



First American
Natural Hazard Disclosures™

Commercial Resale Disclosure Phase Zero Report

NHD + Tax + Environmental

Property Address: 199 HILLCREST AVE, SAN BERNARDINO, CA 92408, SAN BERNARDINO COUNTY

APN: 0141-281-11-0000

Report Date: 11/11/2025

Report Number: 3524509

See [TERMS & CONDITIONS](#) on page 56

Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

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 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) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the 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 **X** Do not know and information not available from local jurisdiction _____

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

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

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

Yes _____ No **X**

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK 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 **X**

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

Yes _____ No **X**

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

Yes (Landslide Zone) _____ Yes (Liquefaction Zone) _____

No _____ Map not yet released by state **X**

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

Signature of Transferor(s) _____ Date _____ Signature of Transferor(s) _____ Date _____

Signature of Agent _____ Date _____ Signature of Agent _____ Date _____

☐ 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) FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION OPERATING THROUGH ITS FANHD DIVISION.

Date 11 November 2025

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

Signature of Transferee(s) _____ Date _____ Signature of Transferee(s) _____ Date _____

TRANSFEE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE FANHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

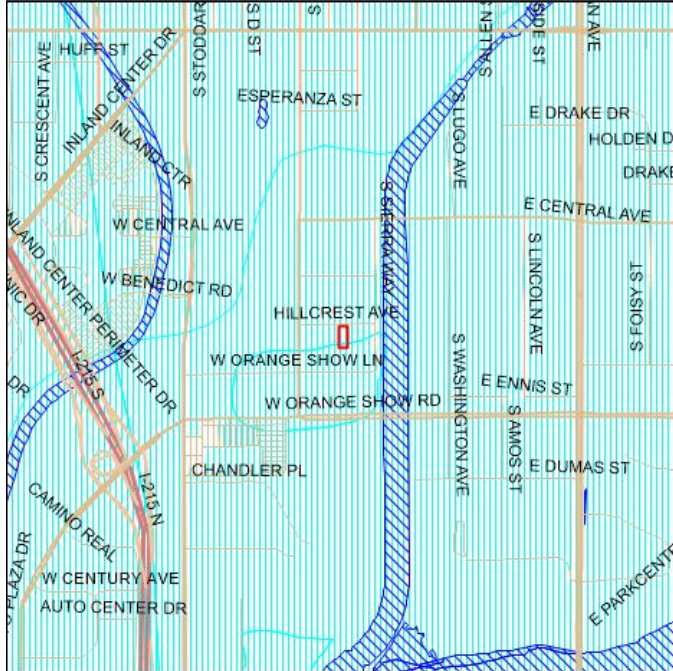
- A. Commercial Natural Hazard Disclosure Report, Commercial Tax Report, Commercial Environmental Screening Report.
- B. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only).
- C. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- D. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Non-residential Building Energy Use. Enclosed if applicable: Local Addenda.
- E. Government Guides in Combined Booklet with Report. Refer to Booklet: Commercial Property Owner's Guide to Earthquake Safety. Government Guides are also available on the Company's "Electronic Bookshelf" at https://orderform.fanhd.com/resources/electronic_bookshelf/regulatory_pamphlets.



Hazard Maps

These maps are for convenience only to show the approximate Property location and are not based on a field survey.

FLOOD



- Special Flood Hazard Area
- Area of Potential Flooding, Dam Failure



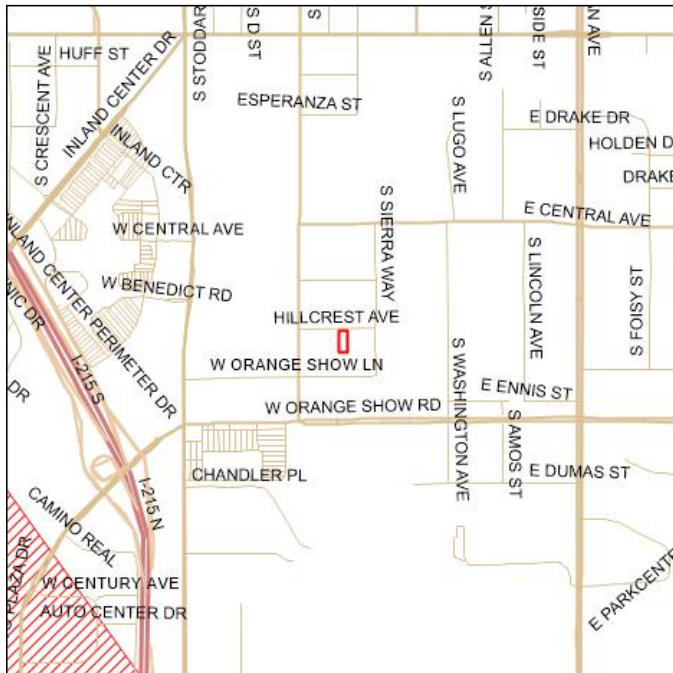
FIRE



- Very High Fire Hazard Severity Zone (CAL FIRE only)
- Wildland Area, Substantial Forest Fire Risk



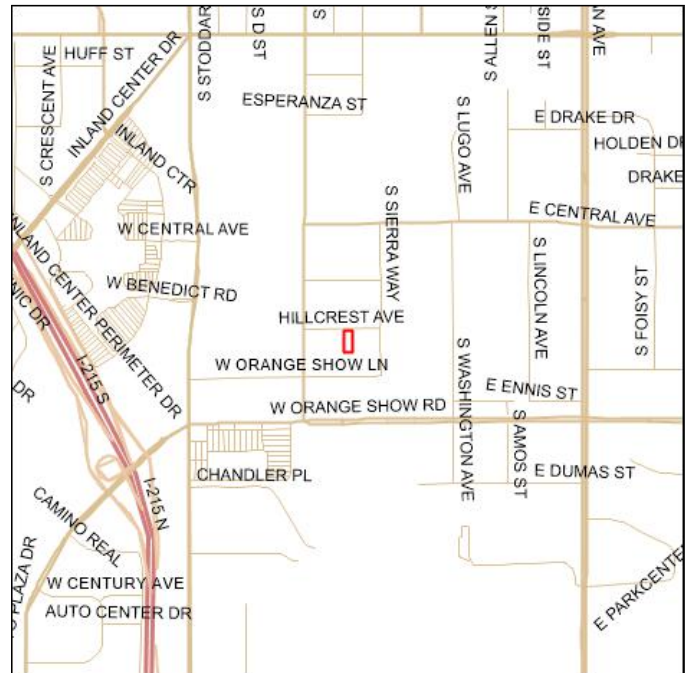
FAULT



- Earthquake Fault Zone



SEISMIC

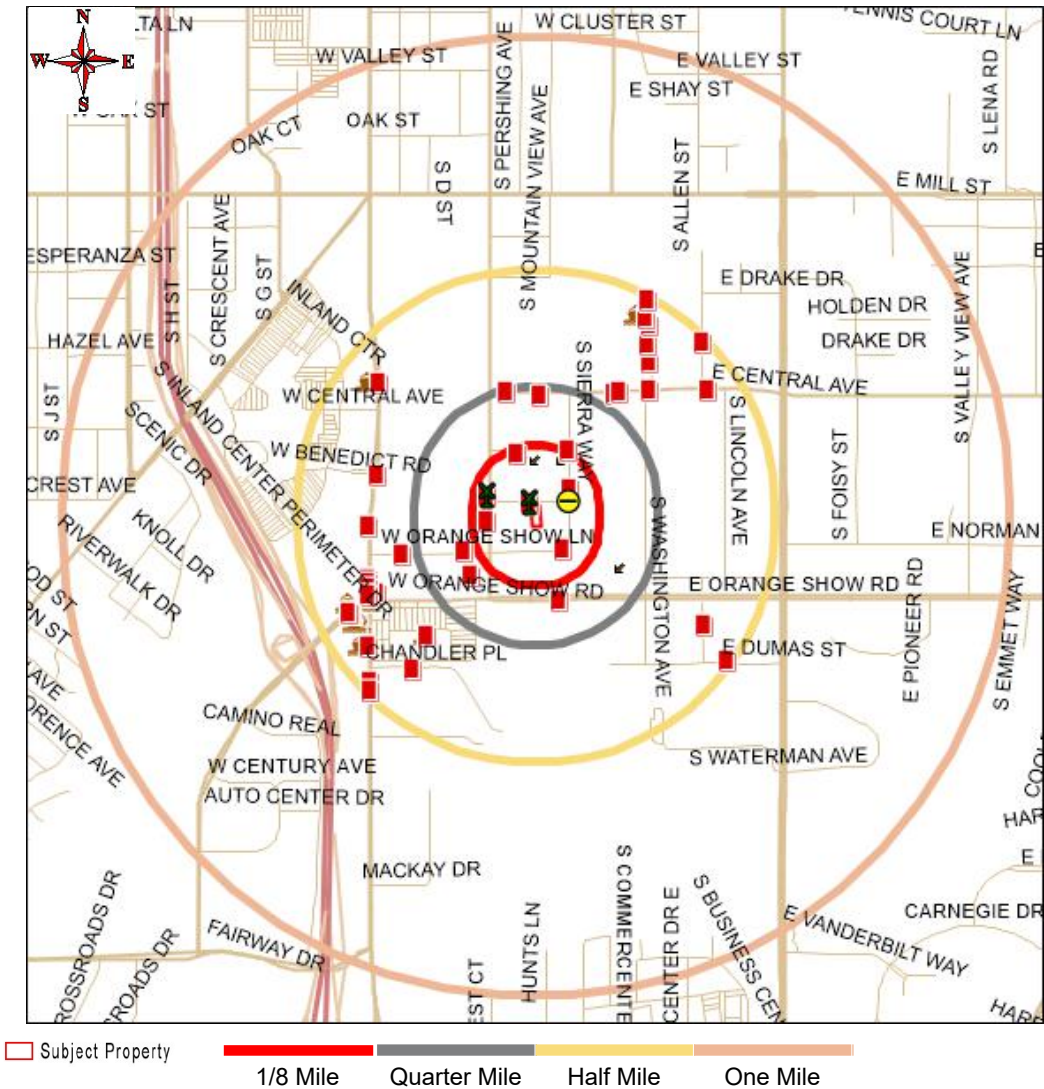


- Seismic Hazard Zone, Landslide
- Seismic Hazard, Liquefaction



Environmental Map

This map is for convenience only to show the approximate property location and is not based on a field survey.



NOTE: This map may show more sites than are listed as found in the databases searched. The list reports only those sites found within the circular AAI standard search distance for that database, which covers a smaller area. Outside of that standard search distance the list reports "NA" (not applicable). The AAI standard search distance differs between database categories, depending upon degree of potential hazard. See the selection called "Description of Databases Searched" for the actual AAI standard search distance used for each database category.

	(SEMS NPL) Federal National Priorities List or "Superfund" sites		(LUST) Leaking Underground Storage Tanks
	(SEMS) Fed. Sites investigated for poss. inclusion in the NPL		(UST) Underground Storage Tanks
	(RCRA TSD) Treatment, Storage & Disposal Sites for Haz. Materials		(RCRA GEN) Potential Generator of hazardous materials Sites
	(RCRA COR) Corrective Action Sites		(SWIS) Solid Waste Landfill Facilities
	(SEMS ARCHIVED) SEMS-Archived		(SLIC) Spills, Leaks, Investig. & Cleanup
	Tribal LUST		(ENVIROSTOR) State EnviroStor Cleanup Sites Database
	Tribal UST		(CONTROLS) Deed Restriction Or Other Controls
	(ERNS) Emergency Response Notification System		(Hist-UST) Historical Underground Storage Tanks
	(HWIS) Hazardous Waste Information Summary		(AST) Aboveground Storage Tanks

Property Disclosure Summary

Section 1103 of the California Civil Code mandates the disclosure of six (6) natural hazard zones if the Property is located within any such zone. Those six “statutory” hazard zones are disclosed on the Natural Hazard Disclosure (“NHD”) Statement (“NHDS”) on the preceding page. Note that the NHDS does not provide for informing buyers if a property is only partially within any of the delineated zones; therefore, a FEMA flood certificate is included if any portion of the parcel is within a Special Flood Hazard Area. This Report also discloses hazards identified by county and/or city officials in the Safety Element of their jurisdiction’s General Plan.

Below is a summary of the property disclosures in this Report. Farther below, discussion sections explain each disclosure, place the determination in perspective, and give buyers additional information they may need in the decision-making process. The disclosures are grouped according to hazard category. In each category, the hazard identifies the government authority responsible for the disclosure requirement, statutory map, or relevant hazard data (state, county or city). Disclosure determinations (e.g., IN or NOT IN) are parcel specific. Where a governing agency describes a hazard but has not evaluated or mapped a hazard zone in the Public Record, a usable map is not available and “Map N/A” is reported. Often, a hazard zone mapped in a city (or county) General Plan is identical to county (or state) hazard zones disclosed elsewhere in the Report; those redundant local disclosures are cited in the *Public Records Searched* at end of Report (see “Public Records not Repeated or Reported”), as is the data source for each disclosure.

Property Hazard Disclosures						
Flood		IN	NOT IN	MAP N/A	Description	Pg.
State	Flood		•		NOT IN a Flood Hazard Area.	10
	Dam	•			IN an area of potential dam inundation.	10
County	Awareness Floodplain			•	Details in hazard explanation.	11
Fire		IN	NOT IN	MAP N/A	Description	Pg.
State	Very High Fire Hazard Severity		•		NOT IN a very high fire hazard severity zone.	12
	Wildland Fire Area		•		NOT IN a Wildland-State Responsibility Area.	12
	Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction		•		NOT IN a very high, high, or moderate fire hazard severity zone identified by CAL FIRE in the local responsibility area.	12
County	Fire Hazard Zone	•			IN a Fire Hazard Zone designated Urban Unzoned.	13
	Fire Hazard Zone		•		NOT IN the County Fire Safety Overlay.	14
Earthquake		IN	NOT IN	MAP N/A	Description	Pg.
State	Fault		•		NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	15
	Landslide			•	Map Not Available.	15
	Liquefaction			•	Map Not Available.	15
County	Fault		•		NOT WITHIN a mapped regulatory County Fault Hazard Zone.	16
	Liquefaction	•			IN a mapped area of Liquefaction Susceptibility.	16



Earthquake (continued)		IN	NOT IN	MAP N/A	Description	Pg.
	Ground Shaking			•	Details in hazard explanation.	17
Landslide		IN	NOT IN	MAP N/A	Description	Pg.
County	Landslide		•		NOT IN a mapped Existing Landslide.	18
	Landslide Susceptibility	•			IN a mapped area of Low Landslide Susceptibility.	18
	Mudflow			•	Details in hazard explanation.	18
Soils		IN	NOT IN	MAP N/A	Description	Pg.
County	Expansive and Collapsible Soils			•	Details in hazard explanation.	20
	Corrosive Soils			•	Details in hazard explanation.	20
	Subsidence	•			IN a mapped area with a Medium to Low Estimated Potential Subsidence Ranking.	20
City	Subsidence	•			IN a mapped Potential Ground Subsidence Area.	21
Climate Change		IN	NOT IN	MAP N/A	Description	Pg.
County	Climate Change			•	Details in hazard explanation.	22
City	Wind Erosion		•		NOT IN a City-Designated High Wind Area.	22
Neighborhood		IN	NOT IN	MAP N/A	Description	Pg.
State	Former Military Ordnance	•			WITHIN one mile of a formerly used ordnance site.: San Bernardino Engineer Sub Depot.	24
	Airport Influence Area		•		NOT IN an airport influence area.	24
	Airport Noise Area for 65 Decibel		•		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	24

General Advisories		Description	Pg.
Methamphetamine Contamination		Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	26
Mold		Provides an advisory that all prospective purchasers of residential and commercial property should thoroughly inspect the subject property for mold and sources for additional information on the origins of and the damage caused by mold.	26
Radon		Provides an advisory on the risk associated with Radon gas concentrations.	26
Endangered Species		Provides an advisory on resources to educate the public on locales of endangered or threatened species.	27
Abandoned Mines		Provides an advisory on resources to educate the public on the hazards posed by, and some of the general locales of, abandoned mines.	27



General Advisories (continued)	Description	Pg.
Oil and Gas Wells	Provides an advisory on the potential existence of oil and gas wells and sources for additional general and/or specific information.	27
Electromagnetic Fields Advisory	Provides an advisory about electromagnetic fields in the local environment and their assessment.	28

Property Tax Disclosures

Tax Disclosures	IS	IS NOT	Description	Pg.
Mello-Roos Community Facilities District		•	NOT SUBJECT TO one or more Mello-Roos Community Facilities Districts.	31
1915 Bond Act Assessment Districts		•	NOT SUBJECT TO one or more 1915 Bond Act Assessment Districts.	31
Property Assessed Clean Energy (PACE) Contract		•	NOT SUBJECT TO a PACE Contract.	32
Other Direct Assessments	•		SUBJECT TO one or more other direct assessments.	33
SRA Fire Prevention Fee		•	NOT SUBJECT TO SRA Fire Prevention Fee (Fee suspended until 2031 by Assembly Bill 398 of 2017).	38

Additional Tax Information	Description	Pg.
Current Property Tax Bill Summary	Provides a breakdown of the property tax bill for the current year, including General Ad Valorem taxes and Direct and/or Special Assessments.	33
Ad Valorem Tax Exemptions & Exclusions	Provides a list of exemptions and exclusions to Ad Valorem Taxes that California law makes available to qualified property owners, including 'Prop 19' tax-base transfers and senior citizens exemptions in applicable districts.	33
Estimating Property Taxes After the Sale	Provides a utility for automatically calculating estimated property taxes after the sale.	35
Notice of Supplemental Property Tax Bill	Notifies the buyer about "Supplemental" Property Tax Bill(s) that may be due once the property is revalued after the change of ownership.	36
Supplemental Property Tax Estimator	Provides a utility for automatically calculating estimated Supplemental Taxes.	37
Private Transfer Fee	Notifies buyer to review Preliminary (Title) Report to determine if a fee is imposed by a private entity when a property within a certain type of subdivision is sold or transferred.	38

Environmental Screening	IS	IS NOT	Description	Pg.
Subject Property listed in a Disclosed Database?		•	NOT LISTED in any of the databases searched for this Report.	40
Federal National Priorities List or "Superfund" sites (NPL)		•	NOT WITHIN one mile of a NPL site.	48
Corrective Action Sites (RCRA COR)		•	NOT WITHIN one mile of a RCRA COR site.	48
Federal Sites investigated for possible inclusion in the NPL (SEMS)		•	NOT WITHIN one-half mile of a SEMS site.	48



Environmental Screening (continued)	IS	IS NOT	Description	Pg.
SEMS Sites That Have Been Archived (SEMS-Archived)		•	NOT WITHIN one-half mile of a SEMS-Archived site.	48
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)	•		WITHIN one-half mile of a RCRA TSD site.	49
Tribal UST And/Or Tribal LUST		•	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	49
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	•		WITHIN one-half mile of a ENVIROSTOR site.	49
State List of Spills, Leaks, Investigation & Cleanup (SLIC)		•	NOT WITHIN one-half mile of a SLIC site.	49
State List of Solid Waste Landfill Facilities (SWIS)		•	NOT WITHIN one-half mile of a SWIS site.	50
State List of Leaking Underground Storage Tanks (LUST)	•		WITHIN one-half mile of a LUST site.	50
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)		•	NOT WITHIN one-half mile of a CONTROLS site.	50
Potential Generator of hazardous materials Sites (RCRA GEN)	•		WITHIN one-eighth mile of a RCRA GEN site.	50
Emergency Response Notification System (ERNS, National Response Center)		•	NOT WITHIN one-eighth mile of a ERNS site.	50
State List of Underground Storage Tanks (UST)		•	NOT WITHIN one-eighth mile of a UST site.	51
State List of Historical Underground Storage Tanks (Hist-UST)		•	NOT WITHIN one-eighth mile of a Hist-UST site.	51
State Hazardous Waste Information Summary (HWIS)	•		WITHIN one-eighth mile of a HWIS site.	51
State List of Aboveground Storage Tanks (AST)		•	NOT WITHIN one-eighth mile of a AST site.	51

Determined by First American Real Estate Disclosures Corporation

For more detailed information as to the foregoing determinations, please read this entire Report.



First American
Natural Hazard Disclosures™

Natural Hazard Determinations

Property Address: **199 HILLCREST AVE, SAN BERNARDINO, CA 92408, SAN BERNARDINO COUNTY**

APN: **0141-281-11-0000**

Report Date: **11/11/2025**

Report Number: **3524509**

Flood Zones

Section 1103 of the California Civil Code mandates the disclosure of six (6) natural hazard zones if the Property is located within any such zone. Those six “statutory” hazard zones and their parcel-specific determinations are disclosed on the Natural Hazard Disclosure (NHD) Statement and in the Property Disclosure Summary at the beginning of this Report. Note that the NHD Statement does not provide for informing buyers if a property is only partially within any of the delineated zones or provide additional hazard zone information which could be very important to the process. Here we explain those state-level hazards—and related hazards mapped or identified by county and/or city officials in the Safety Element of their jurisdiction’s General Plan—in order to give buyers additional information they may need in the decision-making process and to place the information in perspective. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

NOT IN



State: FEMA Special Flood Hazard Area

Property in a Special Flood Hazard Area (any type of Zone “A” or “V”) as designated by the Federal Emergency Management Agency (“FEMA”) is subject to flooding in a “100-year rainstorm.” Federally connected lenders require homeowners to maintain flood insurance for buildings in these zones. A 100-year flood occurs on average once every 100 years, but may not occur in 1,000 years or may occur in successive years. According to FEMA, a home located within a SFHA has a 26% chance of suffering flood damage during the term of a 30-year mortgage. Other types of flooding, such as dam failure, are not considered in developing these zones. Flood insurance for properties in Zones B, C, D, X, X500, and X500_Levee is available but is not required.

Special Flood Hazard Area (SFHA) designations:

Zones A, AO, AE, AH, AR, A1-A30: Area of “100-year” flooding.

Zone A99 An “adequate progress” determination for flood control system construction projects that, once completed, may significantly limit the area of a community that will be included in the Special Flood Hazard Area (SFHA). Such projects reduce, but do not eliminate, the risk of flooding to people and structures in “levee-impacted” areas and allow mandatory flood insurance to be available at a lower cost.

Zones V, V1-V30: Area of “100-year” flooding in coastal (shore front) areas subject to wave action.

NON-SFHA designations:

Zone X500: An area of moderate flood risk. These are areas between the “100” and “500” year flood-risk levels.

Zone X500_LEVEE: An area of moderate flood risk that is protected from “100-year flood” by levee and that is subject to revision to high risk (Zone A) if levee is decertified by FEMA.

Zone B: Area of moderate flood risk. These are areas between the “100” and “500” year flood-risk levels.

Zones C, D: NOT IN an area of “100-year” flooding. Area of minimal (Zone C) or undetermined (Zone D) flood hazard.

Zones X: An area of minimal flood risk. These are areas outside the “500” year flood-risk level.

Zone N: Area Not Included, no flood zone designation has been assigned or not participating in the National Flood Insurance Program.

NOTICE: The Company is not always able to determine if the Property is subject to a FEMA Letter of Map Revision (“LOMR”) or other FEMA letters of map change. If Seller is aware that the Property is subject to a LOMR or other letters of map change, the Seller shall disclose the map change and attach a copy of the FEMA letter(s) to the Report. Contact FEMA at <https://msc.fema.gov/portal/home> for additional information.

For more information about flood zones, visit:

https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf

REPORTING STANDARDS: “IN” shall be reported if any portion of the Property is located within the FEMA Special Flood Hazard Area, as delineated in the Public Record. “NOT IN” shall be reported, as will the FEMA flood zone designation, if no portion of the Property is located within the FEMA Special Flood Hazard Area, as delineated in the Public Record.

IN



State: Area of Potential Flooding (Dam Failure)

Since 1998 California law has required seller disclosure of areas of potential inundation due to sudden or total dam failure as delineated on inundation maps submitted by dam owners to the California Office of Emergency Services (“OES”) for review and approval; however, as of June 27, 2017, the date on which Senate Bill 92 (SB 92) became operative, the review and approval of inundation maps prepared by licensed civil engineers and submitted by dam owners became the statutory responsibility of the California Department of Water Resources (“DWR”) Division of Safety of Dams (“DSOD”) as required by California Water Code Section 6161. These inundation maps are a component of emergency action plans submitted by dam owners to comply with statutory requirements set forth under



the California Water Code for extremely high, high, and significant hazard dams and their critical appurtenant structures. Inundation maps are not required by the California Water Code for low hazard dams. SB 92 further requires dam owners to update the emergency action plan, including an inundation map, no less frequently than every 10 years or sooner.

To date, DWR has yet to review, approve, and make publicly available inundation maps and data for many facilities with inundation areas that are subject to disclosure requirements. Inundation maps will continue to be posted and updated maps will replace outdated maps as they are approved by Division of Safety of Dams (DSOD). In the absence of DSOD-approved data, inundation maps previously approved by the OES will be used by the Company to facilitate compliance with specified statutory real estate transfer disclosure requirements.

These include inundation maps for federally owned dams over which DSOD has no jurisdictional authority and for which inundation maps are not available from DSOD. These dams include, among others, Folsom Dam, Isabella Dam, Hansen Dam, Prado Dam, and Seven Oaks Reservoir (owned by the U.S. Army Corps of Engineers) as well as Monticello Dam, New Melones Dam, and Shasta Dam (owned by the U.S. Bureau of Reclamation).

The Company may also use OES-approved maps should the mapped inundation area for a given facility be greater than that depicted on a DSOD-approved map.

REPORTING STANDARDS: Boundaries of these non-regulatory flood zones are no longer viewable on the Cal DWR Best Available Map ("BAM") portal at <https://gis.bam.water.ca.gov/bam/> under 100-Year Floodplains; however, the reader can input an address or location on this web site to determine if that point is located in a mapped Awareness Floodplain.

depths and/or other flood hazard data. Awareness floodplains generally do not result in restrictions on building or development, or in federal flood insurance requirements (however, local jurisdictions may be more restrictive). If requested by the local jurisdiction, FEMA can incorporate them into National Flood Insurance Program maps where they would become regulatory.

REPORTING STANDARDS: Boundaries of these non-regulatory flood zones are no longer viewable on the Cal DWR Best Available Map ("BAM") portal at <http://gis.bam.water.ca.gov/bam/> under 100-Year Floodplains; however, the reader can input an address or location on this web site to determine if that point is located in a mapped Awareness Floodplain.

MAP N/A



County: Awareness Floodplains

The "100-Year DWR Awareness" zones depicted in "Policy Map HZ-4: Flood Hazards" were a California Department of Water Resources ("Cal DWR") project to identify all flood hazards that were not mapped by FEMA prior to 2012-2014 in order to provide communities with additional information regarding potential flood hazards that are not currently identified. Also called Best Available Maps or "BAM", these maps differ from the FEMA DFIRMs, which are prepared to support the NFIP. The DWR BAM flood zones are for informational purposes, not for insurance rating, to reflect current 1% (100-year), 0.5% (200-year) as applicable, and 0.2% (500-year) annual chance flood risks and combine the best available data from different sources including FEMA, U.S. Army Corps of Engineers, and DWR. The BAM mapping used approximate assessment procedures, relying on aerial photos and general flood models, to identify potential 100-year flood hazard areas. These areas were shown simply as flood prone areas and did not include specific



Fire Hazard Zones

Fire hazard zones disclosed on the statutory NHD Statement often differ from fire zones identified and designated by county and city officials. Parcel-specific determinations of the state-level fire zones, along with fire zones defined by county and/or city jurisdictions, are provided on the statutory Natural Hazard Disclosure Statement and/or in the Property Disclosure Summary at the beginning of this Report. Here we explain those state-level fire hazard zones—and associated hazards mapped or identified in the local General Plan Safety Element. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

NOT IN

State: Very High Fire Hazard Severity

A very high fire hazard severity zone can be identified by the California Department of Forestry and Fire Protection ("CAL FIRE") as well as by a local fire authority within a "Local Responsibility Area" where fire suppression is the responsibility of a local fire department. Properties located within a very high fire hazard severity zone may have a higher risk for fire damage and, therefore, may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices. Contact the local fire department for a complete list of requirements and exceptions.

REPORTING STANDARDS: "IN" shall be reported if any portion of the Property is located within a very high fire hazard severity zone as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a very high fire hazard severity zone as delineated in the Public Record.

NOT IN

State: Wildland Fire Area

The State Board of Forestry classifies all lands within the State of California based on various factors such as ground cover, beneficial use of water from watersheds, probable damage from erosion, and fire risks. Fire prevention and suppression in all areas which are not within a Wildland - State Responsibility Area ("WSRA") is primarily the responsibility of the local or federal agencies, as applicable. For property located within a WSRA, please note that (1) there may be substantial forest fire risks and hazards; (2) except for property located within a county which has assumed responsibility for prevention and suppression of all fires, it is NOT the state's responsibility to provide fire protection services to any building or structure located within a WSRA unless the Department has entered into a cooperative agreement with a local agency; and (3) the property owner may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance

responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices.

The existence of local agreements for fire service is not available in the Public Record and, therefore, is not included in this disclosure. For very isolated properties with no local fire services or only seasonal fire services there may be significant fire risk. If the Property is located within a WSRA, please contact the local fire department for more detailed information.

REPORTING STANDARDS: "IN" shall be reported if any portion of the Property is located within WSRA as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within A WSRA as delineated in the Public Record.

NOT IN

State: Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction

In February 2025, the State of California adopted the 2024 International Wildland-Urban Interface Code (IWUIC) as the basis for Title 24, Part 7, 2025 California Wildland-Urban Interface Code (formerly titled "Chapter 7A"). The IWUIC regulates new construction in a wildland area. Specifically, the IWUIC establishes minimum standards for the protection of life and property by increasing the ability of a building, including residential and commercial occupancy types, to resist the intrusion of flames or burning embers projected by a vegetation fire.

The fire protection building standards under the IWUIC, as adopted, apply to unincorporated lands in a State Responsibility Area ("SRA"). In a Local Responsibility Area ("LRA"), those fire protection building standards currently apply to land within a Very High Fire Hazard Severity Zone or a Wildland Urban Interface ("WUI") Fire Area as designated by cities and other local agencies.

Beginning February 10, 2025, pursuant to California Senate Bill 63, approved in 2021 (Government Code §51178 as amended), the Director of the Department of Forestry and Fire Protection ("Director") is releasing maps of Fire Hazard Severity Zones ("FHSZ") in the LRA, in phases by California region. Those maps include Moderate and High FHSZ, in addition to Very High FHSZ already designated in LRA. The SB 63 law ("SB 63") requires the State Fire Marshal, in consultation with the Director and other state agencies, to propose, and the State Building Standards Commission



to adopt, expanded application of specified building standards to the High FHSZ in the LRA—and to consider, if it is appropriate, expanding application of these building standards to the Moderate FHSZ in the LRA.

Affected Disclosures: SB 63 does not itself create a new real estate disclosure. However, expansion of fire protection building standards to High and Moderate FHSZ in the LRA may affect the cost of new construction or modifications to existing structures on properties in those fire zones and, therefore, may be a material fact in a real property transaction. This Report provides that disclosure, if applicable, in the Property Disclosure Summary, in the “Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction” determination.

In addition, a prior law that still controls, Assembly Bill 38 (“AB 38”), created certain disclosure and vegetation management (defensible space) obligations for property subject to AB 38 that is located in a High or a Very High FHSZ as identified by the Director, or as required by a local vegetation management ordinance. The recently released SB 63 maps extend the area subject to AB 38 by adding a High FHSZ in the LRA—in addition to the Very High FHSZ that already may exist. Therefore, disclosure of a High or a Very High FHSZ in the LRA is now required under AB 38. This Report provides that disclosure, if applicable, in the Property Disclosure Summary, in the “Fire Hazard Severity Zone (AB 38)” determination.

A local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as Very High Fire Hazard Severity Zones by the State Fire Marshal, as Very High Fire Hazard Severity Zones. Likewise, a local agency may include areas not identified as Moderate and High Fire Hazard Severity Zones by the State Fire Marshal, as Moderate and High Fire Hazard Severity Zones, respectively. Where a local agency has designated, by ordinance, such an expanded FHSZ, this Report will include that disclosure in the “Very High Fire Severity” disclosure in the Property Disclosure Summary, or in a separate disclosure of the “Fire Hazard Severity Zone pursuant to Gov. Code §51179.” Please note that any mapped FHSZ boundary modifications submitted by the local agency to CAL FIRE may not be reflected in CAL FIRE data and will have to be obtained from the local agency directly.

FANHD Reports will continue to include the current “NHD Statement” (the one-page statutory form at the front of the report) as specified under California Civil Code 1103.2, until such time that the Legislature officially amends that form with respect to the “Very High Fire Hazard Severity Zone” or any other listed disclosure.

REPORTING STANDARDS: “IN” shall be reported as will any mapped Fire Hazard Severity Zone (“Very High”, “High”, or “Moderate”) in the local responsibility area affecting any portion of the Property as identified by the State Fire Marshal in the Public Record. “NOT IN” shall be reported if no portion of the Property is located within a Fire Hazard Severity Zone in the local responsibility area as identified by the State Fire Marshal in the Public Record. “Map Not Available” shall be reported if Fire Hazard Severity Zones in the local responsibility area as identified by the State Fire Marshal in the Public Record are not timely available as of the Report Date.



County: Fire Hazard Zone

Fire behavior is determined by several factors, especially topography, fuels, and weather. Steep and mountainous terrain presents the greatest wildfire risk. Vegetation on more sun-exposed slopes tends to be drier, ignite more easily, and burn more rapidly. In the Mountain and Valley regions, San Bernardino County has a prevalence of south- to southwest-facing slopes, which are more exposed to the sun than north- or east-facing slopes. Ridges and mountains are generally barriers to the horizontal movement of fires. In contrast, ravines and gullies can increase funnel winds and change fire direction. Moreover, winds are typically higher through mountain saddles and gaps or passes, leading to drier fuels and more intense fire behavior. These terrain features and highly flammable fuels are found in the steepplands around the mountains in San Bernardino County. The risk of fire is related to factors such as fuel loading (type and density of the fuels), the moisture content of the fuels, and weather (temperature, humidity, rain and wind). In the Desert Region, the predominant vegetative cover is generally more resistant to wildfire than other vegetation. Fuels that produce high heat intensity and high flame lengths, such as chaparral, brush, and forest fuel types, occur in the wildland-urban interface and in the Mountain Region. The Valley Region predominantly contains urban fuel, except Chino Hills, communities north of SR-210, and the Yucaipa Valley region. Hot, dry summers desiccate vegetation, contributing to wildfire hazard. Santa Ana winds are common in the Valley Region during spring and fall as warm and dry winds blow from the deserts into southern California. Due to their very low humidity, seasonal timing, and high velocity, these winds increase wildfire risk in affected areas. Finally, forest pathogens and insect infestations (such as bark beetles) can kill trees, increasing dead fuel loads. Dead fuel load requires treatment and/or removal, especially in wildland-urban interface areas. CAL FIRE is required to identify fire hazard severity zones (FHSZ) for all communities in California. These are areas of significant fire hazard based on fuels, terrain, weather, and other relevant factors. As of 2020 most of the Very High FHSZs in the Valley Region are along its north and northeast edges at the foot of the San Bernardino and San Gabriel mountains, at its southeast margin in the north end of the San Timoteo Badlands, and in the southwest corner of the region in Chino Hills. Nearly the entire Mountain Region is mapped as Very High FHSZ, and most of the desert region is not mapped as High or Very High FHSZ. Policy HZ-1.2 of the General Plan Policy Plan requires all new development to be located outside of High or Very High Fire Hazard Severity Zone.

REPORTING STANDARDS : “IN” shall be reported as will the more/most severe mapped Fire Hazard Severity Zone (“Very High”, “High”, “Moderate”, “Non-Wildland/Non-Urban”, or “Urban Unzoned”) affecting any portion of the Property as delineated in the Public Record.



NOT IN



County: Fire Hazard Overlay

The same Public Record that identifies the boundaries of Fire Hazard Severity Zones current as of 2020 also delineates the boundary of a designated "County Fire Safety Overlay". Policy HZ-1.13 of the County General Plan Policy Plan requires all new development in County-designated Fire Safety Overlay and/or CAL FIRE-designated Very High Fire Hazard Severity Zones to meet the requirements of the California Fire Code and the California Building Code as amended by the County Fire Protection District, including Title 14 of the California Code of Regulations fire safety requirements for any new development within State Responsibility Areas, as well as provide and maintain a Fire Protection Plan or Defensible Space/Fuel Modification Plan and other pre-planning measures in accordance with the County Code of Ordinances. Although much of the Fire Safety Overlay is designated as a Very High Fire Hazard Severity Zone other areas are mapped as either High or Moderate Fire Hazard Severity Zone as of 2020.

REPORTING STANDARDS : "IN" shall be reported if any portion of the Property is located within the boundaries of County- designated Fire Safety Overlay as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within the boundaries of County-designated Fire Safety Overlay as delineated in the Public Record.



Earthquake Zones

Seismic hazard zones disclosed on the statutory NHD Statement often differ from seismic hazard zones identified and designated by county and city officials. Parcel-specific determinations of the state-level hazard zones, along with related zones defined by county and/or city jurisdictions, are provided on the statutory NHD Statement and/or in the Property Disclosure Summary at the beginning of this Report. Here we explain those state-level seismic hazard zones—and associated hazards mapped or identified in the local General Plan Safety Element. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

NOT IN

State: Fault

Earthquake Fault Zones are delineated and adopted by California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972.

Property in an Earthquake Fault Zone ("EF Zone") does not necessarily have a fault trace existing on the site. EF Zones are areas or bands delineated on both sides of known active earthquake faults. EF Zones vary in width but average one-quarter (1/4) mile in width with the "typical" zone boundaries set back approximately 660 feet on either side of the fault trace. The potential for "fault rupture" damage (ground cracking along the fault trace) is relatively high only if a structure is located directly on a fault trace. If a structure is not on a fault trace, shaking will be the primary effect of an earthquake. During a major earthquake, shaking will be strong in the vicinity of the fault and may be strong at some distance from the fault depending on soil and bedrock conditions. It is generally accepted that properly constructed wood-frame houses are resistant to shaking damage.

REPORTING STANDARDS: "IN" shall be reported if any portion of the Property is located within the above zone as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within any of the above zones as delineated in the Public Record. Map Not Available shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that "MAP NOT AVAILABLE" will be applicable to most portions of the state.

MAP N/A

State: SHMA Earthquake-induced Landslide

The State of California's Seismic Hazards Mapping Act (1990) ("SHMA") directs the State Geologist to delineate regulatory "Zones of Required Investigation" to reduce the threat to public health and safety and to minimize the loss of life and property posed by earthquake-triggered ground failures and other hazards. Counties and cities affected by the zones must regulate certain development projects within them. This Act also requires sellers of real property (and their agents)—where the property lies partially or entirely within a designated SHMA zone—to disclose at the time of sale that the property lies within such a zone.

An "SHMA Earthquake-induced Landslide" hazard zone is an area where the potential for earthquake-triggered landslides is relatively high. Areas most susceptible to these landslides are steep slopes in poorly cemented or highly fractured rocks, areas underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. The California Geological Survey cautions that these maps do not capture all potential earthquake-induced landslide hazards and that earthquake-induced ground failures are not addressed by these maps. Furthermore, no effort has been made to map potential run-out areas of triggered landslides. It is possible that such run-out areas may extend beyond the zone boundaries. An earthquake capable of triggering a landslide may not uniformly affect all areas within an SHMA Zone.

REPORTING STANDARDS: "IN" shall be reported if any portion of the Property is located within an SHMA Earthquake-induced Landslide hazard zone as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within an SHMA Earthquake-induced Landslide hazard zone as delineated in the Public Record. Map Not Available (or "Map N/A") shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that "Map Not Available" will be applicable to most portions of the state.

MAP N/A

State: SHMA Liquefaction Potential

The State of California's Seismic Hazards Mapping Act (1990) ("SHMA") directs the State Geologist to delineate regulatory "Zones of Required Investigation" to reduce the threat to public health and safety and to minimize the loss of life and property posed by earthquake-triggered ground failures and other hazards. Cities and counties affected by the zones must regulate certain development projects within them. This Act also requires sellers of real property (and their agents)—where the property lies partially or entirely within a designated SHMA zone—to disclose at the time of sale that the property lies within such a zone.

An "SHMA Liquefaction Potential" hazard zone is an area where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a soil phenomenon that can occur when loose, water-saturated granular sediment within 40 feet of the ground surface, is shaken in a significant earthquake. The soil temporarily becomes liquid-like and structures may settle unevenly. The Public Record is intended to identify areas with a relatively high potential for liquefaction but not to predict the amount or direction of liquefaction-related ground displacement, nor the amount of damage



caused by liquefaction. The many factors that control ground failure resulting from liquefaction must be evaluated on a site-specific basis.

REPORTING STANDARDS: "IN" shall be reported if any portion of the Property is located within an SHMA Liquefaction Potential hazard zone as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within an SHMA Liquefaction Potential hazard zone as delineated in the Public Record. Map Not Available (or "Map N/A") shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that "Map Not Available" will be applicable to most portions of the state.

NOT IN



County: Fault

According to the Public Record the nearest known active faults to the four areas where most growth under the Countywide Plan would occur are as follows:

- (1) The Bloomington Community Plan Area:** no active faults pass through Bloomington and the nearest active fault, the San Jacinto Fault Zone, is located 3.8 miles to the northeast.
- (2) The City of Fontana Sphere of Influence ("SOI"):** the Fontana Fault is coincident with the southeast boundary of the SOI, and the Red Hill-Etiwanda Avenue Fault is approximately 3 miles to the northwest.
- (3) The East Valley Plan Area:** no active faults pass through this Plan Area; however, the San Jacinto and San Andreas Fault Zones are situated about 4 miles to the southwest and northeast, respectively, and the Reservoir Canyon Branch of the Crafton Hills Fault Zone, included within a County Fault Hazard Zone, is located approximately 4 mile southeast of the East Valley Area Plan.
- (4) The Town of Apple Valley SOI:** the Helendale Fault and an Alquist-Priolo Earthquake Fault Zone centered on the fault pass through the eastern end of the Hacienda- Fairview Valley Specific Plan area, one of two areas of substantial growth identified within the SOI; the Helendale Fault is approximately two miles northeast of the other growth area, a Planned Annexation Area.

Fault studies would be required prior to the issuance of permits for projects within the Alquist-Priolo Earthquake Fault Zone to determine whether traces of active faults pass through or near those project sites; where such traces were found, buildings for human occupancy must generally be set back at least 50 feet from such traces.

REPORTING STANDARDS : California's Alquist-Priolo Fault Zone Act (1972) established a standard for the width of a regulatory fault zone -- one-eighth of one mile on both sides of an active fault trace. For county-level reporting purposes, "WITHIN" shall be reported if

any portion of the Property is situated within a regulatory "County Fault Hazard Zone" as delineated in the Public Record. "NOT WITHIN" shall be reported if the Property is not situated within a regulatory "County Fault Hazard Zone" as delineated in the Public Record. For information on mapped regulatory "Alquist-Priolo Fault Zones" please refer to the Earthquake Fault Zone discussion in the previous section of this Report.



County: Liquefaction

Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. The potential for liquefaction exists in areas with relatively loose, sandy soils and high groundwater levels (less than 50 feet in depth) during long-duration strong ground shaking. Several areas in the county have subsurface soil and groundwater conditions conducive to seismic-induced liquefaction. Secondary effects of liquefaction can include the loss of load bearing capacity below foundations, settlement in ground level, and instability in sloped grounds. Areas most susceptible to liquefaction include soils along water bodies, areas in and surrounding dry lakes, and areas where the groundwater is near the ground surface.

Valley Region: Portions of the east half of the Valley Region, especially in the floodplains of the Santa Ana River, Cajon Creek, and Lytle Creek, are susceptible to liquefaction.

East Valley Area: The East Valley Area Plan area is not in a liquefaction susceptibility area.

Mountain Region: The only areas of mapped liquefaction susceptibility in the Mountain Region are along Lytle Creek, Cajon Creek, and in several canyon bottoms on the southwest slopes of the San Bernardino Mountains.

Desert Region: In the Desert Regions, liquefaction is most likely to occur in areas of alluvial deposits with relatively shallow groundwater or around dry lakebeds. Although dry lakes hold water for only a few weeks of the year, groundwater can be near the surface in the lakebed and surrounding alluvium. Liquefaction potential is high along the Mojave River (eastern Victorville, west Apple Valley, and Hesperia).

Geotechnical investigations required to determine whether known active faults passed through or near those project sites would also assess liquefaction potential on each site and recommend any measures required to minimize liquefaction hazards to people or structures in accordance with the Seismic Hazards Mapping Act.

REPORTING STANDARDS : "IN" shall be reported if any portion of the Property is located within a mapped area of "Liquefaction Susceptibility" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a mapped



area of "Liquefaction Susceptibility" as delineated in the Public Record.

MAP N/A



County: Ground Shaking

According to the Public Record, ground shaking (ground displacement due to seismic waves from an earthquake) is responsible for the vast majority of earthquake damage. In general, the degree of shaking depends on: 1) the earthquake's size, location, and distance; 2) direction of seismic waves; and 3) site effects. Although identifying the exact area where the ground will shake is not possible, the California Geological Survey has produced a statewide ground shaking map which illustrates where the intensity of ground shaking from earthquakes is expected to be most pronounced. The Valley Region has the highest probability of strong ground shaking, specifically in San Bernardino, Devore, Fontana, Colton, Rialto, Loma Linda, Highland, Muscoy, and Redlands. Other likely places for strong ground shaking are Rancho Cucamonga-Upland, Yucaipa- Oak Glen, and Chino Hills. In the Mountain Region, Wrightwood straddles the San Andreas Fault and is most likely to experience strong ground shaking, followed by Big Bear Lake, Lake Arrowhead, and Crestline. In the desert regions, likely places for moderate to strong ground shaking include Baldy Mesa, Hesperia-Phelan, Victorville, Adelanto, Death Valley, Panamint Valley, Morongo Valley-Yucca Valley, Twentynine Palms, Joshua Tree, High Desert, Landers, Lucerne Valley, Apple Valley, Barstow-Lenwood, and Yermo-Newberry Springs.

REPORTING STANDARDS: No determination is reported because the Public Record does not include a map of sufficient detail for parcel-specific determinations within San Bernardino County and because the source map (California Geological Survey Map Sheet 48: "Earthquake Shaking Potential for California, revised 2016", produced in conjunction with the U.S. Geological Survey) and the Public Record use a color-coded scale which includes no plain language or symbols to express "Level of Earthquake Hazard". The highest hazard areas are near major, active faults and will on average experience strong earthquake shaking more frequently. The lowest hazard areas are distant from known, active faults and will experience lower levels of shaking less frequently.



Landslide

Landslides are a common hazard on sloping terrain. They can range from slow, downslope creeping of soil, to rapid and dangerous movements of unstable bedrock and water-saturated soil (debris flows) as may be triggered by torrential rainfall. New or existing landslides can also be influenced by construction activity, unusual natural or artificial wetting (such as irrigation), or erosion. Parcel-specific landslide hazard determinations are provided on the Property Disclosure Summary at the beginning of this report. Here we explain such landslide zones as defined by local jurisdictions in their General Plan Safety Element or by the state. Note that landslide hazards recognized by county and city officials often differ from earthquake-triggered landslide zones defined under California statutes; therefore, please also refer to the state-level discussion and disclosure of Seismic Hazard Mapping Act in the preceding section of this Report. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

NOT IN

County: Landslide

Landslides typically occur on hillsides or in steep terrain. They are influenced by the nature of the rock or soil type, slope angle, groundwater levels, rainfall, and large earthquakes. New or existing landslides can also be influenced by construction activity, unusual natural or artificial wetting (such as irrigation), or erosion. Because of the mass of soil, rocks, and debris involved, a landslide can produce catastrophic damages to residences, structures, and infrastructure in its path. The Public Record used as the basis for this disclosure represents a combination of findings from federal, state and county geological studies.

REPORTING STANDARDS : "IN" shall be reported if any portion of the Property is located within a mapped "Existing Landslide" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a mapped "Existing Landslide" as delineated in the Public Record.

IN

County: Landslide Susceptibility

Different areas of the County have different levels of susceptibility to landslide activity. In the Valley Region, landslides are of concern in areas of moderate relief, such as in the Chino Hills, Shandin Hills, Verdement Hills, Loma Linda Hills, Jurupa Hills, and Crafton Hills, or in areas adjacent to high relief, such as along the southern fronts of the San Gabriel and San Bernardino Mountains. In addition, localized areas in the Valley Region that have a potential for landslides include incised riverbanks and the areas surrounding large open excavations or quarries. Landslides have periodically occurred in Valley communities such as Yucaipa, Highland, Chino Hills, Loma Linda, Redlands, Colton, and San Bernardino that are adjacent to, or front, hillsides or local mountains. Landslides of all types are common in the mountains due to steep slopes, sharp narrow ridges, and steep-walled canyons and valleys when combined with adverse geologic structure, high rainfall, and earthquakes. The landslides range in size from small rock falls or

topples along road cuts to large landslide complexes along the steep south margin of the mountain ranges. Historical and recent landslides have occurred in Wrightwood, Forest Falls, and other locations. The 17,400-year-old Blackhawk Landslide originated in the Mountain Region.

REPORTING STANDARDS : "IN" shall be reported as will the more severe Landslide Susceptibility rating ("Moderate to High" or "Low to Moderate") affecting any portion of the Property as delineated in the Public Record. Areas within the Valley region which are not mapped as either "Moderate to High" or "Low to Moderate" shall be reported as "Low" or "Low to Moderate" based on data obtained from San Bernardino County used to create this Public Record. "Map Not Available" shall be reported for areas for which no data is available. Please note that because subsurface conditions can vary over a relatively short distances, some areas delineated as susceptible to landsliding may not actually be susceptible to landsliding. In addition, there may be localized areas that are susceptible to landsliding that have not been identified.

MAP N/A

County: Mudflow

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. Areas of San Bernardino County that are susceptible to mudflows include canyon areas and areas along the bases of mountain slopes. In the Valley region steep slopes are present next to the south end of the Bloomington CPA in the Jurupa Mountains—up to about 800 feet above the elevation of the surrounding valley—that may be capable of generating small mudflows. Countywide Plan implementation in the Bloomington CPA may involve development of projects in areas subject to mudflow hazards. Projects developed in that part of the Bloomington CPA would require independent CEQA processing, including analysis of mudflow hazards. All feasible mitigation measures would be required for any potentially significant impacts identified. There are no slopes in or next to the City of Fontana Sphere of Influence SOI ("SOI") (west) or the East Valley Area Plan area that could generate mudflows. As for the desert region the Town of Apple Valley SOI the Hacienda Fairview Valley Specific Plan ("HFVSP") area is bounded by the Fairview Mountains to the northwest and the Granite Mountains to the south and southeast. The Fairview Mountains rise



to about 1,100 feet and the Granite Mountains about 2,000 feet above the surrounding desert floor. These slopes may be capable of generating mudflows. Countywide Plan buildout in the HFVSP area may involve development of projects in areas subject to mudflow hazards. There are no slopes in or next to the Potential Annexation Area in the Town of Apple Valley SOI that could generate a mudflow, and Countywide Plan implementation in that area would not expose people or structures to substantial mudflow hazards. Countywide Plan Hazard Element policies HZ-1.1 and HZ-1.2 state that new subdivisions and developments must either be built outside of debris flow hazard areas, or debris flow hazards must be mitigated for new developments such that occupants would have adequate time to evacuate the hazard area during times of relatively high debris flow hazard—that is, during and shortly after intense rainstorms.

REPORTING STANDARDS : No determination is reported because the Public Record does not include a map of this hazard within San Bernardino County.



Soils

Counties and cities often regulate land use in areas where development is constrained by hazardous ground conditions, including soil chemistry, mineralogy, drainage, bedrock, gas or fluid content, or other geologic or geotechnical issues. Local officials may consider such geologic hazards to be a factor in approving a building-permit application, and may require appropriate steps to mitigate such hazards prior to development—which could affect project cost or feasibility. Parcel-specific soil hazard determinations are provided on the Property Disclosure Summary at the beginning of this report. Here we explain local hazards related to soils that are addressed in the county or city General Plan Safety Element or by the state. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

MAP N/A



County: Expansive and Collapsible Soils

Expansive and collapsible soils are some of the most common and costly geologic hazards if not mitigated. These soils are subject to changes in volume and settlement in response to wetting and drying. The change in soil volume can exert enough force on a building, structure, pipeline, or even roads to cause damage. Expansive soils are typically characterized by clayey material that shrinks as it dries and swells as it becomes wet. Collapsible soils consist of loose, dry, low-density materials that are weakly cemented and that thus can collapse or be compressed with the addition of water or weight. Collapsible soils include young fine-grained alluvial materials, wind-deposited soils, and soils with salts. The Valley Region is unlikely to have expansive soils except for two areas: one in Grand Terrace and the other in the Chino Hills area south of Chino Hills State Park. Areas with collapsible soils with moderate to high levels of salts include parts of San Bernardino, south Ontario, and Chino. Much of the Valley Region is covered with either alluvial or wind-blown soils. Soils in the Mountain Region are moderately expansive in large portions of Crestline, Lake Arrowhead, Running Springs, Fawnskin, Big Bear City and Big Bear Lake, Holcomb Valley, and Barton Flats. However, collapsible soils are less likely in the Mountain Region, which typically receives more precipitation than other areas of the county. Much of the Desert Regions has low to moderately expansive soils. In select areas, such as Lucerne Valley and dry lakebeds, the soils can be highly expansive. The Desert Regions have the highest potential for collapsible soils due to their aridity, the prevalence of both alluvial and wind-deposited soils, and soils with salts.

REPORTING STANDARDS : No determination is reported because the Public Record does not include a map of this hazard within San Bernardino County.

Corrosive soils contain natural chemicals that can react with construction materials (e.g., concrete, steel, and iron) and may damage foundations and buried pipelines. Corrosive desert soils have high contents of chloride, sodium, or sulfate minerals. Soils with high amounts of sulfate minerals, such as gypsum, are harmful to concrete, particularly in acidic (low pH) soil. High chloride concentrations from saline minerals can corrode metals (carbon steel, zinc, aluminum, and copper). Low pH and/or low resistivity soils could corrode buried or partially buried metal structures. The Geologic Hazard Overlay District includes corrosive soils as a hazard that should be considered in all types of new structures, including foundations, piping, and buildings. Highly corrosive soils for concrete are found in Apple Valley, Hinkley, Lucerne Valley, Barstow, Daggett, and Newberry Springs. Moderately corrosive soils for concrete also exist in Adelanto. Corrosive soils to metals can be found in Adelanto, Hinkley, Lucerne Valley, and Newberry Springs. Moderately corrosive soils to metals are in Victorville, Apple Valley, Hesperia, and Lucerne Valley. Corrosive soils to metals are found in Twentynine Palms and the Marine Corps Air Ground Combat Center Twentynine Palms. Certain dry lakebeds (e.g., Searles Lake, Mesquite Lake, Bristol Lake, Cadiz Lake, Danby Lake, and Dale Lake) produce commercially valuable, though corrosive, minerals. In the Mountain Region, corrosive soils to concrete have not been identified, although highly corrosive soils to metals have been identified in the Wrightwood, Big Bear, and Baldwin Lake areas. Moderately corrosive soils to concrete are found in eastern Ontario and the Ontario Ranch area, southern and southeastern Chino, Rancho Cucamonga foothills, Fontana and Upland north of SR-210, and large portions of Yucaipa, Highland, and central San Bernardino. Moderately corrosive soils for steel are concentrated in the entire Chino Valley, San Bernardino, Yucaipa, Grand Terrace, and Loma Linda areas. Highly corrosive soils to steel are found in parts of the Chino Valley.

REPORTING STANDARDS : No determination is reported because the Public Record does not include a map of this hazard within San Bernardino County.

MAP N/A



County: Corrosive Soils



County: Subsidence

Subsidence effects include the formation of ground fissures, ground cracking, and uneven settlement that could damage building



foundations, pipelines, and other infrastructure. Subsidence in San Bernardino County is primarily the result of groundwater extraction, prolonged drought, and geologic conditions. Subsidence from groundwater withdrawal has occurred in the portions of the Valley Region over the La Verne, Chino-Riverside, Bunker Hill, and Yucaipa sub-basins of the Upper Santa Ana Valley Groundwater Basin. Subsidence up to six feet is possible in these areas. Specific occurrences of subsidence include up to four feet in Chino Basin and undetermined levels in Yucaipa Valley and San Bernardino. Areas at medium to high risk of subsidence include the Chino and Rialto-Colton subbasins. The Bunker Hill and Yucaipa basins, both subject to past subsidence, have a medium-low risk. Land subsidence is known to occur in basins containing aquifer systems that at least in part consist of fine-grained sediments and that have undergone extensive groundwater development. Generally, subsidence is not considered a significant geologic hazard in the Mountain Region as it is underlain predominantly by bedrock, which is not subject to movement like fine-grained sediments. However, the California Geological Survey has detected small amounts of land deformation (uplift and subsidence) in the area between Big Bear Lake and Baldwin Lake, and the area near Big Bear Lake and Sugarloaf. Subsidence due to groundwater extraction affects the Desert Regions, particularly near dry lakebeds in the Mojave and Morongo basins. The US Geological Survey has identified five areas with measurable amounts of subsidence to date, including El Mirage Lake, Harper Lake, Coyote Lake, Lucerne Lake, and Troy Lake/Newberry Springs (USGS 2019). Subsidence of two feet occurred in Lucerne Valley from 1969 to 1998, and Fort Irwin reported a foot of subsidence from 1993 to 2006. Areas at high risk of future subsidence include the El Mirage Valley, Lower Mojave, Harper Valley, and Lucerne Valley. Areas at medium-high risk include the Upper Mojave River, Irwin Subbasin, Fremont Valley, and Twenty-nine Palms.

depleted from the Bunker Hill-San Timoteo Basin. Since 1972, the San Bernardino Municipal Water District has maintained groundwater levels from recharge to percolation basins that, in turn, filter back into the alluvial deposits. Problems with ground subsidence have not been identified since the groundwater recharge program began.

REPORTING STANDARDS: If any portion of the Property is located within "Areas of Potential Ground Subsidence" within the City's Sphere of Influence Boundary as delineated in the Public Record, "IN" shall be reported.

REPORTING STANDARDS : "IN" shall be reported as shall the highest "Estimated Potential Subsidence Ranking" ("High", "Medium to High", "Medium to Low", or "Low") affecting any portion of the Property as delineated in the Public Record. "NO POTENTIAL RANKING ASSIGNED" shall be reported if no portion of the Property is located within a mapped area of "Estimated Potential Subsidence Ranking" or is located within a mapped area of "Insufficient Data" as delineated in the Public Record.



City: Subsidence

Subsidence can be caused by natural geologic processes or by human activity such as subsurface mining or pumping of groundwater or oil. Historic and potential ground subsidence areas within the San Bernardino planning area are depicted in Figure S-6. The City's historic subsidence area was located within the thick, poorly consolidated alluvial and marsh deposits of the old artesian area north of Loma Linda. Potential subsidence within this area may be as great as five to eight feet if unreplenished groundwater is



Climate Change

In 2015, the Governor approved Senate Bill 379. It forced every California county and city to identify natural hazards within its jurisdictional boundaries that are caused by, or worsened by, climate change – such as sea level rise and tidal flooding, widening floodplains and increased storm damage, and wildfire threat and extreme heat – and then update its General Plan Safety Element to focus public attention on those hazards and how the jurisdiction plans to adapt to them. Effective in 2017, this law gave local jurisdictions about five years to complete their climate vulnerability assessments and update their planning documents. As a result, hazards related to a changing climate are a matter of public record in a growing number of county and city Safety Elements. Here we disclose hazards related to climate change addressed in the local General Plan or by the state that may be material to a real estate transaction. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

MAP N/A



County: Climate Change

According to the “Greenhouse Gas (GHG) Emissions” section of the Public Record, observed changes over the last several decades across the western United States reveal clear signs of climate change. Statewide average temperatures increased by about 1.7°F from 1895 to 2011, and warming has been greatest in the Sierra Nevada. The years 2014 through 2016 showed unprecedented temperatures with 2014 being the warmest. By 2050, California is projected to warm by approximately 2.7°F above 2000 averages, a threefold increase in the rate of warming over the last century. By 2100, average temperatures could increase by 4.1 to 8.6°F, depending on emissions levels. In California and western North America, observations of the climate indicate: 1) a trend toward warmer winter and spring temperatures; 2) a smaller fraction of precipitation falling as snow; 3) a decrease in the amount of spring snow accumulation in the lower and middle elevation mountain zones; 4) advanced shift in the timing of snowmelt of 5 to 30 days earlier in the spring; and 5) a similar shift (5 to 30 days earlier) in the timing of spring flower blooms. Overall, California has become drier over time with five of the eight years of severe to extreme drought occurring between 2007 and 2016, with unprecedented dry years occurring in 2014 and 2015. Statewide precipitation has become increasingly variable from year to year with the driest consecutive four years occurring from 2012 to 2015. According to the California Climate Action Team—a committee of state agency secretaries and the heads of agencies, boards, and departments, led by the Secretary of the California Environmental Protection Agency—even if actions could be taken to immediately curtail climate change emissions, the potency of emissions that have already built up, their long atmospheric lifetimes, and the inertia of the Earth’s climate system could produce as much as 0.6°C (1.1°F) of additional warming. Consequently, some impacts from climate change are now considered unavoidable. Global climate change risks to California include, but are not limited to:

Wildfire Risks: Earlier snowmelt, higher temperatures, and longer dry periods over a longer fire season will directly increase wildfire risk. Indirectly, wildfire risk will also be influenced by potential climate-related changes in vegetation and ignition potential from lightning. Human activities will continue to be the biggest factor in ignition risk. The number of large fires statewide is estimated to

increase by 58 to 128 percent above historical levels by 2085 and estimated burned area by 57 to 169 percent, depending on location.

Water Resources Impacts: By late this century, all projections show drying and half suggest 30-year average precipitation will decline by more than 10 percent below the historical average. This drying trend is caused by an apparent decline in the frequency of rain and snowfall, or from warming effects alone because the spring snowpack will melt sooner and soil moisture will evaporate during long dry summer months.

Increased Energy Demand: Increases in average temperature and higher frequency of extreme heat events combined with new residential development across the state will drive up the demand for cooling in the increasingly hot and longer summer season and decrease demand for heating in the cooler season. Warmer, drier summers also increase system losses at natural gas and hydropower plants and along the electrical transmission lines they supply. This means that more electricity needs to be produced to make up for the loss in capacity and the growing demand.

Health Impacts: The increasing tendency for multiple hot days in succession, and simultaneous heat waves in several regions throughout the state could impact air quality, food production, the amount and quality of water supplies, energy pricing and availability, and the spread of infectious diseases, as well as increase ground-level ozone levels and particulate air pollution from wildfires.

San Bernardino County will continue to implement regulatory requirements and plan policies to support the state’s GHG reduction goals. For details please review the Greenhouse Gas Emissions section of the Environmental Analysis of the San Bernardino County General Plan Final Environmental Impact Report.

REPORTING STANDARDS : No determination is reported because the Public Record does not include a map of this hazard within San Bernardino County.

NOT IN



City: Wind Erosion



The City of San Bernardino is subject to extremely high winds which have resulted in significant property damage such including damage to roofs and block walls. The most significant wind problems occur at the canyon mouths and valleys extending downslope from the San Bernardino Mountains. The highest velocities are associated with downslope canyon and Santa Ana winds (90-100 mph). The Santa Ana wind conditions are a reversal of the prevailing southwesterly winds and usually occur on a region-wide basis during late summer and early fall. Santa Anas are dry, warm winds that flow from the higher desert elevations in the north through the mountain passes and canyons. As they converge through the canyons, their velocities increase. Consequently, peak velocities are highest at the mouths of the canyons and dissipate as they spread across the valley floor. High winds exacerbate brush fire conditions. Of the major fires in the San Bernardino Mountains, all have occurred during periods of high winds. New development in the foothill areas and valleys will expose buildings and population to significant wind hazards. The high wind velocity and property damage potential have resulted in the northern half of the City adjacent to the mountains being classified by the City as a "High Wind Area" as delineated in the Public Record. In this area of the City, stringent conditions for the construction of buildings and public facilities are applied. Due to various topographic conditions, wind velocities vary throughout the City; however, building standards remain constant. A detailed study may reveal localized wind patterns that merit different structural standards.

REPORTING STANDARDS: If any portion of the Property is located within the "City Designated High Wind Area" within the City's Sphere of Influence Boundary as delineated in the Public Record, "IN" shall be reported. It remains uncertain how or whether climate change will affect the strength and patterns of winds in southern California over the 21st century. Nevertheless, the dry season is projected to lengthen into the winter months, keeping vegetation and soil drier longer. Windiness, even at current levels, could exacerbate hazards associated with increasing drought conditions, such as wildfire spread, dust storms, airborne pollen, etc.



Neighborhood

The State Legislature has recognized other kinds of hazards in the vicinity of residential developments that may affect the potential use, enjoyment or value of real property. Those hazards are defined the California Civil Code (primarily Sections 1102 and 1103) and are required ("statutory") disclosures in a real estate transaction. This Report provides parcel-specific determinations of those hazards in the Property Disclosure Summary at the front of this document and describes them below as "Neighborhood" disclosures. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)



State: Former Military Ordnance Site

Former 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 Section 1102 requires disclosure of those sites containing unexploded ordnance. "Military ordnance" is any kind of munitions, explosive device/material or chemical agent used in military weapons. Unexploded ordnance are munitions that did not detonate.

NOTE: *MOST FUD sites do not contain 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. Additional sites may be added as military installations are released under the Federal Base Realignment and Closure (BRAC) Act. Active military sites are NOT included on the FUD site list.*

REPORTING STANDARDS: If one or more facility identified in the Public Record is situated within a one (1) mile radius of the Property, "WITHIN" shall be reported. The name of that facility or facilities shall also be reported.



State: Airport Influence Area

Certain airports are not disclosed in this Report. FANHD has made a good faith effort to identify the airports covered under Section 1102.6a. Sources consulted include official land use maps and/or digital data made available by a governing Airport Land Use Commission (ALUC) or other designated government body. Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. Not disclosed in this Report are public airports that are not in the "California Airports List," airports that are physically located outside California, heliports and seaplane bases that do not have regularly scheduled commercial service, and private airports or military air facilities unless specifically identified in the "California Airports List." If the seller has actual knowledge of an airport 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.

Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. The inclusion of military and private airports varies by County, and heliports and seaplane bases are not included; therefore, airports in these categories may or may not be included in this disclosure.

NOTE: *Proximity to an airport does not necessarily mean that the property is exposed to significant aviation noise levels. Alternatively, there may be properties exposed to aviation noise that are greater than two miles from an airport. Factors that affect the level of aviation noise include weather, aircraft type and size, frequency of aircraft operations, airport layout, flight patterns or nighttime operations. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes.*

REPORTING STANDARDS: "IN" shall be reported along with the facility name(s) and the "Notice of Airport in Vicinity" if any portion of the Property is situated within either (a) an Airport Influence Area as designated on officially adopted maps or digital data or (b) a two (2) mile radius of a qualifying facility for which an official Airport Influence Area map or digital data has not been made publicly available by the ALUC or other designated governing body. "NOT IN" shall be reported if no portion of the Property is within either area.



State: Airport Noise

California Civil Code §1102.17 requires the seller(s) of residential real property who has/have actual knowledge that the property in the transaction is affected by airport use must give written notice of that knowledge, as soon as practicable, before transfer of title.

Under the Federal Aviation Administration's Airport Noise Compatibility Planning Program Part 150, certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps have been produced for some airports. Not all airports have produced noise exposure maps. A property may be near or at some distance from an airport and not be within a delineated noise exposure area, but still experience aviation noise. Unless 65dB CNEL contour maps are published, helipads and military sites are not included in this section of the Report.



The Airport Noise Compatibility Planning Program is voluntary and not all airports have elected to participate. Furthermore, not all property in the vicinity of an airport is exposed to 65dB CNEL or greater average aviation noise levels. Conversely a property may be at some distance from an airport and still experience aviation noise. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes after a map is published or after the Report Date. FANHD uses the most seasonally conservative noise exposures provided.

Federal funding may be available to help airports implement noise reduction programs. Such programs vary and may include purchasing properties, rezoning, and insulating homes for sound within 65dB areas delineated on CNEL maps. Airport owners have also cooperated by imposing airport use restrictions that include curfews, modifying flight paths, and aircraft limitations.

REPORTING STANDARDS: "IN" shall be reported if any portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record. "NOT IN" shall be reported if no portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record.



General Advisories

Unlike hazard-zone determinations that are tied to a property address, an advisory provides general information about a hazard and guides the consumer to a resource(s) that describes the hazard in more detail. Below are general advisories about natural hazards that may affect California real estate. (See [Public Records Searched](#) at end of Report for data sources and their acronyms.)

Methamphetamine Contaminated Property Disclosure Advisory

According to the "Methamphetamine Contaminated Property Cleanup Act of 2005," a property owner must disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by meth lab activity.

The owner must also give a copy of the pending order to the buyer to acknowledge receipt in writing. Failure to comply with these requirements may subject an owner to, among other things, a civil penalty up to \$5,000. Aside from disclosure requirements, this new law also sets forth procedures for local authorities to deal with meth-contaminated properties, including the filing of a lien against a property until the owner cleans up the contamination or pays for the cleanup costs.

Mold Advisory

The Buyer is hereby advised that naturally occurring molds may exist both inside and outside of any home and may not be visible to casual inspection. Persons exposed to extensive mold levels can become sensitized and develop allergies to the mold or other health problems. Extensive mold growth can damage a structure and its contents. All prospective purchasers of residential and commercial property are advised to thoroughly inspect the Property for mold. Be sure to inspect the Property inside and out for sources of excess moisture, current water leaks and evidence of past water damage.

As part of a buyer's physical inspection of the condition of a property, the buyer should consider engaging an appropriate and qualified professional to inspect and test for the presence of harmful molds and to advise the buyer of any potential risk and options available. **This advisory is not a disclosure of whether harmful mold conditions exist at a property or not. No testing or inspections of any kind have been performed by The Company.** Any use of this form is acknowledgement and acceptance that The Company does not disclose, warrant or indemnify mold conditions at a property in any way and is not responsible in any way for mold conditions that may exist. Information is available from the California Department of Health Services Indoor Air Quality Section fact sheet entitled, "Mold in My Home: What Do I Do?" The fact sheet is available at:

https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/CDPH Document Library/MMIMH_050619_ADA.pdf or by calling (510) 620-3620.

The Toxic Mold Protection Act of 2001 requires that information be developed regarding the potential issues surrounding naturally occurring molds within a home. Information was written by environmental authorities for inclusion in the Residential Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants booklet developed by the California

Environmental Protection Agency and the Department of Health Services. It is found in Chapter VII of that booklet, and includes references to sources for additional information.

For local assistance, contact your county or city Department of Health, Housing, or Environmental Health.

Radon Advisory

For its Radon Advisory, FANHD uses the updated assessment of radon exposure published in 1999 by the Lawrence Berkeley National Laboratory (LBNL) and Columbia University, under support from the U.S. Environmental Protection Agency (EPA), the National Science Foundation, and the US Department of Energy published online at:

<https://eta.lbl.gov/news/11787/new-web-site-helps-homeowners-reduce-cancer-risk-posed-by-radon-gas>

Based on this recent assessment, FANHD advises as follows:

All of California's 58 counties have a predicted median annual-average living-area concentration of radon below 2.0 pCi/L (picocuries per liter of indoor air) -- which is well below the EPA's guideline level of 4 pCi/L and equivalent to the lowest hazard zone (Zone 3) on the 1993 EPA Map of Radon Zones.

The "median concentration" means that half of the homes in a county are expected to be below this value and half to be above it. All houses contain some radon, and a few houses will contain much more than the median concentration. **The only way to accurately assess long-term exposure to radon in a specific house is through long-term testing (sampling the indoor air for a year or more). The EPA recommends that all homes be tested for radon.**

NOTE: FANHD does not use the EPA's 1993 map for advisory purposes because that map shows "short-term" radon exposure averaged by county. It was based on "screening measurements" that were intentionally designed to sample the worst-case conditions for indoor air in US homes--using spot checks (sampling for just a few days), in the poorest air quality (with sealed doors and windows), at the worst time of the year (winter), in the worst part of the house (the basement, if one was available).

These short-term, winter, basement measurements are both biased and variable compared to long-term radon concentrations (averaged over a year) in the living area of a house. Long-term concentrations are a more accurate way to judge the long-term health risk from radon. For the above reasons, the EPA expressly disclaims the use of its 1993 map for determining whether any house should be tested for radon, and authorizes no other use of its map for property-specific purposes. For additional information about EPA guidelines and radon testing, see "Chapter VII-- Radon, in the California Department of Real Estate's Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants."



Endangered Species Act Advisory

The Federal Endangered Species Act of 1973 ("ESA"), as amended, requires that plant and animal species identified and classified ("listed") by the Federal government as "threatened" or "endangered" be protected under U.S. law. Areas of habitat considered essential to the conservation of a listed species may be designated as "critical habitat" and may require special management considerations or protection. All threatened and endangered species -- even if critical habitat is not designated for them -- are equally afforded the full range of protections available under the ESA.

In California alone, over 300 species of plants and animals have been designated under the ESA as threatened or endangered, and over 80 species have critical habitats designated for them. Most California counties are host to a dozen or more protected species and, in many cases, 10 or more species have designated critical habitats within a county.

An awareness of threatened and endangered species and/or critical habitats is not reasonably expected to be within the actual knowledge of a seller. No federal or state law or regulation requires a seller or seller's agent to disclose threatened or endangered species or critical habitats, or to otherwise investigate their possible existence on real property. Therefore, Buyer is advised that, prior to purchasing a vacant land parcel or other real property, Buyer should consider investigating the existence of threatened or endangered species, or designated critical habitats, on or in the vicinity of the Property which could affect the use of the Property or the success of any proposed (re)development.

FOR MORE INFORMATION: Complete and current information about the threatened and endangered species in California that are Federally listed in each county -- including all critical habitats designated there -- is available on the website of the U.S. Fish & Wildlife Service, the Federal authority which has enforcement responsibility for the ESA.

U.S. Fish & Wildlife Service Endangered Species Database (TESS): <https://ecos.fws.gov/ecp/species-reports>.

Abandoned Mines Advisory

According to the California Department of Conservation, Office of Mine Reclamation, since the Gold Rush of 1849, tens of thousands of mines have been dug in California. Many were abandoned when they became unproductive or unprofitable. The result is that California's landscape contains many thousands of abandoned mines, which can pose health, safety, or environmental hazards on and around the mine property. Mines can present serious physical safety hazards, such as open shafts or adits (mine tunnel), and they may create the potential to contaminate surface water, groundwater, or air quality. Some abandoned mines are such massive problems as to earn a spot on the Federal Superfund environmental hazard list.

No California law requires the disclosure of abandoned mines in a real estate transaction, unless the existence of an abandoned mine is within the actual knowledge of the Seller and is deemed to be a fact material to the transaction.

The Division of Mine Reclamation (DMR) and the U.S. Geological Survey maintain a database of abandoned mines -- however, it is

known to be incomplete and based on maps that are often decades out of date. Many mines are not mapped because they are on private land. The DMR warns that, **"Many old and abandoned mines are not recorded in electronic databases, and when they are, the information may not be detailed enough to accurately define, differentiate or locate the mine feature, such as a potentially hazardous vertical shaft or horizontal adit or mine waste."** (See reference below.)

Accordingly, this Report does not contain an abandoned mines disclosure from any government database or map or any other source, in order to protect the seller from liability for non-disclosure of unrecorded abandoned mines.

Parties concerned about the possible existence or impact of abandoned mines in the vicinity of the Property are advised to retain a State-licensed geotechnical consultant to study the site and issue a report. Other sources of information include, but are not limited to, the State Division of Mine Reclamation at (916) 323-9198 (website: <https://www.conservation.ca.gov/dmr>), and the Engineering, Planning or Building Departments in the subject county and city.

FOR MORE INFORMATION: Visit the State Division of Mine Reclamation's website at:

https://www.conservation.ca.gov/dmr/abandoned_mine_lands/Documents/Abandoned_Mine_Lands_FAQs.pdf.

Oil and Gas Well Advisory

California is currently ranked fourth in the nation among oil producing states. Surface oil production is concentrated mainly in the Los Angeles Basin and Kern County, and in districts elsewhere in the state. In recent decades, real estate development has rapidly encroached into areas where oil production has occurred. Because the state's oil production has been in decline since the 1980's, thousands of oil and gas wells have been shut down or abandoned, and many are in areas where residential neighborhoods now exist.

According to the California Department of Conservation ("DOC"), to date, about 230,000 oil and gas wells have been drilled in California and around 105,000 are still in use. The majority of remaining wells have been sealed ("capped") under the supervision of the DOC's Geologic Energy Management Division (CalGEM). A smaller number have been abandoned and have no known responsible operator -- these are called "orphan" wells. The state has a special fund that pays the cost of safely capping orphan wells; however, that program is limited in its scope and progress.

Buyer should be aware that, while the DOC database is the most comprehensive source available for California oil and gas well information, the DOC makes no warranties that the database is absolutely complete, or that reported well locations are known with absolute accuracy.

FOR MORE INFORMATION: To obtain a search of the state's databases of oil and gas wells and sites of known environmental contamination on or near the Property, please order the FANHD Residential Environmental Report. For general information, visit the California Department of Conservation, Geologic Energy Management Division (CalGEM) at:

<https://www.conservation.ca.gov/CalGEM/>.



Electromagnetic Fields Advisory

According to the National Cancer Institute ("NCI") a 1979 study pointed to a possible association between living near electric power lines and childhood leukemia. More recent studies have not found an association or have found one only for those children who lived in homes with very high levels of magnetic fields present in few residences. The NCI also notes that a majority of epidemiological studies have also shown no relationship between breast cancer in women and exposure to extremely low frequency EMFs ("ELF-EMF"s) in the home, although a few individual studies have suggested an association; only one reported results that were statistically significant. Sources of extremely low frequency ELF-EMF include power lines, electrical wiring, and electrical appliances such as shavers, hair dryers, and electric blankets.

FOR MORE INFORMATION: Visit the NCI Electromagnetic Fields and Cancer portal at:

<https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/electromagnetic-fields-fact-sheet>

Weighing in on the same matter, The World Health Organization ("WHO") states, "Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields.

However, some gaps in knowledge about biological effects exist and need further research." WHO also asserts, "Despite many studies, the evidence for any effect remains highly controversial. However, it is clear that if electromagnetic fields do have an effect on cancer, then any increase in risk will be extremely small. The results to date contain many inconsistencies, but no large increases in risk have been found for any cancer in children or adults." For more information please visit WHO's EMF Q&A website at:

<https://www.who.int/news-room/questions-and-answers/item/radiation-electromagnetic-fields>.

The National Institute of Environmental Health Science ("NIEHS") Electric & Magnetic Fields web page at:

<https://www.niehs.nih.gov/health/topics/agents/emf/index.cfm>.

According to the above: "If you are concerned about EMFs emitted by a power line or substation in your area, you can contact your local power company to schedule an on-site reading. You can also measure EMFs yourself with the use of a gaussmeter, which is available for purchase online through a number of retailers."

For further information and additional reading please visit:

United States Environmental Protection Agency ("U.S. EPA") website at:

<https://www.epa.gov/radtown/electric-and-magnetic-fields-power-lines>.

The National Institute of Environmental Health Sciences ("NIEHS") & National Institutes of Health ("NIH") booklet:

https://www.niehs.nih.gov/health/materials/electric_and_magnetic_fields_associated_with_the_use_of_electric_power_questions_and_answers_english_508.pdf.





First American
Natural Hazard Disclosures™

Property Tax Determinations

Property Address: **199 HILLCREST AVE, SAN BERNARDINO, CA 92408, SAN BERNARDINO COUNTY**

APN: **0141-281-11-0000**

Report Date: **11/11/2025**

Report Number: **3524509**

Tax Summary

The parties for whom this Report was prepared are the owner or transferor ("Seller") of the Commercial Property ("Property") on the Report Date, the buyer or transferee ("Buyer") of the Commercial Property from Seller as of the Report Date, and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties."

This Tax Report section discusses the results of an electronic search of specified government lists containing real property tax information concerning the Commercial Property. This tax information is based on the County's Fiscal Year 2024-2025 Secured Property Tax Roll and other sources identified in the Report. To understand the information provided, please read this entire Report.

The Commercial Property:	IS	IS NOT	Description	Pg.
A.		•	NOT SUBJECT TO one or more Mello-Roos Community Facilities Districts.	31
B.		•	NOT SUBJECT TO one or more 1915 Bond Act Districts.	31
C.		•	NOT SUBJECT TO a PACE Contract.	32
D.	•		SUBJECT TO one or more other direct assessments.	33
E.		•	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017).	38

Determined by First American Real Estate Disclosures Corporation (FAREDC)

THIS IS A DATABASE REPORT ONLY: The tax information in this Report provides data derived only from the County Tax Assessor's and Treasure's/Collector's Databases ("Databases") identified in this Report unless specified otherwise in the Report. While FAREDC has made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency ("Database Date") of the information contained in these Databases can vary greatly. For more information regarding a specific Database, please read the Notice of Special Tax/Assessment section (below). By use of this Report, Buyer agrees this is a Report product and not an insurance policy and is subject to the Terms and Conditions attached hereto and incorporated herein.

This Report satisfies Seller's obligations to disclose (a) Mello-Roos and 1915 Act Bond Assessments applicable to the Commercial Property as required by California Civil Code Section 1102.6b, and (b) Supplemental Taxes as required by California Civil Code Section 1102.6c

To understand the information provided, please read this entire Report.



Notice of Special Tax/Assessment

Special assessments, also referred to as direct or fixed assessments, are charges that are not based on the value of the property. These charges are levied to provide funding for services or improvements that directly benefit the property. Mello-Roos Community Facility Districts and 1915 Bond Districts are also classified as special assessments. PACE contract agreements are typically created pursuant to the Mello-Roos Act or the 1915 Bond Act. Certain special assessments may be subject to accelerated foreclosure if allowed to go delinquent. This information is based on the SAN BERNARDINO County Secured Property Tax Roll ("Database") for Tax Year 2024-2025 ("Database Date") unless otherwise specified in the section below.

TO THE PROSPECTIVE PURCHASER OF THE COMMERCIAL PROPERTY AT THE ADDRESS REFERENCED ABOVE: THIS IS A NOTIFICATION TO THE BUYER PRIOR TO PURCHASING THE COMMERCIAL PROPERTY.

NOT IN



Mello-Roos Community Facilities Districts

If the Commercial Property is within a Mello-Roos Community Facilities District (CFD), it is subject to a special tax that will appear on the property tax bill. This special tax is in addition to the ad valorem property taxes and any other charges and benefit assessments that will be itemized on the property tax bill and the proceeds of this tax or assessment are used to provide public facilities or services that are likely to particularly benefit the real property. This special tax may not be imposed on all parcels within the city or county where the property is located.

The current tax levy, maximum tax levy, the maximum tax escalator, and the authorized facilities and/or services which are being paid for by the special taxes are indicated below.

THE BUYER SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THE COMMERCIAL PROPERTY.

The Commercial Property is NOT SUBJECT to Mello-Roos Community Facilities Districts.

NOT IN



1915 Bond Act Assessment Districts

If the Commercial Property is within a 1915 Bond Act Assessment District, this assessment district has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to all real property within the assessment district. The bonds will be repaid from annual assessment installments against the property within the assessment district.

Annual assessment installments of such an assessment district will appear on the real property tax bills and are in addition to the ad valorem property taxes and any other charges and levies that will be itemized on the property tax bill. If the assessment installments are not paid when due each year, the Commercial Property may be foreclosed upon and sold.

The annual assessment installment against the Commercial Property and the public facilities that are being financed by the proceeds from the sale of bonds that are being repaid by the assessments are indicated below.

THE BUYER SHOULD TAKE ANY ASSESSMENT(S) AND THE BENEFITS FROM THE PUBLIC FACILITIES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THE COMMERCIAL PROPERTY.

The Commercial Property is NOT SUBJECT to 1915 Bond Act Assessment District(s).



NOT IN



Notice of Property Assessed Clean Energy (PACE) Program

Property assessed clean energy (PACE) programs allow owners to finance energy and water efficiency and renewable energy projects, and qualifying seismic and wildfire safety improvements, on residential and commercial structures through a voluntary assessment on the property. PACE programs are offered by many city, county and regional agencies, with repayment periods from 5 to 20 years or more. **PACE liens are authorized pursuant to Section 53328 of the California Government Code, (the "Mello-Roos Community Facilities Act of 1982") or California Streets & Highways Code Section 8500 (the "1915 Act") and are disclosed pursuant to Section 1102.6b of the California Civil Code.**

WHAT THIS MEANS: If a property owner voluntarily enters into a PACE program, a contractual assessment lien is placed on the property. The lien is repaid through installments collected on the property owner's secured county property tax bill. In certain situations the program administrator may bill the property owner directly. If the property is sold and the contractual assessment is not repaid in full, the new owner may be responsible for future assessments contributing towards repayment of the PACE contract.

DISCLOSURES AT RESALE: A PACE lien runs with the land. This means that the responsibility to repay the PACE lien may fall to the new owner upon transfer of the property unless the lien is paid off before closing. This fact may be material to a buyer's decision to purchase or price offered for the property. In addition, the buyer's lender may require the lien to be paid in full before closing (for certain federally backed mortgages, for example). Therefore, the property seller and his or her real estate agent may have a duty to disclose the existence of a PACE lien on the sale property.

The Property IS NOT SUBJECT to a PACE lien documented in the county's Fiscal Year 2024-2025 Secured Property Tax Roll. Note: Buyer should read the preliminary title report and obtain and read all exceptions listed therein to investigate any PACE lien executed more recently. In the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.

Accelerated Foreclosure Information

Certain assessment or bond issues may contain accelerated foreclosure liens which have priority over other real property taxes and are a legal right included as part of the security for the obligation. The issuers of such bonds are often contractually required to monitor and collect delinquent assessments quickly. Accordingly, these assessments are not subject to the five (5) year waiting period applicable to ad valorem real property taxes. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis. **Therefore, it is extremely important that the real property tax bill be paid on time to prevent the accelerated foreclosure.**

Approved Districts Which Have Been Formed and Authorized But Are Not Yet Levied

Certain Mello-Roos Communities Facilities Districts or 1915 Bond Act Assessment Districts may have been formed and authorized but have not yet to be levied. These Districts may not appear in this Report. However, the information regarding such districts may appear on your preliminary report issued by a title company. The district may levy a special tax on future property tax bills for the Property.



Current Property Tax Bill Summary

The following is a summary of Database information obtained from the SAN BERNARDINO County Secured Property Tax Roll ("Database") for Tax Year 2024-2025 ("Database Date"). This summary is provided for informational purposes only. The summary includes Ad Valorem taxes, which are based on the Property's Assessed Value, as well as other Non-Ad Valorem Direct or Special Assessments. Upon transfer of ownership, the Assessed Value may be reset to the Current Market Value or Sale Price which may result in a substantial change in the Ad Valorem taxes assessed.

Please see the subsequent sections of this Report for information about "Available Senior Citizens Exemptions," to estimate property taxes after the sale and supplemental taxes, and to review other tax-related exemptions and exclusions that California law provides.

Total Assessed Value	\$1,044,527.00	Total Annual Tax Liability	\$13,145.65
1st Installment Due 11/01/2024	\$6,572.83	2nd Installment Due 02/01/2025	\$6,572.82

General Ad Valorem Taxes

Agency	Description	Contact Phone	Amount
PROP 13 GENERAL 1% COUNTY TAX	COUNTY TAX RATE	909-387-8307	\$10,445.27
SAN BERNARDINO COMM COLLEGE	SAN BDNO COMM COLLEGE BOND	(909) 382-4022	\$386.47
SAN BERNARDINO UNIFIED SCHOOL BOND	SCHOOL BONDS	(909) 381-1164	\$977.67
SAN BERNARDINO VALLEY MUNI WATER	SB VALLEY MUNI WTR DBT SVC	(909) 387-9200	\$1,148.97
TOTAL AD VALOREM TAXES			\$12,958.38

Direct and/or Special Assessments

Agency	Description	Contact Phone	Amount
COUNTY VECTOR CONTROL DIST	SAN BERN VECTOR CONTROL	(800) 442-2283	\$10.26
SAN BERNARDINO CO. FIRE DEPT	SBCOFIRE FP-5 CITY SNBND0	(909) 387-5944	\$177.01
TOTAL DIRECT ASSESSMENTS			\$187.27

Exemptions & Exclusions to Ad Valorem Taxes

California law provides certain exemptions from reassessments. The following is a list of common exemptions which may be available:

- Homeowner exemption (Calif. Const. Art XIII §3, Art. XIII A §2.1, & R&T Code §218)
- Honorably discharged veterans (Calif. Const. Art XIII §3, Art. XIII A §2.1, & R&T Code §205)
- Disabled veterans (Calif. Const. Art XIII §4, Art. XIII A §2.1, & R&T Code §205)

California law also provides certain exclusions from reassessment. The following is a list of common exclusions which may be available:

- Persons over 55 years of age (Calif. Const. Art. XIII A §2.1 & R&T Code §69.5)
- Severely and permanently disabled persons (Calif. Const. Art. XIII A §2.1 & R&T Code §69.5(a))
- Transfers between parents and children and grandparents and grandchildren (Calif. Const. Art. XIII A §2.1 & R&T Code §63.1)
- Transfers into revocable trusts (Calif. Const. Art. XIII A §2 & R&T Code §62)
- Interspousal transfers (Calif. Const. Art. XIII A §2 & R&T Code §63)
- Improvements for seismic retrofitting (Calif. Const. Art. XIII A §2 & R&T Code §74.5)
- Improvements for disabled access (Calif. Const. Art. XIII A §2.1 & R&T Code §74.3)
- Replacement of property damaged or destroyed by disaster (Calif. Const. Art. XIII A §2.1 & R&T Code § 69)

In order to determine if Buyer may qualify for any exemptions or exclusions or to obtain a comprehensive list of available exemptions and exclusions, please contact the county tax assessor's office ((530) 889-4300) or visit the county website at

Property Address: **199 HILLCREST AVE, SAN BERNARDINO, CA 92408, SAN BERNARDINO COUNTY**

APN: **0141-281-11-0000** | Report Date: **11/11/2025** | Report Number: **3524509**

<https://www.sanbernardino.ca.gov/5800/Assessor>. Additional information is also available on the website for the California Board of Equalization at www.boe.ca.gov.



Calculating Property Taxes After Sale (Estimate Only)

Instantly and securely calculate estimated property taxes and supplemental taxes on our website by clicking on the following link (or manually calculate them below):

<https://orderform.fanhd.com/Order/TaxCalcForm?token=tVU%2bovQ5PluzgVYx0RMTs49EQi3nbHJ2%2ff%2bW8QUmM55DYtx7Yk%2fkwnPbGsZKaL3MO6glAMPPycOW4Ckl1bp5rotHom9%2bpNMUP9%2beVTAcXII%3d>

PROPERTY TAX ESTIMATOR

The following calculation method ("ESTIMATOR") is provided to assist Buyer in estimating the approximate amount of property tax charges that the Commercial Property may be subject to for the upcoming tax year based on the assessed valuation being equal to the sales price. The amount derived is only an estimate and is not a substitute for a tax bill from the County, nor does it anticipate new property tax charges, fees or other changes in the property tax rates for future tax years if applicable to the Property.

1	Estimated Sales Price.....	• 1	\$	
2	Estimated Ad Valorem Tax Rate.....	• 2		0.01241
3	Multiply line 1 by line 2. This is your Estimated Ad Valorem Tax.....	• 3	\$	
4	Direct Assessments including Mello Roos Special Taxes, 1915 Bond Act Assessments or PACE Assessments applicable.....	• 4	\$	187.27
5	Add lines 3 and 4. Total Estimated Annual Tax Amount After Sale.....	• 5	\$	

The information in the above form is an estimate only. The purpose of this ESTIMATOR is to assist Buyer in planning for property taxes which will be applicable after the Sale Date. This ESTIMATOR requires the Buyer's projection of the purchase price of the Commercial Property. Please note that potential exemptions and exclusions are not reflected in this estimate.

Additionally, undeveloped or recently developed properties may be subject to additional Direct Assessments not included in this estimate. FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Property Tax Estimator.

Supplemental Property Tax Information

California law mandates the county assessor to reappraise real property upon a change in ownership or completion of new construction. The assessor's office issues a supplemental assessment which reflects the difference between the prior assessed value and the new assessment. This value is prorated based on the number of months remaining in the fiscal tax year which ends June 30.

Notices of the supplemental assessment are mailed out to the property owners prior to the issuance of the supplemental tax bill or refund if the value is reduced. The taxes or refund based on the supplemental assessment are in addition to the regular annual tax bill.

The supplemental tax will be due from the current owner in addition to the regular tax assessment. Accordingly for the first year of ownership, Buyer should plan for this additional payment.

Supplemental Property Tax Disclosure

The following notice is mandated by California Civil Code Section 1102.6c:

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any question concerning this matter, please call your local Tax Assessor or Collector's Office."

SAN BERNARDINO County Assessor

Phone: 909-387-8307

Website: <https://arc.sbcounty.gov/arc-services/>

(See calculator below to estimate Supplemental Property Taxes after sale.)



Calculating Supplemental Taxes After Sale (Estimate Only)

Instantly and securely calculate estimated property taxes and supplemental taxes on our website by clicking on the following link (or manually calculate them below):

https://orderform.fanhd.com/Order/TaxCalcForm?token=tVU%2bovQ5PluzgVYx0RMTs49EQi3nbHJ2%2ff%2bW8QUmM55DYtx7Yk%2fkwnPbGsZKaL3MO6glAMPPycOW4Ckl1bp5rotHom9%2bpNMUP9%2beVTAcXII%3d

SUPPLEMENTAL TAX ESTIMATOR

The following calculation method ("ESTIMATOR") is provided to estimate the potential amount of the supplemental taxes on a given property and does NOT include the amount of the regular annual ad valorem property tax. The following calculation provides an estimate of the supplemental property taxes that can be expected during the first year of ownership, and should be used for planning purposes only.

1

Estimated Sales Price.....

• 1

\$

2

Estimated Current Assessed Value.....

• 2

\$

1,044,527.00

3

Subtract line 2 from line 1.
Estimated Supplemental Assessed Value.....

• 3

\$

4

Multiply line 3 by 0.01241000 (the Estimated Ad Valorem Tax Rate for the Commercial Property).
Estimated Full-Year Supplemental Tax Obligation.....

• 4

\$

If the Sale Date for the Commercial Property falls during the months of January through May, Buyer will receive TWO supplemental tax bills: (a) one for the current partial tax year; and (b) one for the next full tax year. The supplemental taxes can be estimated by completing lines 5 through 8 below:

5

Enter the Month-of-Sale Factor from TABLE 1 below.....

• 5

6

Multiply line 4 by line 5.
Estimated Supplemental Tax Bill # 1.....

• 6

\$

7

Enter the amount on line 4.
Estimated Supplemental Tax Bill # 2.....

• 7

\$

8

Add lines 6 and 7. Total estimated Supplemental Tax Bill.....

• 8

\$

If the Sale Date for the Commercial Property falls during the months of June through December, Buyer will receive ONE supplemental tax bill. The supplemental tax can be estimated by completing lines 9 and 10 below:

9

Enter the Month-of-Sale Factor from TABLE 2 below.....

• 9

10

Multiply line 4 by line 9. Total estimated Supplemental Tax Bill.....

• 10

\$

TABLE 1. Month-of-Sale Factor

Jan	0.4167
Feb	0.3333
Mar	0.2500
Apr	0.1667
May	0.0833

TABLE 2. Month-of-Sale Factor

Jun	1.0000
Jul	0.9167
Aug	0.8333
Sept	0.7500
Oct	0.6667
Nov	0.5833
Dec	0.5000

The information in the above form is an estimate only. The purpose of this ESTIMATOR is to assist Buyer in planning for the supplemental taxes. The estimated supplemental tax is not a substitute for the supplemental bill and may not be relied upon as such. This ESTIMATOR requires the Buyer's projection of the purchase price of the Commercial Property as well as month in which the transaction will be consummated. Please note that potential exemptions and exclusions are not reflected in these estimations. FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Supplemental Tax Estimator.



Other Fees and Taxes

Additional fees or taxes may apply now or in the future to commercial property transfers in certain situations.

State Responsibility Area Fire Prevention Fee

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area ("SRA"). The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of \$152.33 per habitable structure on the property.

Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.

The fire prevention activities supported by the fee will continue, but instead will be funded through a different State program – one aimed at curbing industrial emissions of carbon dioxide (also known as California's "cap-and-trade" program). For more information, please refer to the text of the Assembly bill at the following link:

https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398

Private Transfer Fee Advisory

Private Transfer Fee. This is a fee imposed by a private entity such as a property developer, home builder, or homeowner association, when a property within a certain type of subdivision is sold or transferred. (It is commonly known as a "Private Transfer Tax".) It is NOT the same as a city or county Documentary Transfer Tax. A Private Transfer Fee may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the Property.

Transfer Fee Defined. California Civil Code Section 1098 defines a "Transfer Fee."

Effective January 1, 2008, if the payment of any Transfer Fee is required in the sale or transfer of the Property, Civil Code Section 1102.6e requires Seller to notify Buyer of the existence of the fee and to disclose certain specific information about the fee.

How to Determine the Existence of a Transfer Fee. If a Transfer Fee does exist affecting the Property, the document creating the fee may be on file with the County Recorder as a notice recorded against the Property and should be disclosed in the preliminary (title) report on the Property. However, the preliminary (title) report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a Transfer Fee is included in its terms. Accordingly, Seller should (a) request the title company which issued the preliminary (title) report to provide copies of the documents shown as "exceptions," and (b) review each document to determine if it contains a Transfer Fee.

Parties are advised that documents regarding any Transfer Fee should be obtained early in the sale process in order to avoid delays in the transaction process and to ensure full disclosure as required by law.

To determine if the Property is subject to a Transfer Fee, OBTAIN COPIES OF ALL OF THE EXCEPTIONS LISTED ON THE PRELIMINARY (TITLE) REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE.





First American
Natural Hazard Disclosures™

Environmental Determinations

Property Address: **199 HILLCREST AVE, SAN BERNARDINO, CA 92408, SAN BERNARDINO COUNTY**

APN: **0141-281-11-0000**

Report Date: **11/11/2025**

Report Number: **3524509**

Environmental Zones

The parties to the Transaction to which this Report applies ("Parties") are the owner ("Seller") of the Commercial Property ("Property") on the Report Date, the buyer ("Buyer") of the Commercial Property under contract of sale as of the Report Date, and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties." FANHD and the Parties are the parties to the contract that is entered into by the purchase of this Report.

This Report discloses the results of an electronic search of specified federal- and state-level environmental-hazard record systems ("Databases") that are known to include contamination sites ("Sites").

The Databases are searched for hazard Sites at standard distances from the Property. The standard search distance is not the same for all Databases, but depends upon the nature of the environmental hazard represented in the Database. FANHD uses search distances that comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law").

Is Property Listed in a Disclosed Database?

- YES** ☐ The determination here indicates whether the exact property address as listed above was found in any of the databases searched for this Report. Please note that there may be errors or omissions in the addresses contained in the Local, State and Federal databases that prevent an exact match in this search. Refer to the lists beginning in the section titled "Sites Missing Key Location Information" for site addresses that may be similar to the subject property address or that do not include sufficient address information to precisely locate the site on a map
- NO** ☒

Summary of Environmental Sites Searched

DATABASE SEARCHED (See "Description of Databases Searched" below)	Are Any Contaminated Sites in Database?	0 to 1/8 mile	1/8 to 1/2 mile	1/2 to 1 mile
Federal National Priorities List or "Superfund" sites (NPL)	YES	0	0	0
Corrective Action Sites (RCRA COR)	YES	0	0	0
Federal Sites investigated for possible inclusion in the NPL (SEMS)	MAYBE	0	0	N/A
SEMS Sites That Have Been Archived (SEMS-Archived)		0	0	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		6	39	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	3	1	N/A
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	YES	0	0	N/A
State List of Solid Waste Landfill Facilities (SWIS)	MAYBE	0	0	N/A
State List of Leaking Underground Storage Tanks (LUST)	YES	0	8	N/A
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	MAYBE	0	0	N/A
Potential Generator of hazardous materials Sites (RCRA GEN)		2	N/A	N/A
Emergency Response Notification System (ERNS, National Response Center)	MAYBE	0	N/A	N/A
State List of Underground Storage Tanks (UST)		0	N/A	N/A
State List of Historical Underground Storage Tanks (Hist-UST)		0	N/A	N/A
State Hazardous Waste Information Summary (HWIS)	YES	1	N/A	N/A
State List of Aboveground Storage Tanks (AST)		0	N/A	N/A
N/A = Not Applicable Under Required AAI Search Standard.				
MAYBE = Contamination is possible; for example, the database searched includes a mix of contaminated and non-contaminated sites that are not distinguished, or landfill sites where contamination is common although not certainly identified, or sites currently being investigated for contamination by the responsible agency.				
AAI TOTALS		12	48	0
CONTAMINATED SITE TOTALS		1	8	0
TOTAL OF SITES FOUND		60		





Sites Found on the Databases Searched

UST sites are selected from the list maintained by the State Water Resources Control Board. Information regarding the contents of the tank, and any inspections or testing can be found on the web page <http://geotracker.waterboards.ca.gov/>. AST site information can be obtained from the responsible county or local government agency identified in the Unified Program directory available at <https://osfm.fire.ca.gov/what-we-do/pipeline-safety-and-cupa/certified-unified-program-agency>. Sites that have been identified as having a leak may also appear on one or more of the other lists reported above. Sites listed on LUST or RCRACOR may not appear on the UST or AST lists if the tank has been removed and the case has been closed. Sites listed on the SWIS list may contain hazardous materials. Information is available at <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>. NPL sites are listed by the U.S. EPA as contaminated sites that have received Federal funding to assist in cleanup. Information is available from the State at www.dtsc.ca.gov or from www.epa.gov and by calling (916) 323-3399. The SEMS (formerly CERCLIS) list includes sites the Federal EPA is investigating for possible inclusion on the NPL.

For information on the lists searched for this Report see the "Description of Databases Searched" Section that follows.

A Site must have a complete address in order for its location to be known and its distance from the Property measured. Only Sites having a complete address in the Database searched are included in this section. Site "Distance" is the straight line distance in miles between the geocoded address (latitude and longitude) of the Site and the geocoded address of the Property. If the Public Record includes a Site that is within the standard distance searched for that Database category, then (1) that Site is shown on the "Map of Sites Found", and (2) that Database category is marked as "YES" in the "Summary of Environmental Sites Searched" above. FANHD recommends further investigation of any Site(s) listed below.

Codes in the search results that indicate the status of a site are explained as follows:

Open	Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.
Closed	Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.
Active (or Inactive)	Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.
Deed	Site listed as completed or closed with a deed restriction.
N/A	Not Applicable - site listed as uncontaminated, or as using or storing hazardous substances.
N/P	Not Provided - site status not supplied on agency list used.

CLOSED SITES REMAIN OFFICIALLY LISTED: All Sites listed on the State's Leaking Underground Storage Tank Information System (LUSTIS) have been identified to have had a leaking storage tank. Many LUST Sites have been cleaned up and their cases "Closed", and this is noted above if applicable. Parties should be aware that LUST Sites remain in the LUSTIS database even after they have been closed, and are included in this Report if found by our search. Leaking underground storage tanks are the most common type of contamination.

Storage tank leaks are often less extensive than other types of contamination releases and usually do not extend beyond the real property on which the tank is located. **For specific information about a Site listed above, please see Environmental Site Databases below and contact the agency responsible for maintaining that Database.**

Site Name	Address	Case No.	Status	Database
WINPAK LANE INC	998 S SIERRA WAY, SAN BERNARDINO, CA 92408	CAL000093817	N/P	CA_HWIS
CHEVRON #9-9125	1198 S E ST, SAN BERNARDINO, CA 92408	T0607100499	Closed	CA_LUST
GAS PLUS	1266 E ST SOUTH, SAN BERNARDINO, CA 92408	T0607199156	Closed	CA_LUST
SHELL SERVICE STATION	505 ORANGE SHOW ROAD, SAN BERNARDINO, CA 92408	T0607195783	Closed	CA_LUST
SHELL SERVICE STATION	505 ORANGE SHOW RD, SAN BERNARDINO, CA 92408	T0607100097	Closed	CA_LUST
GOODYEAR TIRE CENTER	774 S E ST, SAN BERNARDINO, CA 92402	T0607100023	Closed	CA_LUST
SIRION PRINTING INK, CO.	730 S LUGO AVE, SAN BERNARDINO, CA 92408	T0607100040	Closed	CA_LUST
MOBIL #18-HPH	520 ORANGE SHOW RD, SAN BERNARDINO, CA 92408	T0607100339	Closed	CA_LUST
NEVADA INVESTMENT HOLDINGS(ALAMEDA MANAGEMENT #512	499 ORANGE SHOW RD, SAN BERNARDINO, CA 92402	T0607100210	Closed	CA_LUST
BENEDICT PROPERTIES	255 BENEDICT ROAD, SAN BERNARDINO, CA 92408	36000011	Open	CA_ENVIROSTOR_CLEANUP
BENEDICT PROPERTIES	205 BENEDICT ROAD, SAN BERNARDINO, CA 92408	36000012	Open	CA_ENVIROSTOR_CLEANUP
BENEDICT PROPERTIES	101 BENEDICT ROAD, SAN BERNARDINO, CA 92408	36000013	Open	CA_ENVIROSTOR_CLEANUP
JOB OPTIONS INC	1110 S WASHINGTON AVE, SAN BERNARDINO, CA 92408	60003340	Closed	CA_ENVIROSTOR_CLEANUP
FRANKLIN PRESS	1001 S ARROWHEAD AVE, SAN BERNARDINO, CA 92408	CAD008268278	Active	FED_RCRA_GEN



Site Name	Address	Case No.	Status	Database
ASSOCIATED TRUCK PARTS	199 W HILLCREST, SAN BERNARDINO, CA 92408	CAD981658198	Active	FED_RCRA_GEN
AMERICAN CONTRACTING SERV INC	731 S LUGO ST, SAN BERNARDINO, CA 92408	CAD982402208	Active	FED_RCRA_TSD
US POSTAL SERVICE VMF	1341 S E ST, SAN BERNARDINO, CA 92403	CAD981375421	Active	FED_RCRA_TSD
HAZ MAT TRANS INC	230 E DUMAS ST, SAN BERNARDINO, CA 92408	CAT080012800	Active	FED_RCRA_TSD
ACT COMPLIANCE DBA FLEETSERV	725 S. LUGO AVE, SAN BERNARDINO, CA 92408	CAR000275149	Active	FED_RCRA_TSD
FRANKLIN PRESS	1001 S ARROWHEAD AVE, SAN BERNARDINO, CA 92408	CAD008268278	Active	FED_RCRA_TSD
MOSS BROS INC DBA MOSS BROS DODGE	1100 S E STREET, SAN BERNARDINO, CA 92408	CAD981572506	Active	FED_RCRA_TSD
MCCRAY RACING	194 E CENTRAL, SAN BERNARDINO, CA 92408	CAD982473118	Active	FED_RCRA_TSD
ONE HOUR PHOTOLAND	256 B CENTRAL, SAN BERNARDINO, CA 92401	CAD982470064	Active	FED_RCRA_TSD
CVDL-SBDO (C/O EH&S)	105 W CENTRAL AVE, SAN BERNARDINO, CA 92412	CAD982461634	Active	FED_RCRA_TSD
AVALON SHUTTERS, INC.	725 SOUTH LUGO AVENUE, SAN BERNARDINO, CA 92406	CAR000151969	Active	FED_RCRA_TSD
AVALON SHUTTERS, INC	725 S LUGO AVE, SAN BERNADINO, CA 92406	CAL000055283	Active	FED_RCRA_TSD
STEPHEN PASSY AND ASSOCIATES INC	175 W CENTRAL AVE, SAN BERNARDINO, CA 92408	CAR000152280	Active	FED_RCRA_TSD
MAGNUM ABRASIVES	758 S ALLEN ST, SAN BERNARDINO, CA 92402-0000	CAL000105438	Active	FED_RCRA_TSD
CITY OF SAN BERNARDINO WATER DEPT WRP	399 CHANDLER PL, SAN BERNARDINO, CA 92408	CAD981388622	Active	FED_RCRA_TSD
ZIEMAN MANUFACTURING CO	120 E CENTRAL AVE, SAN BERNARDINO, CA 92412	CAD981665052	Active	FED_RCRA_TSD
TEXACO SERVICE STATION	505 ORANGE SHOW, SAN BERNARDINO, CA 92408	CAR000116194	Active	FED_RCRA_TSD
ASSOCIATED TRUCK PARTS	199 W HILLCREST, SAN BERNARDINO, CA 92408	CAD981658198	Active	FED_RCRA_TSD
TARGET STORE T0188	499 W ORANGE SHOW RD, SAN BERNARDINO, CA 92408	CAT080010556	Active	FED_RCRA_TSD
CENTER CHEVROLET	1355 SOUTH E ST, SAN BERNARDINO, CA 92408	CAD042408005	Active	FED_RCRA_TSD
UNITED PARCEL SERVICE SB	784 S LUGO, SAN BERNARDINO, CA 92408	CAD981634280	Active	FED_RCRA_TSD
CVS PHARMACY #16042	499 W ORANGE SHOW RD STE B, SAN BERNARDINO, CA 92408	CAR000260182	Active	FED_RCRA_TSD
CHEVRON STATION NO 99125	1198 S E ST, SAN BERNARDINO, CA 92408-1915	CAD982465213	Active	FED_RCRA_TSD
BE LO SA	1198 S. E ST, SAN BERNARDINO, CA 92408	CAL000399932	Active	FED_RCRA_TSD
HOD CARRIERS AND LABORERS LOCAL 783	104 WEST BENEDICT STREET, SAN BERNARDINO, CA 92408	CAC003012785	Active	FED_RCRA_TSD
A PLUS TIRE AND SERVICE INC	446 W ORANGE SHOW LN, SAN BERNARDINO, CA 92408-0000	CAL000200755	Active	FED_RCRA_TSD
FIRESTONE TRAINING CENTER	1146 SOUTH E STREET, SAN BERNARDINO, CA 92408-0000	CAL000017090	Active	FED_RCRA_TSD
WINPAK LANE INC	998 S SIERRA WAY, SAN BERNARDINO, CA 92408-2122	CAL000093817	Active	FED_RCRA_TSD
SB OIL INC	1198 S E ST, SAN BERNARDINO, CA 92408-1915	CAL000359240	Active	FED_RCRA_TSD
TOMBYBYLL PLASTICS, INC	236 W ORANGE SHOW LN, SAN BERNARDINO, CA 92408-2037	CAL000355436	Active	FED_RCRA_TSD
SOCAL SUPERTRUCKS INC	774 S E ST, SAN BERNARDINO, CA 92408	CAL000262647	Active	FED_RCRA_TSD
HUMANE SOCIETY OF SAN BERNARDINO VALLEY	374 W ORANGE SHOW RD, SAN BERNARDINO, CA 92408	CAL000388752	Active	FED_RCRA_TSD
ALLEN ENGINEERING CONTRACTOR INC	1199 S AMOS ST, SAN BERNARDINO, CA 92408	CAL000336390	Active	FED_RCRA_TSD
ORANGE SHOW SERVICE STATION	520 ORANGE SHOW RD, SAN BERNARDINO, CA 92409	CAL000331185	Active	FED_RCRA_TSD
WORLD OIL MARKETING COMPANY #109	505 W ORANGE SHOW RD, SAN BERNARDINO, CA 92408-1926	CAL000304280	Active	FED_RCRA_TSD
ANDONIAN ENTERPRISES INC DBA DISCOUNT TIRE CENTERS #031	1144 S E ST, SAN BERNARDINO, CA 92408-1915	CAL000414307	Active	FED_RCRA_TSD
INTECH EQUIPMENT & SUPPLIES	731 S LUGO AVE, SAN BERNARDINO, CA 92408-0000	CAL000269048	Active	FED_RCRA_TSD
FIRESTONE COMPLETE AUTO CARE # 7158	1144 S E ST, SAN BERNARDINO, CA 92408-1915	CAL000365968	Active	FED_RCRA_TSD
FRANCISCO JARA	1266 S E ST, SAN BERNARDINO, CA 92408-2727	CAL000413359	Active	FED_RCRA_TSD
BIG LOTS #4238	499 W ORANGE SHOW RD, SAN BERNARDINO, CA 92408-2029	CAL000391263	Active	FED_RCRA_TSD
99 CENTS ONLY STORES	975 S E ST STE A, SAN BERNARDINO, CA 92408-1905	CAL000369759	Active	FED_RCRA_TSD
DS HYDROGFX LLC DBA DS CUSTOM	338 ORANGE SHOW LN, SAN BERNARDINO, CA 92408	CAL000437742	Active	FED_RCRA_TSD
PATTON SALES CORP DBA PATTON STEEL QUEEN CITY STEEL	1010 S ARROWHEAD, SAN BERNARDINO, CA 92408	CAL000440694	Active	FED_RCRA_TSD
EASTLAND CONSTRUCTION INC.	101 E CENTRAL AVE, SAN BERNARDINO, CA 92408	CAC002985632	Active	FED_RCRA_TSD



Site Name	Address	Case No.	Status	Database
A1 GLOBAL COMPANIES INC DBA DISCOUNT TIRE	1144 SOUTH E ST, SAN BERNARDINO, CA 92489	CAL000442824	Active	FED_RCRA_TSD
DAVID PELLEGRINE DBA PRECISION TRUCK & AUTO REPAIR	255 W BENEDICT RD STE G, SAN BERNARDINO, CA 92408	CAL000445296	Active	FED_RCRA_TSD

DATA N/A



Sites Missing Key Location Information

Many environmental hazard Sites in the Databases searched have incomplete or inaccurate address information. Those Sites cannot be precisely or reliably located and could potentially be anywhere in the Property's city, county, or state. They are, therefore, considered "unlocatable."

A sample of unlocatable sites that may be in the vicinity is listed below. A full list of ALL unlocatable California sites that include a zip code is available at the web address below:

https://orderform.fanhd.com/Content/Files/Enviro/Current_List_of_Unlocatable_Sites_by_Zip_Code.xlsx

Status codes for the unlocatable Sites are the same as noted above for the Sites "Found".

No.	Site Name	Address	Case No.	Status	Database
1	ARCO 81965	11254 I STREET, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
2	CIRCLE K #7265	BEAR VALLEY ROAD, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
3	G.A.S. INC. CL-2	9269 SANTA FE AVENUE, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
4	HESPERIA MESA MART	18920 DANBURY STREET, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
5	HESPERIA UNIFIED SCHOOL DISTRICT/TRANSPORTATION	11107 SANTA FE AVENUE, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
6	PILOT TRAVEL CENTER #381	8701 HWY. 395, HESPERIA, CA 92345	N/P	N/P	CA_HIST_UST
7	ARCO NO. 6318	23660 BEAR VALLEY ROAD, VICTORVILLE, CA 92392	N/P	N/P	CA_HIST_UST
8	CITY GARAGE	14177 INETST RD., VICTORVILLE, CA 92392	N/P	N/P	CA_HIST_UST
9	FEDERAL CORRECTIONAL COMPLEX, VICTORVILLE	13289 AIRBASE ROAD, VICTORVILLE, CA 92392	N/P	N/P	CA_HIST_UST
10	FUEL STATION	S. C. J. A. BLDG: 749, VICTORVILLE, CA 92393	N/P	N/P	CA_HIST_UST
11	SELIM'S MOBIL	16850 STTODDARD WELLS RD, VICTORVILLE, CA 92394	N/P	N/P	CA_HIST_UST
12	TRANSPORTATION	14801 SOUTH MOJAVE DR., VICTORVILLE, CA 92392	N/P	N/P	CA_HIST_UST
13	U.S. GAS - HODHOD INVESTMENTS INC.	16828 STTODDARD WELLS RD, VICTORVILLE, CA 92394	N/P	N/P	CA_HIST_UST
14	CIRCLE K #8644	11724 AIRBASE RD, ADELANTO, CA 92301	N/P	N/P	CA_HIST_UST
15	ROY'S CAFE	6666 HWY 66, AMBOY, CA 92304	N/P	N/P	CA_HIST_UST
16	OAKS RESTAURANT	37676 HWY 38, ANGELUS OAKS, CA 92305	N/P	N/P	CA_HIST_UST
17	ARCO PETROLEUM PROD #1026	21727 HWY 18, APPLE VALLEY, CA 92397	N/P	N/P	CA_HIST_UST
18	CHEVRON STATION #575	17937 HWY 18, APPLE VALLEY, CA 92307	N/P	N/P	CA_HIST_UST
19	CIRCLE K #858	18465 HWY 18, APPLE VALLEY, CA 92307	N/P	N/P	CA_HIST_UST
20	DEPOT # 6	17928 HWY 18, APPLE VALLEY, CA 92307	N/P	N/P	CA_HIST_UST
21	ARCO PETROLEUM PROD #5266	794 BASELINE, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
22	ECONO LUBE & TUNE #65	2225 CLUB CENTER DR, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
23	FORD WHOLESALE CO	1470 TIPPECANOE, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
24	HARBER COMPANIES INC	1880 E. RIVERVIEW DR, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
25	LANNDO, LARRY	147 E. BASELINE ST, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
26	ORANGE SHOW SERVICE CTR	520 ORANGE SHOW RD, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
27	ST-CALIF HIGHWAY PATROL	847 BRIER DR, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST



No.	Site Name	Address	Case No.	Status	Database
28	WAXIE'S ENTERPRISES INC	1707 E. RIVERVIEW, SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
29	BLUE'S AVIATION SERVICE	2895 E. U ST., SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
30	MONIERLIFETILE, LLC	1990 E. RIVERSIDE DR., SAN BERNARDINO, CA 92408	N/P	N/P	CA_HIST_UST
31	MESA CONTRACTING CORPORATION-LYTLE CREEK	17280 GLEN HELEN PARKWAY, DEVORE, CA 92377	N/P	N\p	CA_AST
32	CALNEV GEORGE TERMINAL	1 5/8 MILE E. OF ADELANTO RD., ADELANTO, CA	N/P	N\p	CA_AST
33	TETRA TECHNOLOGIES, INC. SALT PL	15750 SALTUS RD., AMBOY, CA	N/P	N\p	CA_AST
34	HEART BAR STATION	HWY. 38, ANGELUS OAKS, CA 92305	N/P	N\p	CA_AST
35	BLACK MOUNTAIN QUARRY PLANT	25220 BLACK MOUNTAIN QUARRY RD, APPLE VALLEY, CA 92307	N/P	N\p	CA_AST
36	WAL-MART STORE #2333	20251 SU HIGHWAY 18, APPLE VALLEY, CA 92307	N/P	N\p	CA_AST
37	WILD WASH SAND AND GRAVEL MIND	1/4 MILE NORTH OF WILD WASH ROAD, APPLE VALLEY, CA 92307	N/P	N\p	CA_AST
38	VEHICLE SERVICES DEPT.	42090 N. SHORE RD., BIG BEAR LAKE, CA 92315	N/P	N\p	CA_AST
39	WEST COLTON YARD	19100 SLOVER ST., BLOOMINGTON, CA 92316	N/P	N\p	CA_AST
40	CADIZ RANCH	HWY 66 AND CADIZ ROAD, CADIZ, CA	N/P	N\p	CA_AST
41	CALIFORNIA INSTITUTION FOR MEN	14901 EUCALYPTUS AVE., CHINO, CA 91710	N/P	N\p	CA_AST
42	WASTE MGMT INLAND EMPIRE-CHINO	13793 REDWOOD AVE., CHINO, CA 91710	N/P	N\p	CA_AST
43	CALNEV COLTON TERMINAL	2051 E. SLOVER AVE., COLTON, CA 92316-2423	N/P	N\p	CA_AST
44	PACIFIC BELL (COTNCAII)	433 N. LACADENA DR., COLTON, CA	N/P	N\p	CA_AST
45	PETROLEUM RECYCLING CORP.	12820 RIVERSIDE DR., COLTON, CA	N/P	N\p	CA_AST
46	PILOT ROCK CC	, CRESTLINE(1), CA 92325	N/P	N\p	CA_AST
47	CRESTINE ROAD YARD	23188 CREST FOREST ROAD, CRESTMORE, CA 92325	N/P	N\p	CA_AST
48	CALNEV BARSTOW TERMINAL	34277 YERMO-DAGGETT RD., DAGGETT, CA 92327	N/P	N\p	CA_AST
49	IRON MOUNTAIN PUMPING PLANT	6001 IRON MOUNTAIN PUMP PLANT, EARP, CA	N/P	N\p	CA_AST
50	PROVIDENCE MOUNTAIN SRA	ESSEX RD., ESSEX, CA 92332	N/P	N\p	CA_AST
51	AMERON INT'L CONCRETE & STEEL	12455 ARROW ROUTE, ETIWANDA, CA 91739	N/P	N\p	CA_AST
52	FORGED METALS	19685 BEECH AVE, FONTANA, CA 92337	N/P	N\p	CA_AST
53	UNIVERSAL TRUSS INC	8735 SULTANA AVE, FONTANA, CA 92335	N/P	N\p	CA_AST
54	LYTLE CREEK RANGER STATION	1209 LYTLE CREEK RD., FONTANA, CA 92335	N/P	N\p	CA_AST
55	GOLDSTONE DEEPSPACE COMMUNICATION COMPLEX	93 GOLDSTONE ROAD, FT. IRWIN, CA 92310-5097	N/P	N\p	CA_AST
56	VISTA SUBSTATION	22200 NEWPORT AVE., GRAND TERRACE, CA 92324	N/P	N\p	CA_AST
57	SILVERWOOD LAKE	14651 CEDAR CIRCLE, HESPERIA, CA	N/P	N\p	CA_AST
58	HINKLEY COMPRESSOR STATION	38563 FAIRVIEW RD., HINKLEY, CA 93204	N/P	N\p	CA_AST
59	KELSO COMPRESSOR STATION	8 MILES SOUTH OF KELSO ON KELBAKER ROAD, KELSO, CA 92351	N/P	N\p	CA_AST
60	BLUE'S AVIATION SERVICE	2895 E. U ST., SAN BERNARDINO, CA 92408	N/P	N\p	CA_AST
61	MARINE CORPS AIR GROUND COMBAT CENTER	BLDG 2095 RIFLE RANGE RD, TWENTYNINE PALMS, CA 92278	CA0170090013	N/P	CA_HWIS
62	GEORGE AIR FORCE BASE	18374 PHANTOM WEST ST, VICTORVILLE, CA 92392	CA2570024453	N/P	CA_HWIS
63	BUREAU OF RECLAMATION-PARKER DAM FIELD	PARKER DAM, PARKER DAM, CA 92267	CA5142390009	N/P	CA_HWIS
64	COMMANDER NTC & FORT IRWIN	602 BARSTOW RD & 5TH ST, FORT IRWIN, CA 92310	CA5213790038	N/P	CA_HWIS
65	GOLDSTONE DEEP SPACE COMMUNICATIONS FACILITY	GOLDSTONE RD, FORT IRWIN, CA 92310	CA7800020391	N/P	CA_HWIS
66	DE LEON	1849 COMMERCE CENTER EAST. SUITE A, SAN BERNARDINO, CA 92408	CAC002897064	N/P	CA_HWIS
67	SCHNEIDER NATIONAL	1227 S. AUTOCENTER RD., SAN BERNARDINO, CA 92408	CAC002940553	N/P	CA_HWIS



No.	Site Name	Address	Case No.	Status	Database
68	TOYOTA OF SAN BERNARDINO	765 WEST SHOWCASE DR, SAN BERNARDINO, CA 92408	CAL000070424	N/P	CA_HWIS
69	TRICITY ENDODONTICS-ROMULO DE LEON DDS	1849 COMMERCENTER EAST,#A, SAN BERNARDINO, CA 92408	CAL000082782	N/P	CA_HWIS
70	BRYDENSOT METAL PRODUCTS INC	1299 EAST RIVERVIEW DR, SAN BERNARDINO, CA 92408	CAL000128159	N/P	CA_HWIS
71	GROUND HOG INC	1470 VICTORY ST, SAN BERNARDINO, CA 92408	CAL000230154	N/P	CA_HWIS
72	SYSTEMS TECHNOLOGY INC	1351 E RIVERVIEW DR, SAN BERNARDINO, CA 92408	CAL000234145	N/P	CA_HWIS
73	SHERWIN WILLIAMS STORE #8204	1375 EL CAMINO REAL #100, SAN BERNARDINO, CA 92408	CAL000271668	N/P	CA_HWIS
74	MATCH CORP	3231 E 3RD ST, SAN BERNARDINO, CA 92408	CAL000314877	N/P	CA_HWIS
75	DC AUTO INC DBA ALL STAR KIA	735 SHOWCASE DR, SAN BERNARDINO, CA 92408	CAL000350017	N/P	CA_HWIS
76	GOLDEN STATE FC LLC (ONT2, ONT3, ONT4)	1910 E CENTRAL AVE, SAN BERNARDINO, CA 92408	CAL000379596	N/P	CA_HWIS
77	LFPS INC	1535 S D ST STE 210, SAN BERNARDINO, CA 92408	CAL000381402	N/P	CA_HWIS
78	SAN BERNARDINO INTL AIRPORT AUTHORITY SBIAA	1601 E 3RD AVE, SAN BERNARDINO, CA 92408	CAL000386520	N/P	CA_HWIS
79	LEITZ TOOLING SYSTEMS LP	1145 ORANGE SHOW RD STE E, SAN BERNARDINO, CA 92408	CAL000388482	N/P	CA_HWIS
80	NATIONAL TECHNICAL SYSTEMS SAN BERNARDINO OPERATIONS	3505 E THIRD ST, SAN BERNARDINO, CA 92408	CAL000398078	N/P	CA_HWIS
81	TOTAL LONGTERM CARE INC DBA INNOVAGE GREATER CA PACE	410 E PARKCENTER CIR N, SAN BERNARDINO, CA 92408	CAL000405844	N/P	CA_HWIS
82	MKKR INC DBA MATKO	430 E PARKCENTER CIR N, SAN BERNARDINO, CA 92408	CAL000409014	N/P	CA_HWIS
83	TESORO ARCO #42488	842 S INLAND CENTER DR, SAN BERNARDINO, CA 92408	CAL000410266	N/P	CA_HWIS
84	BURLINGTON STORE #512	570 MILL ST, SAN BERNARDINO, CA 92408	CAL000411086	N/P	CA_HWIS
85	COSMOPROF BEAUTY	1325 S AUTO CENTER DR 100, SAN BERNARDINO, CA 92408	CAL000412150	N/P	CA_HWIS
86	AMBER PHARMACY DBA AMBER ENTERPRISES	328 E COMMERCIAL RD STE 102-103, SAN BERNARDINO, CA 92408	CAL000423378	N/P	CA_HWIS
87	DESERT EMPIRE TRANSFER/STORAGE	258 E COMMERCIAL RD, SAN BERNARDINO, CA 92408	CAL912485240	N/P	CA_HWIS
88	HOME DEPOT #0610	695 HOSPITALITY LN, SAN BERNARDINO, CA 92408	CAR000166736	N/P	CA_HWIS
89	GOLDEN STATE FC LLC (ONT5)	2020 E CENTRAL AVE, SAN BERNARDINO, CA 92408	CAR000252486	N/P	CA_HWIS
90	TARGET STORE T0188	499 ORANGE SHOW RD, SAN BERNARDINO, CA 92408	CAT080010556	N/P	CA_HWIS
91		25590 PROSPECT AVE, LOMA LINDA, CA 0	1265133	Open	FED_ERNS
92		N 9TH ST AND HWY 10, COLTON, CA 0	1236598	Closed	FED_ERNS
93	MP 578.3	, NEEDLES, CA 0	1237007	N/P	FED_ERNS
94		1901 CALIFORNIA STREET, REDLANDS, CA 0	1237243	Closed	FED_ERNS
95	DOCK NORTH 301; NORTH SHORE OF THE LAKE	, LAKE ARROWHEAD, CA 0	1237880	N/P	FED_ERNS
96	MAIN LINE	MP 34.5, VICTORVILLE, CA 0	1238007	N/P	FED_ERNS
97		MP: 516.8, MONTCLAIR, CA 0	1239635	N/P	FED_ERNS
98		I - 10 WB BETWEEN, FONTANA, CA 0	1239638	Closed	FED_ERNS
99		MP 534.53, BLOOMINGTON, CA 0	1240285	N/P	FED_ERNS
100	GAS STATION	12345 RAMONA AVE., CHINO HILLS, CA 91710	1241247	Closed	FED_ERNS
101		26432 PINE AVE, RIMFORREST, CA 92378	1242608	Open	FED_ERNS
102		MISSION STREET & SOUTH MOUNT VERNON AVE, COLTON, CA 0	1243047	N/P	FED_ERNS
103		1 MAIN ST., HAVASU LAKE, CA 0	1243132	Open	FED_ERNS
104	ON POWERLINE ROAD NEAR BRACEO	, OAKHILLS, CA 92344	1243377	N/P	FED_ERNS



No.	Site Name	Address	Case No.	Status	Database
105	VICTORVILLE CENTURY 1 RIGHT OF WAY	, HISTERIA, CA 0	1243638	N/P	FED_ERNS
106	MP 634.8	, DANBY, CA 0	1244676	N/P	FED_ERNS
107		MP: 47.7, HESPERIA, CA 0	1244996	N/P	FED_ERNS
108	MONTCLAIR RAILYARD - SOUTH BROOKS STREET AND MOUNTAIN AVENUE	MP: 518, MONTCLAIR, CA 0	1245556	N/P	FED_ERNS
109		MP: 48.94, FONTANA, CA 0	1245560	N/P	FED_ERNS
110		13 563 FLEDSPAR DR, CHINO HILLS, CA 91709	1245573	Open	FED_ERNS
111		13563 FLEDSPAR DR, CHINO HILLS, CA 0	1245771	Closed	FED_ERNS
112	WEST COLTON YARD	19100 SLOVER AVE., COLTON, CA 0	1246095	N/P	FED_ERNS
113		MILE POST 39.2, VICTORVILLE, CA 0	1248325	N/P	FED_ERNS
114		MP 487.7, SAN BERNADINO, CA 0	1249694	N/P	FED_ERNS
115	MAIN LINE	CAJON SUB, HESPERIA, CA 0	1250601	N/P	FED_ERNS
116		MILEPOST 685.5, EAST ASH HILL, CA 0	1250959	Open	FED_ERNS
117		MP: 6.9, LENWOOD, CA 0	1251369	N/P	FED_ERNS
118	MAIN LINE	MP: 37.0, VICTORVILLE, CA 0	1251809	N/P	FED_ERNS
119	I-10 WEST BOUND AT 215 SOUTH	, COLTON, CA 0	1252037	Closed	FED_ERNS
120	WEST COLTON YARD	MP: 535, , CA 0	1252984	N/P	FED_ERNS
121	AFTON CANYON-UNION PACIFIC RAILROAD	SEC 13,14,18,19,20,21 & 22, T.11N, R.6E, NEWBERRY SPRINGS, CA 92365	CA0000466771	Closed	FED_SEMS_ARCHIVE
122	JERRY L. PETTIS MEMORIAL VETERANS HOSPITAL	11201 BENTON ST., LOMA LINDA, CA 92357	CA0214990608	Closed	FED_SEMS_ARCHIVE
123	FORT IRWIN NAT TRAINING CTR	AVAWATZ VLY, FORT IRWIN, CA 92310	CA5213790038	Closed	FED_SEMS_ARCHIVE
124	JPL GOLDSTONE TRACKING FACILITY	36 M N OF, BARSTOW, CA 92311	CA7800020391	Closed	FED_SEMS_ARCHIVE
125	SAN BERNARDINO NAT FOREST	SAN BERNARDINO NAT FOREST, SAN BERNARDINO, CA 92408	CA8122307640	Closed	FED_SEMS_ARCHIVE
126	NEEDLES DSPL SITE	US HWY 95, NEEDLES, CA 92363	CA8141190100	Closed	FED_SEMS_ARCHIVE
127	SO CA EDISON CO COOL WATER STA	E SANTA FE ST, DAGGETT, CA 92327	CAD000630905	Closed	FED_SEMS_ARCHIVE
128	PFIZER INC LIME WASTE PILE	MERIDIAN RD 1/4 MI W OF PLT, LUCERNE VALLEY, CA 92356	CAD003934858	Closed	FED_SEMS_ARCHIVE
129	KAISER CEMENT CORP CUSHENBURY PLT	OFF ROUTE 18, LUCERNE VALLEY, CA 92356	CAD008262982	Closed	FED_SEMS_ARCHIVE
130	KAISER STEEL CORP. (FONTANA PLANT)	Postal Address is unavailable for the Site, FONTANA, CA 92335	CAD008274938	Closed	FED_SEMS_ARCHIVE
131	VISTA METALS	12425-35 WHITTRAM, FONTANA, CA 92335	CAD008285033	Closed	FED_SEMS_ARCHIVE
132	SW PORTLAND CEMENT CO, BLCK MTN QUARRY	T6N, R2W, SEC 8, 9, APPLE VALLEY, CA 92307	CAD008369738	Closed	FED_SEMS_ARCHIVE
133	GENERAL ELECTRIC AVIATION SERVS OPS	1923 E AVION ST, ONTARIO, CA 91761	CAD009542721	Closed	FED_SEMS_ARCHIVE
134	US REDUCTION CO	11600 ETIWANDA AVE, FONTANA, CA 92335	CAD028833945	Closed	FED_SEMS_ARCHIVE
135	AMERICAN CAN CO	7125 AMETHYST ST, ALTA LOMA, CA 91701	CAD041326026	Closed	FED_SEMS_ARCHIVE
136	NL INDS INC HECTOR MINE	MT VIEW & PIONEER RD, NEWBERRY SPRINGS, CA 92365	CAD042928556	Closed	FED_SEMS_ARCHIVE
137	FOSECO INC	7TH ST OFF ROCHESTER AVE, RANCHO CUCAMONGA, CA 91730	CAD053844395	Closed	FED_SEMS_ARCHIVE
138	GENERAL AMERICAN TRANSPORT CO	SLOVER & PEPPER AVENUES, COLTON, CA 92324	CAD055698815	Closed	FED_SEMS_ARCHIVE
139	DOMTAR GYPSUM AMERICA INC	WILBUR AVE & MINNAKER, ANTIOCH, CA 92308	CAD089182810	Closed	FED_SEMS_ARCHIVE
140	US STEEL CORP CHEM DIV	291 W ADAMS ST, COLTON, CA 92324	CAD091933895	Closed	FED_SEMS_ARCHIVE
141	STAUFFER CHEM CO	DEATH VLY RD, WESTEND, CA 93564	CAD980463459	Closed	FED_SEMS_ARCHIVE
142	FORT IRWIN RD DSPL	FORT IRWIN RD, BARSTOW, CA 92311	CAD980498570	Closed	FED_SEMS_ARCHIVE



No.	Site Name	Address	Case No.	Status	Database
143	NEWBERRY DUMP	PONIENTE DR 3 MI S OF, NEWBERRY SPRINGS, CA 92365	CAD980498729	Closed	FED_SEMS_ARCHIVE
144	PACIFIC AIRMOTIVE	ONTARIO ARPT, CHINO, CA 91710	CAD980636633	Closed	FED_SEMS_ARCHIVE
145	BUREAU OF LND MGMT CA DESERT DIST	NW 1/4 SEC 7 T10N R2W, SAN BERNARDINO BASE MERID, CA 92400	CAD980636724	Closed	FED_SEMS_ARCHIVE
146	KERR-MCGEE WESTEND FACIL	80201 TRONA RD PO BOX 367, TRONA, CA 93562	CAD980636872	Closed	FED_SEMS_ARCHIVE
147	MOLYCORP INC.	SEC 12 & 13 T16N R13E, MOUNTAIN PASS, CA 92366	CAD980695795	Closed	FED_SEMS_ARCHIVE
148	SOUTHWESTERN PORTLAND CEMENT-APPLE VALLE	25220 BLACK MOUNTAIN QUARRY RD., APPLE VALLEY, CA 92307	CAD980735294	Closed	FED_SEMS_ARCHIVE
149	CITY OF REDLANDS WELL FIELD	PENNSYLVANIA AVE, REDLANDS, CA 92373	CAD980883136	Closed	FED_SEMS_ARCHIVE
150	CAJON DERAILMENT	MILEPOST 66.9 SOUTH MAIN TRACK, SOUTH OF VICTORVILLE, CA 92392	CA0001342039	Open	FED_SEMS_ACTIVE
151	APPLE VALLEY MERCURY SITE	HURONS AVE., PIONEER RD., & ISATIS AVE., APPLE VALLEY, CA 92307	CAN000905899	Open	FED_SEMS_ACTIVE
152	CIMA ROAD MINE WASTE SITE	1 MIL W OF INTE. 15 OFF CIMA ROAD, , CA	CAN000905903	Open	FED_SEMS_ACTIVE
153	MID-VALLEY SANITARY LANDFILL NORTHEAST EXPANSION AREA	SIERRA AVE & HIGHLAND AVE, RIALTO, CA 92336	CAN000906011	Open	FED_SEMS_NPL
154	FLINTKOTE ASBESTOS	Postal Address is unavailable for the Site, SAN BERNARDINO, CA	CAN000906123	Open	FED_SEMS_ACTIVE
155	DECH DRUMS	KRAMER STATION, BORON, CA 93516	CAN000908349	Open	FED_SEMS_ACTIVE
156	NEEDLES FIELD OFFICE	DIKE ROAD, NEEDLES, CA 93451	CAN000908508	Closed	FED_SEMS_ACTIVE
157	GOLDOME MILL	Postal Address is unavailable for the Site, IVANPAH, CA	CAN000908600	Open	FED_SEMS_ACTIVE
158	TRONA MERCURY	Postal Address is unavailable for the Site, TRONA, CA	CAN000908696	Open	FED_SEMS_ACTIVE
159	MOJAVE RIVER PYROTECHNICS SITE	POPLAR STREET AND TAYLOR LANE, BARSTOW, CA 92311	CAN000909062	Open	FED_SEMS_ACTIVE
160	BRACEO SANITIZER	9554 Braceo Street, PHELAN, CA 92371	CAN000926561	Open	FED_SEMS_ACTIVE
161	SANDSTONE SANITIZER	PENDING, PHELAN, CA 92371	CAN000926563	Open	FED_SEMS_ACTIVE
162	EL MIRAGE SANITIZER	Palmer Road, EL MIRAGE, CA 92301	CAN000926588	Open	FED_SEMS_ACTIVE
163	UPRR HARVARD STATION	MINNEOLA RD, HARVARD STATION, CA 92327	T0607100688	Closed	CA_LUST
164	AEROJET GENERAL CORPORATION	SOQUEL CANYON ROAD, CHINO, CA 91710	36340059	Open	CA_ENVIROSTOR_CLEANUP
165	FOSECO, INC	7TH STREET OFF ROCHESTER AVENUE, RANCHO CUCAMONGA, CA 91730	36280006	Open	CA_ENVIROSTOR_CLEANUP
166	DAGGETT AIRPORT	BARSTOW/DAGGETT AIRPORT, DAGGETT, CA 92327	36450005	Open	CA_ENVIROSTOR_CLEANUP
167	BUREAU OF LAND MANAGEMENT CA DESERT DIST	NW 1/4 SEC 7 T10N R2W; NORTH OF LENWOOD, SAN BERNARDINO, CA 92411	36490045	Open	CA_ENVIROSTOR_CLEANUP
168	FORT IRWIN ROAD DISPOSAL	FORT IRWIN ROAD, BARSTOW, CA 92311	36490092	Open	CA_ENVIROSTOR_CLEANUP
169	KINDER MORGAN ENERGY PARTNERS PIPELINE	S/E OF GUASTI ROAD AND MILLIKIN AVE., ONTARIO, CA 91710	36490118	Open	CA_ENVIROSTOR_CLEANUP
170	KAISER CEMENT CORPORATION - CUSHENBURY	STATE HIGHWAY 18, 10 MI PAST MERIDIAN RD, LUCERNE VALLEY, CA 92356	36320010	Open	CA_ENVIROSTOR_CLEANUP
171	PACIFIC AIRMOTIVE	ONTARIO AIRPORT, CHINO, CA 91710	36370026	Open	CA_ENVIROSTOR_CLEANUP
172	PG&E TOPOCK COMPRESSOR STATION	12 MILES EAST OF NEEDLES ON I-40, NEEDLES, CA 92363	36490090	Open	CA_ENVIROSTOR_CLEANUP
173	PG&E - Topock Compressor Station	145453 National Trails Hwy, Needles, CA 92363	FA0006723	N/P	CA_GEO_UST
174	7-ELEVEN INC. #35349	920 W BLOOMINGTON AVE, RIALTO, CA 92376	FA0002168	N/P	CA_GEO_UST
175	Frontier California, Inc.: Loma Linda CO	24960 Van Leuvan Blvd, Loma Linda, CA 92354	FA0003633	N/P	CA_GEO_UST
176	S&S Baseline 76, Inc.	799 Baseline Rd, San Bernardino, CA 92407	FA0006933	N/P	CA_GEO_UST
177	MWD - Iron Mountain Pumping Plant	6001 Iron Mountain Pumping Plant Road, Earp, CA 92242	FA0004014	N/P	CA_GEO_UST
178	Frontier California, Inc.: Arrowhead CO	27316 State Highway 189, Blue Jay, CA 92317	FA0003624	N/P	CA_GEO_UST
179	Federal Express - CHIN	15020 Flight Ave, Chino, CA 91710	FA0018634	N/P	CA_GEO_UST



Description of Environmental Databases Searched

The FANHD Commercial Environmental Screening Report is based on an electronic search of certain federal, tribal and state level environmental-hazard record systems, or databases. These databases are searched for hazard sites within certain radius distances around the subject property. The databases searched, and the radius distances searched from the subject property, comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law").

The government databases searched for this Report are identified below, along with the abbreviation used in this Report, and a brief explanation about the nature of the hazard sites included in those databases.

DISCLAIMER: An EPA-compliant government records search is only one part of the "All Appropriate Inquiry" standard defined under the Brownfields Law. Compliance with all parts of the Brownfields Law is required for an "innocent landowner defense" against the future discovery of contamination on the property. This Report, by itself, does NOT provide that liability protection. Please see the Terms and Conditions Section for additional information on the preparation and limitations of this Report.

Federal National Priorities List, or "Superfund" sites (SEMS NPL):

This is a list compiled by the Federal Environmental Protection Agency (EPA) of contaminated sites with the highest priority of cleanup. The federal EPA is required to force clean up of these sites under the authority of a law called the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which is commonly called "Superfund". The status of National Priority List ("NPL") and non-NPL sites governed by the statute is now contained in the U.S. EPA Superfund Enterprise Management System ("SEMS") which replaced the Comprehensive Environmental Response, Compensation, and Liability Information System ("CERCLIS")

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 1.0 mile

Database last checked by FANHD: 27 Mar 2025

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Corrective Action Sites, sites with Known Contamination (RCRA COR):

This subset of the RCRA database (also known as the RCRA CORRACTS List), maintained by US EPA, identifies sites "subject to corrective action" at which contamination has been discovered and where some level of corrective clean-up activity has been or may be undertaken. For example, a site may have been on the RCRA TSD or a RCRA GEN site list (see above), and was placed on the CORRACTS list once contamination was discovered and remediation was underway.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 1.0 mile

Database last checked by FANHD: 28 Aug 2025

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Federal Sites Investigated for Possible Inclusion in the NPL (SEMS):

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. Replacing The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS), SEMS provides updated data on the inventory of active and archived hazardous waste sites evaluated by the Superfund program. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. After investigation is complete, the sites on this list will either be closed because no contamination was found, added to the NPL to be cleaned up, or sent to a local state overseeing agency for clean-up.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by FANHD: 27 Mar 2025

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

SEMS Sites That Have Been Archived (SEMS-Archived):

Most sites in this database have been assigned the status "NFRAP" (which means "No Further Response Action Planned"). These sites, once listed in the active SEMS database, which has replaced CERCLIS, have been removed from that database into an archive list because they have been assessed by the EPA and determined not to require further remedial action under the Superfund Program.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by FANHD: 28 Mar 2024



WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Treatment, Storage and Disposal Sites for Hazardous Materials (RCRA TSD):

TSD stands for Treatment, Storage and Disposal. This list of facilities is maintained by the Federal EPA, and includes sites that are licensed to treat, store, or dispose of hazardous substances. They are not necessarily contaminated.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by FANHD: 28 Aug 2025

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Tribal UST And/Or Tribal LUST:

Federally recognized Native American tribes are sovereign entities subject to federal laws. Underground storage tanks (including leaking tanks, UST/LUST) located on tribal lands generally are not subject to state laws. As a result, unless a state acts as a tribe's agent pursuant to a formal agreement with a tribe, EPA and the tribe are responsible for implementing and enforcing the UST program on tribal lands. There are approximately 6,000 UST/LUST's on Native American lands in the U.S. The EPA works with tribal entities to identify and assess hazards to public health and the environment on tribal lands from UST's and LUST's, to bring all tanks on tribal lands into compliance so as to prevent future leaks and to cleanup existing leaks. Other tribal databases are not included in this search. The EPA notes that tribal government records need only be searched for in those instances where the subject property is located on or near tribal-owned lands. While tribal hazardous waste sites are included in the California Department of Toxic Substances Control (DTSC) "Envirostor" database, only some are listed and they are not identified in order to maintain the privacy of the tribe(s) and their lands, according to DTSC. See Envirostor database (described below) for more information, or visit:

<https://www.envirostor.dtsc.ca.gov/public/>

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by FANHD: 01 Jun 2018

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

State EnviroStor Database (ENVIROSTOR, formerly SMBRPD):

The EnviroStor database, maintained by the California Department of Toxic Substances Control (DTSC), replaces the former Site Mitigation and Brownfields Reuse Program (SMBRP) database (CalSites). EnviroStor identifies sites that have known contamination or sites for which there may be reasons to investigate further as well as hazardous waste treatment, storage, disposal or transfer facilities (TSDTF). The EnviroStor data disclosed in this Report includes those sites identified in the EnviroStor Cleanup Sites database as well as those listed in the EnviroStor Permitted and Corrective Action Facilities database download. Among the site types included in EnviroStor database are State Response Sites, generally high-priority and high potential risk confirmed release sites where DTSC is involved in remediation; Voluntary Cleanup Sites with either confirmed or unconfirmed releases where DTSC has been asked to oversee evaluation, investigation, and/or cleanup activities; and Evaluation sites with suspected but unconfirmed contamination. DTSC cautions that the EnviroStor database does not include ALL contaminated sites, permitted transportable treatment units, hazardous waste generators/transporters, or former methamphetamine (meth) labs. This database also does not include information on sites where DTSC has made a "No Action Required" determination, as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.5 mile

Database last checked by FANHD: 14 Aug 2025

WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

State List of Spills, Leaks, Investigation & Cleanup (SLIC):

The Spills, Leaks, Investigations & Cleanup (SLIC) Program, administered by the California Water Resources Control Board, is designed to protect and restore water quality from spills, leaks, and similar discharges. Sites identified by the SLIC program are now listed in the GeoTracker database as "Cleanup Program Sites". The program oversees soil and water investigations, corrective actions, and human health risk assessments at sites with current or historic unauthorized discharges, which have adversely affected or threaten to adversely affect waters of the state. The program covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc) and all environments (including surface water, groundwater, sediment, and soil). The outcome of the SLIC program process may range from a No Further Action (NFA) letter indicating cleanup is complete with no land-use restrictions, to the design and implementation of a remedial system. Sites in the SLIC program are generally small to medium-sized industrial sites with non-fuel contamination. Many of these sites are regulated under Site Cleanup Requirements, which are issued by the Regional Board. Site Cleanup Requirements generally mandate a time schedule for specific tasks that must be performed by the responsible party(ies) to investigate and cleanup the site. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures.

Source Agency: California Water Resources Control Board.



Search Distance Used: 0.5 mile

Database last checked by FANHD: 05 Jun 2025

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

Solid Waste Landfill Facilities (SWIS):

The Solid Waste Information System is maintained by California's Integrated Waste Management Board. This system tracks known landfills. Sites on this list are often reported as "unlocatable" because the site address information on the state list is frequently insufficient for precise location (landfills are typically distant from population centers, in undeveloped or rural areas where there are no street names or address numbers).

Source Agency: California Integrated Waste Management Board.

Search Distance Used: 0.5 mile

Database last checked by FANHD: 16 Oct 2025

WANT MORE INFORMATION? Contact the CA State Integrated Waste Management Board, (916)341-6320.

State List of Leaking Underground Storage Tanks (LUST):

California's Water Resources Control Board, under its Underground Storage Tank Program, maintains a list of all underground storage tanks which have been reported as having released contaminants. Formerly identified as a standalone database called the Leaking Underground Storage Tank Information System (LUSTIS), these sites are now identified as "LUST Cleanup Sites" in the GeoTracker database.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.5 mile

Database last checked by FANHD: 05 Jun 2025

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)

California law requires that the Department of Toxic Substances Control (DTSC) notify the planning and building departments of all local governments of any recorded land use restriction ("Deed Restriction"). The DTSC maintains a database called "EnviroStor" that lists all deed restrictions, including street addresses or the equivalent description of location. According to DTSC, this database may not include all deed restrictions and other land use controls that exist at the current time.

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.5 mile

Database last checked by FANHD: 23 Jan 2025

WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

Sites of Potential Generators of Hazardous Materials (RCRA GEN):

Small scale and large scale generators (GEN) are included in this list, as required under the Resource Conservation and Recovery Act (RCRA). This list is maintained by the Federal EPA of facilities that generate hazardous substances. Depending on the quantity, they will be listed as small or large. Sites on this list are not necessarily contaminated, but they are tracked because they deal with hazardous substances on the site. RCRA is a federal law that governs how hazardous substances are produced, transported, stored, and disposed of.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.125 mile

Database last checked by FANHD: 28 Aug 2025

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Emergency Response Notification System (ERNS, National Response Center):

The National Response Center (NRC) is the sole federal point of contact for reporting environmental hazard spills. The NRC operates 24 hours a day, 7 days a week, 365 days a year. The National Response System (NRS) is the government's mechanism for emergency response to discharges of oil and the release of chemicals into the navigable waters or environment of the United States and its territories. Initially, this system focused on oil spills and selected hazardous polluting substances discharged into the environment. It has since been expanded by other legislation to include hazardous substances and wastes released to all types of media. The ERNS database includes information about location, type, and severity of spills reported to the NRC.

Source Agency: U.S. Coast Guard.

Search Distance Used: 0.125 mile

Database last checked by FANHD:

WANT MORE INFORMATION? Contact the National Response Center, (800) 424-8802.



State List of Underground Storage Tanks (UST):

Part of the larger GeoTracker database, this list identifies permitted tanks storing hazardous substances which are substantially or totally beneath the surface of the ground. The list is maintained by California's Water Resources Control Board. When a tank on this list is discovered to be leaking, it may also appear on the LUST or RCRA COR list (see above). Sites on the LUST or RCRA COR lists may not appear on the UST list if the tank has been removed and the case has been closed.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by FANHD: 23 Oct 2025

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

State List of Historical Underground Storage Tanks (Hist-UST):

The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database of historical underground storage tanks that was kept until the late 1980's, but has been discontinued and is no longer updated.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by FANHD: 01 Jun 2018

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

State Hazardous Waste Information Summary (HWIS):

The Hazardous Waste Information Summary (also called the Hazardous Waste Summary Report, and formerly the Tanner Report), is a database that summarizes the chemical data contained in manifests submitted to the California Department of Toxic Substances Control (DTSC) by hazardous waste generators and facilities around the state. The volume of manifests submitted to the DTSC is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.125 mile

Database last checked by FANHD: 28 Feb 2020

WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

Sites Reported but Not Required for AAI Compliance

As a courtesy to FANHD clients, the Commercial Environmental Screening Report also includes storage tank sites listed by state agencies that are not required by the AAI standard to be included in a government records search. These sites are listed in the following database:

State List of Aboveground Storage Tanks (AST):

This historic list tracks aboveground petroleum storage tanks of 10,000 gallons or more, with exceptions for certain uses (e.g., agricultural). It was maintained by the state's Water Resources Control Board. When an aboveground tank is discovered to be leaking, it may also appear on the RCRA COR list (see above). Sites on the RCRA COR list may not appear on the AST list if the tank has been removed and the case has been closed. NOTE: Effective January 1, 2008 the Certified Unified Program Agencies (CUPAs) at the local level are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA) which regulates ASTs.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by FANHD: 01 Jun 2018

WANT MORE INFORMATION? Contact the local responsible agency from the online directory at

<https://osfm.fire.ca.gov/what-we-do/pipeline-safety-and-cupa/certified-unified-program-agency/aboveground-petroleum-storage-act>.



First American
Natural Hazard Disclosures™

Public Records Searched

Property Address: **199 HILLCREST AVE, SAN BERNARDINO, CA 92408, SAN BERNARDINO COUNTY**

APN: **0141-281-11-0000**

Report Date: **11/11/2025**

Report Number: **3524509**

Public Records Searched

Below are the specific maps and documents ("Public Records") relied upon in compiling the hazard determinations in this report (generally in the order first cited). The reader is invited to check the report's accuracy by investigating those Public Records directly, and advised to read the information below that explains our process of hazard zone disclosure.

Natural Hazard Report (if ordered)

Special Flood Hazard Area (Federal Emergency Management Agency, FEMA): Official *Flood Insurance Rate Map* ("FIRM") for the property, compiled and issued by FEMA pursuant to 42 United States Code §4001, et seq.

Area of Potential Flooding (Dam Failure) (Governor's Office of Emergency Services, CAL OES): (1) Official dam inundation maps made publicly available prior to June 27, 2017 by CAL OES pursuant to California Government Code §8589.5; (2) Official inundation boundary digital data made publicly available since June 28, 2017 by the Department of Water Resources (DWR) pursuant to California Water Code §6161. DWR states that its inundation boundary data typically includes flooding depths greater than one foot but some information may be redacted for security purposes.

Very High Fire Hazard Severity Zone (FHSZ) (California Department of Forestry and Fire Protection, CAL FIRE): Current officially adopted FHSZ data and/or maps issued by CAL FIRE effective as of the Report Date, including "Fire Hazard Severity Zone in SRA [State Responsibility Areas]" pursuant to California Public Resources Code §4201 et. seq., and "Fire Hazard Severity Zones in LRA [Local Responsibility Areas]" pursuant to California Government Code §51178 that are subject to statutory disclosure.

Wildland Fire Area (State Responsibility Area) (CAL FIRE): Official maps issued pursuant to California Public Resources Code §4125.

Earthquake Fault Zone (California Geological Survey, CGS): Official earthquake fault zone or special study zone maps approved by the State Geologist and issued pursuant to California Public Resources Code §2622.

Seismic Hazard Mapping Act (SHMA) Zone (CGS): Official seismic hazard maps approved by the State Geologist and issued pursuant to California Public Resources Code §2696.

Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction (CAL FIRE): Official digital data of "Fire Hazard Severity Zones in the Local Responsibility Areas [LRA]" as identified by CAL FIRE and as modified concurrent with subsequent official CAL FIRE updates, pursuant to Section 51178 of the Government Code.

Fire Hazard Severity Zone in LRA Pursuant to California Government Code §51179 (Local Fire Authority): Local ordinance designating an area of significant wildfire risk that includes an area not identified as very high FHSZ by the State Fire Marshal – and that requires the property owner's compliance with California Government Code §51182 or similar local standards.

County General Plan (County of San Bernardino): *San Bernardino County Hazards Element of the County General Plan County Policy Plan* ("GPHE") or contained in the "Geology and Soils" and "Hazards and Hazardous Materials" sections of the *Environmental Analysis of the San Bernardino County General Plan Final Environmental Impact Report* ("FEIR") as adopted by the Board of Supervisors in 2020, is/are used for the county-level disclosure(s) in this Report: GPHE "Policy Map HZ-1: Earthquake Faults Zones," "Policy Map HZ-2: Liquefaction and Landslide Hazards," "Policy Map HZ-5: Fire Hazard Severity Zones," and FEIR "Figure 5.6-4: Land Subsidence Potential".

City General Plan (City of San Bernardino): *Safety Element of the City General Plan* as adopted by the City of San Bernardino Council in 2005, are utilized for those city-level disclosures in this Report: "Figure S-6: Potential Subsidence Areas" and "Figure S-8: Wind Hazards".

Former Military Ordnance Sites (U.S. Army Corps of Engineers, USACE): Data contained in Inventory Project Reports, Archives Search Reports, and related materials produced for, and made publicly available in conjunction with, the Defense Environmental Restoration Program for Formerly Used Defense Sites. Sites for which no map has been made publicly available shall not be disclosed.

Airport Influence Area (County Airport Land Use Commission, ALUC): Based on officially adopted land use maps and/or digital data made publicly available by the governing ALUC or other designated government body. If the ALUC or other designated government body has not made publicly available a current officially adopted airport influence area map, then California law states that "a written disclosure of an airport within two (2) statute miles shall be deemed to satisfy any city or county requirements for the disclosure of airports in connection with transfers of real property."

Airport Noise (Federal Aviation Administration, FAA): Certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps produced under the FAA's *Airport Noise Compatibility Planning Program Part 150*.

Property Tax Report (if ordered)

Notice of Special Tax/Assessment (County): Mello-Roos Community Facilities Districts and 1915 Bond Act Assessment Districts as included in the Secured Property Tax Roll of the Tax Assessor's and Treasurer's Databases.

Notice of Property Assessed Clean Energy (PACE) (County): Contracts as recorded in the County Recorders Database.

Current Property Tax Bill Summary (County): Data obtained from the Secured Property Tax Roll for the tax year.



Environmental Screening Report (if ordered)

National Priorities List (NPL or Superfund) (U.S. Environmental Protection Agency, USEPA): Facilities located in California listed as NPL Status code "A" (Site is Part of NPL Site), "D" (Deleted from the Final NPL), "F" (Currently on the Final NPL), "P" (Proposed for NPL), "R" (Removed from Proposed NPL), or "W" (Withdrawn) in the Active SEMS database obtained from USEPA. Facilities assigned NPL Status code "N" (Not on the NPL) are not disclosed in this Report.

Resource Conservation & Recovery Act—Corrective Action List (RCRA-COR) (USEPA): "Subject to Corrective Action" facilities identified using USEPA's *RCRAInfo Hazardous Waste Query Form* for California.

California EnviroStor State Response List (California Department of Toxic Substances Control, DTSC): Sites listed as "State Response" under "Site Facility Type" in the DTSC *EnviroStor Cleanup Sites* database. Please note that a given Site may have more than one record if the Site has more than one activity Status or *EnviroStor ID* assigned to it.

Spills, Leaks, Investigation & Cleanup List (SLIC) (State Water Resources Control Board, SWRCB): Sites identified as "Cleanup Program Site" in the SWRCB *GeoTracker* database.

Solid Waste Information System List (SWIS) (California Integrated Waste Management Board, CIWMB): Sites listed in the "SwisGis.txt" database obtained from the CIWMB *Solid Waste Information System* website.

Leaking Underground Storage Tank List (LUST) (SWRCB) Sites identified as "LUST Cleanup Site" in the SWRCB *GeoTracker* database.

California Statewide All Wells Database List (DOC, California Geologic Energy Management Division, CalGEM): Well locations listed in the CalGEM *Statewide All Wells Database*.

Public Records Not Repeated or Reported

The county- and city-level property determinations in this Report are based on hazard zones mapped in the General Plan Safety Element for the respective jurisdictions (see above). Those local Public Records often include maps that are not adequate for parcel-level disclosure, or that duplicate the same maps used at the county or state level, which are already disclosed elsewhere in this Report. Public records that are not specifically referenced in *Public Records Searched* are not included in the search.

County Hazards: The "Dam Inundation Areas" depicted in "Policy Map HZ-3: Dam & Basin Hazards" are either redundant of or less extensive than those subject to state-level statutory disclosure. For more information please refer to the Area of Potential Inundation (Dam Failure) discussion in this Report. The FEMA Flood Zones depicted in "Policy Map HZ-4: Flood Hazards" are based on FEMA data which may be subject to change by FEMA. For the most current FEMA flood zone information please refer to the state-level discussion and disclosure of Special Flood Hazard Area in this Report. Ground shaking potential as depicted in "Figure 5.6-2:

Earthquake Shaking Potential" of the Environmental Analysis section of the County Environmental Impact Report relies on a statewide map by the California Geological Survey ("CGS") that is not of sufficient detail for parcel-specific determinations. The map's source may be viewed on the CGS website using the CGS Data Viewer at <https://maps.conservation.ca.gov/cgs/DataViewer/>; input "San Bernardino County, CA" or another address in the search field (upper left corner below the words "Data Viewer"), click on the Layer List icon (upper right corner, third from right), and check the box for "MS48: Earthquake Shaking Potential for California (revised 2016)" from the dropdown Layer List. For information regarding landslide issues as described in the Public Record please see the Ground Shaking discussion in this Report. "Policy Map HZ-11: Wind Erosion Potential" identifies mapped portions of the County where a "Wind Erodibility Potential" rating has been assigned for regulating new development; Policy HZ-1.8 requires new development in medium-high or high wind erosion hazard areas to minimize the effects of wind-blown soil through building site design features such as fencing, surface treatment or pavement, attenuation or wind barriers, architectural features, building materials, and drought resistant landscaping.

City Hazards: The flood zones depicted in "Figure S-1: 100-Year Flood Plain" are based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps which have been superseded by newer FEMA data. For the most current FEMA flood zone information please refer to the state-level discussion and disclosure of Special Flood Hazard Area in this Report. "Figure S-2: Seven Oaks Dam Inundation" is redundant of but less extensive than data used to comply with the statutory state-level disclosure and does not take into account other sources of potential inundation affecting portions of the City. For more information please refer to the state-level discussion and disclosure of Areas of Potential Flooding in this Report. The earthquake fault zones depicted in "Figure S-3: Alquist-Priolo Study Zones" are redundant of those used to satisfy the statutory state-level disclosure while "Figure S-4: Regional Faults" is not of a scale usable for parcel-specific determinations. For more information please refer to the state-level discussion and disclosure of Earthquake Fault Zones in this Report. The zones depicted in "Figure S-5: Liquefaction Susceptibility" and "Figure S-7: Slope Stability and Major Landslides" are redundant of county-level Liquefaction, Landslide, and Landslide Susceptibility disclosures. Zones depicted in "Figure S-9: Fire Hazard Areas" are contained within those used to satisfy the statutory state-level Very High Fire Hazard Severity Zone disclosure discussed in this Report.

SAFETY ELEMENT HAZARDS EXPLAINED

General Plan regulates property development. California currently has over 530 incorporated cities and counties. State Government Code (§65000 et seq.) requires each jurisdiction to adopt a comprehensive, long-term "General Plan" for its physical development. That General Plan regulates land uses within the local jurisdiction in order to protect the public from hazards in the environment and conserve local natural resources. The General Plan is the official city or county policy regarding the location of housing, business, industry, roads, parks, and other land uses.

Municipal hazard zones can affect the cost of ownership. Each county and city adopts its own distinct General Plan according to that jurisdiction's unique vegetation, landscape, terrain, and other



geographic and geologic conditions. The "Safety Element" of that General Plan identifies the constraints of earthquake fault, landslide, flood, fire and other natural hazards on local land use, and it delineates hazard zones within which private property improvements may be regulated through the building-permit process. Permit approval (or denial) can affect the future cost of ownership. Those locally regulated hazard zones are in addition to the hazard zones defined and regulated at the state and federal levels.

County and/or City hazard zones disclosed in this Report.

Unless otherwise specified, the only documents used as the basis for county- or city-level disclosures in this Report are those officially adopted Safety Element maps (or digital data thereof), which are publicly available; are of a scale, resolution, and quality that readily enable parcel-specific hazard determinations; and are consistent in character with those statutory federal or state disclosures. Please note also:

- If an officially adopted Safety Element map relies on data which is redundant of that used for a state-level disclosure, this Report will indicate so and advise Report recipients to refer to the relevant state-level hazard discussion for more information.
- If an officially adopted Safety Element cites underlying maps created by another agency, those maps may be regarded as incorporated by reference and may be used as the basis for parcel-specific determinations if those maps meet the criteria set forth in this section.
- Because county- and city-level maps are developed independently and do not necessarily define or delineate a given hazard in the same way, the boundaries for that "same" hazard may be different.

If one or more maps contained in the Safety Element of an officially adopted General Plan are used as the basis for local disclosure, those maps will be identified above under *Public Records Searched*.

Reporting Standards

A good faith effort has been made to disclose all hazard features on pertinent Safety Element maps with well-defined boundaries; however, those hazards with boundaries that are not delineated will be deemed not suitable for parcel-specific hazard determinations. Some map features, such as lines drawn to represent the location of a fault trace, may be buffered to create a zone to facilitate disclosure. A map feature that cannot be readily distinguished from the feature representing hazard may be included to prevent an omission of a hazard feature. If the width of a hazard zone boundary is in question, "IN" will be reported if that boundary impacts any portion of a property. Further explanations concerning specific map features peculiar to a given county or city or hazard zone will appear under the "Reporting Standards" for that jurisdiction or hazard discussion.

Public Records vs. On-site Evaluations

Mapped hazard zones represent evaluations of generalized hazard information. Any specific site within a mapped zone could be at less or more relative risk than is indicated by the zone designation. A site-specific evaluation conducted by a geotechnical consultant or other qualified professional may provide more detailed and definitive information about the Property and any conditions which may or do affect it.

Property Use and Permitting

No maps beyond those identified as "Public Record(s)" have been consulted for the purpose of these local disclosures. These disclosures are intended solely to make Report recipient(s) aware of the presence of mapped hazards. For this reason -- and because local authorities may use these or additional maps or data differently to determine property-specific land use and permitting approvals -- Report recipients are advised to contact the appropriate local agency, usually the Community Development, Planning, and/or Building Department, prior to the real estate transaction to ascertain if these or any other conditions or related regulations may impact the Property use or improvement.





First American
Natural Hazard Disclosures™

Terms & Conditions

Property Address: **199 HILLCREST AVE, SAN BERNARDINO, CA 92408, SAN BERNARDINO COUNTY**

APN: **0141-281-11-0000**

Report Date: **11/11/2025**

Report Number: **3524509**

Terms & Conditions

ACCEPTANCE OR USE OF THE WEBSITE, CUSTOMER SERVICE, OR ANY REPORT CONSTITUTES APPROVAL AND ACCEPTANCE OF THESE TERMS AND CONDITIONS AS STATED HEREIN.

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

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

IMPORTANT NOTICE: Transferor(s) and transferee(s) shall read the complete Report in its entirety before the close of escrow. A "Signature Page" or "Summary Pages" document may be included in the electronic delivery of this Report. Those documents do not replace the complete Report or remove the need to read the complete Report, and do not remove the requirement to disclose. The Signature Page and Summary Pages documents are subject to the Terms and Conditions of the complete Report.

- A. **No Third Party Reliance on This Report.** Only the transferor(s) and transferee(s), and their agents/brokers, if any, involved in the Transaction (collectively, the "Recipients") may use and rely on this Report and only after they have paid in full for the Report. While disclosures made on the Natural Hazard Disclosure Statement in the Report may indicate certain risks to the Property, the disclosures are only "...between the transferor, the transferor's agents, and the transferee, and shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose." Cal. Civil Code section 1103.2, subdivision (g).
- B. **Seller and Seller's Agent's Responsibility of Full Disclosure.** Recipients are obligated to make disclosures, and always disclose material facts, that are within their actual knowledge.
- C. **Scope of Report.** This Report is limited to determining whether the Property is in those specified natural hazard zones and property tax districts, and in proximity to those specified environmental sites (depending on the report product ordered), as defined in the Report. The Report is not a geologic report or a land survey and no site inspection has been made in producing the Report. FANHD makes no determination, expresses no opinion or view, and assumes no responsibility in this Report concerning the right, entitlement, or ability to develop or improve the Property. FANHD has no information concerning whether the Property can be developed or improved. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Property, including, without limitation, habitability of structures or the Property, suitability of the Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. The Recipient(s) is advised to consult the local Planning Department to determine whether factors beyond the scope of this Report may limit the transferee(s) ability to use or improve the Property. The Report is not a title report, and no determination is made and no opinion is expressed, or intended, by this Report as to title to the Property or liens against the Property, recorded or otherwise, or whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances. The Report is not a property inspection report, and no determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters, or the marketability or value of the Property. FANHD has not conducted any testing or physical or visual examination or inspection of the Property, nor is this Report a substitute for any such testing, physical or visual examination, or inspection.
- D. **Tax and Environmental Disclosures (if included in Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, or the existence of hazardous or toxic materials or substances, or any other defects, on, under, or in proximity to the Property, unless specifically described in the Report. FANHD's total liability for any error or omission in its disclosures relating to taxes and/or environmental matters shall be limited to actual proven damages not to exceed the price paid for this Report.
- E. **FANHD Database Updates.** Each database used in this Report is updated by the responsible agency at various intervals. Updates for a database are determined by the responsible agency and may be made at any time and without notice. FANHD maintains an update schedule and makes reasonable efforts to use updated information. For these reasons, FANHD reports information as of the date when the database was last updated by FANHD. That date is specified as the "Database Date" for each database. The Tax Report discloses Mello Roos Community Facilities Districts, 1915 Bond Act Assessments and PACE assessments documented in the county's Fiscal Year 2024-2025 annual secured property tax roll. The Report may disclose PACE contracts where PACE taxes were first assessed or liens were recorded after the Fiscal Year 2024-2025 secured property tax roll, where recordation data is available to FANHD. To discover a PACE lien on the Property executed more recently, the buyer should read the preliminary title report and obtain and read all exceptions listed therein. Note that, in the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.
- F. **Statutory and Additional Disclosures, Advisories, and Local Addenda (if included in Report).** No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Property. In preparing the Report, FANHD accurately reported on information contained in Government Records. FANHD reviewed and relied upon those Government Records specifically identified and described in the Report. FANHD has not reviewed or relied upon any Government Records that are not specifically identified in the Report. FANHD also has not reviewed any plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by FANHD. Local Addenda, where applicable, are included "AS IS" as an accommodation to the local real estate board that provided the content; FANHD assumes no responsibility for the accuracy of any information included in the Local Addenda.
- G. **FEMA Flood Determination Certificate (if accompanying the Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the requirement for or cost of flood insurance on the Property. Recipient(s) understands that a lender may require flood insurance to secure its loan collateral independent of whether FEMA may require flood insurance under the National Flood Insurance Program on a federally backed mortgage. The FEMA Flood Determination Certificate ("Flood Certificate"), which may accompany the Report, is produced by a third-party expert certified by FEMA to provide Flood Certificates. FANHD assumes no liability for errors in that third-party flood determination.



- H. **Changes to Government Record after Report Date.** This Report is issued as of the Report Date identified in the Report. FANHD shall have no obligation to advise any Recipient of any information learned or obtained after the Report Date even if such information would modify or otherwise affect the Report. Subsequent to FANHD acquisition of Government Records, changes may be made to said Government Records and FANHD is not responsible for advising the Recipients of any changes. FANHD will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, FANHD is not liable for any impact on the Property that any change to the Government Records may have.
- I. **Government Record Sources.** FANHD relies upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. FANHD assumes no responsibility for the accuracy of the Government Records identified in the Report. FANHD makes no warranty or representation of any kind, express or implied, with respect to the Report. FANHD expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose. The FANHD Report is "AS IS".
- J. **Limitation of FANHD's Liability**
1. FANHD is not responsible for:
 - Any inaccuracies or incompleteness of the information in the Public Records.
 - Inaccurate address information provided for the Property.
 - Any other information not contained in the Public Records as of the Report Date.
 - Any information which would be disclosed by a physical inspection of the Property.
 - Any information known by one of the Parties.
 - The health or risk to humans or animals that may be associated with any of the disclosed hazards.
 - The costs of investigating or remediating any of the disclosed hazards.
 2. FANHD's total liability and responsibility to all Recipients collectively for any and all liabilities, causes of action, claim or claims, including but not limited to claims for breach of contract or negligence, shall be limited to the price paid for the Report. FANHD expressly disclaims any liability for Recipients indirect, incidental and/or consequential damages, including without limitation lost profits even if such damages are foreseeable. In the event of any error, omission or inaccuracy in the FANHD Report for which FANHD is liable, FANHD shall have no duty to defend or pay any attorneys' fees, costs or expenses incurred by the Recipients, or any of them. The Recipients, and each of them, expressly waive the benefits of California Civil Code Section 2778. FANHD has not conducted an independent investigation of the accuracy of the information provided by the Recipient. FANHD assumes no responsibility for the accuracy of information provided by the Recipient. FANHD shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.
- K. **Reporting of Risk Elements for Condominium Projects, Planned Unit Developments, and Other Properties with Common or Undivided Interests ("Common Interests")** Unless otherwise noted, this report is based solely on the real Property referenced by the Property's Assessor's Parcel Number ("APN"). An APN whose boundary does not include all Common Interests associated with the parcel will generate a report which does not identify the natural hazards relating to the Common Interests that extend beyond the APN parcel boundary. Accordingly, it is imperative that you consult with the property's homeowners association(s) to determine those risks.
- L. **Governing Law.** The Report shall be governed by, and construed in accordance with, the laws of the State of California.
- M. **Small Claims or Arbitration.** This provision constitutes an agreement to arbitrate disputes on an individual basis. Any party may bring an individual action in small claims court instead of pursuing arbitration, so long as the action remains in that court. All disputes and claims arising out of or relating to the Website, Customer Service, or any Report, must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Company, transferor(s) and transferee(s) and claims that arose prior to purchase of the Report. This agreement to arbitrate applies to transferor(s) and transferee(s) successors in interest, assigns, heirs, spouses, and children. As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.
- Any arbitration must take place on an individual basis. Company, transferor(s) and transferee(s) agree that they are waiving any right to a jury trial and to bring or participate in a class, representative, or private attorney general action, and further agree that the arbitrator lacks the power to grant relief affecting anyone other than the individual claimant. If a court decides that any of the provisions of this paragraph are invalid or unenforceable as to a particular claim or request for a particular remedy (such as a request for public injunctive relief), then that claim or request for that remedy must be brought in court and all other claims and requests for remedies must be arbitrated in accordance with this agreement.
- The arbitration is governed by the Consumer Arbitration Rules (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party for which the value of the claims is \$75,000 or less, unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules. A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT WWW.ADR.ORG OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.
- The arbitration will take place in the same county in which the property covered by the Report is located. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of the Report.
- N. **Severability.** If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.
- O. **Other Agreements.** This Report constitutes the entire, integrated agreement between FANHD and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

END OF TERMS AND CONDITIONS





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Local Addenda



Last Page of Report

Addenda, where applicable, are included below “AS IS” as an accommodation to the local real estate board that provided the content; Company assumes no responsibility for the accuracy of any information included in the Local Addenda.

NOTE: This is the last page of the Company's Report. Local Addenda attached, if any, are separate from this Report and not included in the Report's page numbering.

Property Address: **199 HILLCREST AVE, SAN BERNARDINO, CA 92408, SAN BERNARDINO COUNTY**

APN: **0141-281-11-0000**

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