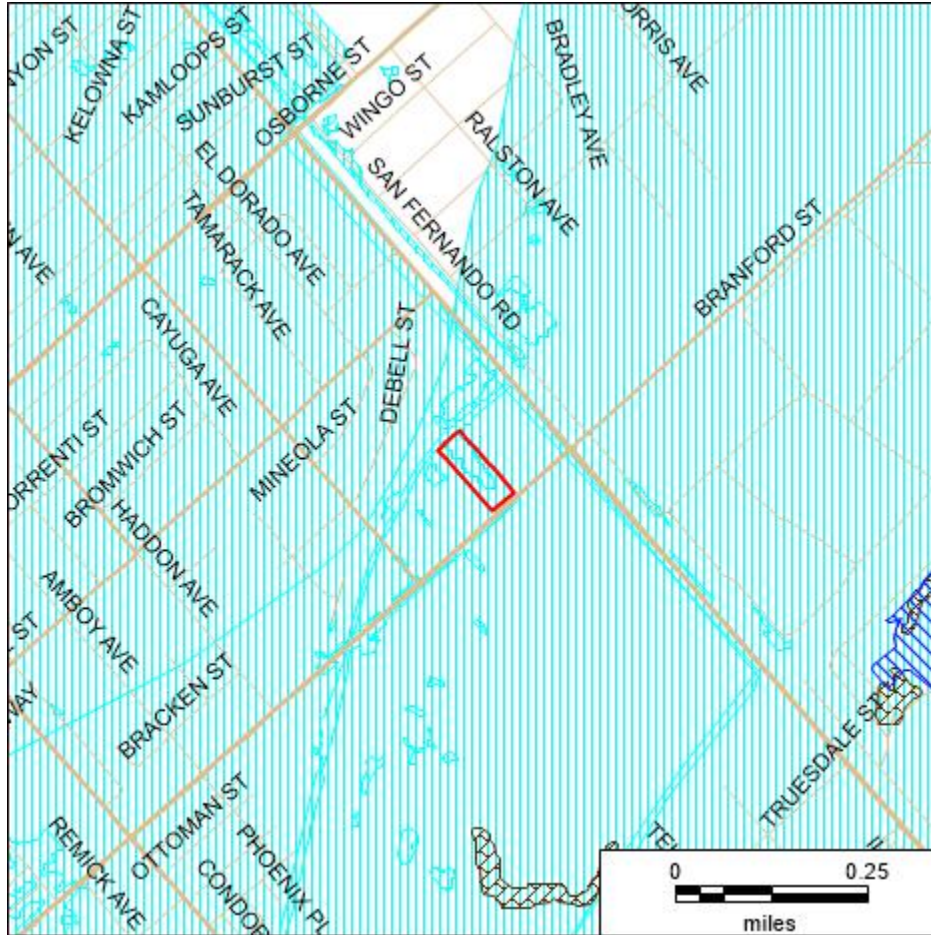


FANHD Commercial Resale Property Disclosure Reports

Map of Statutory Natural Hazards For LOS ANGELES County

Property Address: 12455 BRANFORD ST #9
PACOIMA, LOS ANGELES COUNTY, CA 91331
("Property")

APN: 2624-019-024
Report Date: 08/26/2024
Report Number: 3353552



 Subject Property

	Special Flood Hazard Area
	Area of Potential Flooding, Dam Failure
	Very High Fire Hazard Severity Zone
	Wildland Area, Substantial Forest Fire Risk
	Earthquake Fault Zone
	Seismic Hazard Zone, Landslide
	Seismic Hazard Zone, Liquefaction

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

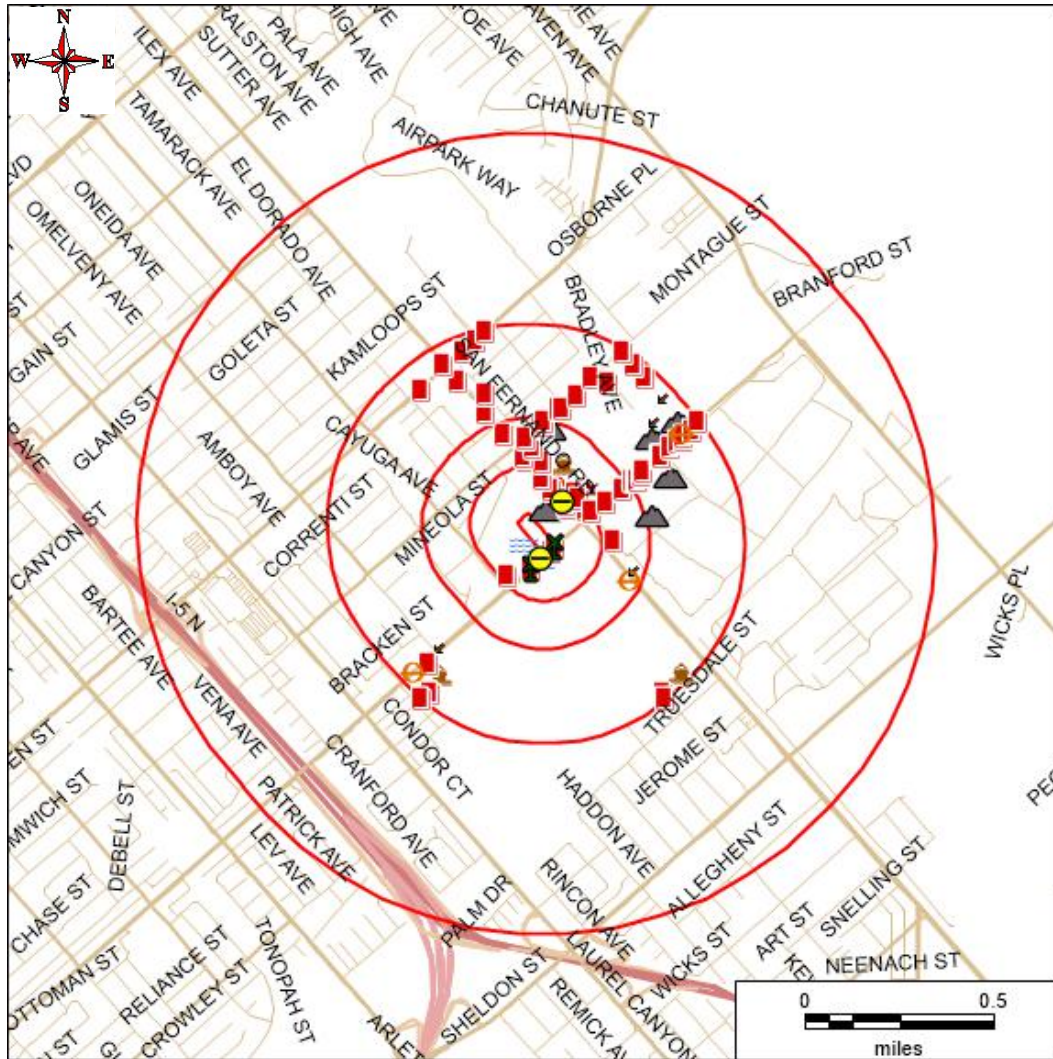
This **COMMERCIAL PROPERTY DISCLOSURE REPORT** contains the Commercial Natural Hazard Disclosure Report, the Commercial Tax Report and the Commercial Environmental Report.

THIS REPORT PROVIDES THE STATUTORY DISCLOSURES MANDATED BY CALIFORNIA LAWS SPECIFIED HEREIN AND DELIVERY OF THIS REPORT AND THE EXECUTED STATUTORY FORM IS SUFFICIENT TO MEET THE SAFE HARBOR FOR THE SELLER AND SELLER'S AGENT. THIS REPORT ALSO CONTAINS OTHER IMPORTANT DISCLOSURES AND INFORMATION. SELLER AND SELLER'S AGENT MAY HAVE ADDITIONAL RESPONSIBILITIES FOR CERTAIN DISCLOSURES WITHIN THEIR ACTUAL KNOWLEDGE.

Map of Environmental Hazard Sites For LOS ANGELES County




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□ Subject Property

NOTE: The foregoing map may show more sites than are reported in the "Environmental Risk Screening Summary" table on Page 1. The map shows all sites found within the square coverage area. The table reports only those sites found within the circular AAI standard search distance for the database listed, which covers a smaller area. Outside of that standard search distance the table 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



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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.

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 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 [X] Map not yet released by state ___

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

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

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).

[X] 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 26 August 2024

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

TRANSFEREE(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.
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.



FANHD Commercial Resale Property Disclosure Reports The Natural Hazard Disclosure Report For LOS ANGELES County

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APN: 2624-019-024
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FANHD Commercial Resale Property Disclosure Reports

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PROPERTY DISCLOSURE SUMMARY - READ FULL REPORT

Statutory NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Flood		X		NOT IN a Flood Hazard Area.	8
Dam	X			IN an area of potential dam inundation.	8
Very High Fire Hazard Severity		X		NOT IN a very high fire hazard severity zone.	9
Wildland Fire Area		X		Not in a wildland-state responsibility area.	9
Fault		X		NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	9
Landslide		X		NOT IN an area of earthquake-induced land sliding designated pursuant to the Seismic Hazard Mapping Act.	10
Liquefaction		X		NOT IN an area of potential liquefaction designated pursuant to the Seismic Hazard Mapping Act.	10

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT WITHIN one-eighth of one mile (660 feet) of an unzoned "Active Fault Trace".	12
Tsunami		X		NOT IN a mapped Tsunami Hazard Area.	12
Fire		X		NOT IN a County-designated Very High, High, or Moderate Fire Hazard Severity Zone.	12
Sea Level Rise		X		NOT IN a mapped Sea Level Rise Impact Area.	13

City-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT WITHIN 660 feet of one or more mapped "Younger Quaternary Faults" that is not bounded by a regulatory zone.	16
Fire Hazard		X		NOT IN a City-designated Very High Fire Hazard Severity Zone.	16
Tsunami		X		NOT IN a mapped "Tsunami Evacuation Planning Scenario" area.	16

Additional Statutory Disclosures	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fire Hazard Severity Zone (SB 63) (Moderate, High or Very High in Local Responsibility Area)			X	Map Not Available – SB 63 fire zones not yet released by State Fire Marshal.	20
Former Military Ordnance		X		NOT WITHIN one mile of a formerly used ordnance site.	21
Airport Influence Area		X		NOT IN an airport influence area.	22
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	23

General Advisories	Description	NHD Report page:
Methamphetamine Contamination	Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	24
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.	25
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.	26



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General Advisories	Description	NHD Report page:
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
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
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	29

Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts		X	NOT SUBJECT TO a Mello-Roos Community Facilities District.	31
1915 Bond Act Districts		X	NOT SUBJECT TO a 1915 Bond Act District.	31
PACE Contract Assessment		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract.	31
Other Direct Assessments	X		SUBJECT TO one or more other direct assessments.	32
SRA Fire Prevention Fee		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017).	36

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
Subject Property listed in a Disclosed Database?		X	NOT LISTED in any of the databases searched for this Report.	37
Federal National Priorities List or "Superfund" sites (NPL)		X	NOT WITHIN one mile of a NPL site.	47
Corrective Action Sites (RCRA COR)		X	NOT WITHIN one mile of a RCRA COR site.	47
Federal Sites investigated for possible inclusion in the NPL (SEMS)		X	NOT WITHIN one-half mile of a SEMS site.	47
SEMS Sites That Have Been Archived (SEMS-Archived)	X		WITHIN one-half mile of a SEMS-Archived site.	47
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)	X		WITHIN one-half mile of a RCRA TSD site.	48
Tribal UST And/Or Tribal LUST		X	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	48
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	X		WITHIN one-half mile of a ENVIROSTOR site.	48
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	X		WITHIN one-half mile of a SLIC site.	48
State List of Solid Waste Landfill Facilities (SWIS)	X		WITHIN one-half mile of a SWIS site.	49
State List of Leaking Underground Storage Tanks (LUST)	X		WITHIN one-half mile of a LUST site.	49
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)		X	NOT WITHIN one-half mile of a CONTROLS site.	49
Potential Generator of hazardous materials Sites (RCRA GEN)	X		WITHIN one-eighth mile of a RCRA GEN site.	49
Emergency Response Notification System (ERNS, National Response Center)		X	NOT WITHIN one-eighth mile of a ERNS site.	49
State List of Underground Storage Tanks (UST)	X		WITHIN one-eighth mile of a UST site.	50
State List of Historical Underground Storage Tanks (Hist-UST)	X		WITHIN one-eighth mile of a Hist-UST site.	50
State Hazardous Waste Information Summary (HWIS)	X		WITHIN one-eighth mile of a HWIS site.	50
State List of Aboveground Storage Tanks (AST)		X	NOT WITHIN one-eighth mile of a AST site.	50



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Determined by First American Real Estate Disclosures Corporation

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



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Natural Hazard Disclosure Report

Part 1. State Defined Natural Hazard Zones

Statutory Natural Hazard Disclosures

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, disclosed on the **Natural Hazard Disclosure Statement** ("NHDS") on Page one of this Report, are explained below. Note that the NHDS does not provide for informing buyers if a property is only partially within any of the delineated zones or provide additional flood zone information which could be very important to the process. The following summary is intended to give buyers additional information they may need to help them in the decision-making process and to place the information in perspective.

SPECIAL FLOOD HAZARD AREA

DISCUSSION: 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.

Zones A, AO, AE, AH, AR, A1-A30: Area of "100-year" flooding - a 1% or greater chance of annual 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.

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.

Zone X: An area of minimal flood risk. These are areas outside the "500" year flood-risk level.

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 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 <http://msc.fema.gov> for additional information.

For more information about flood zones, visit: https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf

PUBLIC RECORD: Official Flood Insurance Rate Maps ("FIRM") compiled and issued by the Federal Emergency Management Agency ("FEMA") pursuant to 42 United States Code §4001, et seq.

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.



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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 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.

PUBLIC RECORD: (1) Official dam inundation maps made publicly available prior to June 27, 2017 by the State of California Office of Emergency Services ("OES") pursuant to California Government Code §8589.5; (2) Official inundation boundary digital data made publicly available since June 28, 2017 by the State of California 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 (VHFHSZ)

DISCUSSION: VHFHSZs can be defined by the California Department of Forestry and Fire Protection ("Calfire") as well as by local fire authorities within "Local Responsibility Areas" where fire suppression is the responsibility of a local fire department. Properties located within VHFHS Zones 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.

PUBLIC RECORD: Maps issued by Calfire pursuant to California Government Code § 51178 recommending VHFHSZs to be adopted by the local jurisdiction within its Local Responsibility Area, or VHFHSZs adopted by the local jurisdiction within the statutory 120-day period defined in California Government Code § 51179.

WILDLAND FIRE AREA (STATE RESPONSIBILITY AREA)

DISCUSSION: 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.

PUBLIC RECORD: Official maps issued by the California Department of Forestry and Fire Protection ("Calfire") pursuant to California Public Resources Code § 4125.

SRA Fire Prevention Benefit Fee Advisory

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area. 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.

For more information, please refer to "Part 6. State Responsibility Area Fire Prevention Fee" in the FANHD Property Tax Report.

EARTHQUAKE FAULT ZONE



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DISCUSSION: 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.

PUBLIC RECORD: Official earthquake fault zone or special study zone maps approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2622.

SEISMIC HAZARD MAPPING ACT ZONE

DISCUSSION: Official Seismic Hazard Zone ("SH Zone") maps delineate Areas of Potential Liquefaction and Areas of Earthquake-Induced Landsliding. A property that lies partially or entirely within a designated SH Zone may be subject to requirements for site-specific geologic studies and mitigation before any new or additional construction may take place.

Earthquake-Induced Landslide Hazard Zones are areas where the potential for earthquake-induced 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 CGS cautions 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 causing liquefaction or triggering a landslide may not uniformly affect all areas within a SH Zone.

Liquefaction Hazard Zones are areas 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, are 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.

PUBLIC RECORD: Official seismic hazard maps or digital data thereof approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2696.

STATUTORY NATURAL HAZARD DISCLOSURE REPORTING STANDARD: "IN" shall be reported if any portion of the Property is located within any of the above zones 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.



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Part 2. County and City Defined Natural Hazard Zones

HAZARD MAPS IN THE LOCAL GENERAL PLAN

General Plan regulates property development. There are currently over 530 incorporated cities and counties in California. The state Government Code (Sections 65000 et seq.) requires each of those jurisdictions 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" (or Seismic 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 approval process, which can affect the future cost of ownership. Those locally regulated hazard zones are in addition to the federal and state defined hazard zones associated with statutory disclosures in the preceding section.

City and/or County natural hazard zones explained below. Unless otherwise specified, only those officially adopted Safety Element or Seismic 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 will be considered for eligible for use as the basis for county- or city-level disclosures set forth in this Report. Please also note:

- If an officially adopted Safety Element or Seismic Safety Element map relies on data which is redundant of that used for state-level disclosures, this Report will indicate so and advise Report recipients to refer to the state-level hazard discussion section for more information.
- If an officially adopted Safety Element or Seismic 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 the same way, the boundaries for the "same" hazard may be different.

If one or more maps contained in the Safety Element and/or Seismic Safety Element of an officially adopted General Plan are used as the basis for local disclosure, those maps will appear under the "Public Record(s) Searched" for that county or city.

REPORTING STANDARDS

A good faith effort has been made to disclose all hazard features on pertinent Safety Element and Seismic 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. Those map features which can not be readily distinguished from those representing hazards 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 will appear under the "Reporting Standards" for that jurisdiction.

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 on 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 Community Development, Planning, and/or Building, prior to the transaction to ascertain if these or any other conditions or related regulations may impact the Property use or improvement.



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LOS ANGELES COUNTY GEOLOGIC DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Records, contained in the Safety Element of the Los Angeles County General Plan 2035 as officially adopted by the County Board of Supervisors in 2015 and updated in 2022, are utilized for those county-level disclosures below: "Figure 12.1: Seismic and Geotechnical Hazard Zones Policy Map"; "Figure 12.3: Tsunami Hazard Areas"; "Figure 12.4: Sea Level Rise Impact Areas Map"; and "Figure 12.5: Fire Hazard Severity Zones Policy Map".

FAULT

Since 1700, over 78 significant earthquakes with a magnitude 6.5 or greater have occurred in California. In the Los Angeles region there are over 50 active and potentially active fault segments, an undetermined number of buried faults, and at least four blind thrust faults capable of producing damaging earthquakes in Los Angeles County. The California Alquist-Priolo Earthquake Fault Zoning Act of 1972 and Section 113 of the County Building Code prohibits the location of most structures for human occupancy across the traces of active faults and lessens the impacts of fault rupture. In addition, the California Seismic Hazards Mapping Act of 1990 regulates developments as defined by the Act. Seismic Hazard Zone maps depict areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. In addition to depicting faults within Alquist-Priolo Earthquake Fault Zones, the Public Record also depicts faults that are considered active based on published information.

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 located within one-eighth of one mile (660 feet) of an unzoned "Active Fault Trace" as delineated in the Public Record. "NOT WITHIN" shall be reported if no portion of the Property is located within one-eighth of one mile of an unzoned Active Fault Trace as delineated in the Public Record. Note: The Public Record states "USGS (United States Geological Survey) GIS data was used for refinement of mapped faults" depicted on the cited "Los Angeles County General Plan, Fault Rupture Hazards and Historic Seismicity Map, 1990"; however, the Public Record does not specify which "USGS GIS data" was used for this purpose. For additional information on some of the many faults currently mapped by USGS, please visit the USGS Interactive Fault Map at <https://www.usgs.gov/programs/earthquake-hazards/faults>. Alquist-Priolo Earthquake Fault Zones, defined by the State Geologist, which are subject to statutory disclosure but redundant of certain faults mapped in the Public Record, are disclosed under Earthquake Fault Zones in the preceding state-level section of this Report

FIRE

While all of California is subject to some degree of fire hazard, there are specific features that make some areas more hazardous. The California Department of Forestry and Fire Protection ("CAL FIRE") is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones ("FHSZ"), influence how people construct buildings and protect property to reduce risk associated with wildland fires. Los Angeles County faces wildland fire threats due to its topography, rainfall patterns and fire-adapted vegetation. The at-risk areas are designated as FHSZs per Government Code Sections 51175 through 51189. FHSZs in the unincorporated areas are classified as Very High, High, and Moderate in State Responsibility Areas ("SRA") and Very High in Local and Federal Responsibility Areas ("LRA" and "FRA", respectively). The Forestry Division of the County of Los Angeles Fire Department ("LACFD") provides the wildfire protection in LRAs within unincorporated Los Angeles County. To reduce the threats to lives and property, LACFD has instituted a variety of regulatory programs and standards. These include vegetation management, pre-fire management and planning, the fuel modification Plan Review Program, and brush clearance inspection program. In addition to these programs, LACFD and DPW enforce fire and building codes related to development in FHSZs. LACFD implements Title 32 (Fire Code) requirements in FHSZs. The Public Record identifies the FHSZs in Los Angeles County. For more information on the County's fire prevention and safety programs, please visit the Los Angeles County Fire Department's web site at <http://www.fire.lacounty.gov>

Reporting Standards: "IN" shall be reported as will the highest Fire Hazard Severity Zone ("Very High", "High", or "Moderate") affecting any portion of the Property as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a mapped Fire Hazard Severity Zone as delineated in the Public Record. Important Note: Current statutory SRA boundaries may differ from those identified in the 2007 CAL FIRE FHSZ base data as mapped in the Public Record. Furthermore, these FHSZ boundaries may be subject to modification by CAL FIRE. For more information please refer to the state-level discussion and disclosure of State Responsibility Area in the preceding section of this Report.

TSUNAMI

Coastal areas are vulnerable to tsunamis. Tsunamis are a series of powerful waves that originate from geologic disturbances in the ocean. Generated by large earthquakes below the ocean floor, underwater landslides, volcanic activity, and meteor strikes, tsunamis grow significantly in mass and height as they approach land and have the potential to cause injury and damage along adjacent coastal areas in Southern California. The travel time for a locally generated tsunami, from initiation at the source to arrival at coastal communities, can be 5 to 30 minutes. Tsunamis can last for hours and resemble a flood or surge. The likelihood for the catastrophic inundation of low-lying coastal areas from tsunamis in Los Angeles County is low.



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However, the risk of losing vital commerce associated with the ports of Los Angeles and Long Beach warrants adequate risk reduction measures from tsunamis. The ports of Los Angeles and Long Beach have completed a Tsunami Hazard Assessment to guide disaster planning and mitigate damage from a potential tsunami at their facilities. In addition, the County All-Hazard Mitigation Plan includes risk reduction measures for the coastal areas. The Public Record identifies Tsunami Hazard Areas in Los Angeles County. NOTE: The Public Record is based largely upon "Tsunami Hazard Area Map, Los Angeles County", produced by the California Geological Survey ("CGS") and the California Governor's Office of Emergency Services, 2021. The cited source explicitly states, "This map, and the information presented herein, is not a legal document and does not meet disclosure requirements for real estate transactions nor for any other regulatory purpose."

Reporting Standards: "IN" shall be reported if any portion of the Property is within a mapped "Tsunami Hazard Area" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is within the "Tsunami Hazard Area" as delineated in the Public Record.

SEA LEVEL RISE

Sea level rise can affect and alter the impacts of flood inundation of low-lying coastal areas. While these impacts are likely to occur over a long period of time, impacts related to sea level rise include the flooding of septic systems and the intrusion of salt water into the fresh water supply. Coastal habitats can adapt to gradual changes in sea level; however, an accelerated rise in sea level will negatively impact coastal habitats. Wetlands, in particular, are at risk of being inundated. The Public Record identifies the areas along the coastline that can potentially be impacted due to coastal flooding. Specifically, these "Sea Level Rise Impact Areas" represent areas inundated by unimpeded Pacific coastal flooding under a 0.75 meter sea-level rise and a 100 year flood storm projection

Reporting Standards: "IN" shall be reported if any portion of the Property is located within a "Sea Level Rise Impact Area" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a "Sea Level Rise Impact Area" as delineated in the Public Record. Source digital data of these Impact Areas is used as the basis for this disclosure. Source: Barnard, P.L., Erikson, L.H., Foxgrover, A.C., Limber, P.W., O'Neill, A.C., and Vitousek, S., 2018, Coastal Storm Modeling System (CoSMoS) for Southern California, v3.0, Phase 2 (ver. 1g, May 2018): U.S. Geological Survey ("USGS") data release, <https://doi.org/10.5066/F7T151Q4>.

OTHER HAZARDS

The "Seismically Induced Landslide Zone" and "Seismically Induced Liquefaction Zone" depicted in "Figure 12.1: Seismic and Geotechnical Hazard Zones Policy Map" are redundant of those Earthquake-Induced Landslides and Area of Potential Liquefaction already subject to state-level statutory disclosure on the Natural Hazard Disclosure Statement. For more information please refer to the state-level discussion and disclosure of Seismic Hazard in the preceding section of this Report. FEMA flood zones depicted in the Public Record and in "Fig. 12.2a: Flood Hazard Zones Policy Map" are redundant of those released by FEMA current as of June, 2021 but which may be superseded by newer FEMA DFIRM data. For the most current FEMA flood zone information please refer to the state-level discussion and disclosure of Special Flood Hazard Area in the preceding section of this Report. Official digital data of the non-FEMA County of Los Angeles Floodplain and Floodway boundaries depicted in "Figure 12.2b: County Floodways and Floodplains Policy Map" are not publicly available for reporting purposes but may be viewed online. For more information please refer to the County Flood discussion below.

The following natural hazards are referenced but not mapped in the County General Plan Safety Element:

COUNTY FLOOD

In 1980, the County also identified flood hazard areas associated with the County Capital Flood, which are shown on County Floodway Maps that were adopted into the County Code (Title 11, Chapter 11.60). The County Floodway Maps are used in conjunction with the FEMA Flood Insurance Rate Maps to regulate development in flood hazard areas to meet or exceed NFIP standards. The Public Record shows mapped floodways and floodplains associated with the County Capital Flood floodplains, which are undeveloped areas that may flood based on a 50-year (2% annual chance) rainfall frequency falling on a watershed that has undergone a burn and four years of post-fire recovery.

Reporting Standards: Official digital data of County Floodplain and Floodway boundaries are not publicly available but those boundaries may be viewed online at the Los Angeles County Flood Zone Determination Website at <https://apps.gis.lacounty.gov/dpw/m/?viewer=floodzone> -- by clicking the boxes for "Floodplain" and "Floodway" under "County Floodway Map" in the "Show Layers" column.

DAM INUNDATION

Catastrophic dam or aqueduct failure can devastate large areas and threaten residences and businesses. There are 85 dams in Los Angeles County that hold billions of gallons of water in reservoirs, and seismic activity can compromise dam structures and result in catastrophic flooding. The Division of Safety of Dams of the California Department of Water Resources has jurisdiction over large dams throughout the State and enforces strict safety requirements and annual inspections. Additionally, dam inundation areas have been mapped by dam owners and submitted to the California Office of Emergency Services (Cal/OES) and the California Department of Water Resources (DWR) to ensure effective emergency planning and adequate preparations in the event of a catastrophic event.



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Reporting Standards: No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within the County Planning Area.

GEOTECHNICAL HAZARDS

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. Most hillside hazards include mud and debris flows, active deep-seated landslides, hillside erosion, and man-induced slope instability. These geotechnical hazards include artificially-saturated or rainfall-saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The County's Hillside Management Area Ordinance regulates development in hillsides that have natural slope gradients of 25 percent or steeper, and these potential hazards are analyzed as part of the permitting process.

Reporting Standards: No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within the County Planning Area.

AWARENESS FLOODPLAINS

According to the California Department of Water Resources ("DWR"), the intent of Awareness Floodplain Maps is to identify all pertinent flood hazard areas that are not mapped under the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) and to provide the community and residents an additional tool in understanding potential flood hazards currently not mapped as a regulated floodplain. Awareness maps identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains are shown simply as flood prone areas without specific depths and other flood hazard data. These maps are not FEMA regulatory floodplain maps; however, at the request of the community FEMA would include this data on their maps. Most of these flood areas are located in unincorporated portions of the County.

Reporting Standards: To view the location and boundaries of these non-regulatory Awareness Floodplains please visit the California Department of Water Resources Best Available Map ("BAM") portal at <http://gis.bam.water.ca.gov/bam/> and check the "DWR Awareness" box under 100-Year Floodplains.

CLIMATE CHANGE

Climate change has exacerbated existing hazards and introduced new hazards, such as extreme heat, extreme precipitation, and drought in Los Angeles County. Adaptation and resilience strategies are adjustments in natural or human systems in response to existing or expected climate impacts to reduce harm.

Greater and More Frequent Flooding

Climate change is expected to produce greater and more frequent floods. The water systems in Los Angeles County are designed to balance flood protection during the winter and spring months with water storage during the dry months. While the average amount of annual precipitation in California is not projected to change, a greater frequency of wet and dry extremes is expected to occur. With increased rainfall, facilities that handle stormwater can become overburdened and lose the capacity to protect communities from inland flooding. This can result in greater and more frequent floods in areas within river floodplains or adjacent to drainage systems, low-lying areas, where heavy rainfall can collect, and areas with inadequate storm drain infrastructure. Infrastructure at risk include bridges, tunnels, and coastal highways. In particular, the ports of Los Angeles and Long Beach are vulnerable to coastal flooding, and if impacted, could result in economic repercussions across the region.

Longer Lasting and More Frequent Wildland Fires

Climate change has resulted in wildland fires that last longer and occur more frequently due to higher temperatures and extended drought. In 2007 and 2008, wildland fires burned over 147,000 acres, destroyed 570 residences, and damaged an additional 42 residences in the unincorporated areas. In 2009, the Station Fire broke out in the Angeles National Forest, which burned nearly 160,000 acres and destroyed approximately 76 residences. This fire, the largest in recorded history for Los Angeles County, occurred months before low-moisture and strong Santa Ana winds, which often exacerbate wildland fires in the fall and spring months. In more recent years, fire season has become longer, affecting all jurisdictions in the state. Wildfires from neighboring jurisdictions pose new challenges for Los Angeles County. In 2018, the Woolsey Fire began in Ventura County and crossed into Los Angeles County, burning nearly 97,000 acres of the Santa Monica Mountains, and destroying 1,643 structures. In 2020, California endured the 2020 Fire Siege that saw multiple fires burning up and down the state at the same time. During this unprecedented year, the Bobcat Fire, which started in the San Gabriel Mountains, burned over 115,000 acres, destroying over 170 structures, and becoming the second largest in recorded history for Los Angeles County. As wildfires have become intense, all-year phenomena due to climate change, the risk of injury to residents and damage to property and infrastructure have increased. Secondary impacts, such as smoke from wildfires, have also significantly impacted the health of Los Angeles County residents. As these risks are projected to increase, there is a need to develop adaptation strategies, such as emergency and evacuation planning for communities located in high fire risk areas, retrofitting older homes to current fire code standards, and updating communications and energy infrastructure.

More Severe and More Frequent Extreme Heat

Climate change exacerbates conditions to produce extreme heat days. Extreme heat is projected to increase in frequency and severity and have widespread effects on people and infrastructure. Extreme heat can result when heat collects in urban areas without the cooling qualities of parks, overhead tree canopies, and other vegetated areas. Heat collects in inland valleys, and in the arid valleys on the eastern side of the San Gabriel Mountains. The areas that already experience heat will



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continue to see rising temperatures. Populations, such as seniors, people living in poverty, those with chronic conditions, and outdoor workers are more susceptible to heat-related illnesses. In addition, energy infrastructure, and parks and open space, which are also critical for helping people cope with heat, are vulnerable to extreme heat. Extreme heat is projected to increase in frequency, severity, and duration, with the largest increases occurring in the Santa Clarita and San Fernando Valleys. Seasonal temperatures can be most extreme in the northern areas of LA County, where 95th-percentile daily maximum temperatures of over 100 °F are common during the summer months (or the temperature threshold at which 95 percent of all days in a year have cooler maximum temperatures). Extreme heat is a public health concern as it negatively affects sensitive populations. Extreme heat days also place a strain on the electrical grid and may lead to rolling blackouts and brownouts. Interruptions in the electrical system may prevent people to run cooling mechanisms and life-sustaining equipment.

Drier springs and summers

Drier springs and summers are projected for Los Angeles County as low precipitation years are expected to coincide with warm years. Together with lower snowpack in California, the risk and severity of drought is expected to increase. Drought reduces the availability of water from wells, increases water prices, decreases water quality, and reduces power generation from hydropower. Although the groundwater basins of Los Angeles County are regulated to prevent the permanent lowering of groundwater tables, a state or region-wide drought can make it difficult to replenish the local groundwater basins to maintain or increase groundwater levels during and after a drought. Prolonged periods of drought coupled with rising temperatures can also weaken the health of forests, rendering them susceptible to insect outbreaks and increasing their likelihood to ignite, while reductions in the irrigation of landscapes can produce harmful dust.

Reporting Standards: No determination is reported because the Public Record does not include a map which delineates the boundaries for these Climate Change impacts within the County Planning Area.



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CITY OF LOS ANGELES GEOLOGIC DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Record(s), contained in either the updated City of Los Angeles General Plan Safety Element (GPSE) of the as officially adopted in 2021 or in the City of Los Angeles 2018 Local Hazard Safety Mitigation Plan (LHMP) as adopted concurrently by reference, is/are used for the city-level disclosure(s) below: "GPSE Page 27 (map): General Plan Land Use in Very High Fire Hazard Severity Zones", "LHMP Figure 9-2: Earthquake Fault Locations", "LHMP Figure 12-1: Mapped Tsunami Inundation Area in the Harbor APC" and "LHMP Figure 12-2: Mapped Tsunami Inundation Area in the West Los Angeles APC".

FAULT

According to the Public Record (GPSE), the greater Los Angeles area has experienced a number of moderate seismic events which have resulted in considerable disruption of the infrastructure, impact on social and economic life, loss of lives and extensive property damage within the City, the greater metropolitan area and the adjacent region. As of 2021 the most recent of these events was the 6.7 magnitude 1994 Northridge earthquake which was centered in the northwest part of the City, in the general vicinity of the 1971 San Fernando (aka Sylmar) quake. The U.S. Geological Survey ("USGS") has estimated the probability of a ten to thirty percent potential for a 7.5 or more magnitude quake along the southern portion of the San Andreas fault within the next five to thirty years. The Alquist-Priolo Act requires the State Geologist to map active earthquake fault zones. Those faults in the Los Angeles area typically are visible, above ground faults, e.g., the San Andreas fault. However, it is the quakes along the unmapped faults, such as the blind thrust fault associated with the Northridge earthquake, that increasingly are becoming the focus of study and concern.

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 city-level reporting purposes, "WITHIN" shall be reported if any portion of the Property is located within one-eighth of one mile (660 feet) of one or more "Younger Quaternary Faults" delineated in the Public Record that is not bounded by a regulatory fault zone within the City of Los Angeles. "NOT WITHIN" shall be reported if no portion of the Property is situated within one-eighth of one mile (660 feet) of one or more "Younger Quaternary Faults as delineated in the Public Record. Alquist-Priolo Earthquake Fault Zones, regulatory fault zones defined by the State Geologist, are also mapped in the Public Record but they are disclosed in the state-level section of this Report.

FIRE

The "Very High Fire Hazard Severity Zone" (VHFHSZ) was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Fire Buffer Zone." The VHFHSZ is determined and updated according to California State Law. As of 2021 the VHFHSZ comprises most of the hilly and mountainous regions of the City of Los Angeles and includes portions of the following communities: Baldwin Hills, Bel Air Estates, Beverly Glen, Brentwood, Castellammare, Chatsworth, Eagle Rock, East Los Angeles, Echo Park, El Sereno, Encino, Glassell Park, Granada Hills, Hollywood, Lake View Terrace Los Angeles, Los Feliz, Montecito Heights, Monterey Hills, Mount Olympus, Mount Washington, Pacific Palisades, Pacoima, Palisades Highland, Porter Ranch, San Pedro, Shadow Hills, Sherman Oaks, Silver Lake, Studio City, Sunland, Sun Valley, Sylmar, Tarzana, Tujunga, West Hills, Westwood, and Woodland Hills. Each local fire station has a detailed map showing exactly which parcels of property are in the VHFHSZ. In April of 1997, Section 57.322.1 of the Los Angeles Municipal Code was amended to increase the clearance of hazardous vegetation to a total distance of 200 feet from any structure unless otherwise specified by the Fire Chief. The Amendment further added criteria for maintenance of landscape vegetation in such a condition as not to provide an available fuel supply to augment the spread or intensity of a fire. These criteria included, but were not limited to eucalyptus, acacia, palm, pampas grass, and conifers such as cedar, cypress, fir, juniper, and pine. In February of 1999 section 57.21.07 of the Los Angeles Municipal Code was again amended, this time establishing a fee for inspections of properties in the City of Los Angeles to determine if a violation of this section exists. Brush management requirements apply to all properties in the VHFHSZ, including existing non-conforming structures.

Reporting Standards: "IN" shall be reported if any portion of the Property is located within a mapped "Very High Fire Hazard Severity Zone" as delineated in the Public Record within the City of Los Angeles. "NOT IN" shall be reported if no portion of the Property is located within a mapped "Very High Fire Hazard Severity Zone" as delineated in the Public Record within the City of Los Angeles. Note: The boundaries of the Very High Fire Hazard Severity Zones depicted in the Public Record are current as of the date the updated Public Record was adopted but may be subject to change thereafter by state or local fire authorities.

TSUNAMI

Tsunamis are large ocean waves which are generated by major seismic events. Storms at sea also can generate heavy waves. Both have the potential of causing flooding of low lying coastal areas. Hazardous tsunamis are rare along the Los Angeles coast. However, storm generated waves have caused considerable damage to property and beaches along the ocean perimeter, a challenge that will be exacerbated as climate change progresses. The City Flood Hazard Management Ordinance sets forth design criteria for development in coastal zones, including increased base building elevations. The U.S. Army Corps of Engineers ("USACE") is responsible for constructing and maintaining the breakwaters which are designed to mitigate damaging wave action, particularly in the harbor area. The Port of Los Angeles ("POLA") works cooperatively with USACE relative to maintenance and protection of the breakwater facilities. Along with the fire and police departments, it



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participates in the federal tsunami alert program to warn potentially affected properties and harbor tenants of tsunami threats and to advise them concerning protective response actions. NOTE: The Public Record (LHMP) relies on "Tsunami Inundation Map[s] for Emergency Planning" produced in 2009 jointly by the California Emergency Management Agency (CalEMA), University of Southern California (USC), and California Geological Survey (CGS). The cited source explicitly states, "This map, and the information presented herein, is not a legal document and does not meet disclosure requirements for real estate transactions nor for any other regulatory purpose." An updated map, "State of California, 2021. Tsunami Hazard Area Map, Los Angeles County; produced by the California Geological Survey and the California Governor's Office of Emergency Services; dated 2021", may be viewed online at <https://www.conservation.ca.gov/cgs/tsunami/maps> The Public Record also states it is "intended for local jurisdictional, coastal evacuation planning uses only." Even so the boundary in the Public Record labeled "Tsunami Evacuation Planning Scenario", and this disclosure, are based on the same digital data from this source.

Reporting Standards: "IN" shall be reported if any portion of the Property is within the mapped area labeled "Tsunami Evacuation Planning Scenario" within the City of Los Angeles as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is within the mapped area labeled "Tsunami Evacuation Planning Scenario" within the City of Los Angeles as delineated in the Public Record.

OTHER HAZARDS

The "Potential Shaking" maps in LHMP Figures 9-3 through 9-7 ("Peak Ground Acceleration") depict potential ground shaking scenarios for strong earthquakes of different magnitudes (M. 6.8 and greater) along different regional faults that would cause "Moderate" to "Extreme" Potential Shaking in the City of Los Angeles. The "Liquefaction Zones" depicted in LHMP Figures 9-15 through 9-21 ("Liquefaction Zones") are redundant of those already subject to state-level statutory disclosure but which may be subject to change. For more information please refer to the discussion regarding Seismic Hazard Mapping Act Zone in the preceding section of this Report. The "FEMA DFIRM Flood Hazard Areas" depicted in LHMP Figures 10-1 through 10-7 ("Mapped Flood Hazard Areas") are redundant of those mapped by the Federal Emergency Management Agency ("FEMA") that are already subject to state-level statutory disclosure but which may be subject to change. For more information please refer to the discussion regarding Special Flood Hazard Area in the preceding section of this Report. "Landslide Susceptibility Zones" depicted in LHMP Figures 11-6 through 11-12 ("Landslide Hazard Areas") rely on an extract of a statewide map not of sufficient detail for parcel-specific determinations. To view the map's source, visit the California Geological Survey ("CGS") website at <https://maps.conservation.ca.gov/cgs/DataViewer/>. On that web page, input "Los Angeles, CA" 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 "Deep-Seated Landslide Susceptibility (CGS Map Sheet 58)" from the dropdown Layer List (near bottom). For information regarding landslide issues as described in the Public Record please see the Landslide discussion below. The Sea Level Rise boundaries represented in the four "Sea Level Rise Plus 100-Year Storm Scenarios" in LHMP Figures 14-5 through 14-8 are redundant of those boundaries used for county-level Sea Level Rise disclosure. For more information please see the Sea Level Rise discussion in the preceding section of this Report and the Sea Level Rise discussion below.

Unless otherwise noted above, the following natural hazards are not mapped in either the updated City of Los Angeles Safety Element as officially adopted in 2021 or the 2018 City of Los Angeles Local Hazard Mitigation Plan contained by reference therein:

LANDSLIDES

The Public Record (LHMP) defines a landslide as the movement of masses of loosened rock and soil down a hillside or slope. Slope failures occur when the strength of the soils forming the slope is exceeded by the pressure, such as weight or saturation, acting upon them. Mass movements are caused by a combination of geological and climate conditions, as well as the encroaching influence of urbanization. Vulnerable natural conditions are affected by human residential, agricultural, commercial and industrial development and the infrastructure that supports it. The following factors can contribute to landslide: change in slope of the terrain, increased load on the land, shocks and vibrations, change in water content, groundwater movement, frost action, weathering of rocks, and removing or changing the type of vegetation covering slopes. Watershed protection is a primary concern of the City of Los Angeles, especially in hillside areas. While permeable soils soak up rain and irrigation water, proper grading and drainage systems can collect water to protect slopes from oversaturation and slippage. Water flowing through or above ground is often the trigger for landslides. Any activity that increases the amount of water flowing into landslide-prone slopes can increase landslide hazards. Broken or leaking water or sewer lines can be especially problematic, as can water retention facilities that direct water onto slopes. However, even lawn irrigation and minor alterations to small streams in landslide prone locations can result in damaging landslides. Ineffective stormwater management and excess runoff can also cause erosion and increase the risk of landslide hazards. Drainage can be affected naturally by the geology and topography of an area. Development that results in an increase in impervious surface impairs the ability of the land to absorb water and may redirect water to other areas. Channels, streams, flooding, and erosion on slopes all indicate potential slope problems. Road and driveway drains, gutters, downspouts, and other constructed drainage facilities can concentrate and accelerate flow. Ground saturation and concentrated velocity flow are major causes of slope problems and may trigger landslides. Following major brush fires, federal or state agencies typically seed denuded areas with wild plant seeds which rapidly germinate thereby encouraging regeneration of vegetation which will hold the soil and protect the watershed from erosion. Remedial measures, such as sandbagging and erection of temporary erosion control measures,



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are instituted in anticipation of storms so as to protect road systems and property from potential landslides, flooding and mud and debris flows. To reduce fire hazards and protect slopes, the City requires vegetation clearance and encourages hillside property owners to plant appropriate vegetation and to implement proper irrigation and slope maintenance measures.

Reporting Standards: No determination is reported because the Public Record contains no map which explicitly depicts the location of this hazard within the City of Los Angeles.

MUD AND DEBRIS SLIDES

Debris flows—sometimes referred to as mudslides or mud flows—are rivers of rock, earth, organic matter and other soil materials saturated with water. Debris flows develop in the soil overlying bedrock on sloping surfaces when water rapidly accumulates in the ground, such as during heavy rainfall or rapid snowmelt. Water pressure in the pore spaces of the material increases to the point that the internal strength of the soil is drastically weakened. The soil's reduced resistance can then easily be overcome by gravity, changing the earth into a flowing river of mud. The consistency of debris flows ranges from watery mud to thick sludge that can carry large items such as boulders, trees, and cars. Debris flows from many sources can combine into channels that, with the addition of water, sand, mud, boulders, trees and other materials, can become greatly more destructive. The debris carried by a debris flow has the potential to spread over a broad area, wreaking havoc in developed communities.

Reporting Standards: No determination is reported because the Public Record contains no map which explicitly depicts the location of this hazard within the City of Los Angeles.

BEACH EROSION

Beach erosion mitigation is under the auspices of USACE. Management of flood waters of the Los Angeles River and draining of marshes, dredging, construction of breakwaters and creation of new land masses for development of the harbors changed ocean wave action and reduced the flow of natural sediments (sand) to the sea. Change in wave action and lack of sand to replenish beaches resulted in erosion of the coastline, undermining of cliffs and reducing or eliminating beaches. Undermining of cliffs sometimes resulted in landslides and loss of homes and property. Initially local jurisdictions were responsible for beach protection; however, once it was determined that mitigation generally was beyond the expertise and resources of local jurisdictions, Congress expanded the role of USACE in 1956 to include responsibility for beach erosion management, e.g., beach protection and replenishment.

Reporting Standards: No determination is reported because the Public Record contains no map which explicitly depicts the location of this hazard within the City of Los Angeles.

DAM FAILURE

According to the California Division of Dam Safety, there are 90 dams in Los Angeles County. Over one-third of the land area and population in the City is potentially threatened by dam failure. Dam failures in the United States typically occur in one of four ways:

- Overtopping of the primary dam structure, which accounts for 34 percent of all dam failures, can occur due to inadequate spillway design, settlement of the dam crest, blockage of spillways, and other factors.
- Foundation defects due to differential settlement, slides, slope instability, uplift pressures, and foundation seepage can also cause dam failure. These account for 30 percent of all dam failures.
- Failure due to piping and seepage accounts for 20 percent of all failures. These are caused by internal erosion due to piping and seepage, erosion along hydraulic structures such as spillways, erosion due to animal burrows, and cracks in the dam structure.
- Failure due to problems with conduits and valves, typically caused by the piping of embankment material into conduits through joints or cracks, constitutes 10 percent of all failures.

According to the 2013 California State Hazard Mitigation Plan, there have been nine dam failures in the state since 1950. Overtopping caused two of the failures, and the others were caused by seepage or leaks. The historical record indicates that California has had about 45 failures of non-federal dams. The failures occurred for a variety of reasons, the most common being overtopping. Other reasons include shortcomings in the dams or an inadequate assessment of surrounding geomorphologic characteristics. Significant dam failure events directly relevant to the City of Los Angeles date back to the March 1928 failure of Saint Francis Dam which resulted in the creation of the California Division of Dam Safety. Subsequent dam failures occurred in 1963 (Baldwin Hills Reservoir collapse), 1971 (the San Fernando Earthquake damaged the Lower San Fernando Dam, Van Norman Dam, and Hansen Dam), and in 1994 (the Northridge Earthquake moved or cracked 13 dams in the greater Los Angeles area but none were severely damaged).

Reporting Standards: No determination is reported because the Public Record contains no map which explicitly depicts the location of potential areas of dam failure within the City of Los Angeles.

CLIMATE CHANGE

Climate, consisting of patterns of temperature, precipitation, humidity, wind and seasons, plays a fundamental role in shaping natural ecosystems and the human economies and cultures that depend on them. "Climate change" refers to changes over a long period of time. The major scientific agencies of the United States and the world—including NASA, NOAA and the



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Intergovernmental Panel on Climate Change (IPCC)—agree that climate change is occurring. Multiple temperature records from all over the world have shown a warming trend. According to NASA, as of 2017, 16 of the 17 warmest years on record occurred since 2001, and 2016 was the warmest year on record. The following sections summarize information developed for the City of Los Angeles by Cal-Adapt, a resource for public information on how climate change might impact local communities, based on the most current data available as of 2018:

Temperature

The historical (1981-2010) average temperature in City of Los Angeles was 66.6°F. By 2090, the average temperature is expected to increase above this baseline by 3.5°F and 6.0°F in the low- and high-emissions scenarios, respectively. By 2100, if temperatures rise to the higher warming range, there could be up to 100 more days per year with temperatures above 90 °F in Los Angeles.

Extreme Heat

The extreme heat day temperature threshold for the planning area is 91°F. The historical average annual number of extreme heat days is four. The number of extreme heat days, the number of warm nights (62°F threshold), the number of heat waves and the duration of heat waves are all expected to increase over the next century. The increase in average surface temperatures can lead to more intense heat waves that can be exacerbated in the City of Los Angeles by its urban heat island effect.

Precipitation

Precipitation projections for California remain uncertain. Models show differing impacts from slightly wetter winters to slightly drier winters, with the potential for a 10- to 20-percent decrease in total annual precipitation. Changes in precipitation patterns, coupled with warmer temperatures, may lead to significant changes in hydrology. In high-emissions scenarios, more precipitation may fall as rain rather than snow and this snow may melt earlier in the season, thus impacting the timing of changes in stream flow and flooding.

Drought

With a warmer climate, droughts could become more frequent, more severe, and longer-lasting. Because expected changes in precipitation patterns are still uncertain, the potential impacts and likelihood of drought are uncertain. The California Department of Water Resources ("DWR") has noted impacts of climate change on statewide water resources by charting changes in snowpack, sea level, and river flow. As temperatures rise and more precipitation comes in the form of rain instead of snow, these changes will likely continue or grow even more significant. DWR estimates that the Sierra Nevada snowpack, which provides a large amount of the water supply for the planning area and other parts of the state, will experience a 48- to 65-percent loss by the end of the century compared to historical averages. Increasing temperatures may also increase net evaporation from reservoirs by 15 to 37 percent. In addition to snowpack resources, the planning area's water supply is derived from groundwater and surface water resources. Increased incidence of drought may cause a drawdown in groundwater resources without allowing for the opportunity for aquifer recharge.

Landslide Potential

Climate change may impact storm patterns, increasing the probability of more frequent, intense storms with varying duration. Increase in global temperature is likely to affect the snowpack and its ability to hold and store water. Warming temperatures also could increase the occurrence and duration of droughts, which would increase the probability of wildfire, reducing the vegetation that helps to support steep slopes. All of these factors would increase the probability for landslide occurrences.

Wildfire Risk

Wildfire risk is expected to change in the coming decades. Under both high- and low-emissions scenarios, the change in area burned may slightly increase until 2020 and then decrease by 10 to 20 percent by 2085. Hot dry spells create the highest fire risk. Increased temperatures may intensify wildfire danger by warming and drying out vegetation. Changes in climate patterns may impact the distribution and perseverance of insect outbreaks that create dead trees (increase fuel). When climate alters fuel loads and fuel moisture, forest susceptibility to wildfires changes. Climate change also may increase winds that spread fires. Faster fires are harder to contain, and thus are more likely to expand into residential neighborhoods.

Dam Failure Potential

Dams are designed partly based on assumptions about a river's flow behavior, expressed as hydrographs. Changes in weather patterns can have significant effects on the hydrograph used for the design of a dam. If the hydrograph changes, it is conceivable that the dam can lose some or all of its designed margin of safety, also known as freeboard. Although climate change will not increase the probability of catastrophic dam failure, it may increase the probability of design failures.

Reporting Standards: No determination is reported because the Public Record contains no map which explicitly depicts the location or extent of these hazard projections within the City of Los Angeles.

END OF LOCAL AREA DISCLOSURES AND DISCUSSIONS SECTION



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Part 3. Additional Property Specific Disclosures

LOCAL VEGETATION MANAGEMENT ORDINANCE DISCLOSURE

DISCUSSION: In a wildland area, brush clearance around a structure ("defensible space") on private property is typically mandated by law. The required distances and degrees of clearance vary with jurisdiction. Where the state (CAL FIRE) has fire protection responsibility, three clearance zones are specified outward from the foundation (Calif. Public Resources Code Section 4291): 0-5 feet (ember-resistant zone), 5-30 feet (mowed grass and limbed trees), and 30-100 feet (safely spaced shrubs and trees).

Those CAL FIRE zones are the minimum standard where a city or county or local fire protection district has adopted a Very High Fire Hazard Severity Zone pursuant to state law (Calif. Government Code Section 51178 or 51179). However, a local jurisdiction may pass its own law that requires more intensive clearance over greater distances on a property, and over specified districts and within strict compliance deadlines.

Click VEGETATION-ORD@firstam.com (email) to explore whether the Property subject to this transaction may be located in an area where a local vegetation management ordinance requiring defensible space around the property applies.

Senate Bill 63 (SB 63) Advisory

California **Senate Bill 63** ("SB 63"), approved by the Governor on September 28, 2021 (effective January 1, 2022), requires among other things that the Director of the Department of Forestry and Fire Protection ("Director") shall identify areas in the State as "Moderate," "High," and "Very High" Fire Hazard Severity Zones (Section 51178 of the Government Code as amended). SB 63 further requires that a local agency shall make the information available for public review and comment (Section 51178.5 of the Government Code as amended). The Director has not yet released those Fire Hazard Severity Zone (FHSZ) maps for local areas where counties and cities have fire protection responsibility (the "Local Responsibility Area").

SB 63 does not itself create a new real estate disclosure. However, a prior law that still controls, **Assembly Bill 38** ("AB 38"), created certain disclosure and vegetation management (defensible space) obligations for real 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. Effective January 1, 2022, SB 63 requires the State Fire Marshal to identify High and Moderate FHSZs in the Local Responsibility Area – in addition to a Very High FHSZ the State already may have identified. Currently, "there legally is no High Fire Hazard Severity Zone within the Local Responsibility Area," according to the Office of the State Fire Marshal.

Therefore, when the Director releases the new SB 63 FHSZ maps, the obligations under AB 38 will apply to the Very High and the High FHSZ in the Local Responsibility Area. At that time, disclosure reports issued by FANHD will update the "Fire Hazard Severity Zone (SB 63)" determination from "Map Not Available" to indicate whether a Property is "IN" a FHSZ as identified by the State Fire Marshal, along with the most severe fire hazard severity level that affects the Property. In addition, the AB 38 disclosure will likewise be updated to include both the Very High and the High FHSZ in the Local Responsibility Area.

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.



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FORMER MILITARY ORDNANCE SITE DISCLOSURE

DISCUSSION: 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.

PUBLIC RECORD: 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 by the U.S. Army Corps of Engineers. Sites for which no map has been made publicly available shall not be disclosed.

REPORTING STANDARD: 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.



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AIRPORT INFLUENCE AREA DISCLOSURE

DISCUSSION:

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 use 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.

PUBLIC RECORD: 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."

REPORTING STANDARD: "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.



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AIRPORT NOISE DISCLOSURE

DISCUSSION: 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.

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

REPORTING STANDARD: "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.



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Part 4. General Advisories

METHAMPHETAMINE CONTAMINATED PROPERTY DISCLOSURE ADVISORY

DISCUSSION: 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.



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MOLD ADVISORY

DISCUSSION: 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/CCDPHP/DEODC/EHLB/IAQ/CDPH%20Document%20Library/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.



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RADON ADVISORY

DISCUSSION: 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 <http://www2.lbl.gov/Science-Articles/Archive/radon-risk-website.html>). Based on this recent assessment, FANHD radon advisory is 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

DISCUSSION: 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.

ADVISORY: 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://www.fws.gov/endangered/>



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ABANDONED MINES ADVISORY

DISCUSSION: According to the California Department of Conservation, Division 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 City and County.

FOR MORE INFORMATION: For more information visit the State Division of Mine Reclamation's website at: <https://www.conservation.ca.gov/dmr/publications/Documents/Abandoned%20Mine%20Lands%20FAQs.pdf>

OIL & 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 of those wells 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

For a search of the state's databases of oil and gas wells and sites of known environmental contamination on or near the Property, please obtain 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/>.



FANHD Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For LOS ANGELES County

Property Address: 12455 BRANFORD ST #9
PACOIMA, LOS ANGELES COUNTY, CA 91331
("Property")

APN: 2624-019-024
Report Date: 08/26/2024
Report Number: 3353552

ELECTROMAGNETIC FIELD ("EMF") 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 please 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/q-a-detail/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> states, "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")
<https://www.epa.gov/radtown/electric-and-magnetic-fields-power-lines>
- The National Institute of Environmental Health Sciences ("NIEHS") & National Institutes of Health ("NIH")
https://www.niehs.nih.gov/health/materials/electric_and_magnetic_fields_associated_with_the_use_of_electric_power_questions_and_answers_english_508.pdf



FANHD Commercial Resale Property Disclosure Reports

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TSUNAMI MAP ADVISORY

DISCUSSION: The California Emergency Management Agency (CalEMA), the University of Southern California Tsunami Research Center (USC), and the California Geological Survey (CGS) have prepared maps that depict areas of maximum tsunami inundation for all populated areas at risk to tsunamis in California (20 coastal counties). The maps were publicly released in December 2009 with the stated purpose that the maps are to assist cities and counties in identifying their tsunami hazard and developing their coastal evacuation routes and emergency response plans only.

These maps specifically contain the following disclaimer:

Map Disclaimer: This tsunami inundation map was prepared to assist cities and counties in identifying their tsunami hazard. It is intended for local jurisdictional, coastal evacuation planning uses only. This map, and the information presented herein, **is not a legal document and does not meet disclosure requirements for real estate transactions nor for any other regulatory purpose.** The California Emergency Management Agency (CalEMA), the University of Southern California (USC), and the California Geological Survey (CGS) make no representation or warranties regarding the accuracy of this inundation map nor the data from which the map was derived. Neither the State of California nor USC shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claim by any user or any third party on account of or arising from the use of this map.

A tsunami is a series of ocean waves or surges most commonly caused by an earthquake beneath the sea floor. These maps show the maximum tsunami inundation line for each area expected from tsunamis generated by undersea earthquakes and landslides in the Pacific Ocean. Because tsunamis are rare events in the historical record, the maps provide no information about the probability of any tsunami affecting any area within a specific period of time.

Although these maps may not be used as a legal basis for real estate disclosure or any other regulatory purpose, the CGS has, however, provided diagrams of the maps online which the public can view. To see a maximum tsunami inundation map for a specific coastal community, or for additional information about the construction and/or intended use of the tsunami inundation maps, visit the websites below:

State of California Emergency Management Agency, Earthquake and Tsunami Program:
<https://www.conservation.ca.gov/cgs/tsunami/maps>

University of Southern California -- Tsunami Research Center:
<https://tsunamiresearchcenter.com/category/tsunami-archive/>

State of California Geological Survey Tsunami Information:
<https://www.tsunami.gov/>

National Oceanic and Atmospheric Agency Center for Tsunami Research (MOST model):
<http://nctr.pmel.noaa.gov/time/background/models.html>

END OF NATURAL HAZARD DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.



FANHD Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For LOS ANGELES County

Property Address: 12455 BRANFORD ST #9
 PACOIMA, LOS ANGELES COUNTY, CA 91331
 ("Property")

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Report Date: 08/26/2024
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California Property Tax Disclosure Report

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."

Part 1. Introduction and Summary

This Tax Report section discusses the results of an electronic search of specified government lists ("Databases") containing real property tax information concerning the Commercial Property. This tax information is based on the County's Fiscal Year 2023-2024 Secured Property Tax Roll and other sources identified in the Report. To understand the information provided, please read this entire Report.

Summary of Property Tax Determinations

The Commercial Property:	IS	IS NOT	
A.		X	NOT SUBJECT TO a Mello-Roos Community Facilities District. 31
B.		X	NOT SUBJECT TO a 1915 Bond Act District. 31
C.		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract. 31
D.	X		SUBJECT TO one or more other direct assessments. 32
E.		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017). 36

Determined by First American Real Estate Disclosures Corporation

THIS IS A DATABASE REPORT ONLY: The tax information in this Report only provides data derived from the County Tax Assessor's and Treasure's Databases ("Databases") identified in this Report unless specified otherwise in the Report. While FANHD 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 Part 2 of this Report. 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.



FANHD Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

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Part 2. 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.

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

A. Mello-Roos Community Facilities Districts

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

Database: Secured Property Tax Roll **Database Date:** FY 2023-2024

B. 1915 Bond Act Assessment Districts

This Commercial Property is NOT SUBJECT to 1915 Bond Assessment Districts.

Database: Secured Property Tax Roll **Database Date:** FY 2023-2024

C. 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 2023-2024 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.

D. 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.**

E. 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.



FANHD Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

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Part 3. Current Property Tax Bill Summary

A. Summary of 2023-2024 Property Tax Bill

The following is a summary of Database information obtained from the LOS ANGELES COUNTY Secured Property Tax Roll (Database) for Tax Year 2023-2024 ("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 Parts 4 and 5 of this Report for more information regarding Ad Valorem taxes and Supplemental taxes.

Total Assessed Value:	\$398,717.00
1st Installment Due 11/01/2023	\$2,604.55
2nd Installment Due 02/01/2024	\$2,604.55
Total Annual Tax Liability	\$5,209.10

General Ad Valorem Taxes

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
LOS ANGELES COUNTY TREASURER	CITY BOND DEBT SVC	\$45.65	(213) 974-2111
LOS ANGELES COUNTY TREASURER	WATER BOND DEBT SVC	\$13.96	(213) 974-2111
LOS ANGELES COUNTY TREASURER	COUNTY TAX RATE	\$3,987.17	(213) 974-2111
LOS ANGELES COUNTY TREASURER	SCHOOL BOND D/S	\$495.28	(213) 974-2111
LOS ANGELES COUNTY TREASURER	COLLEGE BOND D/S	\$240.15	(213) 974-2111
	TOTAL AD VALOREM TAXES	\$4,782.21	

Direct and/or Special Assessments

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
LOS ANGELES COUNTY	TRAUMA/EMERGENCY SVC	\$141.90	(866) 587-2862
LA DEPT OF PUBLIC WORKS	SAFE CLEAN WATER MEASURE W	\$110.60	(626) 458-5100
DEPT OF PUBLIC WORKS	COUNTY FLOOD CONTROL	\$44.40	(626) 458-5165
REGIONAL PARK AND OPEN SPACE DISTRICT	MEASURE A PARCEL TAX	\$51.36	(213) 738-2983
LOS ANGELES COUNTY	VECTOR CONTROL DISTRICT	\$18.97	(800) 273-5167
LOS ANGELES CITY	LANDSCAPE & LIGHTING DISTRICT #96-1	\$16.60	(213) 847-4722
CITY OF L.A. - BUREAU OF STREET LIGHTING	LIGHTING MAINTENANCE	\$7.66	(213) 847-1431
CITY OF L.A. - PUBLIC WORKS DEPT	STORMWATER POLLUTION ABATEMENT	\$35.40	(213) 485-2422
	TOTAL DIRECT ASSESSMENTS	\$426.89	



FANHD Commercial Resale Property Disclosure Reports California Property Tax Disclosure Report For LOS ANGELES County

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Part 4. Estimating Property Taxes After the Sale

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=X5v3YkAaANEmiTvXOr4ZXbjQW93tt4W3Z9UpxptYLovjDBY2JZHSqPT1YfobgLtOtwrJWEeHNeUxKq1G9M%2bErKcf2D7L02QqQ0Drj5a0gGo%3d>

A. Calculating Property Taxes After Sale (ESTIMATE ONLY)

PROPERTY TAX ESTIMATOR

The following calculation method 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.

1	Estimated Sales Price.....	• 1	\$	_____
2	Estimated Ad Valorem Tax Rate.....	• 2		0.01199
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	\$	426.89
5	Add lines 3 and 4. Total Estimated Annual Tax Amount After Sale.....	• 5	\$	_____

The information in this subparagraph A 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.

B. Exemptions & Exclusions to Ad Valorem Taxes

California law provides certain exemptions or exclusions from reassessments. 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 Assessors Office 888-807-2111 or visit the County website at <https://assessor.lacounty.gov/>. Additional information is also available on the website for the California Board of Equalization at www.boe.ca.gov

Reassessment Due to Decline in Value

Real estate markets are cyclical. In a less competitive market there are more sellers than buyers, and real estate prices can drop, sometimes precipitously. When a property is sold, in most cases its assessed value for tax purposes is set equal to the sale price. A drop in market value can mean the original assessment, and your property tax bill, is too high.

The County Tax Assessors Office is required to lower the assessment of any real property if it is higher than the current market value as of January 1 of each year. Each case is reviewed individually upon request by the property owner for the current year or the upcoming year. The annual deadline for filing an appeal – the "assessment appeal filing date" is November 30 in most California counties. For more information or to obtain a property tax reassessment request form, contact the Tax Assessors Office or visit the LOS ANGELES County website.



FANHD Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

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Part 5. Supplemental Property Tax Information

A. General Information Regarding Supplemental Taxes

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.

B. 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."

LOS ANGELES County Assessor

Phone: 888-807-2111

Website: <https://assessor.lacounty.gov/>



FANHD Commercial Resale Property Disclosure Reports

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C. Calculating Supplemental Taxes After Sale (ESTIMATE ONLY)

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

<https://orderform.fanhd.com/Order/TaxCalcForm?token=X5v3YkAaANEmiTvXOr4ZXbjQW93tt4W3Z9UpxptYLovjDBY2JZHSqPT1YfobgLtOtwrJWEeHNeUxKq1G9M%2bErKcf2D7L02QqQ0Drj5a0gGo%3d>

SUPPLEMENTAL TAX ESTIMATOR

The following schedule 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	\$	398,717.00
3 Subtract line 2 from line 1. Estimated Supplemental Assessed Value.....	• 3	\$	
4 Multiply line 3 by 0.01199000 (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 this subparagraph C 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.



FANHD Commercial Resale Property Disclosure Reports

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Part 6. 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:

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

Part 7. DOCUMENTARY TRANSFER TAX ADVISORY: Governmental Assessments Paid at the Close of Escrow

Documentary Transfer Tax Defined. Under California Revenue and Taxation Code Sections 11911-11929, counties and cities are authorized to impose a tax on the transfer of real property located within their jurisdiction. The tax is commonly known by various names, including the Documentary Transfer Tax, or Real Property Transfer Tax, or Real Estate Transfer Tax (hereinafter, the "Transfer Tax").

How Much? The "one-time" payment is made at the close of escrow and routinely documented on the HUD-1 Settlement Statement. The amount of the Transfer Tax is typically based on the value or sales price of the real estate that is transferred. The county rate is one dollar and ten cents (\$1.10) for each one thousand dollars (\$1,000) of value. The rate for non-charter ("general law") cities is one-half of the county rate and is credited against the county tax due. Charter cities may impose a Transfer Tax at a rate higher than the county rate.

For any city or county in California, the Transfer Tax rate ("Tax Rate Table") is available at no charge from many sources, most conveniently on the website of the **California Local Government Finance Almanac** (sponsored by the California League of Cities).

<http://www.californiacityfinance.com/PropTransfTaxRates.pdf>

To estimate the Transfer Taxes for the Property, multiply the Property's estimated sales price (in thousands of dollars) by the amount shown in the Tax Rate Table for the city and county in which the Property is located.

Who Pays? The law states that, "the Transfer Tax must be paid by the person who makes, signs or issues any document subject to the tax, or for whose use or benefit the document is made, signed or issued." In practice, this means that the payment of the Transfer Tax is customarily made by the Seller or the Buyer, or shared by both, depending on the jurisdiction in which the transferred Property is located.

END OF TAX DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.



FANHD Commercial Resale Property Disclosure Reports

Environmental Screening Report

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Report Number: 3353552

Environmental Screening Report

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** 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

Summary of Environmental Site Search

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	3	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		14	65	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	0	8	N/A
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	YES	0	3	N/A
State List of Solid Waste Landfill Facilities (SWIS)	MAYBE	1	5	N/A
State List of Leaking Underground Storage Tanks (LUST)	YES	0	5	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)		2	N/A	N/A
State List of Historical Underground Storage Tanks (Hist-UST)		1	N/A	N/A
State Hazardous Waste Information Summary (HWIS)	YES	2	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	22	89	0
CONTAMINATED SITE TOTALS	2	8	0
TOTAL OF SITES FOUND	111		



FANHD Commercial Resale Property Disclosure Reports

Environmental Screening Report

For LOS ANGELES County

Property Address: 12455 BRANFORD ST #9
 PACOIMA, LOS ANGELES COUNTY, CA 91331
 ("Property")

APN: 2624-019-024
Report Date: 08/26/2024
Report Number: 3353552

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.

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.

Site Name	Address	Case No.	Status	Database
SOUTHERN CALIFORNIA GAS CO	12475 BRANFORD ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
SOUTHERN CALIFORNIA GAS CO	12475 BRANFORD ST, PACOIMA, CA 91331	CAD981422637	N/P	CA_HWIS
BMS AUTO PARTS INC	9841 SAN FERNANDO RD, PACOIMA, CA 91331	CAL000342746	N/P	CA_HWIS
FedEx Ground - BURB/915	12500 Branford St, Pacoima, CA 91331	FA0038850	N/P	CA_GEO_UST
Southern California Gas Company	12475 Branford St, Pacoima, CA 91331	FA0002026	N/P	CA_GEO_UST
Mister Demo	12242 Banford Street, Sun Valley (In Los Angeles), CA 91352	19-AR-1269	Open	CA_SWIS
Easy Waste Management	12173 Branford Street, Sun Valley (In Los Angeles), CA 91352	19-AR-1275	Open	CA_SWIS
Your Way Tree Service	12318 Branford Street, Sun Valley (In Los Angeles), CA CA	19-AR-1277	Open	CA_SWIS
First Stop Recycling	12207 Branford Street, Los Angeles (City), CA 91352	19-AR-1279	Open	CA_SWIS
Cordova Construction Services	12506 Montague St., Pacoima (In Los Angeles), CA 91331	19-AR-5587	Open	CA_SWIS
Tiger Tail Materials	9841-9843 N. San Fernando Road, Los Angeles, CA 91331	19-AR-5614	Open	CA_SWIS
BRANFORD LANDFILL	9701 SAN FERNANDO, SUN VALLEY, CA 91352	CA0002059418	Closed	FED_SEMS_ARCHIVE
CALIFORNIA CHEMICAL MANUFACTURING, LLC (AMR)	12734 BRANFORD STREET, SUITE 20, ARLETA, CA	CAN000908625	Closed	FED_SEMS_ARCHIVE
PB FIBERGLASS	12177 BRANFORD STREET, SUN VALLEY, CA 91352	CAN000908681	Closed	FED_SEMS_ARCHIVE
BRANFORD LANDFILL	9701 SAN FERNANDO ROAD, SUN VALLEY, CA 91352	19990021	Closed	CA_ENVIROSTOR_CLEANUP
Tujunganga Wellfield Discovery Project	Pacoima, Arleta, Sun Valley, San Fernando, Sylmar, Pacoima, Arleta, Sun Valley, San Fernand, CA 91331	60001498	Closed	CA_ENVIROSTOR_CLEANUP
Foothill Auto Electric	12326 Montague Street, Pacoima, CA 91331	60001499	Open	CA_ENVIROSTOR_CLEANUP
PB Fiberglass	12177 Branford Street, Sun Valley, CA 91352-1007	60000609	Open	CA_ENVIROSTOR_CLEANUP
Branford Auto Wrecking	12276 Branford Street, Sun Valley, CA 91352	60002079	Open	CA_ENVIROSTOR_CLEANUP
California Chemical Company	12734 Branford Street, Arleta, CA 91331	60001083	Closed	CA_ENVIROSTOR_CLEANUP
A V Plating	12701 Branford St, Sun Valley, CA 91352	71004105	Closed	CA_ENVIROSTOR_CLEANUP
Express Metals Recycling	12207 Branford Street, Sun Valley, CA 91352	60001898	Open	CA_ENVIROSTOR_CLEANUP
Alziebler, Inc.	12734 Branford Street, Units 11 & 12, Pacoima, CA 91331	T10000008422	Closed	CA_SLIC
Former Metal Improvement Company	12510 Montague Street, Pacoima, CA 91331	T10000008927	Open	CA_SLIC
Reynolds Printasign (Former)	9830 San Fernando Road, Pacoima, CA 91331	T10000008677	Open	CA_SLIC
FORTIN INDUSTRIES #610	9880 SAN FERNANDO RD, PACOIMA, CA 91331	T0603702197	Closed	CA_LUST
MARFRED INDUSTRIES	12708 BRANFORD ST, LOS ANGELES, CA 91352	T0603702335	Closed	CA_LUST
MARFRED INDUSTRIES	12708 BRANFORD ST, LOS ANGELES, CA 91352	T0603702334	Closed	CA_LUST
MONARCH RECORD MFG CORP INC	9545 SAN FERNANDO RD, SUN VALLEY, CA 91352	T0603702311	Closed	CA_LUST



FANHD Commercial Resale Property Disclosure Reports

Environmental Screening Report For LOS ANGELES County

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("Property")

APN: 2624-019-024
Report Date: 08/26/2024
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Site Name	Address	Case No.	Status	Database
SPARTAN TRUCK EQUIPMENT	12266 BRANFORD ST, SUN VALLEY, CA 91352	T0603702310	Closed	CA_LUST
AMERICAN WEST COAST	12455 BRANDORD ST #16, ARLETA, CA 91331	CAD981574130	Active	FED_RCRA_GEN
FEDEX GROUND PACKAGE SYSTEM INC	12500 BRANFORD ST, PACOIMA, CA 91331	CAR000237644	Active	FED_RCRA_GEN
V L SMITH TRUVK REPAIR	12315 BRANFORD, SUN VALLEY, CA 91352	CAD982402638	Active	FED_RCRA_TSD
MOTIS AUTO ELECTRIC INC	10135 SAN FERNANDO RD, PACOIMA, CA 91331	CAD983656166	Active	FED_RCRA_TSD
UNIVERSAL CARBURETOR COMPANY	9931 SAN FERNANDO RD UNIT #4, PACOIMA, CA 91331	CAD981623754	Active	FED_RCRA_TSD
HOOPERS REAR END EXCHANGE INC	12201 BRANFORD ST, SUN VALLEY, CA 91352	CAD983595927	Active	FED_RCRA_TSD
FOOTHILL AUTO ELECTRIC INC	12326 MONTAGUE ST, PACOIMA, CA 91331-2213	CAR000058339	Active	FED_RCRA_TSD
K SWISS INCORPORATION	12300 MONTAGUE ST, PACOIMA, CA 91331	CAD982510893	Active	FED_RCRA_TSD
DALL & ASSOCIATES INC	12420 MONTAGUE ST SUITE A, PACOIMA, CA 91331	CAD981390172	Active	FED_RCRA_TSD
PB FIBERGLASS PRODUCTS, INC	12177 BRANFORD ST, SUN VALLEY, CA 91352	CAD981388259	Active	FED_RCRA_TSD
METAL IMPROVEMENT CO LA VLY	12510 MONTAGUE ST, PACOIMA, CA 91331	CAD052269842	Active	FED_RCRA_TSD
RICON CORP	12450 MONTAGUE, PACOIMA, CA 91331	CAD983625492	Active	FED_RCRA_TSD
GEORGE BUZZETTI	12424 MONTAGUE #120, PACOIMA, CA 91331	CAD982035065	Active	FED_RCRA_TSD
IMAGE MOVER INC	10051 BRADLEY AVE, PACOIMA, CA 91331-2202	CAL000346589	Active	FED_RCRA_TSD
BULL'S TRUCK WASH	12242 BRANFORD ST, SUN VALLEY, CA 91352	CAL000370052	Active	FED_RCRA_TSD
ULTRAMET	12173 MONTAGUE STREET, PACOIMA, CA 91331	CAD982024408	Active	FED_RCRA_TSD
CADILLAC KING	9840 SAN FERNANDO RD, PACOIMA, CA 91331	CAD983604596	Active	FED_RCRA_TSD
JESSE'S PLATING	12229 MONTAGUE ST, PACOIMA, CA 91331	CAR000228197	Active	FED_RCRA_TSD
XPO LOGISTICS FREIGHT, INC. - UFV	12466 MONTAGUE ST, PACOIMA, CA 91331	CAR000217521	Active	FED_RCRA_TSD
LAPD FOOTHILL GARAGE	12760 OSBORNE ST, PACOIMA, CA 91331-3331	CAD981656093	Active	FED_RCRA_TSD
BEN PHILLIPS NAMEPLATES INC	9930 SAN FERNANDO RD, PACOIMA, CA 91331	CAD982510828	Active	FED_RCRA_TSD
FOOTHILL AUTO ELECTRIC	12320 MONTAGUE ST, PACOIMA, CA 91331	CAD983670852	Active	FED_RCRA_TSD
FOOTHILL POLICE STATION	12760 OSBORNE ST, PACOIMA, CA 91331	CAR000128710	Active	FED_RCRA_TSD
REYNOLDS PRITASIGN INC	9830 SAN FERNANDO RD, PACOIMA, CA 91331	CAD981372840	Active	FED_RCRA_TSD
SUGAR FOODS	9500 EL DORADO ST, SUN VALLEY, CA 91352	CAR000069591	Active	FED_RCRA_TSD
AMERICAN WEST COAST	12455 BRANDORD ST #16, ARLETA, CA 91331	CAD981574130	Active	FED_RCRA_TSD
GOLDEN EAGLE	9954 SAN FERNANDO RD, LOS ANGELES, CA 91331	CAD983600735	Active	FED_RCRA_TSD
FEDEX GROUND PACKAGE SYSTEM INC	12500 BRANFORD ST, PACOIMA, CA 91331	CAR000237644	Active	FED_RCRA_TSD
VW PARTS	9800 SAN FERNANDO RD, PACOIMA, CA 91331	CAD983648676	Active	FED_RCRA_TSD
MOLE-RICHARDSON CO. LLC	12154 MONTAGUE ST, PACOIMA, CA 91331	CAR000274753	Active	FED_RCRA_TSD
EVJ MACHINE	12455 BRANDFORD ST #18, ARLETA, CA 91331	CAL000439023	Active	FED_RCRA_TSD
CHAMPION CRANE RENTAL INC	12521 BRADFORD ST, PACOIMA, CA 91331-0000	CAL000071614	Active	FED_RCRA_TSD
AMERICAN AIRPORTS CORP	12653 OSBORNE ST, PACOIMA, CA 91331-0000	CAL000238223	Active	FED_RCRA_TSD
EVJ MACHINE	12455 BRANDFORD ST UNIT 18, ARLETA, CA 91331	CAC002978133	Active	FED_RCRA_TSD
BIMBO BAKERIES USA INC	9501 EL DORADO AVE, SUN VALLEY, CA 91352-1340	CAL000215968	Active	FED_RCRA_TSD
XPO LOGISTICS FREIGHT INC. - UFV	12466 MONTAGUE ST, PACOIMA, CA 91331-2121	CAL000137615	Active	FED_RCRA_TSD
CHAMPION CRANE RENTAL INC	12521 BRANFORD ST, PACOIMA, CA 91331-0000	CAL000061699	Active	FED_RCRA_TSD
KINGO GONDO COMPANY LLC	12708 BRANFORD STREET, ARLETA, CA 91331	CAC002968310	Active	FED_RCRA_TSD
KC ENGINEERING	12455 BRANFORD ST. # 7, PACOIMA, CA 91331	CAC002976933	Active	FED_RCRA_TSD
M & R PLATING CORPORATION	12375 MONTAGUE ST, ARLETA, CA 91331	CAL000371691	Active	FED_RCRA_TSD
BLUMER AUTO CENTER	9908 SAN FERNANDO RD, PACOIMA, CA 91331-0000	CAL000232386	Active	FED_RCRA_TSD
ALZIEBLER INC	12734 BRANFORD ST STE 12, ARLETA, CA 91331-6828	CAL000354419	Active	FED_RCRA_TSD
A & M IMPORT AUTO DISMANTLING SALES INC	12317 BRANFORD ST, SUN VALLEY, CA 91352-1012	CAL000414546	Active	FED_RCRA_TSD
CSC AUTO SALVAGE AND DISMANTLING INC	12207 BRANFORD ST, SUN VALLEY, CA 91352-1010	CAL000174564	Active	FED_RCRA_TSD
KARPLUS WAREHOUSE INC	10103 SAN FERNANDO RD, PACOIMA, CA 91331-0000	CAL000171020	Active	FED_RCRA_TSD
ALL STAR AUTO PARTS	12345 BRANFORD ST., SUN VALLEY, CA 91352-0000	CAL000100971	Active	FED_RCRA_TSD
ARAKELIAN ENTERPRISES DBA ATHENS SERVICES	12303 MONTAGUE ST, PACOIMA, CA 91331	CAL000399978	Active	FED_RCRA_TSD



FANHD Commercial Resale Property Disclosure Reports

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For LOS ANGELES County

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 PACOIMA, LOS ANGELES COUNTY, CA 91331
 ("Property")

APN: 2624-019-024
Report Date: 08/26/2024
Report Number: 3353552

Site Name	Address	Case No.	Status	Database
HONDA FOREIGN INC DBA HONDA FOREIGN & PARTS QUOTE	9829 SAN FERNANDO RD, PACOIMA, CA 91331-2604	CAL000361783	Active	FED_RCRA_TSD
SPARTAN TRUCK CO INC	12266 BRANFORD ST, SUN VALLEY, CA 91352	CAL000261834	Active	FED_RCRA_TSD
GRAWAX ENGINEERING CO	12734 BRANFORD ST STE 9, ARLETA, CA 91331-6825	CAL000280038	Active	FED_RCRA_TSD
IMPERIAL AUTO WRECKING INC	12319 BRANFORD ST, SUN VALLEY, CA 91352-1012	CAL000346526	Active	FED_RCRA_TSD
S H D	9800 SAN FERNANDO RD, PACOIMA, CA 91331	CAL000278796	Active	FED_RCRA_TSD
BETO'S AUTO REPAIR	9931 SAN FERNANDO RD, PACOIMA, CA 91331	CAL000362340	Active	FED_RCRA_TSD
DINOS COLLISION CENTER	10023 SAN FERNANDO RD, PACOIMA, CA 91331-2610	CAL000354067	Active	FED_RCRA_TSD
HOOPERS REAR ENDS LLC	12201 BRANFORD ST, SUN VALLEY, CA 91352-1010	CAL000341209	Active	FED_RCRA_TSD
EXPERT AUTO WRECKING	12300 BRANFORD ST STE O, SUN VALLEY, CA 91352-5232	CAL000415524	Active	FED_RCRA_TSD
MECHANIC SHOP EL MICHOACANO	9971 SAN FERNANDO RD, PACOIMA, CA 91331-2608	CAL000330520	Active	FED_RCRA_TSD
AMERICAN TRANSPORTATION SERVICES	12500 BRANFORD ST, PACOIMA, CA 91331	CAL000407361	Active	FED_RCRA_TSD
PRIDE AUTO WRECKING AND SALES INC	12300 BRANFORD ST STE P, SUN VALLEY, CA 91352	CAL000362509	Active	FED_RCRA_TSD
MELR INC DBA SAVON AUTO PARTS & SALVAGE	9833 SAN FERNANDO RD, PACOIMA, CA 91331	CAL000381549	Active	FED_RCRA_TSD
DIRECT PACK INC	12243 BRANFORD ST, SUN VALLEY, CA 91352	CAL000390463	Active	FED_RCRA_TSD
PLASTIC COLOR CORP OF CA	12243 BRANFORD ST, SUN VALLEY, CA 91352	CAL000405751	Active	FED_RCRA_TSD
EN AMERICAN COLLISION CENTER CORP	12157 BRANFORD ST STE 5, SUN VALLEY, CA 91352-5703	CAL000392198	Active	FED_RCRA_TSD
BEST AUTO PARTS/HAROUTS BMW AUTO PARTS	12301 BRANFORD ST, SUN VALLEY, CA 91352	CAL000259723	Active	FED_RCRA_TSD
CORDOVA CONSTRUCTION SERVICES INC	12506 MONTAGUE ST, PACOIMA, CA 91331	CAL000281145	Active	FED_RCRA_TSD
SA RECYCLING	9754 SAN FERNANDO RD, SUN VALLEY, CA 91352	CAL000338754	Active	FED_RCRA_TSD
TOPNOTCH QUALITY WORKS, INC.	12455 BRANFORD ST STE 8, ARLETA, CA 91331	CAL000404182	Active	FED_RCRA_TSD
REDLINE AUTO COLLISION	9859 SAN FERNANDO RD, PACOIMA, CA 91331	CAL000430331	Active	FED_RCRA_TSD
MAYA COLLISION CENTER	10066 SAN FERNANDO RD #C, PACOIMA, CA 91331	CAL000442848	Active	FED_RCRA_TSD
BRANFORD USED PARTS AND DISMANTLING	12275 1/2 BRANFORD ST, SUN VALLEY, CA 91352	CAL000434695	Active	FED_RCRA_TSD
PORTER RENTS LLC	9879 SAN FERNANDO RD, PACOIMA, CA 91331	CAL000436659	Active	FED_RCRA_TSD
LOS ANGELES COUNTY FIRE DEPARTMENT - PACOIMA AIR OPS JET FUEL TANK	12605 OSBORNE ST-PAC FAC, PACOIMA, CA 91331-0000	CAL931113333	Active	FED_RCRA_TSD
A & H PERFORMANCE & BODY	12157 BRANFORD ST UNIT #10, SUN VALLEY, CA 91352	CAL000437450	Active	FED_RCRA_TSD
AIR COMPONENTS WEST	12177 BRANFORD ST. UNIT A, SUN VALLEY, CA 91352	CAC002989475	Active	FED_RCRA_TSD
WHITEMAN AIRPORT	12653 OSBORNE ST, PACOIMA, CA 91331	CAL000000901	Active	FED_RCRA_TSD
MENNYS TRANSMISSION & AUTO REPAIR	12630 OSBORNE ST #2, PACOIMA, CA 91331	CAL000440914	Active	FED_RCRA_TSD
IMAGE MOVER, INC.	10051 BRADLEY AVE, PACOIMA, CA 91331	CAC002986458	Active	FED_RCRA_TSD
ALEX PRECISION MACHINE	12734 BRANFORD ST STE 15, PACOIMA, CA 91331	CAL000383837	Active	FED_RCRA_TSD
TRANSS AUTO CARE	9931 SAN FERNANDO RD, PACOIMA, CA 91331-0000	CAL000256623	Active	FED_RCRA_TSD
HI TECH AUTO N SMOG	9931 SAN FERNANDO RD UNIT 1-A, PACOIMA, CA 91331	CAL000442159	Active	FED_RCRA_TSD
DANNY HERRERA	12721 OTTOMAN ST, PACOIMA, CA 91331	CAC002998435	Active	FED_RCRA_TSD

Sites Missing Key Location Information

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Report Date: 08/26/2024
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Many environmental sites in the databases searched have incomplete address information and cannot be precisely located. They are, therefore, considered "unlocatable" with the geocoding methods used in this Report, and could potentially be anywhere in the Property city, county, or state. The table below includes unlocatable sites whose address contains a zip code that matches the Property zip code or matches a neighboring zip code whose boundary is within the radius distance searched. The sites listed are not necessarily within one mile of the Property, and they are not included on the site map in this Report. The databases searched include a large number of unlocatable addresses, and the list below is limited to a maximum of 30 sites per database searched. If you wish to view a **full list** of ALL unlocatable sites in California, please download the full list from our website at the following address:

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

Site Name	Address	Case No.	Status	Database
EXXONMOBIL - FOUGHMAND, HAMID	9115 N. WOODMAN AV, ARLETA, CA 91331	N/P	N/P	CA_HIST_UST
G&M OIL CO., INC. #107	13255 W. OSBORNE ST., ARLETA, CA 91331	N/P	N/P	CA_HIST_UST
LAFD- FIRE STATION 81	14123 W. NORDHOFF ST, LOS ANGELES, CA 91331	N/P	N/P	CA_HIST_UST
AMERICAN ETCHING & MANUFACTURING	13720 W DESMOND ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
AMERICAN ETCHING & MANUFACTURING	13733 W DESMOND ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
AMERICAN ETCHING & MANUFACTURING	13724 W DESMOND ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
AMERICAN ETCHING & MANUFACTURING	13730 W DESMOND ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
ARCO - AMPM MINI MARKET #82307	13150 W. OSBORNE ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
ARCO - MOON, CHANG YOON	11203 N. GLENOAKS BL, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
ARCO - PRESTIGE STATIONS, INC #9537	10050 N. LAUREL CANYON BL, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
ARCO - PRESTIGE STATIONS, INC #9592	8600 N. WOODMAN AVE, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
ARCO - PRESTIGE STATIONS, INC #9630	12957 W. VAN NUYS BL, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
ASHLAND DISTRIBUTION COMPANY	11071 N. SUTTER AVE, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
BLACK & WHITE GARAGE INC	10857 N. SAN FERNANDO ROAD, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
CITY OF LA - DEPT OF GEN SRVCS/FLEET SRVCS	9701 N. SAN FERNANDO RD, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
CON-WAY WESTERN EXPRESS INC	12466 W. MONTAGUE ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
D & K MILK PALACE (ULTRAMAR)	11045 N. GLENOAKS BL, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
G.T. MINI-MARKET	13151 W. VAN NUYS BL, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
HOLCHEIM INC	13546 W. DESMOND ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
LAPD - FOOTHILL, MOTOR TRANSPORT DIVISION	12760 W. OSBORNE ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
LAUREL CANYON SHELL	10685 N. LAUREL CANYON BL, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
MARKOVITCH SERVICE	11113 N. SAN FERNANDO RD, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
PACOIMA AUTOMOTIVE INC	11113 N. SAN FERNANDO RD, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
PACOIMA MOBIL	13570 W. VAN NUYS BL, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
QUIGLEY MACHINERY MOVING CO INC	12653 W. OSBORNE ST., PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
ROADWAY EXPRESS INC	12355 W. MONTAGUE ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
UNOCAL - HAWATMEH, ELIAS 30949-5662	13235 W. OSBORNE ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
UNOCAL #5704 - TOSCO CORPORATION	13812 W. VAN NUYS BL, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
VAN'S AUTO REPAIR	13455 W. OSBORNE ST, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
VERIZON CALIFORNIA INC	13461 W. VAN NUYS BL, PACOIMA, CA 91331	N/P	N/P	CA_HIST_UST
MOUNT HARVARD #301287	1 MOUNT HARVARD, LA CANADA *FLINTRIDGE, CA 91011	N/P	N/p	CA_AST
10700 STUDEBAKER ROAD	10700 STUDEBAKER ROAD, 19, CA 90240	N/P	N/p	CA_AST
CAMP 11 CA DEPT OF CORR INMATES	8800 W SOLEDAD CYN RD, ACTON, CA 93510	N/P	N/p	CA_AST
PACIFIC BELL (AVLNCA11)	135 N WHITTLEY AVE., AVALON, CA	N/P	N/p	CA_AST
AZUSA	975 INDUSTRIAL AVE., AZUSA, CA 91702	N/P	N/p	CA_AST



FANHD Commercial Resale Property Disclosure Reports

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Property Address: 12455 BRANFORD ST #9
 PACOIMA, LOS ANGELES COUNTY, CA 91331
 ("Property")

APN: 2624-019-024
Report Date: 08/26/2024
Report Number: 3353552

Site Name	Address	Case No.	Status	Database
UPPER GORGE POWER PLANT	OWENS RIVER OFF GORGE RD., BISHOP, CA	N/P	N\p	CA_AST
SUNSTATE EQUIPMENT CO BURBANK	205 W MANGOLIA, BURBANK, CA 91502	N/P	N\p	CA_AST
LA COUNTY FIRE DEPT STATION 125	5215 N LAS VIRGENES RD, CALABASAS, CA 91302	N/P	N\p	CA_AST
DE SOTO FACILITY	8900 DESOTO AVE., CANOGA PARK, CA 91304	N/P	N\p	CA_AST
SOLEDAD	13900 LANG STATION ROAD, CANYON COUNTRY, CA 91351	N/P	N\p	CA_AST
ASHLAND DISTRIBUTION CO	20915 S WILIMINGTON PARK AVE, CARSON, CA 90810	N/P	N\p	CA_AST
FEDEX GROUND PACKAGES SYSTEMS INC	1725 CHARLES WILLIARD ST, CARSON, CA 90746	N/P	N\p	CA_AST
EL REAL PUMP STATION	1007 E LOMITA, CARSON, CA	N/P	N\p	CA_AST
PRC, CARSON	16604 S. SAN PEDRO, CARSON, CA	N/P	N\p	CA_AST
SUNSTATE EQUIPMENT	17310 S. MAIN STREET, CARSON, CA 90248	N/P	N\p	CA_AST
CERRITOS DODGE	18827 STUBAKER ROAD, CERRITOS, CA 90703	N/P	N\p	CA_AST
EAST LOS ANGELES YARD	4341 E. WASHINGTON BLVD., CITY OF COMMERCE, CA 90023	N/P	N\p	CA_AST
CITY OF INDUSTRY YARD	17225 EAST ARENTH AVE, CITY OF INDUSTRY, CA 91744	N/P	N\p	CA_AST
JOHNSON LIFT/HYSTER	2600 S. PECK RD., CITY OF INDUSTRY, CA 91716	N/P	N\p	CA_AST
PUENTE HILLS LANDFILL	13130 CROSSROADS PARKWAY SOUTH, CITY OF INDUSTRY, CA 91746	N/P	N\p	CA_AST
COMMERCE RAILYARD	6300 E. SHEILA ST., COMMERCE, CA 90023	N/P	N\p	CA_AST
FOREST LAWN MEMORIAL-PARK, COVINA	21300 VIA VERDE DRIVE, COVINA, CA 91723	N/P	N\p	CA_AST
CA - 098	18301 E. ARENTH AVE., CTY OF INDUSTRY, CA 91744	N/P	N\p	CA_AST
CA-005	14804 EAST VALLEY BLVD, CTY OF INDUSTRY, CA	N/P	N\p	CA_AST
DAVID DOWNS COMPANY	4539 CECELIA ST., CUDAHY, CA 90201	N/P	N\p	CA_AST
BALFOUR BEATTY	2532 SAWTELLE BLVD, CULVER CITY, CA 90064	N/P	N\p	CA_AST
WESTSIDE VOLVO SERVICE DEPT	11201 W WASHINGTON BLVD, CULVER CITY, CA 90230	N/P	N\p	CA_AST
PACIFIC BELL (ELMNCA01)	3614 NORTH CENTER AVE., EL MONTE, CA	N/P	N\p	CA_AST
HYPERION TERMINAL TOWERS	818 W. IMPERIAL HWY., EL SEGUNDO, CA 90044	N/P	N\p	CA_AST
SCHOLL CANYON LANDFILL	3001 SCHOOL CANYON RD, GLENDALE, CA 91206	N/P	N\p	CA_AST
FIRST STUDENT, INC. #20461	1600 NORTH LINCOLN, PASADENA, CA 91103	CA0000014357	N/P	CA_HWIS
QUALAWASH HOLDINGS, LLC	8332 WILCOX AVE, SOUTH GATE, CA 90280	CA0000031997	N/P	CA_HWIS
HONDA OF HOLLYWOOD	6525 SANTA MONICA BLVD, HOLLYWOOD, CA 90038	CA0000134197	N/P	CA_HWIS
RITE AID #5456	11321 NATIONAL BLVD, WEST LOS ANGELES, CA 90064	CA0000228379	N/P	CA_HWIS
DEFENSE FUEL SUPPORT POINT (DFSP SAN PEDRO)	NAVY MOLE PIER 12, LONG BEACH, CA 90822	CA0000737858	N/P	CA_HWIS
KNBC MT WILSON TRANSMITTER	4 VIDEO RD, MOUNT WILSON, CA 91023	CA0001018266	N/P	CA_HWIS
L.A.C.M.T.A.	14724 AVIATION BLVD, HAWTHORNE, CA 90250	CA0001022607	N/P	CA_HWIS
RITE AID #5538	2647 W FOOTHILL BLVD, LA CRESCENTA, CA 91214	CA0001037837	N/P	CA_HWIS
THE BOEING COMPANY - AFP42	1500 E AVENUE M M/C 841-PL01, PALMDALE, CA 93550	CA1570090075	N/P	CA_HWIS
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION SANTA SUSANA FIELD LAB	5800 WOOLSEY CANYON RD, CANOGA PARK, CA 91304	CA1800090010	N/P	CA_HWIS
WLA VA GLAHS	11301 WILSHIRE BLVD, LOS ANGELES, CA 90073	CA2360030033	N/P	CA_HWIS
USPS-INDUSTRY PROCESSING & DISTRIBUTION CENTER	15421 E GALE AVE, CITY OF INDUSTRY, CA 91715	CA3180090604	N/P	CA_HWIS
LOCKHEED MARTIN AERONAUTICS COMPANY	20TH ST EAST AND AVE M, PALMDALE, CA 93550	CA5570090048	N/P	CA_HWIS
FEDERAL PRISON INDUSTRIES INC	TERMINAL ISLAND, SAN PEDRO, CA 90731	CA7151415455	N/P	CA_HWIS
USCG BASE LOS ANGELES LONG BEACH	1001 SEASIDE AVE, SAN PEDRO, CA 90731	CA9690308730	N/P	CA_HWIS
JET PROPULSION LABORATORY	4800 OAK GROVE DR, PASADENA, CA 91109	CA9800013030	N/P	CA_HWIS
QUEEN ELIZABETH IMO#6477438	BERTHS 91, 92, 93, SAN PEDRO, CA 90731	CA9906477436	N/P	CA_HWIS



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CRYSTAL SYMPHONY IMO#9066667	BERTH 92, SAN PEDRO, CA 90731	CA9909066667	N/P	CA_HWIS
AURORA IMO#9169524	BERTHS 91, 92, 93, SAN PEDRO, CA 90731	CA9909169524	N/P	CA_HWIS
EMERALD PRINCESS IMO# 9333151	BERTH 91/92, SAN PEDRO, CA 90731	CA9909333151	N/P	CA_HWIS
RUBY PRINCESS IMO 9378462	BERTH 93, SAN PEDRO, CA 90731	CA9909378462	N/P	CA_HWIS
JOAN DOYLE	12445 CLARETTE STREET, PACOIMA, CA 91331	CAC002897885	N/P	CA_HWIS
REBECCA CASILLAS	13428 GAGE STREET, PACOIMA, CA 91331	CAC002901081	N/P	CA_HWIS
SUE SWEETMAN	14237 GAON ST, ARLETA, CA 91331	CAC002903949	N/P	CA_HWIS
JETHEL PRUBEAUX	13852 FYLMAR ST., PACOIMA, CA 91331	CAC002907188	N/P	CA_HWIS
TESORO LOGISTICS	LAT/LONG_USED, LOS ANGELES, CA 91331	CAC002919464	N/P	CA_HWIS
RUSH TRUCK CENTER	12200 MONTAGUE ST., PACOIMA, CA 91331	CAC002936706	N/P	CA_HWIS
LAUSD/ MACLAY JH	12540 PIERCE AVE, PACOIMA, CA 91331	CAD982039661	N/P	CA_HWIS
LOS ANGELES COUNTY FIRE DEPARTMENT - PACOIMA AIR OPS JET FUEL TANK	12605 OSBORNE ST-PAC FAC, PACOIMA, CA 91331	CAL931113333	N/P	CA_HWIS
COSTCO WHOLESALE NO 1071	13550 W PAXTON ST, PACOIMA, CA 91331	CAR000204552	N/P	CA_HWIS
	SEE LAT LONG, LONG BEACH, CA 0	1248574	Open	FED_ERNS
LONG BEACH OUTER HARBOR	, LONG BEACH, CA 0	1252797	Open	FED_ERNS
BETWEEN WALMART AND LOWES IN THE BACK NEAR THE RECEIVING AREA	7250 CARSON BLVD, LONG BEACH, CA 0	1235821	Open	FED_ERNS
	14874 ENVOY STREET, SYLMAR, CA 0	1236224	Open	FED_ERNS
	324 WEST EL SEGUNDO BLVD, EL SEGUNDO, CA 90245	1236438	Open	FED_ERNS
REFINERY	2402 EAST ANAHEIM STREET, WILMINGTON, CA 90744	1241534	Open	FED_ERNS
	61 S PINE AVE, LONG BEACH, CA 0	1241754	Open	FED_ERNS
	337 AGOSTINO RD, SAN GABRIEL, CA 0	1244341	Open	FED_ERNS
	852 ALPHA STREET, DUARTE, CA 0	1246481	Open	FED_ERNS
	1101 E. SPRING ST., LONG BEACH, CA 0	1248755	Open	FED_ERNS
	118 WEST CLEVELAND AVE, MONTEBELLO, CA 0	1250662	Open	FED_ERNS
PACIFIC OCEAN	6900 PACIFIC AVENUE, PLAYA DEL REY, CA 90293	1253047	Open	FED_ERNS
FUEL PIER AT MARINA DEL RAY	13800 BORA BORA WAY, MARINA DEL REY, CA 0	1253501	Open	FED_ERNS
PACIFIC OCEAN	330 SOUTH PINE AVE, LONG BEACH, CA 0	1256823	Open	FED_ERNS
	1109 W BEVERLY BLVD, MONTEBELLO, CA 90640	1258630	Open	FED_ERNS
DIRECTLY IN FRONT OF THIS ADDRESS	24734 MILL VALLEY WAY, CARSON, CA 90745	1259824	Open	FED_ERNS
	8452 MELVIN AVE, NORTHRIDGE, CA 91324	1260347	Open	FED_ERNS
	324 W EL SEGUNDO BLVD, EL SEGUNDO, CA 0	1262195	Open	FED_ERNS
SOUTH SHORE LAUNCH RAMP	590 QUEENS WAY DR, LONG BEACH, CA 0	1262249	Open	FED_ERNS
	198 WEST CLEVELAND AVENUE, MONTEBELLO, CA 0	1262775	Open	FED_ERNS
	2050 JOHN S. GIBSON BLVD, SAN PEDRO, CA 90731	1265331	Open	FED_ERNS
PRIVATE RESIDENCE	3595 SANTA FE AVE, LONG BEACH, CA 0	1265649	Open	FED_ERNS
	936 N MARIPOSA AVE, LOS ANGELES, CA 90029	1265696	Open	FED_ERNS
	2050 JOHN S. GIBSON BLVD, SAN PEDRO, CA 90731	1266908	Open	FED_ERNS
REFINERY	1660 W. ANAHEIM ST, WILMINGTON, CA 90744	1267259	Open	FED_ERNS
	1139 WEST 225 ST, TORRANCE, CA 90502	1267426	Open	FED_ERNS
HARBOR LIGHT YACHT CLUB	700 QUEENS WAY DRIVE, LONG BEACH, CA 0	1267489	Open	FED_ERNS
	2350 E 223RD ST, CARSON, CA 90810	1268482	Open	FED_ERNS
	324 WEST EL SEGUNDO BLVD, EL SEGUNDO, CA 90245	1270211	Open	FED_ERNS
	350 E SEPULVEDA BLVD, CARSON, CA 0	1270321	Open	FED_ERNS
ALUMTREAT INC	2905 WINOMA AVENUE, BURBANK, CA 915040000	CAD009561911	Closed	CA_DTSC_DEED
DAVID H FELL & CO INC	4176 PACIFIC WAY, CITY OF COMMERCE, CA 900230000	CAD981384332	Closed	CA_DTSC_DEED
Frontier California, Inc.: Martin Luther King CO	1698 Martin Luther King Blvd, Long Beach, CA 90813	1392	N/P	CA_GEO_UST
Frontier California: Quartz Hill CO	42727 N 50th St, W. Quartz Hill, CA 93536	LACoFA0001468	N/P	CA_GEO_UST
UNITED #189	123 Grand Ave, WEST COVINA, CA 91791	LACoFA0012895	N/P	CA_GEO_UST



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SAN GABRIEL DAM & RESERVOIR	9700 N SAN GABRIEL CANYON RD, AZUSA, CA 91702	LACoFA0023389	N/P	CA_GEO_UST
RECEIVING STATION R	13945 N SAN FERNANDO RD, GRANADA HILLS, CA 91344	FA0025091	N/P	CA_GEO_UST
Diana's Pet Grooming	458, Montebello, CA 90640	LACoFA	N/P	CA_GEO_UST
Frontier California: Covina CO	160 Badillo Street, Covina, CA 91723	LACoFA0004718	N/P	CA_GEO_UST
KCBS/KCAL TV Transmitter Site	1600 WEATHERVANE, Mt. Wilson, CA 91023	LACoFA0018437	N/P	CA_GEO_UST
BADGER AVENUE BRIDGE	801 S Henry Ford Ave, LONG BEACH, CA 90802	HC00004480	N/P	CA_GEO_UST
Torrance Logistics Company LLC - Southwest Terminal II	551 Pilchard St, Terminal Island, CA 90731	FA0003674	N/P	CA_GEO_UST
UNITED #101	450 El Segundo Blvd, LOS ANGELES, CA 90061	LACoFA0009684	N/P	CA_GEO_UST
UNITED #174	4008 W Rosecrans Ave, Lawndale, CA 90250	LACoFA0022412	N/P	CA_GEO_UST
Verizon Business - DOHLCA	17900 S Central Ave, Carson, CA 90746	LACoFA0007004	N/P	CA_GEO_UST
CEDARS-SINAI MEDICAL CENTER	8723 W ALDEN DR RM 157, LOS ANGELES, CA 90048	FA0002414	N/P	CA_GEO_UST
The Walt Disney Company Service Station	2101 W RIVERSIDE DR, BURBANK, CA 91506	LACoFA0022059	N/P	CA_GEO_UST
SUSD Maintenance & Operations Facility	26501 Ruether Dr, Santa Clarita, CA 91351	LACoFA0012783	N/P	CA_GEO_UST
KTLA BROADCASTING CO	MT WILSON - RED BOX RD # C, ANGELES NATIONAL FOREST, CA 91023	LACoFA0018436	N/P	CA_GEO_UST
HONOR RANCHO A (NCT-1)	BISCAILUZ DR, CASTAIC, CA 91384	LACoFA0014118	N/P	CA_GEO_UST
KBIG Transmitter	0 Video Rd, LA CANADA FLINTRIDGE, CA 91012	LACoFA0028376	N/P	CA_GEO_UST
COMMUNICATIONS RELAY LLC	22000 W OAT MOUNTAIN WAY, CHATSWORTH, CA 91311	LACoFA0019063	N/P	CA_GEO_UST
THE PACKARD HUMANITIES INST	26155 ROCKWELL CANYON RD, SANTA CLARITA, CA 91355	LACoFA0045082	N/P	CA_GEO_UST
Golden Valley Shell	19415 Golden Valley Rd, Santa Clarita, CA 91387-1474	LACoFA0042636	N/P	CA_GEO_UST
Caltrans Parcel 76132 Pearblossom	12515 PEARBLOSSOM HWY # 2, PEARBLOSSOM, CA 93553	LACoFA0020404	N/P	CA_GEO_UST
57EXPRESS	3111 S TEMPLE AVE, POMONA, CA 91768	LACoFA0026242	N/P	CA_GEO_UST
LA CO ISD/HAUSER PEAK	0 Sierra Pelona Mtwy, ACTON, CA 93551	LACoFA0035721	N/P	CA_GEO_UST
NORTHROP GRUMMAN SYSTEMS CORP (SITE 4)	3520 E. COLUMBIA WAY (E. Avenue M), PALMDALE, CA 93550	AR0004310	N/P	CA_GEO_UST
KNBC STATION-MT WILSON TRANSMITTER	4 VIDEO RD, MOUNT WILSON, CA 91023	LACoFA0018439	N/P	CA_GEO_UST
AVALON FUEL DOCK	2 CASINO WAY, AVALON, CA 90704	LACoFA0006761	N/P	CA_GEO_UST
LA MIRADA PUMP STATION	16107 E ALICANTE RD, LA MIRADA, CA 90638	LACoFA0002295	N/P	CA_GEO_UST
LA CO DPW SMD Commerce Center Pump Station	28550 COMMERCE CENTER DR, VALENCIA, CA 91355	LACoFA0033911	N/P	CA_GEO_UST
Church - Dump	Drumm and Blinn, Wilmington (In Los Angeles), CA 90744	19-AR-5151	Closed	CA_SWIS
EXIDE TECHNOLOGIES INCORPORATED	2700 SOUTH INDIANA STREET, VERNON, CA 90058	CAD097854541	Open	FED_SEMS_ACTIVE
JOE'S PLASTICS	5725 DISTRICT BLVD., VERNON, CA 90058	CAD983624230	Open	FED_SEMS_ACTIVE
BRACKETT FIELD	1645 McKinley Avenue, LA VERNE, CA 91750	CAN000904212	Closed	FED_SEMS_ACTIVE
CUSTOM CHEMICAL FORMULATORS	4630 Cecelia Street, CUDAHY, CA 90201	CAN000905408	Open	FED_SEMS_ACTIVE
AAD VERNON TRUCK SITE	37TH AND IRVING ST., VERNON, CA 90058	CAN000905684	Open	FED_SEMS_ACTIVE
CUSTOMS MUNITIONS SITE (COMPTON)	US CUSTOMS WAREHOUSE, COMPTON, CA 90220	CAN000905865	Open	FED_SEMS_ACTIVE
FIR AVENUE MERCURY SPILL SITE	Postal Address is unavailable for the Site, INGLEWOOD, CA	CAN000908531	Open	FED_SEMS_ACTIVE
UNIVERSAL STUDIOS BACKLOT FIRE	Postal Address is unavailable for the Site, UNIVERSAL CITY, CA	CAN000908601	Open	FED_SEMS_ACTIVE
TUJUNGA WELLFIELD SITE DISCOVERY	ROSCOE BLVD AND NAGLE AVENUE, PACOIMA, CA 91352	CAN000908605	Closed	FED_SEMS_ACTIVE
INDUSTRIAL METAL PLATING	12300 BRANFORD, SUN VALLEY, CA 91352-2316	CAN000908679	Closed	FED_SEMS_ACTIVE
FLOWSERVE CORPORATION	Postal Address is unavailable for the Site, , CA	CAN000909370	Open	FED_SEMS_ACTIVE
JACK ENGLE AND COMPANY	8440 SOUTH ALAMEDA ST, SOUTHGATE, CA 90280	CAN000920171	Open	FED_SEMS_ACTIVE
MIL-SPEC PLATING CORPORATION	2134 Seaman Ave, S. EL MONTE, CA 91733	CAN000921001	Open	FED_SEMS_ACTIVE
LANCASTER RED MUNITIONS	Postal Address is unavailable for the Site, LANCASTER, CA 93536	CASFN0905444	Open	FED_SEMS_ACTIVE



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SAN GABRIEL RIVER RESPONSE	SAN GABRIEL RIVER, CITY OF INDUSTRY, CA 91745	CASFN0905450	Open	FED_SEMS_ACTIVE
SANTA CLARITA GREENWASTE FIRE	PINE ST/SAN FERNANDO RD, NEWHALL, CA 91321	CASFN0905451	Open	FED_SEMS_ACTIVE
CALAIR INT'L - S.W. MATERIALS	1724 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476382	Closed	FED_SEMS_ARCHIVE
PIPCO INT'L CORP.	1757 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476390	Closed	FED_SEMS_ARCHIVE
SANTA MONICA MOLD SHOP	1812-1814 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476408	Closed	FED_SEMS_ARCHIVE
J. E. YOUNG PIPELINE CO.	1716 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476424	Closed	FED_SEMS_ARCHIVE
SWISSOMATIC PRODUCTS	1818 STANDFORD AVE., SANTA MONICA, CA 90404	CA0000476432	Closed	FED_SEMS_ARCHIVE
ARMAL MFG. CO.	1660 STANFORD AVE., SANTA MONICA, CA 90404	CA0000476440	Closed	FED_SEMS_ARCHIVE
EDSAL PRODUCTS	1746 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476481	Closed	FED_SEMS_ARCHIVE
T.H. NUGIER CO. / CARSON MFG. CO.	1758 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476515	Closed	FED_SEMS_ARCHIVE
H. BEHLEN & BROS.	1755 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476531	Closed	FED_SEMS_ARCHIVE
W.S. RHOADES PLASTICS PRODUCTS	1740 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476556	Closed	FED_SEMS_ARCHIVE
HIGHLAND ENG. CO.	1942 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476564	Closed	FED_SEMS_ARCHIVE
W.C. PRODUCTS INC.	1748 BERKELEY AVE., SANTA MONICA, CA 90404	CA0000476598	Closed	FED_SEMS_ARCHIVE
WARD OIL	2600 NEBRASKA AVE., SANTA MONICA, CA 90404	CA0000476762	Closed	FED_SEMS_ARCHIVE
SPAZIER SOAP CHEMICAL	2400 NEBRASKA AVE., SANTA MONICA, CA 90404	CA0000476788	Closed	FED_SEMS_ARCHIVE
SPC ELECTRONIC RESEARCH	2500 NEBRASKA AVE., SANTA MONICA, CA 90404	CA0000476812	Closed	FED_SEMS_ARCHIVE
MCDONNELL-DOUGLAS AIRCRAFT FACILITY	OLYMPIC BLVD. AND CENTINELA BLVD., SANTA MONICA, CA 90404	CA0000485326	Closed	FED_SEMS_ARCHIVE
DUMPSITE #1	INT DEWEY & WALGROVE AVE, SANTA MONICA, CA 90405	CA0001097450	Closed	FED_SEMS_ARCHIVE
VETERANS ADMINISTRATION MCWLA	11296 WILSHIRE & SAWFELLE BLVD, LOS ANGELES, CA 90073	CA2360030033	Closed	FED_SEMS_ARCHIVE
LAWNDALE ANNEX LAAFB	14724 S AVAIAION BLVD, HAWTHORNE, CA 90260	CA2570090215	Closed	FED_SEMS_ARCHIVE
WHITE POINT FORMER NIKE SITE	WESTERN & 25TH STS, SAN PEDRO, CA 90732	CA2570090371	Closed	FED_SEMS_ARCHIVE
PORTSMOUTH NAVAL HOUSING AREA	25TH ST & EL ANITA DR, SAN PEDRO, CA 90732	CA3170090499	Closed	FED_SEMS_ARCHIVE
FORT MACARTHUR	PACIFIC AVE, SAN PEDRO, CA 90731	CA5690331330	Closed	FED_SEMS_ARCHIVE
ANGELES NATL FOREST	LOS PINETOS STORAGE RT 1, SAUGUS, CA 91350	CA7122390399	Closed	FED_SEMS_ARCHIVE
WILMINGTON BOAT MOVERS	2523 NORTH CUSHING AVENUE, WILMINGTON, CA 90744	CAC000301161	Closed	FED_SEMS_ARCHIVE
GUARDSMAN CHEMICALS INC	9845 MILLER WAY, LOS ANGELES, CA 90069	CAD000096305	Closed	FED_SEMS_ARCHIVE
BORDEN CHEM (OLD SITE)	LONG BEACH, LONG BEACH, CA 90800	CAD000605444	Closed	FED_SEMS_ARCHIVE
SPADRA LDFL	4125 W VALLEY BLVD, WALNUT, CA 91789	CAD000607705	Closed	FED_SEMS_ARCHIVE
LOS ANGELES COUNTY AGRICULTURAL COMM	8831 E SLAUSON AVE, PICO RIVERA, CA 90660	CAD000626077	Open	FED_SEMS_ARCHIVE
NORTHROP CORP AIRCRAFT DIV	2203 DOMINGUEZ AVE, TORRANCE, CA 90501	CAD000627349	Open	FED_SEMS_ARCHIVE
NORTHROP CORP AIRCRAFT DIV	14525 OCEANGATE, HAWTHORNE, CA 90250	CAD000627398	Open	FED_SEMS_ARCHIVE
LAPD Harbor Range	2981 N Gaffey Street, Los Angeles, CA 90731	60003407	Open	CA_ENVIROSTOR_CLEANUP
OPTICAL RADIATION CORPORATION	13000 OPTICAL DRIVE, AZUSA, CA 91702	19340729	Open	CA_ENVIROSTOR_CLEANUP
TED HAMMETT (CARSON)	EAST OF ALAMEDA & NORTH OF SEPULVEDA, CARSON, CA 90745	19290283	Open	CA_ENVIROSTOR_CLEANUP
CALTRANS I-105 FRWY PROJ 2,PCLS 10,11,12	BETWEEN HAWTHORNE BLVD & LONG BEACH FRWY, LOS ANGELES, CA 90012	19990001	Closed	CA_DTSC_RESPONSE
CALTRANS I-105 FRWY PROJ 1, PCLS 3,4,14	BETWEEN HAWTHORNE BLVD & LONG BEACH FRWY, LOS ANGELES, CA 90012	19990008	Closed	CA_DTSC_RESPONSE
PALMDALE FIELD	70TH STREET, 0.25 MILES N OF AVENUE N, PALMDALE, CA 93550	19990013	Open	CA_ENVIROSTOR_CLEANUP
UNION OIL CO OF CA LA MARINE TERMINAL	BERTH 150 PIER A ST (BERTHS 149,150,151), WILMINGTON, CA 90744	19281189	Open	CA_ENVIROSTOR_CLEANUP
WILMINGTON DUMP	N E CORNER OF ALAMEDA & RANDOLPH, HUNTINGTON PARK, CA 90255	19490124	Open	CA_ENVIROSTOR_CLEANUP
PACIFIC AIRMOTIVE	HANG#2 UNITED AIRPORT UNION AIR TERMINAL, BURBANK, CA 91500	19420027	Open	CA_ENVIROSTOR_CLEANUP
LOS ANGELES HARBOR BERTH 115	HARBOR BLVD, SAN PEDRO, CA 90731	19490187	Open	CA_ENVIROSTOR_CLEANUP



FANHD Commercial Resale Property Disclosure Reports

Environmental Screening Report

For LOS ANGELES County

Property Address: 12455 BRANFORD ST #9
 PACOIMA, LOS ANGELES COUNTY, CA 91331
 ("Property")

APN: 2624-019-024
Report Date: 08/26/2024
Report Number: 3353552

Site Name	Address	Case No.	Status	Database
SOIL MANAGEMENT METHOD, INC	WILMINGTON AVENUE & LOMITA BLVD, CARSON, CA 90745	19490189	Open	CA_ENVIROSTOR_CLEANUP
PLAYA VISTA	WEST OF 405 FREEWAY, SW OF 90 FREEWAY, MARINA DEL REY, CA 90292	19370361	Open	CA_ENVIROSTOR_CLEANUP
INTERNATIONAL PAPER CABINET DIVISION	1550 HERON AVENUE, LA MIRADA, CA 90638	19240019	Open	CA_ENVIROSTOR_CLEANUP
RICHFIELD OIL CORPORATION	123 WEST HADLEY, SANTA FE SPRINGS, CA 90670	19130033	Open	CA_ENVIROSTOR_CLEANUP
WESTCHESTER 3 ACRE PROPERTY	ARIZONA CIR, ARIZONA AVE & CENTINELA AVE, LOS ANGELES, CA 90045	19650010	Open	CA_ENVIROSTOR_CLEANUP
CLAREMONT VILLAGE EXPANSION	FIRST STREET AND CORNELL AVE., CLAREMONT, CA 91711	19000039	Open	CA_ENVIROSTOR_CLEANUP
SAN GABRIEL VALLEY MOSQUITO ABATEMENT DT	1145 & 1133 NORTH AZUSA CANYRON ROAD, WEST COVINA, CA 91790	19800026	Open	CA_ENVIROSTOR_CLEANUP
NIKE BATTERY SITE NO.29, PUENTE HILLS	PUENTE HILLS REGION OF LOS ANGELES, LA PUENTE, CA 91748	19970015	Open	CA_ENVIROSTOR_CLEANUP
MOUNT DISAPPOINTMENT AIR NATIONAL GUARD	4 MILES NORTHEAST OF MOUNT WILSON, LOS ANGELES, CA 91024	19970014	Open	CA_ENVIROSTOR_CLEANUP
FORMER DYNA-CHROME	6700 1/4 FLORENCE AVE & 6645 CLARA STREET, BELL GARDENS, CA 90210	60002491	Closed	CA_ENVIROSTOR_CLEANUP
SOLEDAD CANYON PROPERTY	SOLEDAD CANYON & PENLON ROAD, SANTA CLARITA, CA 91351	19990044	Open	CA_ENVIROSTOR_CLEANUP
Skyline Ranch Elementary School Project	North Side of Skyline Ranch Road and Status Street, Santa Clarita, CA 91351	60003760	Open	CA_ENVIROSTOR_CLEANUP
UNION PACIFIC RAILROAD	BETWEEN WARDLOW RD., LONG BEACH, & 36TH, LAKEWOOD, CA 90580	19400018	Open	CA_ENVIROSTOR_CLEANUP
Colima Road	16403-16415 East Colima Road, Hacienda Heights, Hacienda Heights, CA 91745	60003230	Open	CA_ENVIROSTOR_CLEANUP
HEALTHVIEW TERRACE	3540 MARIN LUTHER KING JR. BLVD., SAN PEDRO, CA 90731	19720053	Open	CA_ENVIROSTOR_CLEANUP
ALAMS CLEANERS	1846 ROUTE 66 (FORMERLY ALOSTA AVE.), GLENDORA, CA 91740	19720061	Open	CA_ENVIROSTOR_CLEANUP
GREENWAY TRAIL PROJECT	RR RT OF WY(SAN GABRIEL RIV TO MILLS AV), WHITTIER, CA 90605	19000023	Open	CA_ENVIROSTOR_CLEANUP
TRW Space & Defense	Space Park Drive & Doolittle Drive, Redondo Beach, CA 90278	71002875	Open	CA_ENVIROSTOR_CLEANUP
Carson-Marine Terminal-Mormon Island	Berts 167, 168 & 169, Wilmington, CA 90744	71003498	Open	CA_ENVIROSTOR_CLEANUP
FRMR MONTGOMERY WARDS AUTO SERVICE	NEAR FASHION WAY AND MADRONA AVE., TORRANCE, CA 90503	19750105	Open	CA_ENVIROSTOR_CLEANUP
CULVER CITY DOG PARK	JEFFERSON + DUGUESNE AVE., CULVER CITY, CA 90232	19790007	Open	CA_ENVIROSTOR_CLEANUP
VETERAN'S ADMINISTRATION HOSPITAL SITE	WILSHIRE AND SAWTELLE BOULEVARDS, LOS ANGELES, CA 90073	19800021	Open	CA_ENVIROSTOR_CLEANUP
San Pedro Basin Deepwater Disposal Sites	San Pedro Basin (Between the Coast of Catalina Island and Long Beach, CA), Long Beach, CA 90802	60003073	Open	CA_DTSC_RESPONSE
U.S. EPA San Gabriel Valley - Booster Station	Covers various cities, El Monte, CA 91732	60003743	Open	CA_DTSC_RESPONSE
SITE 2 TANK 2-11 BLDG 211	2500 AVE M E, Palmdale, CA 93550	T0603700344	Closed	CA_LUST
AT&T	APN 9231-204-1-778, MT GLEASON, CA 91042	T0603700241	Closed	CA_LUST
ASHLAND DISTRIBUTION COMPANY	CARE OF M O C PRODUCTS, PACOIMA, CA 91331	CAP000098434	Active	FED_RCRA_GEN
ASHLAND DISTRIBUTION COMPANY	CARE OF M O C PRODUCTS, PACOIMA, CA 91331	CAP000098434	Active	FED_RCRA_TSD



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Description of 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: 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.

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: 23 May 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.

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: 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.

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



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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: 23 May 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.

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: 13 Jun 2024

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).



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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: 06 Jun 2024

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: 18 Apr 2024

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: 06 Jun 2024

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: 25 Apr 2024

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: 23 May 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.

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



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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: 25 Apr 2024

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>.

END OF ENVIRONMENTAL SCREENING REPORT SECTION



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TERMS and CONDITIONS

ACCEPTANCE OR USE OF THIS REPORT CONSTITUTES APPROVAL AND ACCEPTANCE OF THE TERMS, CONDITIONS, AND LIMITATIONS 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 2023-2024 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 2023-2024 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.



FANHD Commercial Resale Property Disclosure Reports

Terms and Conditions

Property Address: 12455 BRANFORD ST #9
PACOIMA, LOS ANGELES COUNTY, CA 91331
("Property")

APN: 2624-019-024
Report Date: 08/26/2024
Report Number: 3353552

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 REPORT