

## **FANHD Commercial Resale Property Disclosure Reports**

## Disclosure Report Signature Page 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

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

DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete FANHD Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.

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

The following are representations made by the transferor and his or her agent(s) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL F Yes	LOOD HAZA No_ <b>X</b> _	RD AREA (Any type Zone "A" or Do not know and information r	, ,	he Federal Emergency Management Age al jurisdiction	ncy	
AN AREA OF Yes <b>X</b>	POTENTIAL No	<b>FLOODING</b> shown on a dam fai Do not know and information r	•	pursuant to Section 8589.5 of the Govern	ment Code.	
		ARD SEVERITY ZONE pursua of Section 51182 of the Governm		3 or 51179 of the Government Code. T	the owner of this Prop	perty is subject to the
owner of this provide fire pr	Property is survited in the servite of the servite	ubject to the maintenance requi	rements of Section election the	RISK AND HAZARDS pursuant to Section 4291 of the Public Resources Code. Administration of the Public Resources Code. And the Public Resources Code.	ditionally, it is not the	state's responsibility to
AN EARTHQU	J <b>AKE FAULT</b> No <u><b>X</b></u>	<b>ZONE</b> pursuant to Section 2622	of the Public Resou	rces Code.		
A SEISMIC HA		E pursuant to Section 2696 of the Yes (Liquefaction Zone)		Code.		
No_ <b>X</b> _	Map not yet	released by state				
DISASTER. TINDICATORS	HE MAPS OF WHETHE	ON WHICH THESE DISCLOSU ER OR NOT A PROPERTY WILI	JRES ARE BASED L BE AFFECTED B	PROPERTY, TO OBTAIN INSURANCE, ESTIMATE WHERE NATURAL HAZAI A NATURAL DISASTER. TRANSFERE ER HAZARDS THAT MAY AFFECT THE	RDS EXIST. THEY A E(S) AND TRANSFER	RE NOT DEFINITIVE
Signature of T	ransferor(s)		Date	Signature of Transferor(s)		Date
Signature of A	gent		Date	Signature of Agent		Date
Transferor		gent(s) represent that the inform	nation herein is true	and correct to the best of their knowledg	e as of the date signed	by the transferor(s)
1103.7, an disclosure information	d that the repersion of the contained in contained in	presentations made in this Natu substituted disclosure pursuant	ıral Hazard Disclosu to Civil Code Section	faith in the selection of a third-party repor ore Statement are based upon information on 1103.4. Neither transferor(s) nor their re of any errors or inaccuracies in the inf	n provided by the ind agent(s) (1) has indep	ependent third-party endently verified the
Third-Party Dis		ider(s) <u>FIRST AMERICAN REAL</u>	ESTATE DISCLOS	JRES CORPORATION OPERATING THE	ROUGH ITS FANHD DI	<u>VISION</u> .
		he or she has read and unders t constitute all of the transferor's		at. Pursuant to Civil Code Section 1103.6 obligations in this transaction.	3, the representations	in this Natural Hazard
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 <a href="https://orderform.fanhd.com/resources/electronic\_bookshelf/regulatory\_pamphlets">https://orderform.fanhd.com/resources/electronic\_bookshelf/regulatory\_pamphlets</a>.