playground Act of 1909 ([Government Code section 38000 et seq.](#))
- Tree Planting Act of 1931 ([Streets and Highways Code Section 22000 et seq.](#))
- Benefit Assessment Act of 1982 ([Government Code section 54703 et seq.](#))
- Integrated Financing District Act ([Government Code section 53175 et seq.](#))
- Street Lighting Act of 1919 ([Streets and Highways Code Section 18000 et seq.](#))
- Municipal Lighting Maintenance District Act of 1927 ([Streets and Highways Code Section 18600 et seq.](#))
- Street Lighting Act of 1931 ([Streets and Highways Code Section 18300 et seq.](#))
- Parking District Law of 1943 ([Streets and Highways Code Section 31500 et seq.](#))
- Parking District Law of 1951 ([Streets and Highways Code Section 31500 et seq.](#))
- Parking and Business Improvement Area Law of 1989 ([Streets and Highways Code Section 36500 et seq.](#))
- Parking and Business Improvement Area Law of 1994 ([Streets and Highways Code Section 36600 et seq.](#))
- Pedestrian Mall Law of 1960 ([Streets and Highways Code Section 11000 et seq.](#))
- Permanent Road Divisions Law ([Streets and Highways Code Section 1160 et seq.](#))
- Community Rehabilitation District Law of 1985 ([Government Code section 53370 et seq.](#))
- Geological Hazard Abatement District ([Public Resources Code section 26500 et seq.](#))



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- Open Space Maintenance Act ([Government Code section 50575 et seq.](#))
- Fire Suppression Assessment ([Government Code section 50078 et seq.](#))

DETAILS OF DIRECT ASSESSMENTS

#	Fund ID	Desc.	Contact
1.	6181	Greater Los Angeles County Vector Control District	SCI Consulting Group 4745 Mangels Blvd. Fairfield, CA 94534 http://www.sci-cg.com/
2.	18851	Los Angeles City Light Maintenance	CITY OF LOS ANGELES - ENGINEERING 1149 S. Broadway, Suite 200 Los Angeles, CA 90015 http://eng.lacity.org
3.	18850	Los Angeles City Landscaping And Lighting District No.96-1 For the purpose of funding the acquisition of land or land and improvements, and for the development, improvement, restoration, and maintenance of improvements funded by the District, of parks, open spaces, recreation and community facilities.	CITY OF LOS ANGELES - ENGINEERING 1149 S. Broadway, Suite 860 Los Angeles, CA 90015 http://eng.lacity.org
4.	170	Los Angeles County Trauma/emergency Services LOS ANGELES COUNTY TRAUMA/EMERGENCY SERVICES	LOS ANGELES COUNTY TRAUMA/EMERG SRVS 313 N. Figueroa St., Rm 505 Los Angeles, CA 90012 https://dhs.lacounty.gov/



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SUPPLEMENTAL RESOURCES AND RESEARCH

IMPORTANT INFORMATION REGARDING TAX EXEMPTIONS

The following is provided as a resource, listing types of property tax exemptions and general qualifying factors of each exemption; however, it is not possible to address all the unique situations that may arise in determining eligibility.

Please note that exemptions from property taxation are exemptions from ad valorem taxation; they do not apply to direct levies or special taxes. For example, annual tax bills may include other items such as special assessments, special taxes, direct levies, delinquent county utility billings, weed and hazard abatement charges, and Mello-Roos Bonds. None of these items are defined as property taxes under the law because they are not based upon the assessed value of the property. Exemption only applies to ad valorem taxes.

For information about exemptions not listed here, please visit <http://www.boe.ca.gov/proptaxes/exempt.htm>, where the California Board of Equalization provides information about all available exemptions.

Homeowners' Exemption (<http://www.boe.ca.gov/proptaxes/exempt.htm>)

The California Constitution provides a \$7,000 reduction in the taxable value for a qualifying owner-occupied home. The home must have been the principal place of residence of the owner on the lien date, January 1st. To claim the exemption, the homeowner must make a one-time filing of a simple form with the county assessor where the property is located. The claim form, BOE-266, Claim for Homeowners' Property Tax Exemption, is available from the county assessor.

A person filing for the first time on a property may file anytime after the property or claimant becomes eligible, but no later than February 15 to receive the full exemption for that year.

Homeowners' Exemption claimants are responsible for notifying the assessor when they are no longer eligible for the exemption. December 10th is the last day to terminate the Homeowners' Exemption without penalty; the assessor should receive notice of ineligibility by that date.

Veterans' Exemption (<http://www.boe.ca.gov/proptaxes/exempt.htm#25>)

The Veterans' Exemption provides exemption of property not to exceed \$4,000 for qualified veterans who own limited property (see Revenue and Taxation Code section 205). The Veterans' Exemption may be claimed by a person currently serving in the military service or one who has been honorably discharged the unmarried surviving spouse or either parent of a deceased veteran meeting the service requirements. In order to qualify for this exemption, the claimant may not own property, real or personal, worth more in aggregate than \$5,000 if the claimant is single. If married, the couple may not own property worth more than \$10,000. In addition, the claimant must have lived in California on the lien date, January 1.

To apply for the Veterans' Exemption, a claim must be filed each year with the assessor of the county where the property is located. The claim form, BOE-261, Claim for Veterans' Exemption, is available from the county assessor. To receive the full 100 percent exemption for property owned on the January 1 lien date, the claim must be filed by February 15.

More information on this exemption, including qualification requirements, is available at the above website, through the California State Board of Equalization, or by contacting your County Assessor.

Disabled Veterans' Exemption (http://www.boe.ca.gov/proptaxes/dv_exemption.htm)

The Disabled Veterans' Exemption reduces the property tax liability for qualified veterans who, due to a service-connected injury or disease, have been rated 100% disabled or are being compensated at the 100% rate due to un-employability. Along with the disability requirements, a qualified veteran is one that has been honorably discharged from one of the military services and served during one of the time periods listed in California Constitution Article XIII, section 3(o). See Veterans' Exemption for a complete description of a qualified veteran. In order for property to qualify for the Disabled Veterans' Exemption, it must be used as the principal place of residence of the veteran or the unmarried surviving spouse of a qualified disabled veteran. One exception to this requirement occurs when the claimant is confined to a hospital or other care facility and the property would be that claimant's principal place of residence were it not for such confinement, provided that the residence is not rented or leased. The property may be owned by the veteran, the veteran's spouse, or the veteran and spouse jointly. The unmarried surviving spouse of qualified veterans may also claim the exemption.



Assessor's Parcel Number: 123-456-7890
Property Address: 1234 Sample Road, Los Angeles, CA 90068
Order Number: 0030841545-13101
Report Date: 05/10/2019



This exemption provides for a more advantageous exemption than the Veterans' Exemption or the Homeowners' Exemption. Thus, if a veteran qualifies, a veteran who is a homeowner should choose the Disabled Veterans' Exemption in lieu of the Veterans' Exemption or the Homeowners' Exemption.

More information on this exemption, including qualification requirements, is available at the above website, through the California State Board of Equalization, or by contacting your County Assessor.

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SAMPLE REPORT



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TERMS, CONDITIONS, AND LIMITATIONS

Report Preparation. This Report is prepared using data obtained from (a) governmental agencies that have created, or have authorized and intend to create new 1915 Act and/or Mello-Roos Districts ("District Data"), from (b) public property tax information and records ("Property Tax Data"), (c) from additional public data sources, and from (d) a proprietary database created by TTB for the purpose of creating these reports ("TTB Database"), referred to individually as the "Database" and collectively as the "Databases".

The disclosures contained herein are based upon a diligent search of applicable statutes and governmental publications, notifications, liens, databases and the like that are existing as of the date of this Report. Modifications or changes by governmental entities made after the date of this Report may affect disclosures herein.

Database Updates. The Property Tax Data used in this Report is created by the applicable governmental agencies between September 1st and November 30th of each year and incorporated into the TTB Database ("Update Period"). It is obtained by TTB as soon as reasonably possible after becoming publicly available which in some cases may be after it is available on public websites. Due to the detailed nature of obtaining, processing and adapting the data into a usable format for preparing this Report there will be some delay once the updated information is obtained by TTB. The information in this Report can and may vary from year to year and can only be relied upon for the fiscal year being reported. The Property Tax Data can and will change throughout the year as determined by the agency having responsibility for that Database and may be made at any time and without notice. Generally, these updates do not impact or alter the 1915 Act or Mello-Roos District information provided in the Report and for that reason the updates may not be obtained by TTB. This Report is current as of the date the TTB Database was last updated by TTB for the fiscal year being reported. TTB is under no obligation to update this Report for the subsequent tax year when and if it becomes available.

Report and Database Limitations. TTB assumes that the District Data and the Property Tax Data is reliable and accurate and has not conducted any independent audit to verify the reliability, authenticity, or veracity of the data. TTB is not liable or responsible for any errors, inaccuracies or omissions in the District or Property Tax Data supplied by the various governmental and private agencies used to produce this Report. The Report is valid for the current fiscal year only and cannot be relied upon for subsequent fiscal years. The Databases may not be accurate, current, fully detailed, or complete. It is possible that a parcel of real property may be within a Mello-Roos or 1915 Act District that has been authorized and created but not yet appears within the Databases. There may be other governmental databases with relevant information which are not included in this report. This Report does not contain any information related to any other tax bills that may be issued for any reason including but not limited to corrections, changes in ownership, escaped or prior years, supplemental or unsecured property taxes.

Seller Responsibilities and Prohibitions. It is the responsibility of the Seller to enter the correct assessor's parcel number ("APN"), in the proper format for the County in which the subject property is located and to verify that the address is correct. Regardless of the Report's content the Seller must disclose to the prospective Buyer all material facts known to the Seller relating to the subject property being within a 1915 Act or Mello-Roos District. The Seller must immediately notify TTB if they suspect information on the Report is out-of-date or otherwise inaccurate for any reason. During the Update Period a new Report will be issued if requested by the Seller, in writing within 14 days of new information becoming publicly available.

Only the Parties May Rely on this Report. This Report is for the exclusive, non-transferrable benefit of the Parties to the transaction for which it has been purchased. This Report cannot be relied upon by (a) any persons other than the Seller and Buyer and their respective Agents, or (b) for any other real property, or (c) for any future transactions involving the subject property for which this report has been purchased. The purchase price paid for this Report does not include any amount for protection of any other properties, parties or future transactions.

Limited Liability. This Report is not an insurance policy and does not claim to provide the same protections as an insurance policy and has been priced accordingly. This report is not a substitute for a title report or title insurance and may not be relied upon as such. It does not obligate TTB to defend any Party against any claims, and TTB shall not have any duty to defend against any claims that may be brought. The price of this Report is not based upon any responsibility for defense costs, or for the assumption of unpaid future tax liability. The premium for an insurance product would be significantly higher than the cost of this report. Therefore, in order to induce TTB to provide this Report for the price charged, and to help streamline the process of resolving any disputes that may arise, the Parties agree that if there is a material error or omission in this Report:

- The Party who suffers damages as a result of such error or omission shall be entitled to recover from TTB the actual proved damages not to exceed the total tax amount under-reported payable for a five (5) year period or ten thousand dollars whichever is less.
- TTB shall not be liable for indirect, consequential, or punitive damages (including, but not limited to, emotional distress or pain and suffering).
- TTB shall not be liable to a Party for any matters known to that Party or its Agent (including errors in this Report) and not disclosed in writing to both the other Parties and TTB prior to the date the subject property is sold by the Seller to Buyer.
- TTB is not responsible for inaccurate APN or address information provided by the person who ordered this report for the subject property.

Other Agreements. This Report sets forth the complete and integrated agreement between TTB and the Parties. Evidence of prior statements, representations, promises or agreements shall not be admissible to vary the terms of this written agreement. This agreement may not be changed or amended except by a written document signed by an authorized representative of TTB and the Parties. In the event that any dispute arises between TTB and any Parties relating to this Report or its subject matter, or any act or omission of TTB, the prevailing party shall be entitled to recover their reasonable costs, including attorneys' fees, from the losing party and will be resolved in the applicable Federal or state court in the County of Orange, State of California, United States of America. If any provision of this Report, or its application to any circumstance, is held to be invalid, unenforceable, or void, the remainder of this Report shall remain in full force and effect and enforced to the fullest extent possible. This Report is deemed valid only upon receipt of payment of the full price of the report within 30 days after the close of Escrow. Upon receipt of Payment by TTB the Parties may rely on the Report and its representations and a contract is formed with TTB.

BY ACCEPTING OR USING THIS REPORT, THE PARTIES HEREBY AGREE TO BE BOUND BY ALL OF THE TERMS, CONDITIONS, AND LIMITATIONS STATED HEREIN.



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EXHIBIT A**DESCRIPTION OF SERVICES AND FACILITIES TO BE FINANCED BY THE CFD****MOUNTAINS RECREATION AND CONSERVATION AUTHORITY****Community Facilities District No. 1****(Open Space Protection and Fire Prevention)**

The services and facilities described below are proposed to be financed by Community Facilities District No. 1 (the "CFD") of the Mountain Recreation and Conservation Authority (the "MRCA"):

The types of services and facilities to be financed by the CFD ("Services and Facilities") shall include acquisition, maintenance, improvement, servicing, protection, and preservation of open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the CFD; and administrative or incidental expenses thereto. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of reserves for the aforementioned purposes.

"Improvements," as used herein, means facilities, buildings, fixed equipment, trails, roads, parking lots and other man-made structures on or alterations to lands owned or managed by the MRCA.

"Maintenance," as used herein, means the furnishing of services and materials for the routine, recurring, and usual work for the preservation or protection of Improvements for their intended purposes. Maintenance includes, but is not limited to, the repair, removal or replacement of all or any part of any Improvements; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other structural Improvements to remove or cover graffiti; fire prevention services; and safety and security services.

"Servicing," as used herein, means the furnishing of electric current, gas, or other form of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

EXHIBIT B

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

MOUNTAINS RECREATION CONSERVATION AUTHORITY

Community Facilities District No. 1 (Open Space Protection and Fire Prevention)

This document defines the rate and method of apportionment for an annual special tax (the "Special Tax") proposed to be collected by the Mountains Recreation and Conservation Authority (the "MRCA") to be used to maintain, improve, acquire, protect and preserve open space, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA.

If approved by voters, the Special Tax, determined as shown below, may be levied annually by the Governing Board (the "Board") of the Mountains Recreation and Conservation MRCA within the boundaries of Community Facilities District No. 1 (the "CFD"):

A. DEFINITIONS

"Developed Property" means real property with improvements for residential, commercial or other purposes.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Non-Taxable Property" means real property not subject to property taxation.

"Undeveloped Property" means real property without improvements which is designated as vacant by the County Assessor as of July 1 of the current Fiscal Year.

B. PROPERTY CATEGORIES AND ANNUAL SPECIAL TAX RATES

Each property within the CFD shall be classified, as of July 1 of the Fiscal Year, into one of the following property uses, and the Special Tax shall be levied as set forth below:

1. Developed Property: Maximum of \$24.00 per parcel
2. Undeveloped Property: No Special Tax
3. Non-Taxable Property: No Special Tax

The Special Tax listed above shall be levied annually beginning in Fiscal Year 2013-14 for a period not to exceed 10 years.

C. LIMITATIONS

The per parcel maximum established above shall not be increased over time. The Special Tax shall not be collected after Fiscal Year 2022-2023, except for any amount that remains delinquent in subsequent years. Under no circumstances will the Special Tax levied in a Fiscal Year against any parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent

EXHIBIT B

above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

D. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each Fiscal Year in the same manner and at the same time as ad valorem property taxes are collected and in the case of delinquency, shall be subject to the same penalties and lien priorities that apply to ad valorem taxes levied within the CFD. The MRCA intends that the Special Tax be included in the County Auditor's annual billing for ad valorem taxes.

E. CITIZENS' OVERSIGHT AND ACCOUNTABILITY PROVISIONS

The proceeds of the Special Tax shall be used to maintain, improve, acquire, protect and preserve open space, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the CFD ("Services and Facilities"); and administrative or incidental expenses thereto, including costs for the collection and use of the Special Tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of reserves for the aforementioned purposes.

The proceeds of the Special Tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the MRCA. No later than January 1 of the following Fiscal Year for which the Special Tax is in effect, the MRCA shall prepare a report, for review and approval of the Board, detailing the amount of funds collected and expended, and the status of any project authorized to be funded by the Special Tax.

In addition, an advisory committee of citizens shall be appointed or designated by the Board to ensure that the Special Tax proceeds are spent for their authorized purposes, and to report annually to the Board and the public regarding the expenditure of such funds. The Board shall establish the composition and duties of the advisory committee and shall make all necessary appointments so that the advisory committee may convene within 6 months following the election authorizing the Special Tax.

F. APPEALS AND INTERPRETATION PROCEDURE

Any property owner within the CFD who believes that the portion of the Special Tax levied on the subject property is in error, may file a written appeal no later than June 30 of the Fiscal Year in which the levy occurred, with the Executive Officer or his or her designee, appealing the levy of the Special Tax on the subject property. The Executive Officer or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant, and decide the merits of the appeal. If the findings of the Executive Officer or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if applicable. Any dispute over the decision of the Executive Officer or his or her designee shall be referred to the Board and the decision of the Board shall be final.

NOTICE OF SUPPLEMENTAL TAX BILL

In addition to annual taxes, you may be responsible for paying supplemental property taxes. State law requires the Assessor to reappraise property upon a change in ownership or new construction. The supplemental assessment reflects the difference between the new assessed value and the old or prior assessed value. If the property is reassessed at a higher value than the old assessed value, a supplemental bill will be issued. If the property is reassessed at a lower value than the old assessed value, a refund will be issued.

The taxes are prorated based on the number of months left in the fiscal year from the date of ownership change or the new construction completion date. If the change in ownership or new construction occurs between January 1st and May 31st, two supplemental tax bills will be issued. The first supplemental bill will be for the remainder of the fiscal year, and the second supplemental bill will be for the fiscal year that follows.

The estimate below was calculated based upon the information provided by the California State Board of Equalization and accessed at <http://www.boe.ca.gov/proptaxes/faqs/suppassessment.htm> in December, 2016. It is only an estimate, as actual supplemental taxes will be calculated by the County Auditor-Controller after the supplemental event occurs.

ESTIMATED SUPPLEMENTAL TAX CALCULATOR

1. Estimated Purchase Price
2. Current Assessed Value
3. Current Tax Rate
4. Estimated Sale Date

Increased Value
Annual Tax Increase

Calculate

Estimated Supplemental Tax Bill No 1

Estimated Supplemental Tax Bill No 2

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 the responsibility of the new home owner to pay these supplemental bills directly to the Tax Collector.

BUYER'S CONFIRMATION OF RECEIPT:

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THIS NOTICE.

Transferee's Signature _____ Date: _____
(Buyer):

Transferee's Signature _____ Date: _____
(Buyer):

CONFIRMATION OF RECEIPT

THE INFORMATION PROVIDED IN THIS REPORT WAS PREPARED BY TITLE TOOLBOX ("TTB") AND IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED HEREIN. THE PURPOSE OF THIS REPORT IS TO ASSIST THE SELLER IN FULFILLING HIS OR HER LEGAL DISCLOSURE REQUIREMENT PURSUANT TO CALIFORNIA CIVIL CODE § 1102.6B. THIS REPORT WAS COMPILED USING INFORMATION OBTAINED FROM THE COUNTY, VARIOUS GOVERNMENTAL AGENCIES AND THIRD PARTIES. TTB IS NOT RESPONSIBLE FOR ANY INACCURACIES OR OMISSION IN THE PUBLIC RECORDS OF THE COUNTY, VARIOUS GOVERNMENTAL AGENCIES, OR FOR INFORMATION PROVIDED BY THIRD PARTIES. **THIS REPORT IS NOT A SUBSTITUTE FOR A TITLE REPORT OR TITLE INSURANCE AND MAY NOT BE RELIED UPON AS SUCH.**

BUYER'S CONFIRMATION OF RECEIPT:

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(Buyer):

Transferee's Signature _____ Date: _____
(Buyer):