

JCP-LGS Residential Property Disclosure Reports

Disclosure Report Signature Page For SAN BERNARDINO County

Property Address: 724 N DALLAS AVE

SAN BERNARDINO, SAN BERNARDINO COUNTY, CA 92410

("Property")

APN: 0142-351-08-0000 Report Date: 12/19/2016 Report Number: 2024538

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

DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS 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) 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 transferor and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

| A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "Y") 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 feiture inundation map pursuant to Section 8589.5 of the Government Code. Yes No_X Do not know and information not available from local jurisdiction A VERN HIGH FIRE MAZARD SEVERITY ZONE pursuant to Section 5178 or 5179 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. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the vilidiands unless the Department of presty 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 A REARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code. Yes_(Landside Zone) Yes Liquefaction Zone) No_X A SEISMIC HAZARD SONE pursuant to Section 2696 of the Public Resources Code. Yes_(Landside Zone) Yes Liquefaction Zone) No_M Map not yet released by state_X THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS SIST. THEY ARE NOT DEPINITIVE MAPS. THAT MAY AFFECT THE INSURANCE ASSISTANCE AFTER A DISASTER. THEY MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS SIST. THEY ARE NOT DEPINITIVE DAY OF THE PROPERTY WILL BE A FFECTED BY A NATURAL DISASTER TRANSFREE(S) AND THAT MAY AFFECT THE BY AREA OF THAT MAY AFF | | | | • | · | | | |
|--|--|--|---|--|--|--|--|--|
| A VERY HIGH FIRE HAZARD SEVERTY 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. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government 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 algority for those purposes pursuant to Section 4292 of the Public Resources Code. Yes No_X | | | | | and the second of the second o | anagement Agency | | |
| 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 | AN AREA OF F | OTENTIAL FL | OODING shown on a dam fa | ilure inundation map | pursuant to Section 8589 | .5 of the Government | Code. | |
| maintenance requirements of Section 51182 of the Government Code. Yes No _X | Yes | No_ X | Do not know and information | not available from loc | al jurisdiction | | | |
| A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry, and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Yes No_X_ AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code. Yes No_X_ A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code. Yes (Landslide Zone) Yes (Liquefaction Zone) No Map not yet released by state X_ THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE MIDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSPEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROPESSIONAL ADVICE PEGIFICING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY. Signature of Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s). Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.8, the representation on the statement and Report or (2) is personally aware of any errors or inaccuracles in the information contained on the statement was prepared by the provider below. Third-Party Discl | maintenance re | quirements of S | | | or 51179 of the Gover | nment Code. The ov | vner of this Prope | rty is subject to the |
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| AN EARTHQUAKE FAULT ZONE pursuant to Section 2692 of the Public Resources Code. Yes | owner of this P provide fire pro cooperative agr | roperty is subje tection services eement with a l | ect to the maintenance requi | rements of Section 4 to located within the | 291 of the Public Resou wildlands unless the Dep | rces Code. Additional partment of Forestry | lly, it is not the sta | ate's responsibility to |
| Yes No _X | Yes | No_X | | | | | | |
| A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code. Yes (Landslide Zone) Yes (Liquefaction Zone) Yes | AN EARTHQUA | AKE FAULT ZO | NE pursuant to Section 2622 | of the Public Resour | ces Code. | | | |
| Yes (Liquefaction Zone) Yes (Liquefaction Zone) Map not yet released by state X THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREÇS(S) AND TRANSFERÇS(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGIRDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY Signature of Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s). Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Netural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure prusiant for Civil Code Section 1103.8 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 above. Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES. INC. OPERATING THROUGH ITS JCP-LGS DIVISION. Date 19 December 2016 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. | Yes | No <u>X</u> . | | | | | | |
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| | | | | | | | representations in | this Natural Hazard |
| | Signature of Tra | nsferee(s) | | Date | Signature of Transferee | (s) | D | ate |
| | TRANSFEREE(S) | REPRESENTS A | BOVE HE/SHE HAS RECEIVED, | READ AND UNDERSTA | NDS THE COMPLETE JCP | -LGS DISCLOSURE REP | ORT DELIVERED WI | TH THIS SUMMARY: |

- A Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Commercial/Industrial Use Zone, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only), California Energy Commission Duct Sealing Requirement, Notice of Statewide Right to Farm, Notice of Mining Operations, Sex Offender Database (Megan's Law), Gas and Hazardous Liquid Transmission Pipeline Database.

 B. 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.
- C. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only).
- Additional Reports Enclosed if ordered: (1) PROPERTY TAX REPORT (includes state-required Notices of Mello-Roos and 1915 Bond Act Assessments, and Notice of Supplemental Property Tax Bill, (2) ENVIRONMENTAL SCREENING REPORT (discloses Transmission Pipelines, Contaminated Sites, and Oil & Gas Wells). Enclosed if applicable: Local Addenda.
- E. Government Guides in Combined Booklet with Report. Refer to Booklet: (1) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants"; (2) EARTHQUAKE SAFETY: "The Homeowners Guide To Earthquake Safety" and included "RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM"; (3) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home"; (4) BRIEF GUIDE TO MOLD, MOISTURE AND YOUR HOME; (5) WHAT IS YOUR HOME ENERGY RATING? Government Guides are also available on the Company's "Electronic Bookshelf" at http://www.disclosures.com/.