



Report Date: 8/4/2025
Report Number: 4597-177
Subject Property: 1234 MAIN ST
APN: 1234-123-123
Page Number: Invoice

Subject Property:
1234 MAIN ST
ANYCITY, CA 90046-2125
APN#: 1234-123-123

Ordered By:
John Smith
The Escrow Company
(123) 123-1234

Bill To:
John Smith
The Escrow Company
(123) 123-1234

Product Description	Billing Terms	Amount Owed
Residential NHD Report + Environmental Report	Check	\$94.95

\$94.95

NATURAL HAZARD DISCLOSURE

This Natural Hazard Disclosure ("Report") complies with Civil Code Section 1103 et seq. The maps and data cited herein were reviewed using the assessor parcel number ("APN") and/or the physical address listed in this Report ("Property"). Not all publicly available data regarding the Property is included in this Report. No physical inspection of the Property has been performed. Therefore, MyNHD, Inc. ("MyNHD") recommends a Certified Engineering Geologist or Professional Engineer be consulted to address specific concerns about the Property. This Report was prepared in accordance with, and therefore subject to, all of the conditions and limitations stated in the Report including the "Terms and Conditions" contained therein. An explanation of each category of disclosure is included later in this Report. The terms "No Map" or "Not Mapped" indicate that a disclosure map is not available from the governmental agency relative to specific disclosure in this Report. MyNHD has relied upon the statutes identified and has reviewed the maps and records specifically required for disclosure pursuant to California law. This information is made available to the public so that determinations if and to what extent each statute applies to the Property can be made. Receipt/use of this Report by recipient or any third party constitutes acceptance of the Terms and Conditions detailed at the end of this Report. This Report is not a policy of insurance or a warranty. Irrespective of the flood and fire zone determinations, insurance companies may, at their discretion, require additional flood and /or fire insurance based upon their assessment and the location of the parcel. Please check with your insurance provider for up to date quotes ,coverages and insurability. This Report is prepared by MyNHD to comply with California law relating to public record information in connection with the sale of residential real estate. Please read the Terms and Conditions carefully.

Please return bottom portion with payment. Please do not staple check to stub.

----- TEAR-OFF HERE -----

----- TEAR-OFF HERE -----

Received from:
The Escrow Company



4597-177

**1234 MAIN ST
ANYCITY, CA 90046-2125
1234-123-123**

Make Checks Payable to:

**MyNHD, Inc.
PO Box 849337
Los Angeles, CA 90084-9337**

REPORT NUMBER: 4597-177

Amount Due: \$94.95



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APN: 1234-123-123

FLOOD, FIRE & TAX UPFRONT

The following are special notifications as they may require attention regarding flood, fire and tax disclosures

FLOOD ALERTS

Yes No

- ☐ ☒ SPECIAL FLOOD HAZARD AREA
☐ ☒ LOCAL CITY/COUNTY FLOOD HAZARD AREA

A Yes determination means there may be insurance, building and/or development concerns. Please consult your insurance carrier and the local building/permitting office for further guidance.

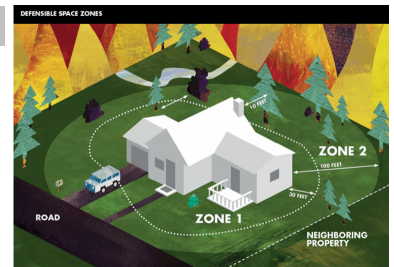


FIRE ALERTS (Zones that may qualify for AB38 Forms/Disclosures)

Yes No

- ☒ ☐ A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) (AB 38) [View Map](#)
☐ ☒ HIGH FHSZ IN A STATE RESPONSIBILITY AREA (SRA)
☐ ☒ VERY HIGH FHSZ IN A STATE RESPONSIBILITY AREA (SRA)
☒ ☐ HIGH or VERY HIGH FHSZ IN A LOCAL RESPONSIBILITY AREA (LRA) (AB 38) [View Map](#)
☐ ☒ A LOCAL CITY/COUNTY FIRE ZONE

A Yes determination may qualify for AB38 Disclosures. If the home is in a qualifying fire zone, C.A.R. form FHDS (included in this report) may apply. The property may also require a Defensible Space Inspection and Certificate.



To request a Defensible space Inspection from Cal Fire visit: <https://www.fire.ca.gov/dspace>
For more information on Defensible Space visit: <https://www.fire.ca.gov/dspace>

LOCAL AGENCY	ADDRESS	CITY	ZIP	TELEPHONE
FS 8	7643 W. SANTA MONICA BLVD.	WEST HOLLYWOOD	90046	323-654-5445
FS 7	846 N. SAN VINCENTE BLVD.	WEST HOLLYWOOD	90069	310-358-3430

Note: "Not all Defensible Space Inspections are performed by Cal Fire. After requesting an inspection from Cal Fire where the inspection is out of Cal Fire's jurisdiction, you can contact your local fire department above to request your inspection. Advisory: Local agencies, counties and cities may, at their discretion, designate additional fire zones or areas within their jurisdiction that they determine require defensible space and vegetation management to prevent fire spread and reduce intensity. Please check with your local jurisdiction for up to date changes, and current additional information / requirements."

SPECIAL TAX ASSESSMENTS

Yes No

- ☒ ☐ MELLO-ROOS BOND ASSESSMENTS [View Details](#)
☒ ☐ 1915 BOND ASSESSMENTS/PACE HERO [View Details](#)

A Yes determination means there will be tax assessments that the buyer will be responsible for in addition to Basic Prop 13 Levy, Voter Approved Ad Valorem Taxes, Direct Assessments and Supplemental Property Taxes.

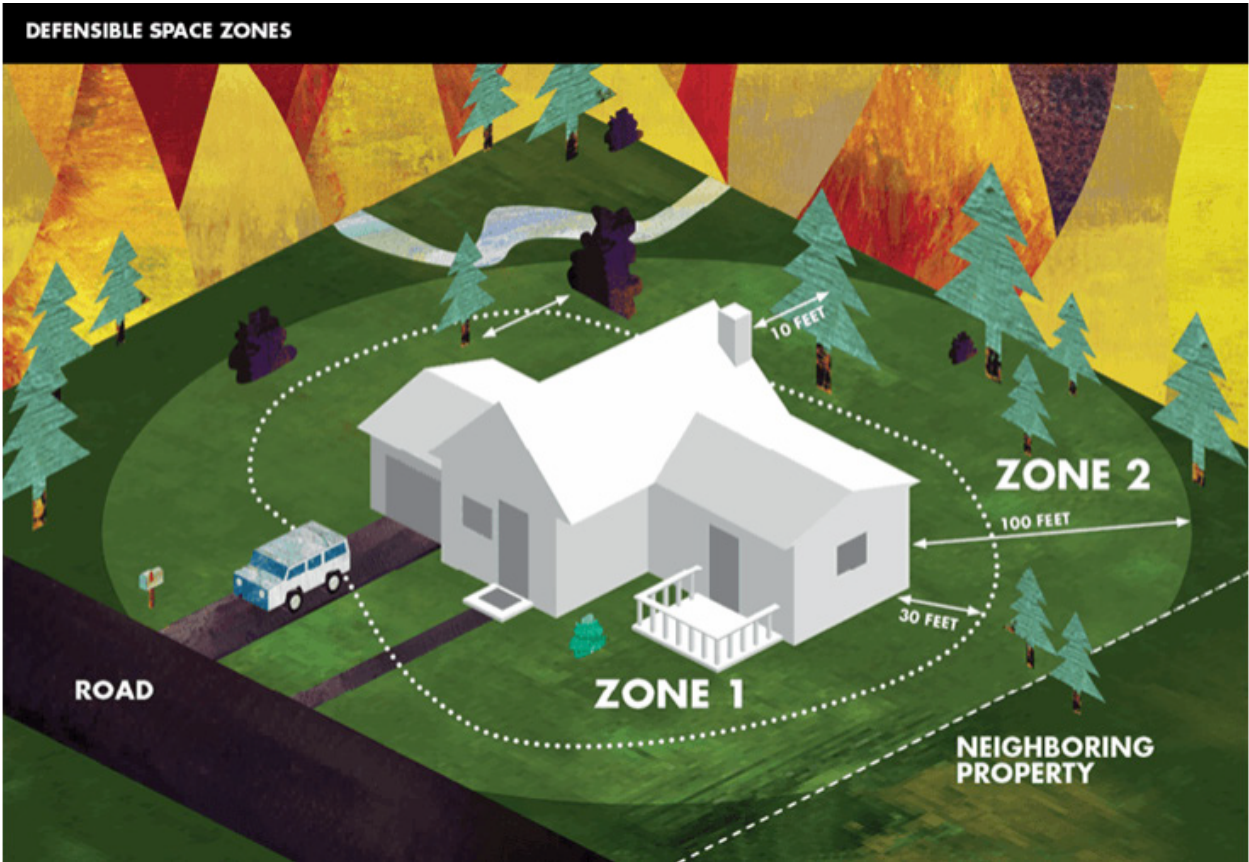


There are other statutory disclosures, determinations and legal information in this report. Please read the entire report for these additional disclosures, determinations and legal information regarding the subject property. Irrespective of the flood and fire zone determinations, insurance companies, at their discretion may require additional flood and/or fire insurance based upon their assessment and the location of the parcel. Please check with your insurance provider for up-to-date quotes, coverages and insurability. Please verify the street address and APN provided to MyNHD for accuracy.

AB 38 NOTICE - WHAT YOU MAY NEED TO DO NEXT

This property is located IN either a State and/or Local **High or Very High Fire Hazard Zone** and may qualify for AB 38 Disclosures. Please consult the Summary Page of this report (page 2), which indicates the specific fire zones. If the home is in a qualifying fire zone as noted and was built prior to January 1st, 2010, it may qualify for additional disclosures including C.A.R. form FHDS. The property also may require a Defensible Space Inspection and certificate.

To request a Defensible Space Inspection from Cal Fire visit:
<https://www.fire.ca.gov/dspace>



For more information on Defensible Space visit:
<https://www.fire.ca.gov/dspace>

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NATURAL HAZARD DISCLOSURE STATEMENT

Report Date: 8/4/2025
Report Number: 4597-177
Subject Property: 1234 MAIN ST
APN: 1234-123-123
Page Number: 2 (Signature Page)

NOTICE: This acknowledgement page does not represent the entire natural hazard disclosure report issued by MyNHD. Buyer acknowledges receipt of the entire NHD report and agrees to be bound by the terms and conditions thereof.

APN: 1234-123-123 ADDRESS: 1234 MAIN ST ANYCITY, CA 90046-2125

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 HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

☒ Yes ☐ No

High FHSZ in a state responsibility area (SRA) ☐ Yes ☒ No

Very High FHSZ in a state responsibility area (SRA) ☐ Yes ☒ No

High or Very High FHSZ in a local responsibility area (LRA) ☒ Yes ☐ No

A WILDLAND AREA (State Responsibility Area/SRA) 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. TRANSFEEE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Seller(s) _____ Date _____ Signature of Seller(s) _____ Date _____

Signature of Agent(s) _____ Date _____ Signature of Agent(s) _____ Date _____

Check only one of the following:

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

☒ Transferor(s) (Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in 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.

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

This statement was prepared by the following provider: **Third-Party Disclosure Provider(s) MyNHD, Inc. Date 8/4/2025**

PLEASE VERIFY THE STREET ADDRESS AND ASSESSOR'S PARCEL NUMBER PROVIDED TO MyNHD FOR ACCURACY.

There are other statutory disclosures, determinations and legal information in the Report. Refer to Report for these additional disclosures, determinations and legal information. With their signature below, Transferee(s) also acknowledge(s) they have received, read, and understand this document, the Terms and Conditions, and the additional disclosures, determinations and legal information provided in this Report, in the AB 38 Advisory and information, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklets/information regarding Environmental Hazards, Earthquake Safety, Home Energy Rating System, Lead-Based Paint and Mold, which booklets/information are available at https://www.MynHD.com/booklets/combined_booklets_engl.pdf. Irrespective of the flood and fire zone determinations, insurance companies may, at their discretion, require additional flood and /or fire insurance based upon their assessment and the location of the parcel. Please check with your insurance provider for up to date quotes, coverages and insurability.

Signature of Buyer(s) _____ Date _____ Signature of Buyer(s) _____ Date _____



[VIEW MAPS](#)

Report Date: 8/4/2025
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Page Number: 3 (Summary Page)

NATURAL HAZARD DISCLOSURE REPORT SUMMARY

Subject Property: 1234 MAIN ST ANYCITY, CA 90046-2125

APN: 1234-123-123

This property is located in/within:

Yes No

Details:

A Special Flood Hazard Area	☐	☒		Page 4
An Area of Potential Flooding Due to Dam Inundation	☐	☒		Page 4
A state level High or Very High Fire Hazard Severity Zone (AB 38)	☒	☐		Page 4
A WILDLAND AREA (State Responsibility Area or SRA)	☐	☒		Page 4
A High or Very High Fire Hazard Zone in the SRA	☐	☒		Page 4
An Earthquake Fault Zone	☒	☐		Page 4
A Landslide Seismic Hazard Zone	☒	☐		Page 5
A Liquefaction Seismic Hazard Zone	☒	☐		Page 5
1 Mile of a Former Military Ordnance Site	☐	☒		Page 5
1 Mile of a Commercial/Industrial Use Zone	☒	☐		Page 5
2 Miles of FAA Approved Landing Facility	☒	☐		Page 5
An Airport Influence Area	☐	☒		Page 5
Tsunami Inundation Hazard	☐	☒		Page 5
Right to Farm/Important Farmland	☐	☒		Page 6
A Naturally Occurring Asbestos Area	☐	☒		Page 6
Critical Habitats	☐	☒		Page 6
1 Mile of a Mining Operation	☐	☒		Page 6
Sustainable Groundwater Management Act	☐	☒		Page 6
A Methane Gas Zone	☐	☒		Page 7
Gas and Hazardous Liquid Transmission Pipelines		Included		Page 8
City/County Hazard Disclosures	☒	☐	Liquefaction	Page 9, 10
City/County Supplemental Fire Zone	☐	☒		Page 9, 10
A Mello-Roos Community Facility District	☒	☐		Page 11
A Special Tax Assessment District	☒	☐		Page 12
Property Tax Breakdown/Tax Calculator		Included		Page 13, 14
Notice of Supplemental Property Tax Bill/Transfer Tax Disclosure		Included		Page 15
Notice of Database Disclosure/Duct Sealing Requirements		Included		Page 17
Contaminated Water Advisory		Included		Page 17
Notice of Energy Efficiency Standards/Tax Credit Advisory		Included		Page 18
Notice of Williamson Act/Fire Burn Area/Insurance Advisory		Included		Page 18
Mold Addendum/Notice of Methamphetamine Contamination		Included		Page 19
Notice of Abandoned Water Wells and Oil/Gas Wells		Included		Page 19
Notice of Naturally Occurring Asbestos / Radon Gas Advisory		Included		Page 20
Notice of Abandoned Mines/Wood-Burning Heater Advisory		Included		Page 20
Environmental Report		Included		Page 21
Notice of Terms and Conditions		Included		Page 28

This Report Summary merely summarizes the research results contained in this full MyNHD Report, and does not, in any way, reduce or eliminate the need to read the Report in its entirety. Please verify the street address and APN for accuracy.



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EXPLANATIONS AND NOTICES

SPECIAL FLOOD HAZARD AREAS

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA

Special Flood Hazard Areas have been mapped by the Federal Emergency Management Agency (FEMA) on their Flood Rate Insurance maps. Special Flood Hazard Areas are located with the 100-year flood plain and are designated as either Zone A (Inland area) or Zone V (Coastal areas). Flood insurance is required by lenders for properties located within a Zone A or Zone V. FEMA periodically removes a property or a group of properties from a Special Flood Hazard Area based on information provided by cities, counties, or homeowners. The revised status of the property or properties is provided in a Letter of Map Amendment (LOMA) or in a Letter of Map Revision (LOMR). A search for a specific LOMA or LOMR is outside the scope of this report. Please visit www.fema.gov to search for a specific LOMA or LOMR.

Irrespective of the FEMA Flood Cert. determination as to whether the structure or property have been removed from the Special Flood Hazard Area, the property may be subject to limitations on development due to concerns over potential flooding. If there are concerns relative to the viability of potential development on the subject property an inquiry should be made with the local building and safety department.

AREAS OF POTENTIAL FLOODING FROM DAM FAILURES

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A DAM INUNDATION ZONE

Maps have been prepared for most dams in the State of California that show the potential flooding areas due to dam failure. The maps are reviewed and approved by the California Office of Emergency Services. Local offices of emergency services have prepared evacuation plans in the areas affected by potential dam failure inundation.

A STATE LEVEL HIGH OR VERY HIGH FIRE HAZARD SEVERITY

[View Map](#)

SUBJECT PROPERTY ☒ IS ☐ IS NOT LOCATED IN A STATE LEVEL HIGH OR VERY

Very High Fire Hazard Severity Zones have been mapped by the California Department of Forestry and Fire Protection to indicate area with increase fire risk. The Map by the California Department of Forestry and Fire Protection (CDF), dated January 2006, does not reflect changes made at the local level. Therefore, the CDF recommends verifying status with the local fire department. Brush clearing and other fire defense improvements are required for properties located in Very High Fire Hazard Severity Zones. Please contact the local fire department for fire defense and maintenance requirements.

STATE OF CALIFORNIA FIRE RESPONSIBILITY AREA (SRA)

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A STATE FIRE RESPONSIBILITY AREA

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A HIGH/VERY HIGH FIRE HAZARD ZONE PER 2007/8 SRA ZONE MAP

Wildland areas that may contain substantial forest fire risk and hazards have been mapped by the California Department of Forestry and Fire Protection to indicate areas with increased fire risk. These areas are also known as State Fire Responsibility Areas because the State of California has primary responsibility for fire prevention and suppression. In addition, the property owner may be responsible for structure protection and is responsible for brush clearing and other fire defense improvements. Please contact the county fire department for fire defense and maintenance requirements. If subject property is in a High/Very High Fire Hazard Zone per 2007/8 SRA zone map, the State may not have fire fighting responsibility. Please check with your local fire authority.

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES

[View Map](#)

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

The purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to regulate development near active faults in order to mitigate hazards associated with ground rupture. The State Geologist through the California Geological Survey has provided maps that show specific zones around active faults. Development of a property located within an Earthquake Fault Zone will likely require a fault study by State-licensed geologist. The determination made in this report does not indicate whether or not an active fault is located on the subject property and is not a substitute for a fault study by a State Licensed geologist.



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SEISMIC HAZARD ZONES

View Map: [Landslide](#) [Liquefaction](#)

SUBJECT PROPERTY ☒ IS ☐ IS NOT LOCATED IN A LANDSLIDE HAZARD ZONE ☐ MAP NOT YET RELEASED BY STATE

SUBJECT PROPERTY ☒ IS ☐ IS NOT LOCATED IN A LIQUEFACTION HAZARD ZONE ☐ MAP NOT YET RELEASED BY STATE

The purpose of the Seismic Hazards Mapping Act is to regulate development in areas determined to have increased risk of the seismic hazards of liquefaction and earthquake-induced land sliding. The California Geological Survey provides maps delineating liquefaction hazard zones and earthquake-induced landslide hazard zones. Although not all areas of the state have been mapped, the California Geological Survey is currently mapping additional areas. Liquefaction is a seismic hazard in which sediments below the water table lose strength as a result of strong earthquake ground shaking. Saturated soils comprised of sands and silts that are within 40 feet of the ground surface have a higher potential for liquefaction. Liquefaction is a rare, but real phenomenon that can result in damage to structures.

FORMER MILITARY ORDNANCE SITE DISCLOSURE

SUBJECT PROPERTY ☐ IS ☒ IS NOT WITHIN 1 MILE OF A KNOWN FORMER MILITARY ORDNANCE SITE

Military Ordnance sites are areas that were previously used for military training and that may contain unexploded munitions or other hazardous materials. Sites closed prior to 1989 are part of the Formerly Used Defense Sites database maintained by the United States Department of Defense. Current military bases or those closed after 1989 are not a part of the Formerly Used Defense Sites database.

COMMERCIAL/INDUSTRIAL DISCLOSURE

[View Map](#)

SUBJECT PROPERTY ☒ IS ☐ IS NOT LOCATED WITHIN 1 MILE OF A PROPERTY ZONED FOR COMMERCIAL/INDUSTRIAL USE

The disclosure regarding the Subject Property's proximity to a zone or district allowing heavy commercial Industrial use zones is based upon currently available public records and excludes entirely agricultural properties. A physical inspection of the Subject Property has not been made. The calculation of the one-mile proximity measurement is based upon the distance between the Subject Property's street address and the street address of the next closest property allowing heavy commercial Industrial use. This is an actual knowledge disclosure required by the seller on the Transfer Disclosure Statement. There could be other nuisances not covered by this commercial industrial zoning.

FAA APPROVED LANDING FACILITY

[View Map](#)

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

A search of data from the Federal Aviation Administration was made to determine if the property is located within two miles of a public/private FAA approved landing facility (i.e., an airport). Properties within proximity to airports/flight paths may experience airport noise and/or other nuisances. For more information please visit https://www.faa.gov/airports/environmental/airport_noise/.

Airport Name(s)

Distance (in miles) from Subject Property

WEST HOLLYWOOD SHERIFF'S HELISTOP - Private

1.92

AIRPORT INFLUENCE AREA "AIA"

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN AN AIRPORT INFLUENCE AREA "AIA"

An Airport Influence Area is determined and mapped by the local Airport Land Use Commission. A property with an Airport Influence Area may be subject to annoyances and inconveniences associated with proximity to airport operations. Concerns about an Airport Influence Area should be addressed to the local Airport Land Use Commission. Inclusion of private and military airports vary by county and may or may not be included in this disclosure report.

TSUNAMI INUNDATION HAZARD

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED IN A TSUNAMI INUNDATION AREA

A tsunami is a sea wave typically generated by a submarine earthquake, but may be caused by an offshore landslide or volcanic action. A large offshore earthquake, typically a magnitude 7 or greater, may generate a tsunami. Properties located along the California coastline have a potential for inundation from a tsunami. Although early warning systems may provide sufficient warning from distant tsunamis, near-shore generated tsunamis may reach the coast in a matter of minutes. Therefore, homeowners should contact their local emergency management agency and become knowledgeable about tsunami warning signs and local evacuation plans.



CITY/COUNTY HAZARD DISCLOSURE EXPLANATIONS

MyNHD provides information on locally identified natural hazards as an additional service because their disclosure to purchasers is either required by ordinance or the information is available on maps publicly available from various City and County sources. This service also supplements and completes the natural hazard information required by the California Civil Code 1103.

The Subject Property:

- | | |
|--|--|
| ☐ IS ☒ IS NOT Located in a Supplemental Flood Hazard Zone. | ☐ NOT MAPPED |
| ☐ IS ☒ IS NOT Located in a Supplemental Fire Hazard Zone. | ☐ NOT MAPPED |
| ☐ IS ☒ IS NOT Located in a Supplemental Earthquake Fault Hazard Zone. | ☐ NOT MAPPED |
| ☐ IS ☒ IS NOT Located in a Supplemental Seismic Geologic Hazard Zone. | ☐ NOT MAPPED |
| ☐ IS ☒ IS NOT Located in an Expansive/Subsidence Soil Area. | ☐ NOT MAPPED |
| ☒ IS ☐ IS NOT Located in Supplemental Liquefaction Hazard Zone. | ☐ NOT MAPPED View Map |

Flood Hazard Zones: Supplemental flood zones include information not covered by Special Flood Hazard Areas as designated by the Federal Emergency Management Agency or by Dam Inundation zones as reported by the California State Office of Emergency Services. These can include tsunamis, runoff hazards, historical flood data and additional dike failure hazards. The property may be subject to limitations on development due to concerns over potential flooding. If there are concerns relative to the viability of potential development on the subject property an inquiry should be made with the local building and safety department.

Fire Hazard Zones: Local agencies may, at their discretion, include or exclude certain areas from the requirements of California Government Code Section 51182 (imposition of fire prevention measures on property owners), following a finding supported by substantial evidence in the record that the requirements of Section 51182 either are, or are not necessary for effective fire protection within the area. Any additions to these maps that MyNHD has been able to identify and substantiate are included in this Report.

An answer of "IN" on the supplemental Fire Zone would indicate that the property is in a high, very high or other high fire-risk areas. More information may be found on the FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY. (C.A.R. form FHDS, 6/22) if provided by owner.

Even though the Answer to the Supplemental Fire may show "NOT IN", if the property is in or near a mountainous area, forest-covered lands brush covered lands, grass-covered lands or land that is covered with flammable material additional disclosures may be warranted. More information may be found on the FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY. (C.A.R. form FHDS, 6/22) if provided by owner. Petrochemical complex area determinations do not qualify as high fire hazards in reference to California Assembly Bill 38.

Advisory: Local agencies, counties and cities may, at their discretion, designate additional fire zones or areas within their jurisdiction that they determine require defensible space and vegetation management to prevent fire spread and reduce intensity. Please check with your local jurisdiction for up to date changes, and current additional information / requirements. This information should be verified and available through the local agency where the property is located.

Earthquake Fault Hazard Zones: Many local jurisdictions have different or higher standards than the State of California for the identification of active earthquake fault zones. These jurisdictions have created their own maps which indicate the active faults according to these alternate standards. Some jurisdictions also recommend or require the disclosures of potentially active faults. MyNHD has attempted to include all official and publicly available maps indicating earthquake faults identified by these jurisdictions.



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MELLO-ROOS COMMUNITY FACILITIES DISTRICT(S)

SUBJECT PROPERTY ☒ IS ☐ IS NOT SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES DISTRICT SPECIAL TAX LIEN(S).

Mello-Roos Community Facilities Districts ("CFD") provide a method of financing certain public capital facilities and services especially in developing areas and areas undergoing rehabilitation. Public improvements funded by Mello-Roos CFDs may include, but are not limited to, roads, schools, water, sewer and storm drain facilities. Public services funded by Mello-Roos CFDs may include, but are not limited to, police and fire protection services, recreation program services, and flood or storm protection services. Mello-Roos CFDs commonly fund the construction of public improvements through the issuance of bonds. A special tax lien is placed on property within the district for the annual payment of principal and interest as well as administrative expenses. Typically, the annual special tax continues until the bonds are repaid, or until special taxes are no longer needed. In most instances, but not all, the special tax is collected with regular property taxes.

If this property is within the Mello-Roos CFD(s) listed below and is subject to a special tax that will appear on the property tax bill. This special tax is in addition to the regular property taxes and any other charges and benefit assessments that will be listed on the property tax bill. This special tax may not be imposed on all parcels within the city or county where the property is located. This special tax is used to provide public facilities or services that are likely to particularly benefit the property.

The maximum tax rate, the maximum tax rate escalator, and the authorized facilities which are being paid for by the special taxes and by the money received from the sale of bonds which are being repaid by the special taxes, and any authorized services are indicated below. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

1. Community Facilities District No. 1 - Mountains Recreation and Conservation Authority - (323) 221-9944

Current Levy: \$103.00

Maximum Tax Rate: \$127.00

Ending Year: 2023-2024

Maximum Tax Rate Escalator: The Maximum Tax Rate Amount will increase by None per year.

Authorized Facilities: Proceeds from the sale of Bonds and the special taxes collected will be used to finance facilities, buildings, fixed equipment, trails, roads, parking lots and other man-made structures on or alterations to lands owned or managed by the MRCA.

Authorized Services: The special taxes collected will be used to pay the costs of maintenance, 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.



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1915 BOND ACT ASSESSMENT DISTRICT(S)

SUBJECT PROPERTY ☒ IS ☐ IS NOT SUBJECT TO IMPROVEMENT BOND ACT OF 1915 SPECIAL ASSESSMENTS LIEN(S).

1915 Bond Act Assessment Districts (“AD”) provide a method of financing certain public capital facilities. Public improvements funded by 1915 Bond Act Assessment Districts may include, but are not limited to, roads, sewer, water and storm drain systems, and street lighting. 1915 Bond Act Assessment Districts commonly fund the construction of public improvements through the issuance of bonds. A special assessment lien is placed on property within the Assessment District. The lien amount is calculated according to the specific benefit that an individual property receives from the improvements and is amortized over a period of years. 1915 Bond Act Assessments Districts can be prepaid at any time. In most instances, but not all, the assessment is collected with regular property taxes.

If this property is within the 1915 Bond Act Assessment District(s) named below and is subject to annual assessment installments levied by the assessment district that will appear on the property tax bill. The annual assessments are in addition to the regular property taxes and any other charges and benefit assessments that will be listed on the property tax bill. The assessment district(s) has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within the assessment district. The bonds will be repaid from annual assessment installments on property within the assessment district. The special assessment is used to provide public facilities that are likely to particularly benefit the property.

The annual assessment installment and public facilities that are being paid for by the money received from the sale of bonds that are being repaid by the assessments are indicated below. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

1. Assessment District No. 1 - Santa Monica Mountains Conservancy - (323) 221-8900

Current Levy: \$40.00

Ending Year: 2033

Authorized Facilities: Proceeds from the sales of the bonds will be used to finance the acquisition and/or maintenance of open space lands, hillsides, viewsheds and watersheds, riparian corridor, wildlife corridors and parklands and to pay the costs associated with issuing the bonds.

Authorized Services: None.



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BREAKDOWN OF THE 2024-2025 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.

Basic Prop 13 Levy

1.	Combined Ad Valorem Tax Charges County of Los Angeles (213) 974-7175	Ad Valorem Tax General	\$18,574.81
Basic Prop 13 Levy & Voter Approved Ad Valorem Taxes:			\$18,574.81
Estimated Tax Rate:			1.199691%

Direct Assessments

2.	Community Facilities District No. 1 Mountains Recreation and Conservation Authority (800) 636-3535	Mello-Roos Community Facilities District - Pay As You Go Open Space and Fire Protection	\$103.00
3.	Los Angeles County Trauma and Emergency Services County of Los Angeles (866) 587-2862	Police, Fire or Emergency Medical Services Health	\$71.80
4.	Lighting Maintenance District City of Los Angeles (213) 847-1821	1972 Act Landscaping & Lighting Maintenance District Lighting Maintenance	\$55.19
5.	Safe Clean Water Program Funding (Measure W) County of Los Angeles (626) 300-3331	Water Assessment Safe Clean Water Program	\$45.82
6.	Assessment District No. 1 Santa Monica Mountains Conservancy (323) 221-8900	1915 Bond Act Assessment District Open Space Maintenance	\$40.00
7.	Flood Control County of Los Angeles (626) 458-5165	1982 Act Benefit Assessment District Flood Control	\$28.22
8.	Special Tax (Measure A) Los Angeles County Regional Park and Open Space District (213) 738-2985	Voter Approved Special Tax Park and Recreation Maintenance	\$25.99
9.	Stormwater Pollution Abatement City of Los Angeles (213) 847-5224	Sewer or Water Charge Stormwater	\$22.50
10.	Landscape and Lighting District No. 96-1 City of Los Angeles (213) 847-1821	1972 Act Landscaping & Lighting Maintenance District Landscape and Lighting	\$17.53
11.	Mosquito Abatement District County of Los Angeles (310) 915-7370	Vector Control District Vector Control	\$10.25
Total Direct Assessment Charges:			\$420.30
Total 2024-2025 Amount			\$18,995.11



Subject Property: 1234 MAIN ST ANYCITY, CA 90046-2125

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

On July 1, 1983, California State law was changed to require the reassessment of property following a change of ownership or the completion of new construction. This reassessment may result in one or more supplemental tax bills being mailed to the assessed owner, in addition to the annual property tax bill. The calculator below is provided an estimate of the potential amount of supplemental taxes to be billed on the listed property.

Instantly calculate estimated property taxes and supplemental taxes on our website: (or manually calculate below).

Instant Tax Calculator: <https://www.mynhd.com/suptax/calculator/1258825/6e9c3de3ba73016dd921f202a5f3cc9f>

SUPPLEMENTAL TAX CALCULATOR (ESTIMATE ONLY)

1. Estimated Sales Price.....	\$	
2. Estimated Current Assessed Value	\$	1,548,300.00
3. Subtract line #2 from line #1. Estimated Supplemental Assessed Value	\$	
4. Ad Valorem Tax Rate		1.20
5. Multiply line #3 by line #4. Estimated Supplemental Tax Amount Obligation	\$	

If a supplemental event occurs between June 1 and December 31, only one supplemental tax bill or refund check is issued. This bill or refund accounts for the property's change in value for the period between the first day of the month following the event date and the end of the current fiscal year (i.e., the following June 30). If, however, a supplemental event occurs between January 1 and May 31, two supplemental tax bills or refund checks are issued. The second bill or refund accounts for the property's change in value for the entire 12 months of the coming fiscal year, beginning on the following July 1.

IF SALE DATE FOR THE RESIDENTIAL PROPERTY IS BETWEEN THE MONTHS OF JANUARY THROUGH MAY:

6. Enter Proration Month Factor (See TABLE 1. below).....		
7. Multiply line #5 by line #6. Estimated Supplemental Tax Bill #1	\$	
8. Enter the amount from line #5. Estimated Supplemental Tax Bill #2	\$	
9. Add lines #7 and line #8. Total Estimated Supplemental Tax Bill	\$	

IF SALE DATE FOR THE RESIDENTIAL PROPERTY IS BETWEEN THE MONTHS OF JUNE THROUGH DECEMBER:

10. Enter Proration Month Factor (See TABLE 2. below).....		
11. Multiply line #5 by line #10. Total Estimated Supplemental Tax Bill	\$	

Proration Month-of-Sale Factor

TABLE 1.		TABLE 2.	
January	0.4167	June	1.0000
February	0.3333	July	0.9167
March	0.2500	August	0.8333
April	0.1667	September	0.7500
May	0.0833	October	0.6667
		November	0.5833
		December	0.5000

Real Property Taxes in California are influenced by several factors, including but not limited to the reassessment rules pursuant to Proposition 13, appraisal values, and bonds. As such, this calculator is not intended to provide a representation of the actual tax amounts that will be assessed. This information is provided for informational and planning purposes only, and should not be relied upon to make a determination regarding acquisition of a property. This calculator does not account for supplemental taxes that may be due as a result of the sale of a property or construction at a property which could result pursuant to Proposition 13. MyNHD, Inc. makes no representation regarding the actual amount of tax that will be assessed on any particular property. For specific questions or actual tax calculations, please call the tax assessor's office for the county in which the subject property is located.



[VIEW ALL MAPS](#)

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ENVIRONMENTAL REPORT

Report Summary

Subject Property: 1234 MAIN ST ANYCITY, CA 90046-2125
APN: 1234-123-123

Federal and state databases list numerous sites within California that have actual or potential environmental contamination associated with them. This Report identifies whether the subject property is located within a specific distance from sites listed within these databases. However, these databases are not all-inclusive and may be inaccurate; some environmental hazards have not yet been located or their location has been inaccurately recorded in the database. There may be errors or inaccuracies in the databases. Moreover, not all properties containing environmental contamination are listed in these databases. There are additional environmental concerns that may affect the subject property. Although data for these concerns are not provided in databases, brief descriptions of them are provided below. It should be noted that this does not constitute a complete listing of all environmental concerns. Therefore, no representations or warranties, express or implied, are made in connection with this environmental report, and all implied warranties are disclaimed. This Report is not a substitute for a Phase I Environmental Assessment. All of the Terms and Conditions applicable to the MyNHD Natural Hazard Disclosure Report are equally applicable to the MyNHD Environmental Report and are incorporated herein by reference.

SUBJECT PROPERTY IS IN PROXIMITY TO:	YES	NO	DISTANCE SEARCH FROM PROPERTY	View Map DETAILS
EPA Final Superfund Site ("NPL")	☐	☒	1 Mile	Page 1
Landfill and/or Waste Transfer Stations ("SWIS")	☐	☒	½ Mile	Page 1
Leaking Underground Storage Tanks ("LUST")	☒	☐	¼ Mile	Page 1
The Resource Conservation and Recovery Act ("RCRA")	☐	☒	1 Mile	Page 2
Toxics Release Inventory ("TRI")	☐	☒	1 Mile	Page 2
EnviroStor	☒	☐	1 Mile	Page 2
Emergency Planning Zone ("RADIATION")	☐	☒		Page 3
Spills, Leaks, Investigation, and Cleanups sites ("SLIC")	☒	☐	1 Mile	Page 3
CERCLIS	☐	☒	½ Mile	Page 4
Oil Wells	☐	☒	¼ Mile	Page 4
Major Natural Gas Pipeline	☒	☐	1 Mile	Page 5
Gas and Hazardous Liquid Transmission Pipelines		Included		Page 5
Notice of Noise Pollution		Included		Page 6
Notice of Air Pollution		Included		Page 6
Notice of Electrical and Magnetic Fields ("EMF")		Included		Page 6
Notice of Light Pollution		Included		Page 6



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EPA FINAL SUPERFUND SITE (“NPL”)

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED WITHIN 1 MILE OF AN EPA FINAL SUPERFUND SITE (“NPL”)

Superfund Site Information from the Environmental Protection Agency (“EPA”) provides data on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation. It also contains sites that are on the National Priorities List (“NPL”). NPL is the list of known releases or threatened releases of hazardous substances, pollutants, or contaminants. According to the EPA, inclusion of a site on the NPL does not in itself reflect a judgment of the activities of its owner or operator, it does not require those persons to undertake any action, nor does it assign liability to any person. The NPL serves primarily informational purposes, identifying for the States and the public those sites or releases that appear to warrant remedial actions. For more information visit <http://www.epa.gov/superfund>.

LANDFILLS AND/OR WASTE TRANSFER STATIONS (“SWIS”)

SUBJECT PROPERTY ☐ IS ☒ IS NOT LOCATED WITHIN ½ MILE OF A LANDFILL AND/OR WASTE TRANSFER STATION (“SWIS”)

The Solid Waste Information System (“SWIS”) database contains data on solid waste facilities, operations, and disposal sites in California. Types of facilities include transfer stations, composting sites, landfills, material recovery sites, waste tire sites, as well as closed disposal sites. The database provides data on owner, location, operator, facility type, regulatory and operational status, authorized waste types, local enforcement agency, and inspection and enforcement records. The data is regularly updated. Enforcement and inspection data are current to the preceding quarter. For more information visit <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>.

LEAKING UNDERGROUND STORAGE TANKS (“LUST”)

SUBJECT PROPERTY ☒ IS ☐ IS NOT LOCATED WITHIN ¼ MILE OF A LEAKING UNDERGROUND STORAGE TANK (“LUST”)

According to the State Water Resources Control Board (“SWRCB”), leaking underground storage tanks are a significant source of petroleum impacts to groundwater. They may pose potential risks to health and safety such as exposure from impacts to soil and/or groundwater, contamination of drinking water, contamination of water wells, and inhalation of vapors. The SWRCB maintains a database, Leaking Underground Storage Tank Information System (“LUSTIS”), which contains information investigation and cleanup data that is updated quarterly. All of the information formerly contained in the LUSTIS database now resides in the SWRCB Geotracker database. For more information visit <http://www.swrcb.ca.gov> or www.geotracker.waterboards.ca.gov.

SITE ID	SITE NAME	ADDRESS	CITY	STATUS
T0603702532	U-HAUL CENTER OF SUN VALLEY	U-HAUL CENTER OF SUN VALLEY	LOS ANGELES	1

LUST Status Legend:

- | | | |
|---|----------------------|----------------------------------|
| 1 Completed - Case Closed | 4 Open - Referred | 7 Open - Site Assessment |
| 2 Open - Assessment & Interim Remedial Action | 5 Open - Remediation | 8 Open - Verification Monitoring |
| 3 Open - Inactive | 6 Open - Reopen Case | 9 Open |



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12. This Report is intended to satisfy the disclosure obligations related to Civil Code Sections 1103.2, 1102.6b, 1102.6c, 1102.6e, 1102.15, 1102.17, and 2079.10a. MyNHD has been asked by the seller to provide this Report to assist the seller, and both the buyer's and seller's agents, in availing itself/ themselves of the protections contained in Civil Code Section 1103.4. However, MyNHD cannot guaranty the availability of such protections, and makes no representations or warranties in connection therewith. California law also requires sellers to disclose a continuing lien securing the levy of special taxes pursuant to the Mello-Roos Community Facilities Act (Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the Government Code) and of a fixed lien assessment collected in installments to secure bonds issued pursuant to the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500) of the Streets and Highways Code) in connection with the sale of real property in California. MyNHD strongly recommends that the buyer obtain a title report and title insurance covering the Property; the MyNHD Report is not a replacement for a title report or a title insurance policy.

13. This Report discloses certain earthquake zones, flood zones, fire zones, and special tax assessment matters. Nothing in this Report relates to (a) title or title defects, (b) encroachments, geological issues or matters that would be disclosed by a land surveyor, soil survey or geological survey, (c) land use or zoning related matters, (d) parcel maps or subdivisions under the California Subdivided Land Acts or the Subdivision Map Act, (e) compliance with the Americans with Disabilities Act, local building codes or other federal, state or local laws, ordinances or restrictions that may affect the Property, (f) the use, occupancy or development of the Property, including any restrictions resulting from any state, local or federal governmental agency, such as school districts, water districts, joint power districts, flood control districts, or the California Coastal Commission, (g) building permits or any other permits that may be required for the Property or its current or future anticipated uses, or (h) any other matter potentially affecting the Property.

14. BY SIGNING, ACCEPTING OR USING THE NATURAL HAZARD DISCLOSURE STATEMENT OR THIS REPORT, THE RECIPIENTS, AND EACH OF THEM AND THEIR AGENTS AND REPRESENTATIVES, HEREBY ACKNOWLEDGE AND AGREE (AND SHALL BE DEEMED TO HAVE ACKNOWLEDGED AND AGREED) THAT THEY HAVE REVIEWED, APPROVED AND ACCEPTED ALL OF THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED HEREIN. MYNHD SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOST PROFITS OR ANY REDUCTION IN THE VALUE OF THE PROPERTY, ARISING OUT OF OR RELATED TO THE PREPARATION, ISSUANCE, USE OF OR RELIANCE UPON THIS REPORT, EVEN IF SUCH DAMAGES ARE FORESEEABLE.

15. MyNHD, Inc. hereby agrees to indemnify the Owner or Seller, real estate broker(s) and agent(s), HCD dealer(s) and HCD salesperson(s), transaction coordinator(s), the escrow company, and/or settlement agent(s) and each of their respective employees, including office managers, ordering this Report as covered by our Professional Liability Insurance Policy for damages to the extent they are caused by our negligent acts, errors or omissions in the performance of our services and subject to the limitations of this Report. The Owner or Seller, real estate broker(s) and agent(s), HCD dealer(s) and HCD salesperson(s), transaction coordinator(s), the escrow company, and/or settlement agent(s) and each of their respective employees, including office managers, will not be liable for any error in this information as long as ordinary care is exercised in transmitting it. (Cal. Civ. Code §1102.4.)



**FIRE HARDENING AND DEFENSIBLE SPACE
DISCLOSURE AND ADDENDUM**
(C.A.R. Form FHDS, Revised 6/25)

This is a disclosure and addendum to the Purchase Agreement, OR ☐ Other _____ ("Agreement"),
dated _____, on property known as 1234 MAIN ST ANYCITY, CA 90046-2125 ("Property"),
in which _____ is referred to as Buyer,
and _____ is referred to as Seller.

1. **LAW APPLICABILITY:** If this property does not meet the conditions stated in **paragraph 1A or 1B**, there is no requirement to complete the subsequent applicable paragraphs.

A. Home Fire Hardening Disclosure: The Notice and disclosure of vulnerabilities in **paragraph 2** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); **(iii)** the Property is located in either a **high or very high** fire hazard severity zone; and **(iv)** the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN **PARAGRAPH 2B AND 2C**.

B. Defensible Space Compliance: The disclosures and requirements specified in **paragraph 3** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); and **(iii)** the Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, **PARAGRAPH 3 DOES NOT HAVE TO BE COMPLETED**.

C. Fire Hazard Severity Zone Status: It may be possible to determine if a property is in a **high or very high** fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on Cal Fire's website at <https://www.fire.ca.gov/dspace/>.

2. **FIRE HARDENING DISCLOSURE** (☐ Property is built on or after January 1, 2010. Paragraphs 2B and 2C do not have to be completed):

A. FIRE HARDENING STATUTORY NOTICE: "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM WILDFIRES, CAN BE OBTAINED ON THE INTERNET WEBSITE [HTTP://WWW.READYFORWILDFIRE.ORG](http://WWW.READYFORWILDFIRE.ORG)".

B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers (Seller is not obligated to explain or clarify their responses to questions **2B(1)-2B(6)**, whether they answer "yes" or "no." Voluntary explanation/clarification is permitted but not required).

- (1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant..... ☐ Yes ☐ No
- (2) Roof coverings made of untreated wood shingles or shakes..... ☐ Yes ☐ No
- (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck..... ☐ Yes ☐ No
- (4) Single pane or non-tempered glass windows..... ☐ Yes ☐ No
- (5) Loose or missing bird stopping or roof flashing..... ☐ Yes ☐ No
- (6) Rain gutters without metal or noncombustible gutter covers..... ☐ Yes ☐ No

Explanation/Clarification: _____

C. LIST OF LOW COST RETROFITS: The following is a list of low cost retrofits developed and listed by the California Department of Forestry and Fire Protection (CAL FIRE) and the California Governor's Office of Emergency Services (OES). More information on home hardening is available at readyforwildfire.org. A list of low cost retrofits with dynamic links can be found at <https://readyforwildfire.org/wp-content/uploads/2025/04/Low-Cost-Retrofit-Flyer-Handout-.pdf>.

Have you (Seller) completed any of the following low-cost retrofits during the time you have owned the property? (If the retrofit was partially completed or only applied to a portion of the identified feature, or if similar work was performed, or if your response below needs clarification, provide the explanation/clarification below. If you are unsure if the retrofit item was completed or satisfied the conditions specified, check "No", and provide any explanation/clarification below.)

- (1) Roof replaced with Class A fire-rated roof..... ☐ Yes ☐ No
- (2) Spaces between roof covering and sheathing blocked with non-combustible materials (bird stops)..... ☐ Yes ☐ No
- (3) Installation of noncombustible gutter cover on gutters to prevent the accumulation of leaves and debris in the gutter..... ☐ Yes ☐ No
- (4) Covered chimney and stovepipe outlets with a noncombustible corrosion-resistant metal mesh screen (spark arrestor), with 3/8 inch to 1/2 inch openings..... ☐ Yes ☐ No
- (5) Install ember and flame-resistant vents..... ☐ Yes ☐ No
- (6) Caulk and plug gaps greater than 1/8-inch around exposed rafters and blocking to prevent ember intrusion into the attic or other enclosed spaces..... ☐ Yes ☐ No
- (7) Inspect exterior siding for dry rot, gaps, cracks, and warping. Caulk or plug gaps greater than 1/8-inch in siding and replace any damaged boards, including those with dry rot..... ☐ Yes ☐ No
- (8) Install weather-stripping to gaps greater than 1/8-inch between garage doors and door frames to prevent ember intrusion. The weather-stripping must be compliant with UL Standard 10C..... ☐ Yes ☐ No
- (9) Replace windows with multi-paned windows that have at least one pane of tempered glass..... ☐ Yes ☐ No
- (10) Replace siding or deck using compliant noncombustible, ignition-resistant, or other OSFM Wildland Urban Interface (WUI) Products..... ☐ Yes ☐ No



- (11) Cover openings to operable skylights with a noncombustible metal mesh screen with openings in the screen not to exceed 1/8 inch. ☐ Yes ☐ No
- (12) Install a minimum 6-inch metal flashing, applied vertically on the exterior of the wall at the deck-to-wall intersection to protect the combustible siding material. ☐ Yes ☐ No

Explanation/Clarification: _____

3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met; the Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):

- A. LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ IS, ☐ is NOT) subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (Paragraphs 3B and 3C must be completed regardless of the answer to paragraph 3A if the conditions in paragraph 1B are met.)
- B. SELLER REPRESENTATION OF PROPERTY COMPLIANCE** with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:
- (1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.
- OR (2) ☐ Property IS in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within **3 (or _____) Days** after Seller's execution of this FHDS form or the time specified in paragraph 3N(1) of the Agreement, whichever occurs last. If this paragraph is checked, also check paragraph 3C(5) below.
- OR (3) ☐ Property is NOT in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within **3 (or _____) Days** after Seller's execution of this FHDS form or the time specified in paragraph 3N(1) of the Agreement, whichever occurs last.
- C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:**
- (1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.*
- OR (2) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance allows either Seller or Buyer to obtain documentation of compliance. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.
- OR (3) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which does NOT require compliance as a result of a sale of the Property. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow,* or if applicable comply with the local requirement after Close Of Escrow.
- OR (4) ☐ **SELLER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance requires Seller to obtain documentation of compliance prior to Close of Escrow. Seller shall obtain documentation of compliance prior to the time for Buyer's final verification of condition.
- OR (5) ☐ **SELLER RESPONSIBILITY – STATE OR LOCAL COMPLIANCE ALREADY COMPLETE.** If ONLY state law applies, Seller has obtained documentation of compliance with State defensible space requirement within the last 6 months. For either State or local law, Seller shall Deliver documentation of compliance to Buyer;
- OR (6) ☐ **SELLER RESPONSIBILITY – AGREEMENT TO OBTAIN STATE COMPLIANCE.** Seller shall obtain documentation of compliance and Deliver to Buyer prior to the time for Buyer's final verification of condition.
- D.** The local agency from which a copy of the documentation in paragraph 3B(2), 3B(3), 3C(4), 3C(5), or 3C(6), as applicable, may be obtained is _____, which may be contacted at _____.

* The requirement to provide documentation of compliance with State defensible space requirements only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Defensible Space Inspector").

- 4. ☐ FINAL INSPECTION REPORT DISCLOSURE:** The Property was newly constructed, or was rebuilt following damage by a fire and the construction required a permit, on or after January 1, 2005, and Seller has obtained a final inspection report addressing compliance with home fire hardening recommended building standards as described in Government Code § 51182. Seller has a copy of the report, and it is attached, or ☐ Seller does not have a copy of the report and Buyer may obtain a copy at _____.

Seller represents that Seller has provided the answers on paragraphs 2B and 3B of this form based on Seller's awareness on the date of Seller's signature below, and the answers on paragraph 2C are accurate. Seller acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.

Seller _____ Date _____

Seller _____ Date _____

By signing below, Buyer acknowledges that they have received a copy of this Fire Hardening and Defensible Space Disclosure and Addendum, and they have read and understand the form and agree to the terms in paragraph 3C.

Buyer _____ Date _____

Buyer _____ Date _____

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