

94 / 92

INDEX MAP R. 3. 4086
264-157
AMB 2854/4

SCALE: 1" = 100'

RECORD OF SURVEY
IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET 2 OF 1 SHEETS

BEING A SURVEY OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF ANGELO AND MARY RABEGLING TRUST IN APRIL 17, 1960.

85- 722275

Wayne L. Hanson
WAYNE L. HANSON L.S. REG.
LENNING ENGINEERING COMPANY

LICENSED LAND SURVEYOR
 WAYNE L. PARSON
 NO. 7618
 STATE OF CALIFORNIA

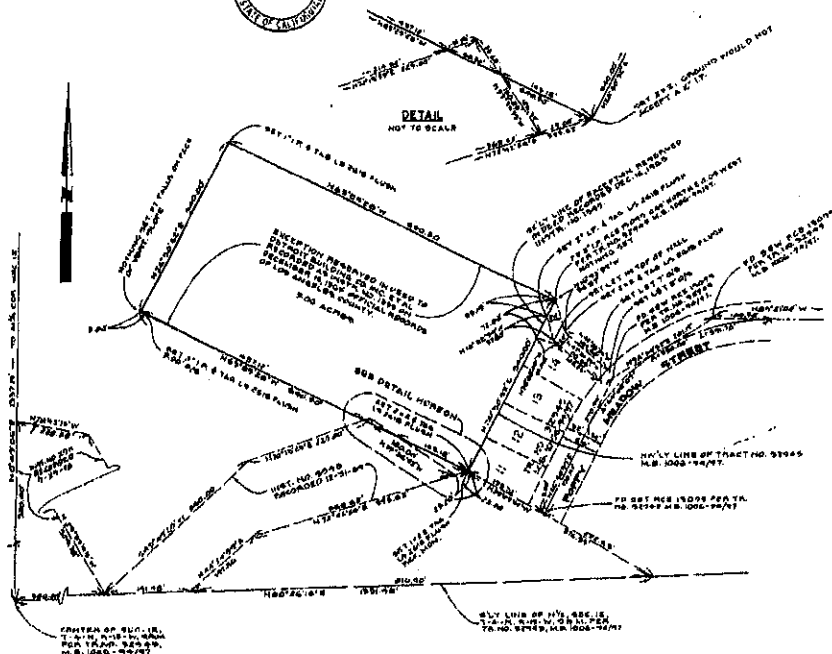
TECHNICAL NOTES:

1. THIS RECORD OF SURVEY IS BEING FILED TO SHOW THAT THE LAND DESCRIBED IN THE DEED TO FINE TACE PROPERTY, A CERTAIN TRACT OF LAND, RECORDED AS INSTRUMENT NO. 88-000 ON DECEMBER 19, 1968, IS THE SAME TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED TO "PARCEL 25" IN THE DEED TO "PARCEL 25" RECORDED AS INSTRUMENT NO. 88-000 ON DECEMBER 19, 1968.
2. SECTION IS SECTION LINES WERE TAKEN FROM TRACT NO. 88-000, AND THE SECTION LINES WERE TAKEN FROM TRACT NO. 88-000.
3. DEEDS P-88-455 & P-88-456, BOTH OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, WERE ESTABLISHED RECORD DISTANCE BETWEEN THE SECTION LINES OF THE NORTH HALF OF SECTION 18, T4N, 36N, W.
4. THE BEARING AND LENGTH AND BASED ON THE BEARING AND LENGTH OF THE SECTION LINES, RECORDED AS INSTRUMENT NO. 88-000 ON DECEMBER 19, 1968, ARE 91.75 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 3726
OF THE LAND SURVEYORS' ACT THIS 29TH DAY OF June, 1982
COUNTY SURVEYOR

William J. Kozz



2406-157

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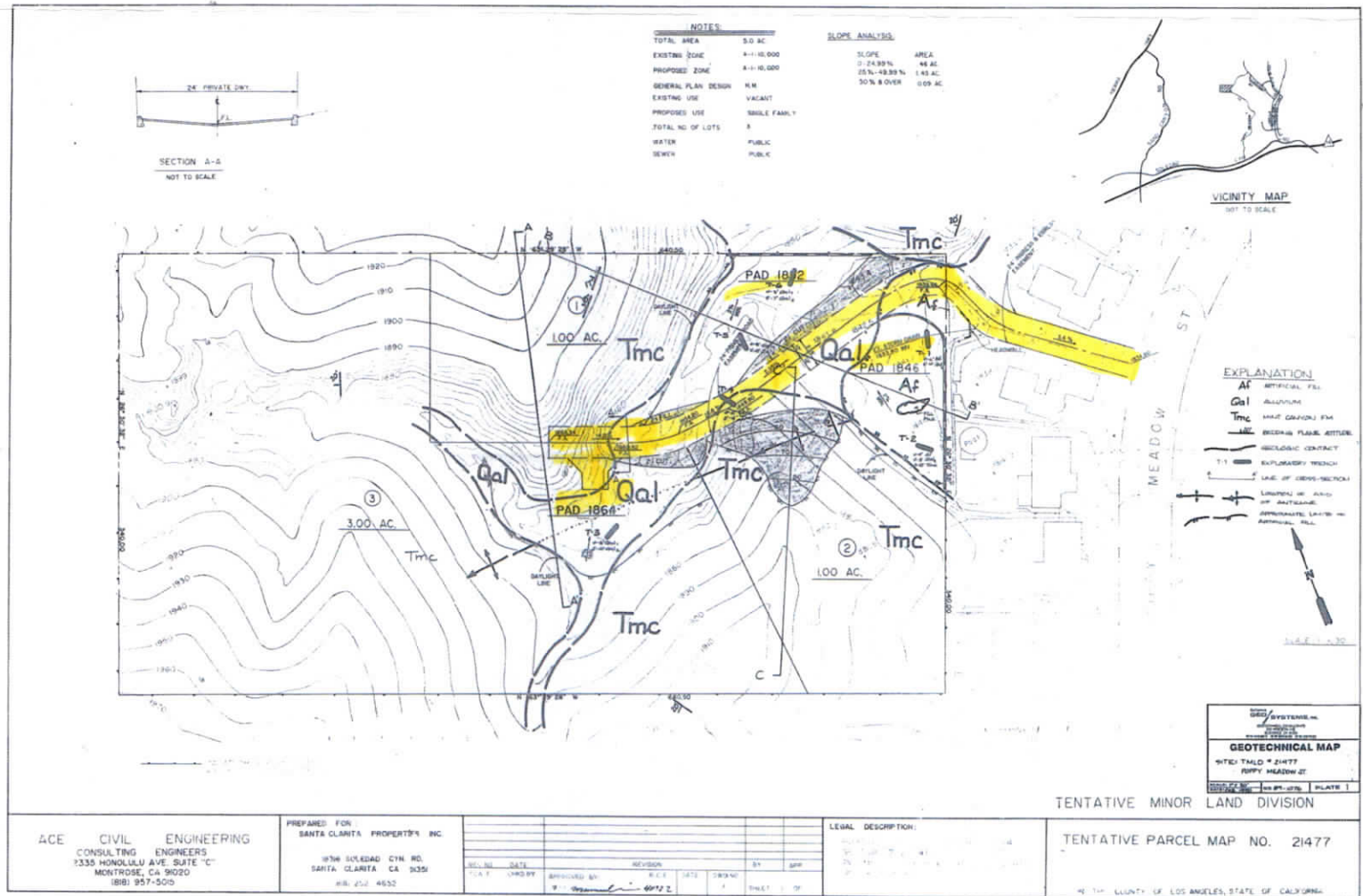
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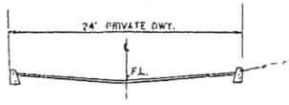
RS: 4086
264-157



*tentative
parcel map
21477*

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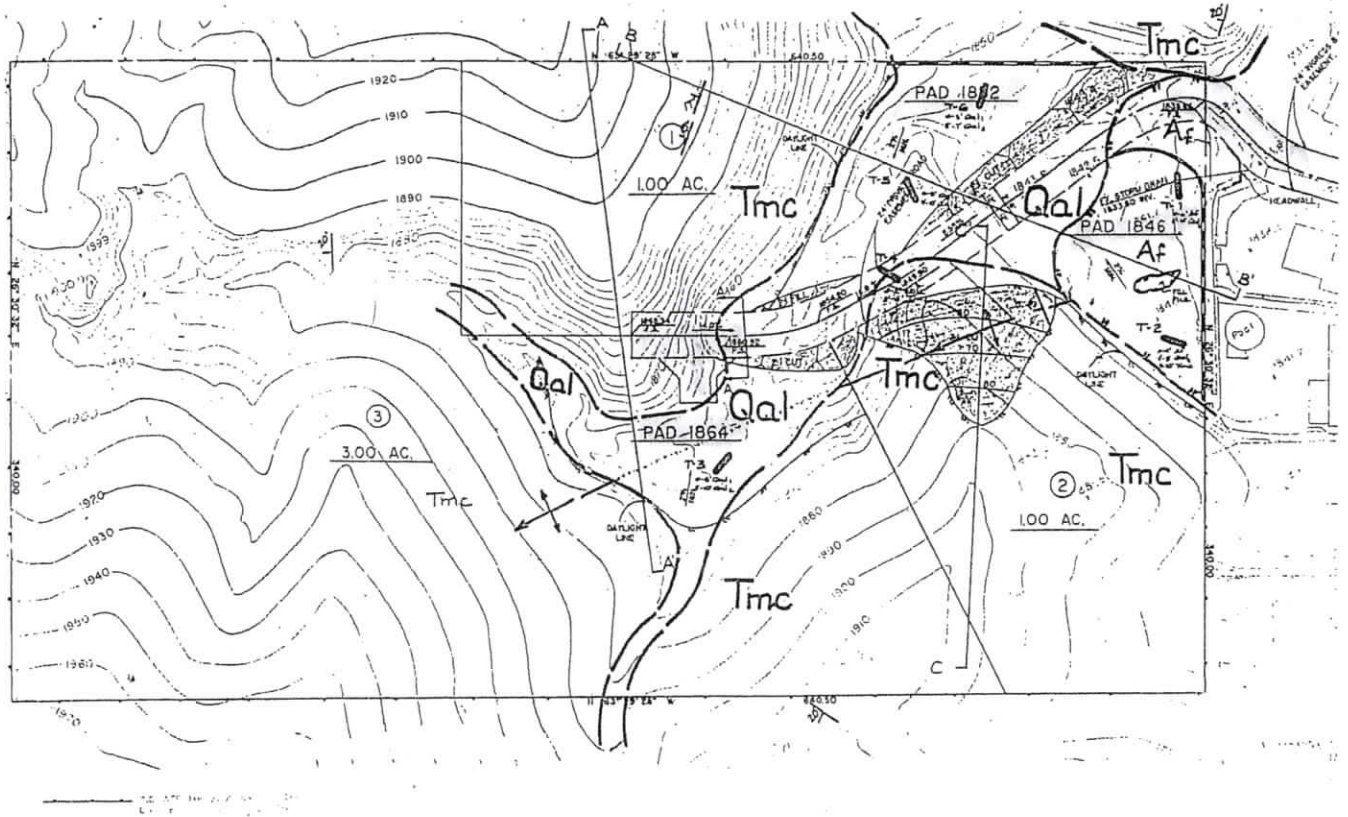
SECTION A-A
NOT TO SCALE

NOTES:

TOTAL AREA	5.0 AC.
EXISTING ZONE	A-1-10,000
PROPOSED ZONE	A-1-10,000
GENERAL PLAN DESIGN	H.M.
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY
TOTAL NO. OF LOTS	3
WATER	PUBLIC
SEWER	PUBLIC

SLOPE ANALYSIS:

SLOPE	AREA
0-24.99%	.46 AC.
25%-49.99%	1.43 AC.
50% & OVER	0.09 AC.



ACE CIVIL ENGINEERING
CONSULTING ENGINEERS
2335 HONOLULU AVE. SUITE "C"
MONTROSE, CA 91020
(818) 957-5015

PREPARED FOR:
SANTA CLARITA PROPERTIES INC.

18316 COLEDALE CYN. RD.
SANTA CLARITA CA 91351
CBS 21/2 4052

REVISION	DATE	BY	APP.
1	4/12/2		

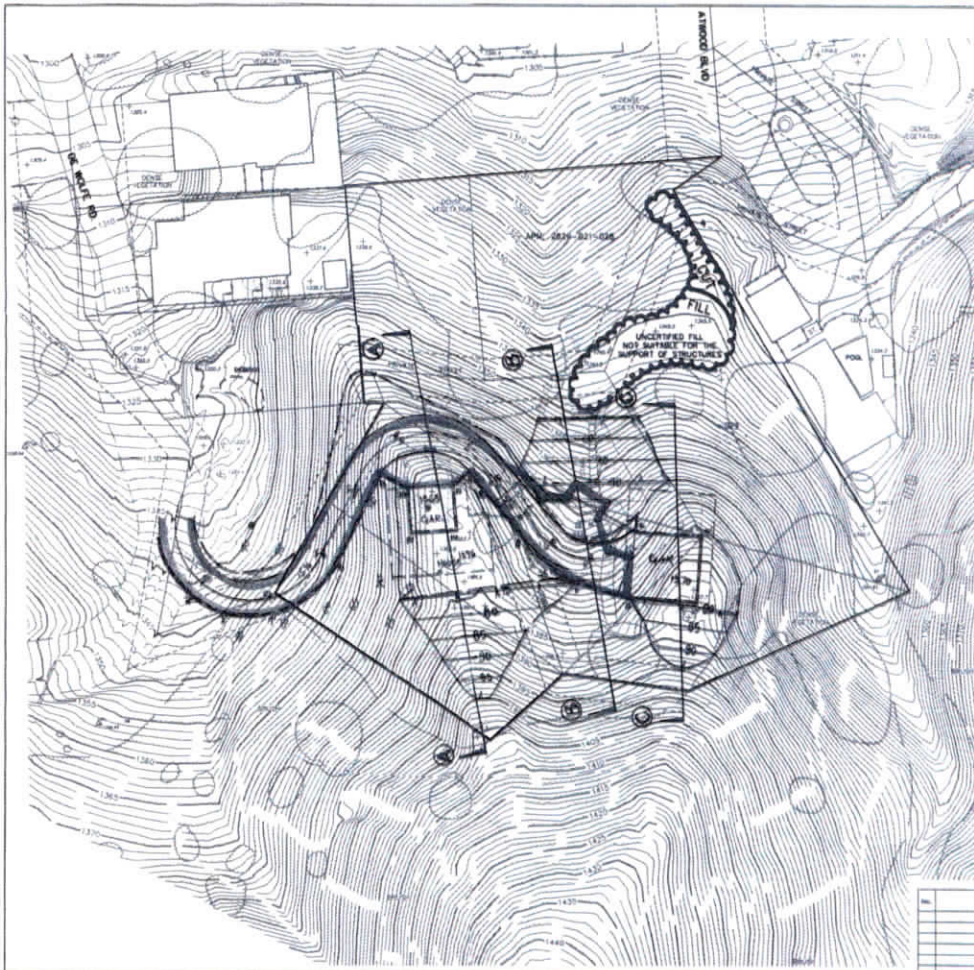
LEGAL DESCRIPTION:

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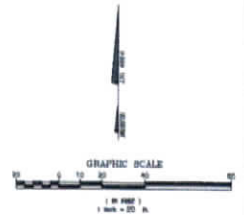
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Slope analysis



ENGINEER'S NOTE:

PER FIELD REVIEW, THE CLOUDED AREA IS APPROXIMATELY THE DISTURBED, GRADED AREA. IT IS ESTIMATED THAT AN AVERAGE OF ABOUT ONE FOOT OF EARTH WAS REARRANGED. THE YARDAGE ESTIMATED IS 105 CUBIC YARDS.



Pamela Stone



CITY OF SANTA CLARITA
FOR
GRADING AND DRAINAGE
UNDER SECTION 3
CHAPTER 11.05
UNIFIED DEVELOPMENT CODE

DATE: 04/10/2010
BY: [Signature]

ANDEL ENGINEERING COMPANY
1000 W. 10TH STREET, SUITE 100, SANTA CLARITA, CA 91350
TEL: (818) 341-1111 FAX: (818) 341-1112
WWW.ANDEL-ENGINEERING.COM

GRADING PLAN

No.	Revised	Revised by (Engineer/Engineer's Signature)	City Approval	Date

CLIENT: BERT SABLEDON
32145 COMANCHE WAY
ACTON, CA 95910 (916) 268-2838

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 04/10/2010
SCALE: 1" = 40'

Grading Plan

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RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1188, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name Michael Pniewski
Street 15761 Earl Circle
City Westminster, CA 92683

City

87-1013687

RECORDED IN OFFICIAL RECORDS

RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 1 P.M. JUN 25 1987
PAST.

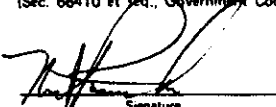
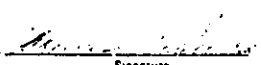
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE 4592

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record (and/or vendee(s) pursuant to a contract of sale) in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (Sec. 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions).

		
Signature	Signature	Signature
<u>MICHAEL PNIEWSKI</u>	<u>STEVEN C. PNIEWSKI</u>	<u>LYNN A. OLSON</u>
Name (typed or printed)	Name (typed or printed)	Name (typed or printed)
<u>3-19-87</u>	<u>3/19/87</u>	<u>3/19/87</u>
Date	Date	Date

LEGAL DESCRIPTION

That portion of the Southwest quarter of the Northeast quarter of Section 12 Township 4 North, Range 15 West, San Bernardino Meridian, according to the Official Plat of said land filed in the District Land Office on March 29, 1877, described as follows:

Beginning at the Southeast corner of the Northeast quarter of said Section 12, the East line of said Northeast quarter bearing North 0° 33' 00" East for the purpose of this description; thence North 45° 30' 00" West 760.00 feet; thence South 85° 42' 32" West 963.06 feet to the TRUE POINT OF BEGINNING; thence North 63° 30' 00" West 640.50 feet; thence South 26° 30' 00" West 340.00 feet; thence South 63° 30' 00" East 640.50 feet; thence North 26° 30' 00" East 340.00 feet to the True Point of Beginning.

EXCEPT therefrom all minerals, gas, oil, and other hydrocarbon substances in and under said land below a depth of 500 feet but without the right of surface entry thereon.

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APPLICANT PNIENSKI, Michael, Steven C. & Thomas
SLOSSON, Lynn A.

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CONDITIONAL CERTIFICATE OF COMPLIANCE 9592 CONTINUATION

DETERMINATION OF CONDITIONAL COMPLIANCE

The above described parcel was not created in compliance with State and County Subdivision regulations. Under current State law, THE PROPERTY MAY BE SOLD, LEASED, FINANCED OR OTHERWISE CONVEYED WITHOUT RESTRICTION. HOWEVER, THE CONDITIONS LISTED BELOW MUST BE FULFILLED BEFORE ISSUANCE OF A BUILDING PERMIT OR OTHER DEVELOPMENT APPROVAL. These conditions are in addition to any permit requirements which may be imposed.

CONDITION(S):

1. SUBMIT a road plan as evidence of paved vehicular access with a minimum width of 20 feet, to coincide with a legal vehicular access to a public street satisfactory to the Planning Director.
2. OFFER for Road Right-of-Way any portion of the subject property within 30 feet of the centerline for the roads shown on above road plan and Slope Easements adjacent thereto to the satisfaction of the County Public Works Officials.
3. OFFER said right-of-way as Easements to other property owners in Section 12.
4. DEDICATE to the County the Right-to-Restrict Erection of buildings and/or other structures, because the property and/or its access is within a Flood-Prone and/or other High-Hazard area.
5. OFFER right-of-way for a Drainage Channel or Conduit to the SATISFACTION of County Public Works Officials.
6. PROVIDE EVIDENCE of water-mains with a fire-hydrant accessible to property, providing a minimum fire flow as CERTIFIED by County Fire Officials and/or to the SATISFACTION of the Planning Director.
7. PROVIDE EVIDENCE that the property is served by public sewers, or CAN PROVIDE for on-site sewage disposal SATISFACTORY to County Health Services officials and/or the Planning Director.

NOTES:

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Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

Geologic, soil and /or drainage conditions on the subject property may limit development or necessitate that remedial measures be taken in order to obtain a Building Permit.

Projects which may affect an endangered species, wetlands, a stream bed or any other waters of the United States, will require a permit from the Department of the Army, Corps of Engineers.

A.M.B. 2854-4-(19)

DEPARTMENT OF REGIONAL PLANNING



DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles, State of California
Norman Murdoch, Planning Director

TG

By: *[Signature]*

Title: Administrator, Subdivision Admin. Div.

Date: _____

Branch :O25 User :SRES

UNINSURED**89- 341006**

Recording Requested By

MICHAEL PNIEWSKI

When Recorded Mail To:

LAW OFFICES OF MARK I. ROSENBERG
2049 Century Park East, Suite 895
Los Angeles, California 90067RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 3 PM. MAR 3 1989
PAST.

The undersigned grantors declare:

Space above this line
for Recorder's use.Documentary transfer tax is NONE (No Consideration)
Property is in the Unincorporated Area
of Los Angeles County, California.

FEE \$ 19.00 A 8

1/Blue and consideration
To less than \$100. GRANT OF EASEMENT APPURTENANT

JAMES A. KWASIGROCH and CYNTHIA G. KWASIGROCH, husband and wife as joint tenants ("GRANTORS"), owners of the fee interest of that certain real property located in the City of Los Angeles, County of Los Angeles, California, commonly known as 15223 Poppy Meadow Street, Canyon Country, California 91351, and referred to herein as the "SERVIENT TENEMENT," and more particularly described in the legal description attached hereto as Exhibit A, and incorporated herein by this reference.

each hereby GRANTS to

MICHAEL PNIEWSKI, STEVEN PNIEWSKI, THOMAS PNIEWSKI and LYNN SLOSSON, the record owners of the property commonly known as 15251 Poppy Meadow Street, Canyon Country, California 91351, referred to herein as the "DOMINANT TENEMENT," and more particularly described in the legal description attached hereto as Exhibit B, and incorporated herein by this reference, and to their respective successors and assigns (collectively "PNIEWSKI"),

the following described perpetual, non-exclusive easements appurtenant to that certain contiguous real property located in the City of Los Angeles, County of Los Angeles, California:

That certain strip of land twenty-four (24) feet wide throughout and running along the length of the northeast boundary of that certain property located in the County of Los Angeles, State of California, and described as Lot 14 of Tract 32945, in the county of Los Angeles, as per Map recorded in Book 1006 pages 94 through 97 inclusive

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Branch :O25 User :SRES

of Maps, in the Office of the County Recorder of said County.

which property is also described as Parcel 4 on Page 31 of Map Book No. 2854 in the Los Angeles County Tax Assessor's Office, and is commonly known as 15223 Poppy Meadow Street in the unincorporated area of Los Angeles County, California, referred to herein as the "EASEMENT PROPERTY."

1. GRANT OF EASEMENT. For valuable consideration, GRANTORS hereby grants to GRANTEES an easement for vehicular and pedestrian ingress, egress, access and underground public utilities located under, on, along, and across the twenty-four (24) - foot wide strip of land which is described above as the EASEMENT PROPERTY, and which is depicted in the Map attached hereto as Exhibit C, which Exhibits are incorporated herein by this reference.

2. CHARACTER OF EASEMENT. Each of the easements granted herein is and shall be:

- (1) Appurtenant to the DOMINANT TENEMENT; and
- (2) Non-exclusive for use only by GRANTEES, and those persons benefiting by or through GRANTEES referred to in Provision 6 below.

3. DESCRIPTION OF EASEMENT. The easement is being granted herein in order to, inter alia: (1) provide access to DOMINANT TENEMENT; (2) allow GRANTEES to build a driveway and/or street as a connection with Poppy Meadow Street; and (3) provide all necessary and reasonable temporary rights-to-construct easements incidental to the foregoing, all at GRANTEES' expense.

4. USE BY DOMINANT TENANT.

- (1) Each and all of the access easements granted herein shall include, among other things, the right at any time, and from time to time, to (1) grade, construct, pave and maintain a driveway, street or road thereon; (2) ingress, egress and free passage through any security gates; (3) construct, install, maintain, operate, replace, remove, renew, and enlarge underground water systems, power and gas services, street lights, telephone, cable T.V., and all other underground utilities, and other necessary underground structures, equipment and fixtures for the operation and maintenance of such utilities; and (4) connect with, at GRANTEES' expense, any such utilities under, on and along the EASEMENT PROPERTY.
- (2) Each and all of the easements reserved and granted herein shall include all necessary and incidental rights of ingress, egress, access, maintenance, repair and

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replacement under, upon and over the respective easement locations.

- (3) In the event the boundaries of the respective DOMINANT TENEMENT and SERVIENT TENEMENT are modified from the existing boundaries, GRANTORS and their successors in interest shall make corresponding adjustments to the easements granted herein, as may from time to time become necessary and/or appropriate.

5. OTHER DOCUMENTS. Each party to this instrument agrees to execute, have properly notarized, deliver and record such other and further instruments, documents and things as may reasonably be requested to effectuate the terms, and conditions of this instrument.

6. BINDING EFFECT. This instrument, and each and all of its terms and provisions, shall bind and inure to the benefit of, and be enforceable by (1) GRANTORS and GRANTEES; (2) the respective families, households, tenants, guests, invitees, heirs, personal representatives, successors, transferees, and assigns of GRANTORS and GRANTEES; and (3) the respective heirs, personal representatives, successors, transferees, and assigns of GRANTEES.

7. DISPUTE RESOLUTION. In the event of any controversy, claim or dispute relating to or emanating from this Grant of Easements, and/or to the validity, performance, interpretation or breach of any part thereof, including any lawsuit or other proceedings brought to interpret and/or enforce any of the provisions of this instrument, the parties hereto agree that in any lawsuit, arbitration, or other proceeding, the prevailing party shall be entitled to his/her/its reasonable attorneys' fees, costs and necessary disbursements.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTORS:


JAMES A. KWASIROCH


CYNTHIA G. KWASIROCH

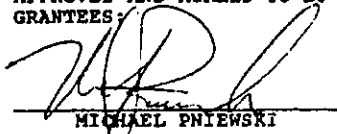
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APPROVED AND AGREED TO BY
GRANTEES:

 MICHAEL PNIEWSKI

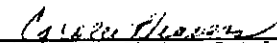

 STEVEN PNIEWSKI


 THOMAS PNIEWSKI


 LYNNE SLOSSON
ACKNOWLEDGMENT
 STATE OF CALIFORNIA)
) SS
 COUNTY OF LOS ANGELES)

On March 1, 1988, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES A. KWASIGROCH and CYNTHIA A. KWASIGROCH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument, and acknowledged to me that he/she executed the within instrument.

WITNESS MY hand and official seal.



 Notary Public for State of California

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Branch :O25 User :SRES

EXHIBIT A
TO GRANT OF EASEMENT

LEGAL DESCRIPTION OF SERVIENT TENEMENT
(KWASIGROCH PROPERTY)

That certain real property in the County of Los Angeles, State of California, commonly known as 15223 Poppy Meadow Street, Canyon Country, California 91351, and legally described as:

Lot 14 of Tract 32945, in the county of Los Angeles, as per Map recorded in Book 1006 pages 94 through 97 inclusive of Maps, in the Office of the County Recorder of said County.

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EXHIBIT B

TO GRANT OF EASEMENT

LEGAL DESCRIPTION OF DOMINANT TENEMENT

(PNIOWSKI PROPERTY)

That certain real property in the County of Los Angeles, State of California, commonly known as 15221 Poppy Meadow Street, Canyon Country, California 91351, and legally described as:

That portion of the Southwest corner of the Northeast quarter of Section 12, Township 4 North, Range 15 West, San Bernardino Meridian, according to the Official Plat of said land filed in the District Land Office on March 29, 1877, described as follows:

Beginning at the Southeast corner of the Northeast quarter of said Section 12, the East line of said Northeast quarter bearing North 0 degrees, 33', 00" East, for the purpose of this description; thence North 45 degrees, 30', 00" West 760.00 feet; thence South 85 degrees, 42', 32" West 963.06 feet to the True Point of Beginning; thence North 63 degrees, 30' 00" West 640.50 feet; thence South 26 degrees, 30', 00" West 340.00 feet; thence South 63 degrees, 30', 00" East 640.50 feet; thence North 26 degrees, 30', 00" East 340.00 feet to the True Point of Beginning.

The aforesaid parcel of land is also known and described as Parcel 19 as found on Page 4 of Map Book No. 2854 in the Office of the Los Angeles County Tax Assessor.

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EXHIBIT C
TO GRANT OF EASEMENT
MAP OF EASEMENT PROPERTY

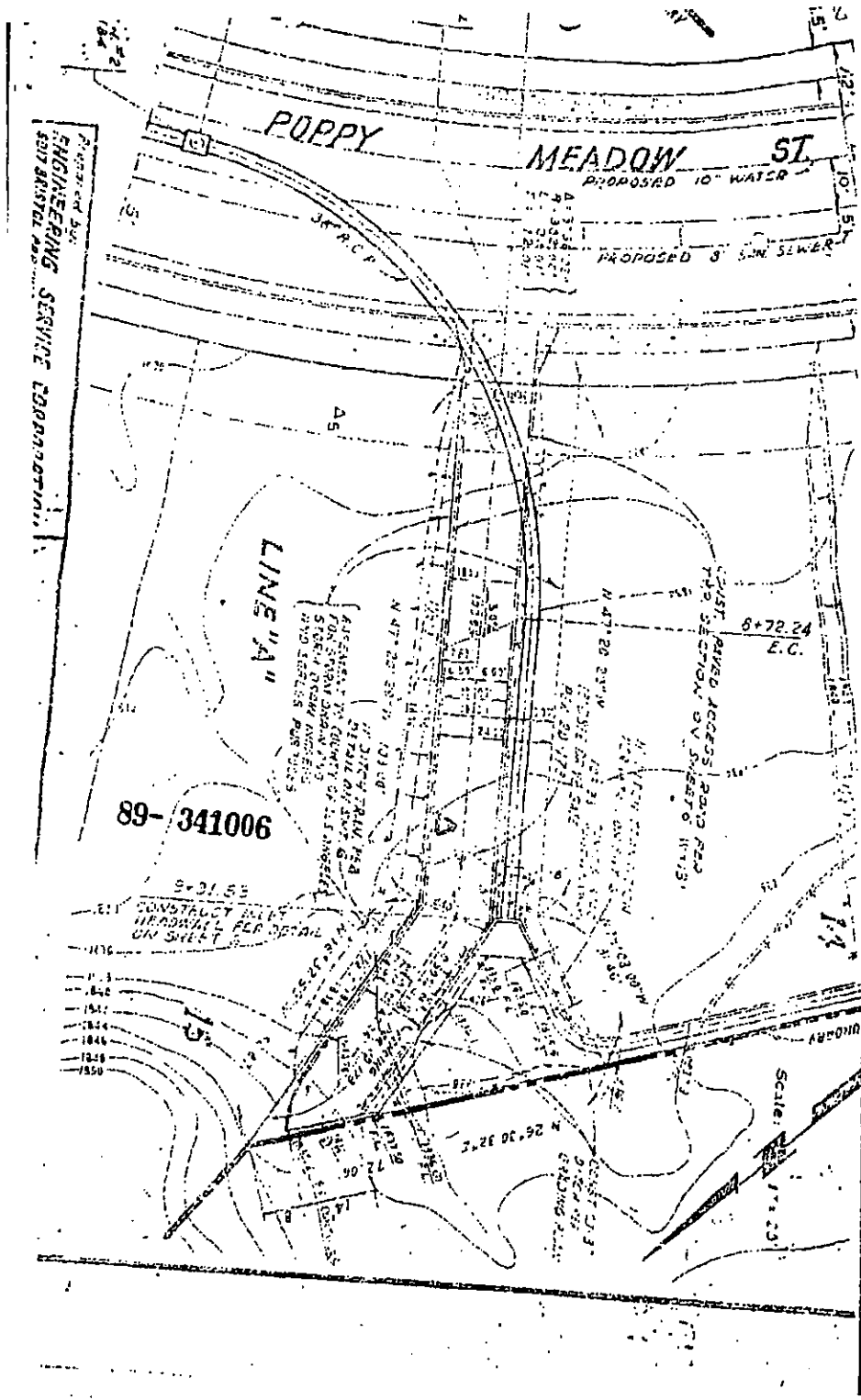
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GEOTECHNICAL CONSULTANTS

SOILS AND ENGINEERING GEOLOGIC
INVESTIGATION FOR PROPOSED
TENTATIVE PARCEL MAP NUMBER 21477
POPPY MEADOW STREET
CANYON COUNTRY AREA
LOS ANGELES COUNTY

INTRODUCTION

This report presents the results of our soils and engineering geologic investigation performed at the site located in the Canyon Country area of Los Angeles County. The report includes a description and an evaluation of the soil and geologic materials, defines the geologic structural conditions, and provides geologic and soils engineering recommendations for the proposed parcel split.

This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits and provides recommendations for site preparation, foundation design, surface drainage control, and floor slabs.

Objective

The primary objective of this investigation was to identify the geotechnical factors that pertain to the gross stability of the site, and to evaluate the safety of the proposed building

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312 WESTERN AVENUE • GLENDALE, CALIFORNIA 91201-2836 • (818) 500-9533

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Poppy Meadow Street

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sites. A buildable site has been indicated on each of the parcels.

Location

The property is located west of Poppy Meadow Street and north of Soledad Canyon Road in the Canyon Country area of Los Angeles County. The site is accessed via an existing easement extending to the west from Poppy Meadow Street between two existing single-family residences.

SCOPE

The scope of our investigation involved the completion of the following:

1. Review of available general geologic data including:
 - A) Muehlberger, W.R., 1954, Geologic Map of the Soledad Basin, Los Angeles County, California: California Division of Mines, Bulletin 170, Map Sheet 6.
 - B) Oakeshott, G.B., 1958, Geology and Mineral Deposits of San Fernando Quadrangle, Los Angeles County, California: California Division of Mines, Bulletin 172, 147pp.
2. Review of previous reports prepared for nearby properties.
3. Review of preliminary topographic maps and site development plans.

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4. Geologic mapping of on-site earth materials and bedrock exposures.
5. Excavation and detailed logging of six backhoe trenches.
6. Sampling of representative earth materials.
7. Laboratory testing.
8. Geotechnical analysis of field and laboratory data.
9. Preparation of a geotechnical map, three geologic sections, and various graphs.
10. Presentation of our procedures, findings and recommendations.

PROPOSED DEVELOPMENT

The findings and recommendations contained in this report are based on a tentative parcel map provided by the engineer, Andel Engineering. It is proposed to split the existing 5 acre site into 3 parcels. Each of the proposed parcels will be utilized for single-family residential construction. Significant grading will be required to provide access and level building pads for the proposed residences. Each of the proposed residences will be connected to the municipal sewer system.

SITE CONDITIONS

The property is topographically situated on the slopes which flank an east trending drainage course within the Tick Canyon

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area. Natural slopes on the site typically exhibit gradients of 2:1 or flatter and face a variety of directions due incision and meandering associated with the on-site drainage course.

The site has been modified in association with construction of the easterly adjacent tract. These modifications included the construction of a storm drain adjacent to the east property line near the ingress egress easement and the placement of artificial fill in the existing level pad area on the proposed Parcel 2. Otherwise, the site is essentially in its natural condition.

Vegetation on the site consists of shrubs and grasses typical to the Canyon Country area. This vegetation is sparse to moderately dense.

Drainage is by topographically controlled runoff via the existing, well developed, natural drainages on the property. Drainage throughout the area of proposed development will be greatly improved by the proposed development.

FIELD INVESTIGATION

The site was explored on January 22, 1990 by the excavation of six backhoe trenches ranging in depth from 6 to 14 feet.

Soil and bedrock samples were obtained for laboratory testing. The earth materials were logged in detail and are presented in the Log of Trenches.

On-site and nearby bedrock exposures were carefully examined. The approximate distribution of the earth materials on

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Poppy Meadow Street

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the site and vicinity and the trench locations are shown on Plate 1.

EARTH MATERIALS

The earth materials at the site are artificial fill, soil, Quaternary alluvium, and sedimentary bedrock. Generalized descriptions of these materials are presented below with detailed descriptions presented in the trench logs.

Artificial Fill (Af)

Artificial fill was encountered in Trenches 1 and 2 to a maximum depth of 6 feet. The occurrence of this material is limited to the existing level area on the proposed Parcel 2. This material consists of a silty pebbly sand which is medium brown, moist, moderately dense, and moderately firm. The existing artificial fill is unsuitable for structural support and should be removed and recompacted per our recommendations.

Native Soil

Residual soil was encountered during our exploration sporadically on the on-site slopes. This soil consists of a silty medium sand which is medium brown, moderately dense, moderately firm and exhibit extensive animal burrowing. Slopes above the proposed building locations which exhibit a soil cover do not typically exceed 2:1 in gradient.

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Poppy Meadow Street

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Quaternary Alluvium (Qal)

Quaternary alluvial soils were encountered in the flatter portions of the site and throughout the floor of the drainage course. The alluvial soils have been subdivided into two groups, Qal₁ and Qal₂. Qal₁ consists of a silty pebbly sand which is porous to moderately dense, firm, slightly moist, and medium brown. This material is not recommended for support of structures or compacted fill due to its visible porosity. This material should be removed and recompacted per our recommendations. Qal₂ consists of coarse sands and gravels which are grey, dense, dry, moderately to well layered, and firm. Undisturbed sampling of this material is prohibited due to the very high gravel content. The Qal₂ unit is considered to be suitable for support of structures or compacted fill.

Bedrock (Tmc)

Bedrock encountered during our exploration consists of medium- to coarse-grained sandstone which is massive to moderately-bedded, moderately-cemented, moderately-indurated, and very poorly-jointed. This material is tan to pinkish grey in color. The bedrock is expected to provide adequate support for the proposed development.

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ENGINEERING GEOLOGY

The engineering geologic factors evaluated include bedding plane orientation, joints and fractures, excavation characteristics, landslides and groundwater.

Bedding Plane Orientation

Bedding plane attitudes observed in the trenches and outcrops indicate that the site is traversed by a west-trending, west-plunging anticline. Bedding plane orientations on the north limb of this fold strike northeast and dip 15-17 degrees to the northwest. Bedding plane orientations on the south limb of this fold strike north to northwest and dip 20 degrees to the southwest. These orientations are favorable from the standpoint of the gross stability of the natural slopes and the proposed cut slopes.

Joints and Fractures

Significant joints or fractures which might adversely affect site stability were not observed during our exploration. Due to the granular nature of the bedrock and lack of well-developed cementation, well-developed joints and fractures would not be expected in the on-site bedrock.

Excavation Characteristics

Excavation of the proposed cut slopes is not expected to pose a problem for standard grading equipment.

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Landslides

Ancient or recent landslides were not observed on the property. In addition, our examination of slopes on the property did not reveal the presence of past surficial slope failures.

Groundwater

No groundwater seepage was observed on the site or in our exploratory excavations. The groundwater level is substantially below the level of the proposed development.

FAULTING AND SEISMICITY

No known active or potentially active faults underlie the site. The closest major faults are the San Gabriel Fault Zone, about 6 miles to the southwest, and the San Andreas Fault Zone, approximately 12 miles to the northeast. Both of these faults are considered to be active.

No major problems are anticipated as a result of differential settlement, liquefaction, fault displacement, rockfall or ground lurching resulting from earthquakes provided the foundation system is constructed as herein recommended. However, strong ground shaking typical to the Southern California area resulting from a significant seismic event on a nearby fault can be expected during the lifetime of the proposed structure.

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SLOPE STABILITY

Gross

Neither gross nor surficial site stability has been analyzed using quantitative soil mechanics methods. The natural slopes on the site are typically 2:1 or flatter and all proposed slopes exhibit a maximum gradient of 2:1. Additionally, all proposed slopes are expected to exposed favorable geologic structure and are not expected to pose a hazard to the proposed development. Based on our on-site observations and analysis, the site is considered to be both grossly and surficially stable.

LABORATORY TESTING

Laboratory tests were conducted on representative samples to determine certain physical properties of the earth materials. Field moisture content, in-situ density, maximum compaction, and shear strength characteristics were determined from these tests.

Maximum Laboratory Compaction

The maximum laboratory compaction and optimum moisture content of a typical soil was determined in accordance with ASTM Method D1557-78. The compaction test was made on the sample portion passing a #4 sieve. The soil is placed in a 4-inch diameter mold having a 1/30 cubic foot volume and compacted with 25 blows of a 10-pound hammer falling 18 inches on each of five layers. The maximum compaction of the alluvium (proposed fill

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material) was 126 pcf at an optimum moisture content of 10.2 percent.

Direct Shear

Direct shear tests were conducted on representative samples of the proposed fill material remolded to 90 percent of the maximum laboratory density to determine their shear strength characteristics. The samples were saturated under normal load before testing. Shear loads were applied at a rate of 0.05 inches per minute in accordance with the undrained shear test procedure. Ultimate shear strength values for the samples tested are shown on Table I.

TABLE I

<u>Sample Number</u>	<u>Depth (ft)</u>	<u>Soil Type</u>	<u>Unit Weight (pcf)</u>	<u>Cohesion (psf)</u>	<u>Friction Angle (degrees)</u>
T6-1	1	Sandy Silt	114	200	35

RECOMMENDATIONS

Based on the findings of our investigation, the site is considered to be suitable from a soils and engineering geologic standpoint for development of the proposed parcel spilt provided the recommendations included herein are followed and integrated into the grading plans. Additionally, each of the proposed pads indicated on the proposed tentative parcel map are considered to be buildable sites.

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Site Preparation

Site preparation will involve grading for construction of the proposed access roads and building pads. All existing artificial fill, soil, and Qal₁ is considered to be unsuitable for support of either structures or compacted fill and should be removed and recompacted per our recommendations. All fill slopes should be supported by a keyway which extends a minimum of 2 feet into bedrock or Qal₂ on the downslope side. All artificial fill should then be benched into this material as the grading progresses upslope.

All artificial fill placed should be compacted to at least 90 percent of the maximum laboratory density and placed in accordance with the Los Angeles County Grading Ordinance. A set of grading guidelines has been included for your convenience and should be followed.

Foundations

Conventional continuous footings are adequate for foundation support and may be supported on compacted certified fill. Continuous footings may be designed using a bearing pressure of 1500 psf and should be a minimum of 12 inches in width and 12 or 18 inches in depth below the lowest adjacent grade for 1- or 2-story structures, respectively.

Independent footings may be designed using a bearing pressure of 2000 psf. The dimensions on independent footings

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should be a minimum of 2 feet square and founded at least 2 feet below lowest adjacent grade.

Footings should be located below a line measured at a 45 degree angle from the bottom of any utility trench, unless reviewed and approved by the Soils Engineer.

General

The bearing pressure given is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading which includes the effects of wind or seismic forces.

Lateral Design

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure within the compacted fill. An allowable coefficient of friction of 0.35 may be used with the dead load forces.

Passive earth pressure may be computed as an equivalent fluid having a density of 300 pcf with a maximum earth pressure of 1500 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

Retaining Walls

Retaining walls may be designed for active pressures shown on the following table.

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Surface Slope of Retained Material <u>Horizontal to Vertical</u>	Equivalent Fluid Weight (pcf)	
	Natural Soils or Rock	Creep Prone Soils
LEVEL	30	45
5 to 1	32	--
4 to 1	35	53
3 to 1	38	--
2 to 1	43	65
1-1/2 to 1	55	83
1 to 1	80	115

All walls should be effectively waterproofed and backfilled with clean sand or gravel. Where the backfill area is confined, the use of No. 4 aggregate base material is recommended. The surface of the backfill should be covered by an approved filter fabric and 18 inches of compacted soil.

While all backfill should be compacted to the required density, care should be taken when working close to new walls to prevent excessive lateral pressure.

Fill

Fill material was encountered in the trenches excavated on the site. This material should be removed and recompacted per our recommendations during the site preparation.

Expansion Index

Expansion Index Tests in accordance with the requirements of the Uniform Building Code Standard 29-C were performed on typical specimens of the on-site soils. This test measures the expansion index of the soils from 50 percent saturation to total saturation under a total load of 12.63 pounds, after a 24 hour saturation

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period, or until the rate of expansion becomes constant. Results of these tests indicate that the alluvium is highly granular and considered to be non-expansive.

Foundation Settlement

Settlement of the foundation system is expected to occur on initial load application. The maximum settlement is expected to be 1/2 inch. Differential settlement is not expected to exceed 1/4 within a span of 30 feet.

Floor Slabs

Floor slabs should be supported on compacted fill and reinforced with a minimum of 6x6-10x10 (6x6-W1.4xW1.4) welded wire fabric. Slabs to be covered with flooring should be protected by an acceptable plastic vapor barrier. To prevent punctures and aid in the concrete cure, the barrier should be covered with a 1-inch layer of sand.

Foundation and Building Setback

Setbacks from the top or toe of slope should comply with the minimum requirements of the controlling governmental agency.

Drainage Protection

All pad and roof drainage should be collected and transferred to an approved disposal area in non-erosive drainage devices. Drainage should not be allowed to pond on the pad or against any foundation or retaining wall.

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Section 309

It is the finding of this firm that the proposed building and/or grading will be safe and that the property will not be affected by any hazard from landslide, settlement or slippage and the completed work will not adversely affect adjacent property in compliance with the County code, provided our recommendations are followed.

Approval

A set of grading plans should be submitted to this office for review and approval prior to initiation of construction.

It is recommended that all foundation excavations be approved by this firm prior to placing concrete or steel. Any fill which is placed should be tested for compaction if used for engineering purposes. Cut-slopes and temporary all excavations should be examined by a representative of this firm. Should the examination reveal any unforeseen hazard, appropriate treatment will be recommended. Please advise this office at least 24 hours prior to any required verification.

Representatives of California Geo/Systems, Inc., will observe work in progress, perform tests on soil, and examine excavations and trenches. It should be understood that the contractor or others shall supervise and direct the work and they shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and shall be solely and completely responsible for conditions of the job site, including

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safety of all persons and property during the performance of the work. Periodic examination by California Geo/Systems, Inc., is not intended to include verification of dimensions or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

Remarks

The conclusions and recommendations contained herein are based on the findings and observations made at the trench locations. While no great variations in bedrock conditions are anticipated, if conditions are encountered during construction which appear to differ from those disclosed, CALIFORNIA, GEO/SYSTEMS, INC. should be notified, so as to consider the need for modifications.

This report has been compiled for the exclusive use of Ace Engineering and their authorized representatives. It shall not be transferred to, or used by, a third party, to another project or applied to any other project on this site, other than as described herein, without consent and/or thorough review by this facility.

Should the project be delayed beyond the period of one year after the date of this report, the site should be examined and the report reviewed to consider possible changed conditions.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to assure that the information and recommendations contained herein are

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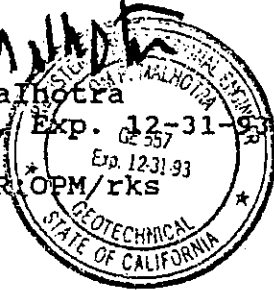
called to the attention of the designers and builders for the project.

The limits of our liability for data contained in this report are presented on the following page.

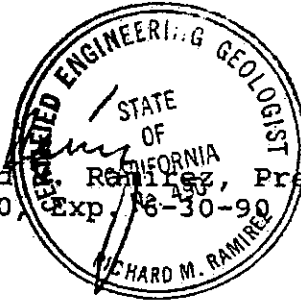
CALIFORNIA GEO/SYSTEMS, INC.

David B. Ebersold
David B. Ebersold
Project Geologist

O.P. Malhotra
O.P. Malhotra
GE 557, Exp. 12-31-93
DBE:RMR:OPM/rks



Richard M. Ramirez
Richard M. Ramirez, President
CEG 490, Exp. 8-30-90



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LIMITATIONS

This report is based on the development plans provided to our office. In the event that any significant changes in the design or location of the structure(s); as outlined in this report are planned, the conclusions and recommendations contained in this report may not be considered valid unless the changes are reviewed and the conclusions of this report are modified or approved by the soil engineer and geologist.

The subsurface conditions, excavations, characteristics and geologic structure described herein and shown on the enclosed cross-section(s) have been projected from individual borings or test pits placed on the subject property. The subsurface conditions and excavation characteristics, and geologic structure shown should in no way be construed to reflect any variations which may occur between these borings or test pits.

It should be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, and other factors not evident at the time measurements were made and reported herein. California Geo/Systems, Inc., assumes no responsibility for variations which may occur across the site.

If conditions encountered during construction appear to differ from those disclosed, this office shall be notified so as to consider the need for modifications. No responsibility for construction compliance with the design concepts, specifications or recommendations is assumed unless on-site construction review is performed during the course of construction which pertains to the specific recommendations contained herein.

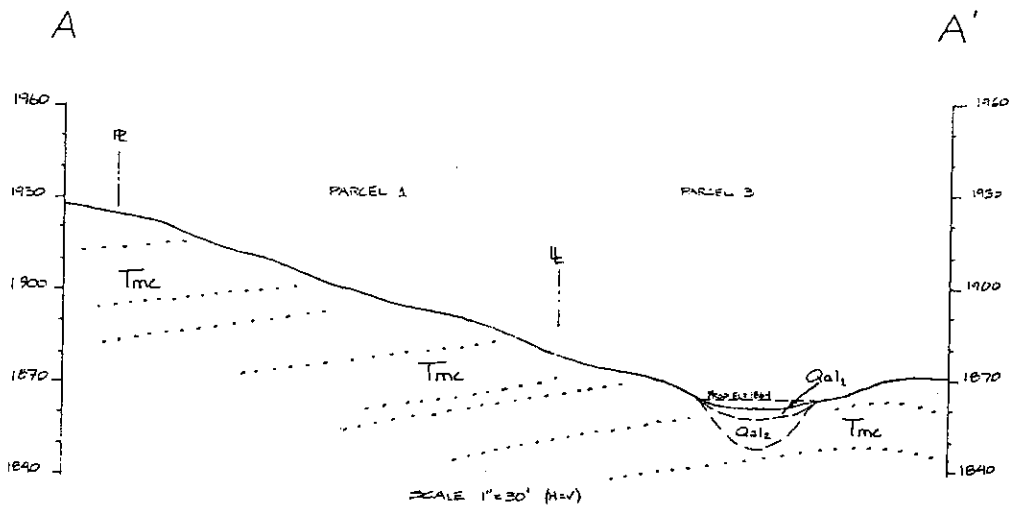
This report has been prepared in accordance with generally accepted practice. No warranties, either expressed or implied, are made as to the professional advice provided under the terms of the agreement and included in this report.

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APPENDIX A

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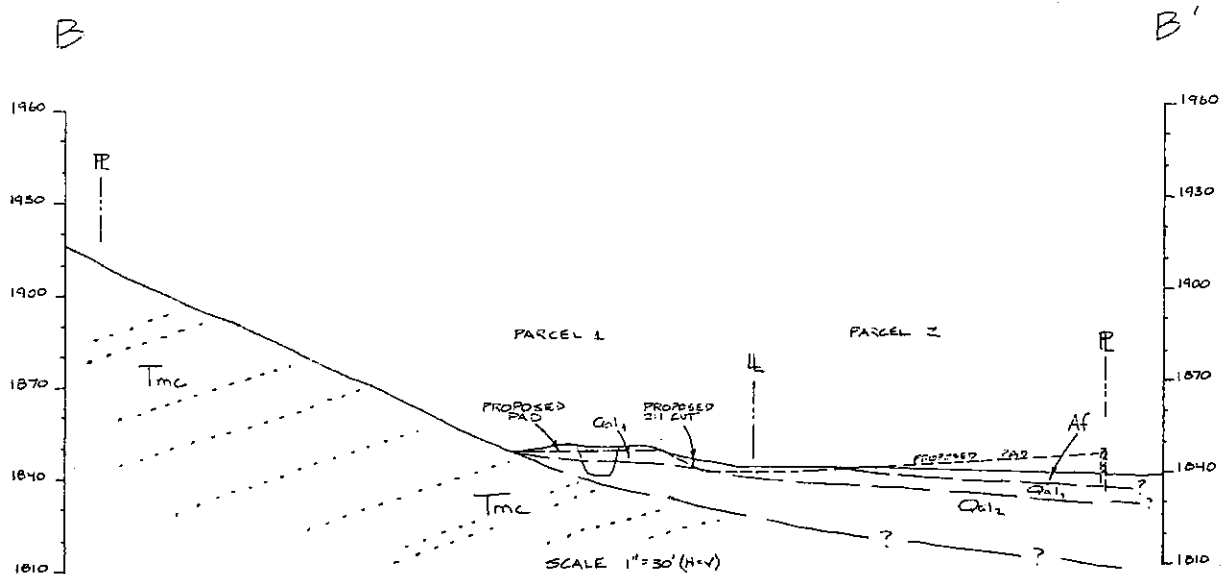
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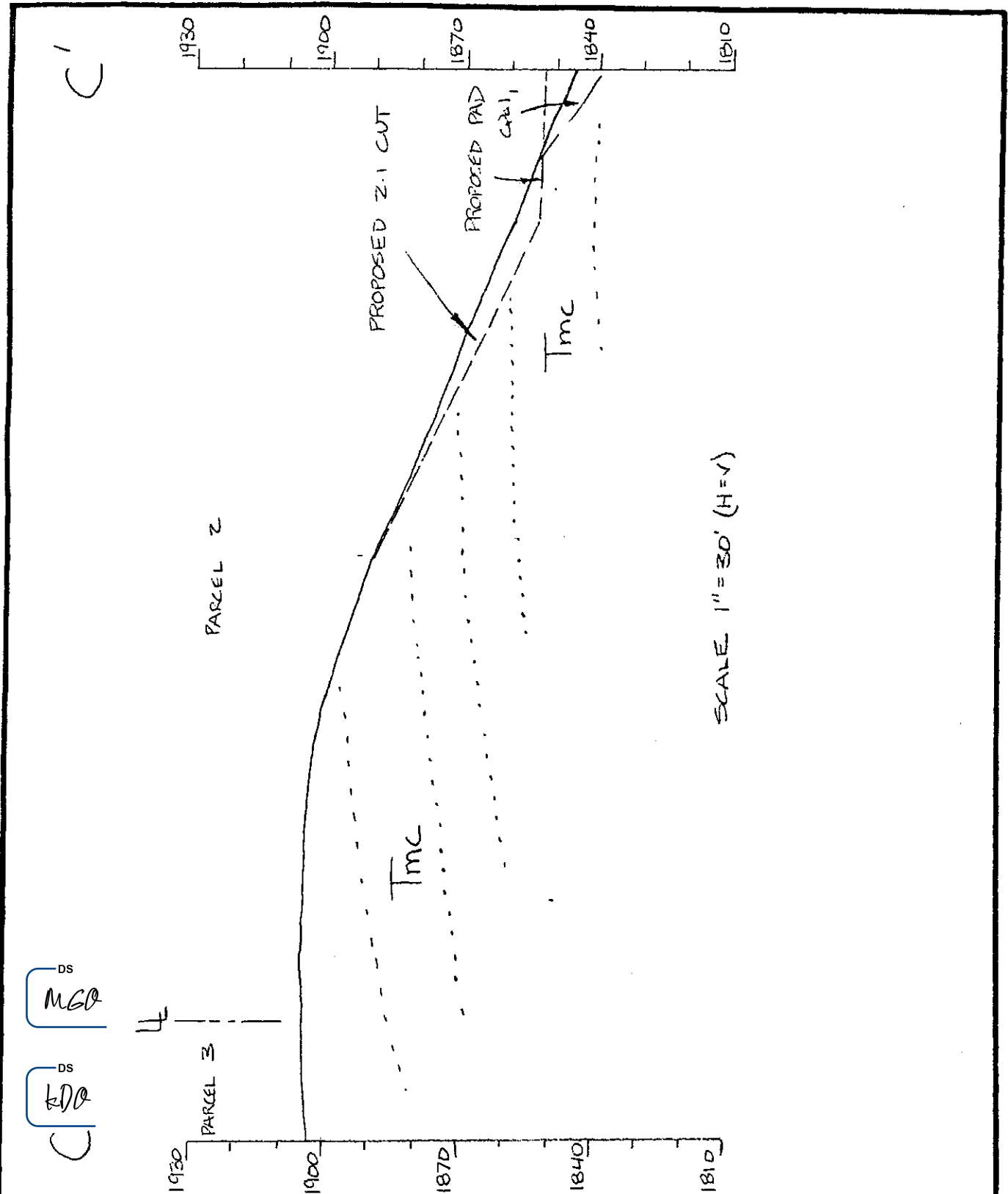
California GEO/SYSTEMS, INC.		GEOTECHNICAL CONSULTANTS 312 WESTERN AVE. OAKLAND, CA 94612 (415) 500-6533
GEOLOGIC CROSS-SECTION A-A' SITE: YOPPY MEADOW ST. CANYON COUNTRY AREA LOS ANGELES COUNTY, CA		
98-79-1076	DATE: JAN '90	PLATE 2

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California GEO/SYSTEMS, INC.		GEOTECHNICAL CONSULTANTS 318 WESTERN AVE. GLENDALE, CA 91201 (818) 250-9531
GEOLGIC CROSS-SECTION B-B' SITE: POPPY MEADOW ST. CANYON COUNTRY AREA LOS ANGELES COUNTY, CA		
0889-1076	DATE JAN '90	PLATE 3



SCALE 1" = 30' (H=V)

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California
GEO/SYSTEMS, INC.

GEOTECHNICAL CONSULTANTS
312 WESTERN AVE.
GLENDALE, CA 91201
(818) 500-9533

GEOLOGIC CROSS-SECTION C-C'
SITE: POPPY MEADOW ST
LOS ANGELES COUNTY, CA

DATE: JAN. '90

GS89-1076

PLATE 4

GEO SYSTEMS, INC.

JOB NO. GS89-1076

PROJECT POPPY MEADOW

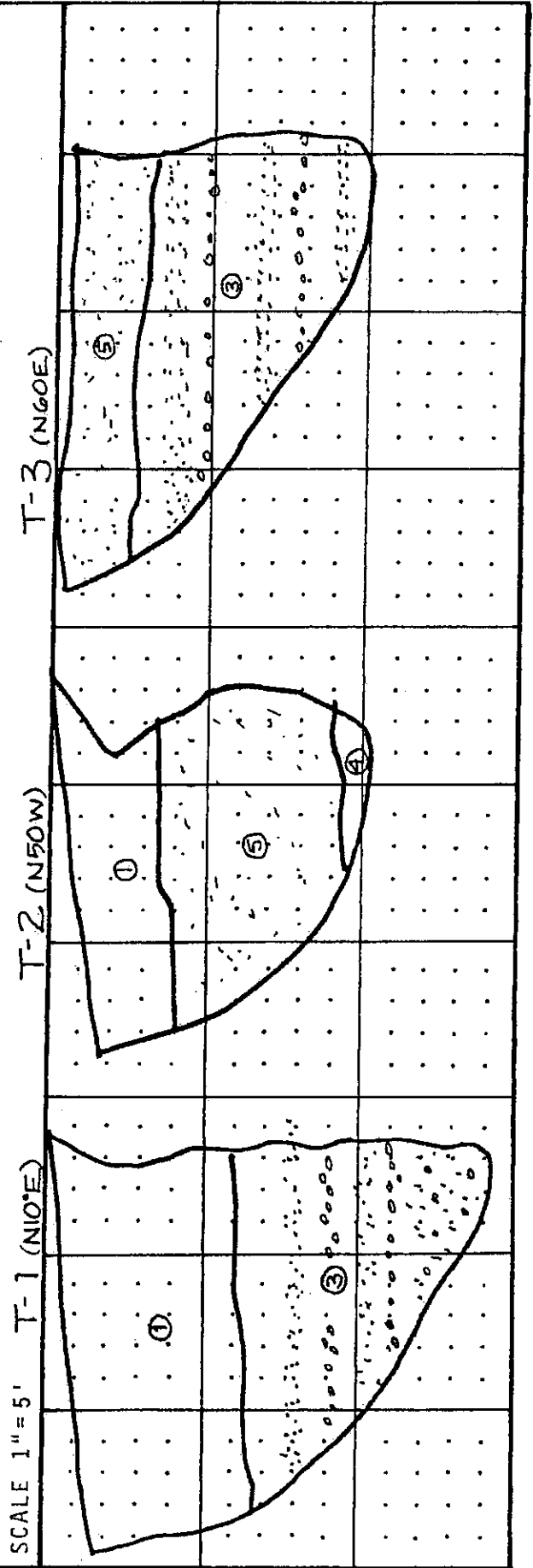
LOGGED BY DBE

TRENCH LOG NO. T-1 to T-3

DATE 1/22/90

LITHOLOGY

- 1) ARTIFICIAL FILL(Af): Silty pebbly sand, medium brown, moist, moderately dense, moderately firm
- 2) RESIDUAL SOIL(soil): Silty medium sand, medium brown, moderately dense, moderately firm, extensive animal burrowing
- 3) ALLUVIUM(Qal₂): Coarse sands and gravels, grey, dense, dry, moderately to well layered, firm; too gravelly to sample, undisturbed
- 4) BEDROCK(Tmc): Sandstone and conglomerate, well-bedded, pinkish-grey, well cemented, dense, well indurated, dry
- 5) ALLUVIUM(Qal₁): Silty pebbly sand, porous to moderately dense, firm, slightly moist, medium brown



GEO SYSTEMS, INC.

GEO SYSTEMS, INC.

JOB NO. GS89-1076

PROJECT POPPY MEADOWS

LOGGED BY DBE

DATE 1/22/90

TRENCH LOG NO. 4.5.6

LITHOLOGY

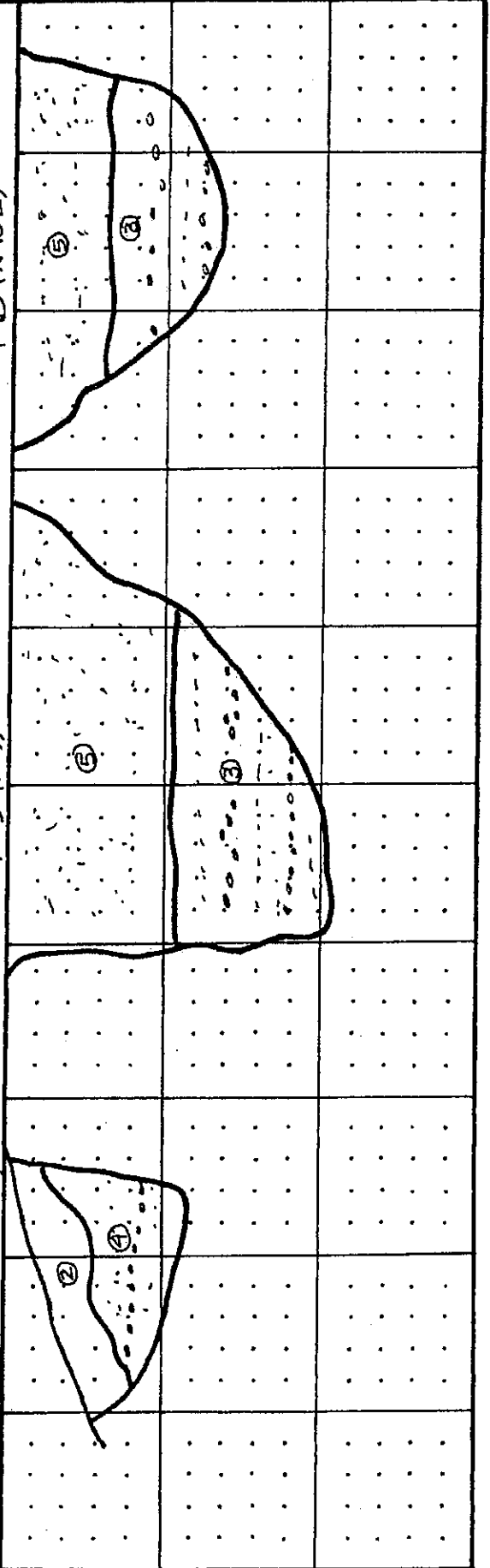
- 1) ARTIFICIAL FILL(AF): Silty pebbly sand, medium brown, moist, moderately dense, moderately firm
- 2) RESIDUAL SOIL(soil): Silty medium sand, medium brown, moderately dense, moderately firm, extensive animal burrowing
- 3) ALLUVIUM(Qal₂): Coarse sands and gravels, grey, dense, dry, moderately to well layered, firm; too gravelly to sample, undisturbed
- 4) BEDROCK(Tmc): Sandstone and conglomerate, well-bedded, pinkish-grey, well cemented, dense, well indurated, dry
- 5) ALLUVIUM(Qal₁): Silty pebbly sand, porous to moderately dense, firm, slightly moist, medium brown

SCALE 1" = 5'

T-4 (N35W)

T-5 (N-s)

T-6 (N40E)



APPENDIX B

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GRADING GUIDELINES

Site Clearing

Any existing brush, loose fill and porous soils shall be excavated to competent native materials. Prior to the placement of any fill soils, the exposed surface shall be scarified, cleansed of debris and recompactd to 90 percent of the laboratory standard under the direction of the Soils Engineer in accordance with the following "Placing, Spreading, and Compacting Fill Materials".

Preparation

After the foundation for the fill has been cleared, and scarified, it shall be brought to a proper moisture content and compacted to not less than 90 percent of the maximum dry density in accordance with ASTM D1557-70.

Materials

On-site materials may be used in the fill if cleansed of debris. Imported fill shall be materials approved by the Soils Engineer and may be obtained from any other approved source. The materials used should be free of excessive organic matter and other deleterious substances and shall not contain rocks or lumps greater than 6 inches in maximum dimension.

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Placing, Spreading and Compacting Fill Materials

Fill materials shall be placed in layers which when compacted shall not exceed 6 inches in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to ensure uniformity of material and moisture of each layer.

Where the moisture content of the fill material is below the optimum value determined by the Soils Engineer, water shall be uniformly added to obtain the approximate optimum moisture content.

Where the moisture content of the fill materials is higher than the optimum value determined by the Soils Engineer, the fill materials shall be aerated by blading, diskings or mixing with dry materials until the optimum moisture content is obtained.

After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than 90 percent of the maximum dry density in accordance with ASTM D1557-70.

Compaction shall be by sheepfoot roller, tract rolling or other types of acceptable compaction equipment of such design that they will be able to compact the fill material to the specified density. Rolling shall be accomplished

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while the fill material is at the specified moisture content, to ensure that the desired density has been obtained. The final surface of the areas to receive slabs-on-grade should be rolled to a dense smooth surface.

Field density tests shall be made by the Soils Engineer at intervals not to exceed 2 feet of fill height. Where sheepfoot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface. When these readings indicate the density of any fill or portion thereof is below the required 90 percent density, the particular layer or portion shall be reworked until the required density has been obtained.

The grading specifications should be a part of the project specifications.

The Soils Engineer shall review the grading plan prior to grading.

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**PUBLIC SAFETY POWER SHUTOFF ADVISORY
(PSPS)**

2854-004-019

Homes and businesses throughout the state of California are subject to a Public Safety Power Shutoff at the discretion of the local power supply company. These shutoffs generally occur during high wind episodes coupled with high fire threats such as low relative humidity, dry fuels or dry lightning strikes and are known as Red Flag Warnings & Fire Weather Watches. The National Weather Service issues these Warnings and Watches.

The power supply company then makes the determination of which areas are at a higher risk of fire and where and when the outage will take place. It is highly recommended that the buyer check with the local power provider regarding their policy on these outages.

Brokers have no expertise in this area.

DocuSigned by:

Michael Guy Ogle

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Buyer

6/2/2022

Date

DocuSigned by:

Kristi Diane Ogle

17B16EF336B0493...

Buyer

6/2/2022

Date



WILDFIRE DISASTER ADVISORY

(For use with properties in or around areas affected by a wildfire)
(C.A.R. Form WFDA, Revised 12/21)

1. **WILDFIRE DISASTERS:** Buyer/Lessee is aware that as a result of recent wildfire disasters there are current and unresolved health and safety concerns related to the aftermath and clean up of the wildfire disaster areas, as well as unknown and possible future concerns related to the rebuilding of infrastructure in the affected areas of the wildfires. Unfortunately, the impact of wildfires has not been limited to the fire areas themselves. Many areas have had air quality impacted by smoke and air particulates from distant fires. Additionally, fires continue to occur in previously unaffected areas. Fires may be an issue throughout the state of California.
2. **WILDFIRE DISASTER CONCERNS AND ISSUES:** The following non-exhaustive list represents concerns and issues that may impact Buyer/Lessee decisions about purchasing or leasing property impacted by a wildfire disaster, both currently and in the future. It is not intended to be, nor can it be, a check list for all issues that might arise when purchasing or leasing property impacted by a wildfire disaster; **concerns and issues include, but are not limited to:**
 - A. Insurance related issues such as past claims, the importance of identifying the insurability of the property, and the availability and the cost of insurance as early in the process as possible;
 - B. Lot clearing costs and requirements; toxic materials analysis, debris removal requirements;
 - C. Whether the home has been fire hardened, and if so to what extent, to help reduce the risk of the structure catching fire;
 - D. Local, state and federal requirements for cleanup and building approvals;
 - E. Air quality, soil quality, and any other environmental or personal health concerns, even after the wildfire event has ended;
 - F. Timelines, costs and requirements when obtaining required permits for building and utilities installation;
 - G. Availability of and access to electricity, gas, sewer and other public or private utility services;
 - H. Water delivery/potability; septic and/or sewer design; requirements and construction costs;
 - I. Potential redesign of streets and infrastructure including possible eminent domain, land condemnation and/or acquisition;
 - J. Inconvenience and delays due to road construction and unavailability of various goods, systems, or services; and
 - K. Impact that federal, state or local disaster declarations may have on materials prices, costs and rents.
3. **BUYER/LESSEE ADVISORIES: Buyer/Lessee is advised:**
 - A. To check early in your transaction to determine if you are able to obtain insurance on the property.
 - B. To investigate to their own satisfaction any and all concerns of Buyer/Lessee about the intended use of the property.
 - C. That the area of the wildfire disaster will likely be under construction for a protracted period of time after a fire, and Buyer/Lessee may be inconvenienced by delays, traffic congestion, noise, dust, intermittent utilities availability.
 - D. That due to the extraordinary catastrophe of a wildfire, there may be changes and variations in local, state or federal laws, codes, or requirements throughout the ongoing process of planning and rebuilding in the wildfire disaster area.
 - E. That some insurers have reduced or cancelled offerings for fire insurance or increased costs that impact a Buyer/Lessee's ability to afford or qualify for loans or meet income ratios for rentals.
 - F. That if you are not able to obtain fire insurance and have removed property investigation or loan contingencies you may be in breach of the purchase or rental agreement.
4. **RESOURCES:** Below is a non-exhaustive list of potential resources provided as a starting point for Buyer/Lessee investigations and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.
 - A. California Department of Insurance "WildfireResource" <http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm>; 1-800-927-4357
 - B. Governor's Office of Emergency Services "Cal OES" California Wildfires Statewide Recovery Resources <https://wildfirerecovery.caloes.ca.gov/>
 - C. California Department of Forestry and Fire ("Cal Fire") <https://fire.ca.gov/> and <https://www.readyforwildfire.org/>
 - D. California Department of Transportation <https://calsta.ca.gov/>
 - E. California Attorney General <https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1>
 - F. The American Institute of Architects "Wildfire Recovery Resources" <https://aia.org/pages/165776-wildfire-recovery-resources>
 - G. Buyer/Lessee is advised to check all local municipalities (County, City, and/or Town where the property is located) for additional resources.
5. **BUYER/LESSEE ACKNOWLEDGEMENT:** Buyer/Lessee understands that Real Estate Agents and Real Estate Brokers have no authority or expertise for providing guidance through the process of investigating the concerns described herein. Buyer/Lessee has an affirmative duty to exercise reasonable care in protecting themselves.

Buyer/Lessee has read and understands this Advisory. By signing below, Buyer/Lessee acknowledges receipt of a copy of this Advisory.

DocuSigned by:
 Buyer/Lessee Michael Ogle Date 6/2/2022
 Buyer/Lessee Ernst Diane Ogle Date 6/2/2022
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WFDA REVISED 12/21 (PAGE 1 OF 1)

WILDFIRE DISASTER ADVISORY (WFDA PAGE 1 OF 1)

SOUTHLAND REGIONAL



ASSOCIATION OF REALTORS®

**Santa Clarita Valley, Antelope Valley and
Surrounding Unincorporated Areas Disclosure and Advisory
Supplement to the Statewide Buyer and Seller Advisory (SBSA)**

Property

2854-004-019, Canyon Country, CA 91351

"Subject Property"

Seller and Buyer understand and agree that this Local Area Disclosures statement is not a complete list of all matters concerning Property, or residing in the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities, or matters that are otherwise significant. Also, the entity, phone numbers, and/or websites that are included may not be the only source of information. Buyer is strongly encouraged to conduct a careful, thorough, independent, and complete investigation of all matters relating to the decision to purchase Property and all other matters that Buyer deems appropriate to make an informed and voluntary decision, including, but not limited to, consulting with appropriate specialists, experts, or other professionals.

For Completion by the Seller

1. Solar Systems on the Property

Does the property have a solar panel or power system?

If yes, is the unit ☐ Leased ☐ Owned without financing

Company

Yes ☐ No ☒Owned with financing ☐ Power Purchase Agreement ☐
Phone

a. Do you have copies of Solar Documents and Agreements?

Yes ☐ No ☐

b. Do you have a PACE, HERO or SCEIP Loan?

Yes ☐ No ☐

c. Seller to provide copies of any and all Solar Documentation and Agreements in their possession to Buyer.

d. Buyer may or may not be able to qualify for existing payments and/or assuming a current loan of a solar purchase.

2. Common Mailbox

Is the mailbox located in a common cluster mailbox? Yes ☐ No ☒

If yes, what is the mailbox number?

Location of Mailbox

Disclosures for All Areas

1. **Cell Phone Towers:** Buyer is aware that cell phone towers may be in close proximity to the subject property, and new towers or changes to existing towers may occur at any time. Buyer is advised to investigate the existence of cell phone towers in the area, and any planned or proposed changes to or additions of cell towers in the future.

2. **Compliance with Home Hardening and Defensible Space Requirements:** Residential 1-4-unit properties located in either high or very high severity fire zones are required to be in compliance with various State laws, and local laws, where applicable, related to Home Hardening and Defensible Space. Buyer has been informed and acknowledges that there may be cost factors associated with bringing the Property into compliance with these laws after the close of escrow. Buyers are advised to investigate this matter during Buyer's investigation of Property contingency period. Brokers do not have expertise in this area, and Buyers are advised to consult with their own professionals with regard to these requirements and the potential cost factors associated with this.

3. **Construction Defect Litigation:** Some builders and developers have been the subjects of class action and/or construction defect lawsuits. Seller and Buyer are advised to make their own investigation as to whether the Property, the Seller's interest in the Property, and/or the interest of a prior owner of the Property have been the subject of any such litigation. If so, Seller and Buyer are advised to make their own investigation as to whether any defective condition to the Property, whether or not disclosed in the Transfer Disclosure Statement, is the subject of such litigation. Except as may be otherwise stated in the Transfer Disclosure Statement, Broker has made no independent investigation regarding this matter.

Buyer Initials

DS DS
(MGA) (KDD)

Seller Initials

DS
() ()

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4. County, Juvenile, and State Prison Facilities District (Correctional Facilities): Buyer is aware that there are Correctional facilities located throughout Southern California. The state and county prisons may house inmates (both male and female) classified as minimum, high-medium, and maximum custody inmates. These facilities include, but are not limited to:

- California State Prison - Los Angeles County and the Mira Loma Detention Center are situated on the west side of the City of Lancaster between 50th and 60th Street West and Avenues J and I. There is also the California City Correctional Facility located at 22844 Virginia Blvd.
- The Los Angeles jail facility "Pitchess Detention Center" is situated on the east side of the I-5 freeway near Castaic.
- Juvenile jail facilities: Buyer is aware that juvenile jail facilities "Camp Munz" and "Camp Mendenhall" are situated in the southwest corner of the Antelope Valley in Lake Hughes and that the Challenger Memorial Youth Center is located at 5300 West Avenue I in Lancaster, and Camp Joseph Scott and Camp Kenyon Scudder is located 28700 Bouquet Canyon Road in Saugus.

These facilities may be expanded from time to time to meet the needs of the State and County prisons. Buyers are advised to investigate the impact of these facilities, if any, on the decision to purchase. For more information go to www.lasd.org and www.cdcr.ca.gov, probation.lacounty.gov

5. Electrical Outages: Buyer is aware that due to the water shortage, climate change and the plethora of fires in California, intermittent electrical outages are a potential for all areas of the State. The electric utility company servicing the area in which the Property is located, may have to make decisions to have periodic electricity outages which may impact the Property. Buyer is advised to investigate this matter during buyer's investigation contingency. Broker does not have expertise in this area and cannot give buyer any guidance on this issue. Buyer is advised to consult their local provider regarding this matter.

6. Flooring Disclosure: Neither Seller nor Broker makes any representation or guarantee as to the type or condition of the flooring located underneath existing carpeting or other floor covering, except as may be noted in writing by Seller. Buyer is advised to conduct their own independent investigation of the flooring during Buyer's physical inspection period, if this is an important factor to Buyer. Buyer understands any investigation of the flooring must be done in a manner that will not damage the existing floor covering. Seller is required to disclose any adverse conditions regarding flooring underneath the existing floor covering that are known to Seller; however, Buyer understands that Seller is NOT responsible for damaged flooring underneath existing floor covering unless Seller was aware of such condition and failed to disclose this to Buyer. If Buyer is informed "hardwood" or "wood" floors exist at Subject Property, Buyer understands this is NOT a representation or guarantee that all flooring is wood or hardwood and is not a representation or guarantee as to the condition of said flooring.

7. Flooring in Condominium and Common Interest Complexes: Many Condominium Complexes or Common Interest Developments have restrictions on owners of upper floor units replacing carpeting with wood or other hard surfaces. This restriction is due to the fact that hard flooring surfaces on upper units can cause an increase in noise to owners of units located below such upper floor units. Buyer is advised to investigate this matter before making any changes to flooring in upper-level units in Condominiums and other Common Interest properties with upper and lower floors owned by different owners.

8. Future Development, Land Use, and Neighborhood Conditions: The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities, is a region still undergoing significant real property development.

Although a so-called "Master Plan" and/or "Specific Plans" may exist, it is neither fully approved nor does it describe all areas of the valleys or surrounding areas. Tracts of unimproved land are in various stages of planning and/or approval for the construction of residential, commercial and industrial buildings. Buyer is advised that ultimate use of land adjoining or even remote from the Subject Property is, or may be, the subject of proposed, planned or approved, but as yet not started, development. Such development may result in neighborhood, community and regional changes including, but not limited to: the opening of cul-de-sac streets into previously undeveloped land or other nearby streets, the widening of existing streets, the building of entirely new roads, streets or freeways and the construction of appropriately zoned structures near to, or otherwise affecting, the Subject Property. Vacant lots that may be adjacent to a property may be improved and could affect Subject Property and any views. Buyer is further advised to investigate all such matters with appropriate government agencies. Buyer is advised to investigate the known and/or prospective implementation of development plans and projects and the effects, if any, on the value, use, enjoyment of the Subject Property in conjunction with Buyer's investigation of the Property.

9. Gas Shut-Off Valve Availability: Buyer is advised Earthquake Shutoff-Valves are available, but not required in certain areas. Buyer is advised to investigate the operation, installation, cost and protection this valve may offer in an earthquake.

10. High-Speed Rail Proposal: Buyer is informed the State of California is considering the route of a high-speed rail line between Northern and Southern California. Buyer and Seller are advised that the California High-Speed Rail Authority has indicated that a route for a High-Speed Train will include running through the Antelope and Santa Clarita Valleys and further north and south beyond these areas. The State of California is currently contemplating numerous routes for said rail line. During the construction period there will be numerous items impacting surrounding neighborhoods including changes in traffic patterns, heavy machinery, construction noise, dust and other construction related issues, train operations and possible eminent domain issues will be expected.

Real Estate Brokers cannot give any opinion on when this high-speed rail will be constructed nor where the high-speed rail will ultimately be constructed. While it is likely property values in the areas surrounding this project will be impacted, Real Estate Brokers are not in a position to determine what impact this project would have on any particular property.

Buyer is advised to satisfy any and all concerns directly with any questions concerning this proposed construction by contacting the CALIFORNIA High-Speed Rail Authority at (916) 324-1541 or visit www.hsr.ca.gov, or by email at info@hsr.ca.gov. The local Southern California office can be reached by email at southern.California@hsr.ca.gov

Buyer Initials

(MGR) (KDR)

Seller Initials

(DS) () ()

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11. **High Winds:** Buyer is informed that the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities experience high winds from time to time. High winds can result in blowing dust, sand, debris and other airborne particulates. Winds can damage, including but not limited to, roofing shingles and tiles and cause trees to fall. Buyer is advised to conduct Buyer's own independent investigation of this matter during Buyer's physical inspection of the Property.
12. **Horse/Livestock Zoning:** Buyer is advised the mere presence of horses or other livestock or animals on or near adjacent properties does not necessarily mean that the Subject Property is zoned for horses or other livestock or animal boarding. Buyer is advised to conduct a thorough investigation with appropriate entities, such as the County of Los Angeles. For more information, search at planning.lacounty.gov/.
13. **Landfills:** The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities are in close proximity to current landfill sites and/or the possibility of other landfill sites unknown to Seller or Broker(s). Landfills in the area may continue to expand and increase their land use, as well as increase the types (hazardous waste, non-hazardous) and tonnage of waste deposited into the landfill on a daily and weekly basis. Current Landfills include, but are not limited to, Chiquita Canyon Landfill located in LA County off Highway 126 adjacent to Val Verde and near Castaic, the Antelope Valley Public Landfill I at 1200 West City Ranch Road, Palmdale, the Lancaster Landfill and Recycling Center at 600 East Avenue F, Lancaster and the Kern County Landfill at 400 Silver Queen Road in Mojave. Buyer shall make Buyer's own investigation of the effect, if any, on the value and the Buyer's use and enjoyment of the Property resulting from the Property's proximity landfill sites. Buyer should also be informed of the rise in illegal dumping on private property (California Penal Code 374.3). To report illegal dumping call (888) 838-6746 or visit www.CleanLA.com
14. **Landscape Maintenance Districts:** Many areas have Landscape Maintenance District assessments which may change and increase. Buyer is advised to check all aspects relating to property taxes and assessments for Subject Property.
15. **Licensed and Community Care Facilities:** Buyer is advised licensed care facilities may be found in any neighborhood and are protected by State law. Buyer shall conduct their own investigation of such matters and will not rely on Brokers or Agents for information regarding the nature and location of these facilities.
16. **Mail Delivery:** Buyer is advised to ask Seller and to check with local agencies as to local mail delivery guidelines, as many areas may not have mail delivered to the properties, depending upon the location of the Subject Property.
17. **Mello-Roos and Bonds:** Many areas have Mello Roos Taxes and/or Bonds. Buyer should be aware they may be subject to change in amounts and duration and Buyer should not rely on these types of taxes or bonds ending and should check with appropriate entities and administrators regarding these taxes and bonds as to amounts and duration.
18. **Metrolink and / or Other Railway Service:** Buyer is advised the Subject Property may be situated in or near one of the service areas of Metrolink and/or other railway service. Train services operates 24 hours a day. There may be nuisances including, but not limited to, noise or vibration, possible traffic delays due to train traffic, traffic to and from rail stations, and other possible nuisances.
19. **Multiple Parcels, Property Tax Bills and NHD Disclosure:** Subject property may have multiple parcels and multiple property tax bills separate for each parcel. Buyers are responsible for making sure at tax time that all parcels are covered and paid for or there may be future legal and monetary issues and liabilities, including but not limited to fines, liens and loss of parcel(s) at Tax Sale. If Buyers choose to impound their property taxes with their lender, Buyers should receive Information Only bills and it is Buyers sole responsibility to make sure their property taxes are being paid by lender and/or Buyers on ALL parcels associated with Subject Property. Further, Seller(s) are required to provide Buyer(s) with Natural Hazard Disclosure Report that covers all parcels; i.e. multiple reports or report with Addendum covering all parcels. For more information about property taxes, go to www.lacountypropertytax.com.
20. **National Forest Lands:** Buyer is advised the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities are near and, in some locations, adjoins the Angeles National Forest or Los Padres National Forest. Said National Forest is a natural wildlife habitat and is also used for a variety of recreational purposes.
21. **Oak Tree Ordinance:** The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities have ordinances regarding oak trees, including, but not limited to, use, maintenance, trimming, cutting, removal, and pruning of any oak tree. There are permit guidelines as part of the ordinance. Buyer is advised any oak trees on or near the property may interfere with modifications or additions to property and may interfere with the use, expansion, and enjoyment of the Subject Property. Buyer is advised to consult appropriate professionals and agencies regarding any oak trees near or on the Subject Property.
22. **PACE/HERO Improvements:** Los Angeles County has implemented a program that assists homeowners to install energy efficient, renewable energy and water saving improvements to their properties. The program is known as the Los Angeles County Residential Property Assessed Clean Energy Program ("PACE"). Payment for the home improvements is financed annually by an assessment on the homeowner's property which shows on the owner's real property tax bill. The assessment is a lien on the property just as real property taxes are a lien. When the property is sold or otherwise transferred the assessments continue as a property lien. This lien is similar to a property tax lien in that it has "super priority", which means it is senior to all private liens including deeds of trusts and mortgages. Payment of the assessment liens is due at the same time as property taxes are due.
23. **Post Burn Issues/Mudflow:** Many areas in Southern California periodically suffer damage due to brush fires and firestorms that ravage an area. Rains can pose a threat of additional damage due to flooding, mud, and/or debris flows. Buyers should consult local and county agencies, such as Department of Public Works www.dpw.lacounty.gov/wrd/fire, and the City of Santa Clarita Website <http://readyforrain.santa-clarita.com/>. Buyers are advised to consult insurance professionals regarding availability of insurance coverage and all options for Subject property.

Buyer Initials (MSB) (LDA)

Seller Initials (MSB) (LDA)

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24. PRIVATE WASTE DISPOSAL SYSTEM: This disclosure is in addition to the Statewide Buyer and Seller Advisory: Buyer and Seller are aware that the Property may be serviced by a private waste disposal system (the "System") consisting of a septic tank, cesspool, seepage pits, distribution box, leach field/trenches, leach lines or a combination of such mechanisms. No representation or warranty is made by Seller or Broker concerning the condition, operability, size or capacity of the System, nor whether the System is adequate for use by the intended occupants of the Property. Buyer is aware that a change in the number of occupants or in the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall may also affect the efficiency of the System.

Therefore, Buyer should obtain an independent evaluation of the System by a qualified sanitation professional as a part of Buyer's inspection/contingency period. Buyer should verify with the Septic Inspector if septic report includes the tank only, or other additional components of the septic system such as pit(s) and leach field(s), leach trenches, etc. In some cases, Buyer's lender may require a System inspection. Other System related costs may arise, including but not limited to, locating, pumping, or providing outlets to the ground level. **BUYER AND SELLER ARE AWARE THAT ALL OF THESE COSTS ARE NEGOTIABLE BETWEEN BUYER AND SELLER.**

Broker is unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. Many factors, including but not limited to natural forces, age, deterioration of materials and the load imposed on the System can cause the System to fail at any time. In the event an existing septic system fails in the future, the System may be required to be upgraded to current health department standards. This could result in additional permits, geological/soils reports, design, and installation costs as well as the possibility of requirements to hook into a public sewer if available.

25. Propane Gas: Buyer is aware many properties are or may be served by Propane Gas delivered by a company into tanks that are usually rented. Buyer is advised that gas appliances like, but not limited to, clothes dryers, ranges, water heaters, barbecues originally designed and built for operation with natural gas may have to be modified to operate with Propane Gas. Sellers are responsible for any outstanding balances on propane accounts and shall be paid in full prior to closing. Any propane in the tank will be considered part of the sale. Unless otherwise written and agreed to, Seller shall provide sufficient propane for inspections and final walk thru prior to closing. Seller shall turn over any paperwork or information regarding the propane tank and Buyer is advised to contact the company, within their contingency time frame, regarding transferability and is advised to transfer propane along with any other utilities into their name prior to possession of Subject Property.

26. Proximity to Dam(s)/Lakes: The Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities are in close proximity to existing dams and lakes including, but not limited to, Castaic Lake, Pyramid Lake, Elizabeth Lake, Lake Hughes and Bouquet Reservoir, Lake Palmdale, and Fairmount Reservoir. Buyer should investigate the proximity of the Subject Property to any such facilities and any potential effects they may have on the Subject Property.

27. Proximity to Electrical Power Lines: There are high-voltage electrical lines that can, in some cases, run adjacent to rural and/or residential properties. There can be, including, but not limited to, additional switching stations added, updating of power lines and towers, increasing sizes and/or conductors, etc. One such project is called "Barren Ridge" and more information regarding this project can be obtained by calling 877-440-3592 or on line at www.ladwp.com/barrenridge

28. Rent Control/Just Cause Eviction and Tenant Protection Bills: The State of California and Local Cities and Counties have enacted several bills into law regarding rent control, just cause eviction and other tenant protections. Buyer is advised to conduct their own independent investigation, and to contact their own independent legal counsel, to determine if these laws or others apply to their individual circumstance and/or if they may be exempt.

29. Rental/Leased Equipment: The Property may be equipped with certain rental/leased equipment, such as but not limited to, alarm system, home automation / smart home devices(s), solar systems or water softening device. Buyer shall investigate with Seller whether Seller owns the equipment, the systems or rents the same. If not owned by Seller, the systems may not be transferred to Buyer without Buyer entering into a separate rental agreement with the rental company involved. Buyer is advised that the cost to assume a rented or leased item may affect their loan qualification.

30. Review of Preliminary Title Report and Easements: Buyer is advised to read and review all documents that may impact the title, use or possession of the Subject Property, and to have a physical inspection of the Subject Property for possible easements or encroachments, including without limitations roads, paths, structures, utility devices and other improvements. The Broker(s) have not verified, and are not qualified to verify, whether recorded or unrecorded documents or easements or encroachments affect the title, use or possession of the Subject Property. Buyer is strongly urged to employ appropriate competent professional(s) such as civil engineer(s), surveyor(s) and general contractor(s) to review all issues that may impact title, use or possession of the Subject Property. Buyer may also contact the title company to discuss title and the title policy being issued for the Subject Property and about the availability, coverage and cost of other title policies and/or endorsements that may provide a higher degree of coverage for Subject Property. Buyer is advised they may request from the title company color-coded easement maps with regard to the Subject property and various easements, as well as request a hyperlinked Preliminary Title Report and all recorded documents found on the prelim to review and investigate during their inspection contingency timeframe per contract.

31. Sediment Placement Sites (SPS): Buyer is advised the Subject Property may be in the vicinity of a current or future Sediment Placement Site (SPS). The Los Angeles County Flood Control District has established these sites to place the sediment being removed from debris basins throughout Los Angeles County. These sites are designed for putting soil and rock only and not for dumping garbage or any other materials. Currently there are approximately 20 active SPSs throughout Los Angeles County with seven located within or near the boundaries of the San Fernando and Santa Clarita Valley, with additional sites proposed for the future. Such SPS sites currently exist in Sylmar (May Canyon), Chatsworth (Brown), Santa Clarita (Wildwood), Toluca Lake (Aqua Vista), and Sunland/Tujunga (Zachau, La Tuna, Blue Gum). A map of these SPS sites may be found at [http://www.srar.com/mls/pdf/Sediment Placement Sites.pdf](http://www.srar.com/mls/pdf/Sediment%20Placement%20Sites.pdf). Buyer agrees to make own investigation of these sites, and their effects, if any, on the value, use, and enjoyment of the Subject Property.

Buyer Initials (MGO)

Seller Initials (DS)

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32. Unmanned Aircraft Systems (UAS) drones: Buyer is aware that the use of drones may be limited due to airspace restrictions in the Antelope and Santa Clarita Valleys. Buyer is advised to conduct their own independent investigation. For FAA requirements visit <https://www.faa.gov/uas/> or download the FAA mobile app B4UFLY to verify restricted areas.

33. Water System/Water Availability Investigation: Buyer should determine the property's water source (i.e. if the Property has a public water source or other water delivery system, such as a mutual water company or well water system.)

If the Property is serviced by a mutual water company, Buyer is advised to conduct Buyer's own independent investigation of the financial solvency of the mutual water company and the reliability and quality of its water service. Buyer should also investigate what private conditions and approvals may be imposed by private water companies.

If the Property is not on a city, mutual water company, or equivalent water system, Buyer should read the Statewide Buyer and Seller Advisory. Buyer should determine whether water of sufficient quality and quantity will reliably be supplied to the Property. If the Property is serviced by a water well (on or off the Property), Buyer is advised to conduct an inspection and certification of the well servicing the Property to reveal both the condition of the well and the quality of the water. Buyer is aware that the quantity, quality and/or source of a well or wells located on or servicing the Property cannot be guaranteed, and may fluctuate from time to time and/or may go dry. Water wells can be costly. Other conditions may apply, including but not limited to the requirement of the development of public water systems within an area that becomes publicly funded by residents. Buyer should consult appropriate professionals and the Los Angeles County Department of Public Health to satisfy any and all concerns with regard to wells and County guidelines and rules for issuing permits now and in the future. For additional information, go to the State Website at <https://water.ca.gov/Programs/Groundwater-Management/Wells>.

Buyer is notified that there is pending litigation involving water rights in what is known as the Antelope Valley Ground Water Basin. This litigation may impact a property owner's right to pump water on their property. To determine whether this litigation may impact your property, consult your legal counsel and/or visit www.avgroundwater.com.

Buyer is hereby expressly notified that construction of new commercial and industrial facilities and residential dwellings may be prohibited to land serviced by non-conforming water systems, such as "hailed" water, irrigation ditch water and public or community water systems that do not meet current legal Standards. Buyer is advised that lack of an adequate water supply may result in the denial of building permits for new construction on the Property, or for any additions or remodeling desired by Buyer to existing structures on the Property, as well as future effects including but not limited to possible increase in costs, future sale issues, future loan/refinance issues.

34. Weather/Fire Protection/Emergency Health Transportation Issues: Certain Rural property areas and Antelope Valley and the surrounding unincorporated communities may have icy and/or snow-covered roads and homes may need winterizing during winter months. Due to weather conditions, there may be power outages from time to time and highways may be closed for periods of time. Since some properties may be in mountainous and/or outlying areas, residents need to be aware of local fire protection procedures concerning their property and safety in these areas. Many areas also have brush clearance requirements and owners may be cited for non-compliance. Properties in the Rural Area may be covered by Cal Fire and not Local or County Fire services. Emergency response times may be lengthy due to rural location and/or weather conditions. Buyer is advised to investigate these matters with appropriate entities and agencies to satisfy any and all concerns.

35. Wildlife: Buyer has been informed various types of wildlife appear in residential neighborhoods throughout the Santa Clarita Valley, Antelope Valley and the surrounding unincorporated communities. Coyotes, bobcats, undomesticated cats, snakes, owls, and other birds of prey as well as other such wildlife may be injurious to property, pets, and small children. Buyer is advised to investigate this matter during their inspection contingency period.

36. Wood Burning Stoves/Fireplaces: Certain areas may have regulations currently in place or may have in the future which could restrict or prohibit the use of indoor and outdoor residential wood burning in wood burning stoves and/or fireplaces due to fire hazards and/or air quality matters. Certain properties may be exempt, such as, but not limited to mountain communities, homes that rely on wood as sole source of heat, low-income households, and those without natural gas service. For more information go to www.aqmd.gov or check with local and county entities for any regulations relating to the Subject Property.

37. Wood Destroying Pest Reports: In the event that Seller obtains more than one Wood Destroying Pest report pursuant to the current sale of Subject Property, Seller is required to provide copies of all such reports to the Buyer. If there is more than one report, Seller shall notify Buyer which company will be doing any corrective work and issuing the clearance. Seller's ability to comply with the Wood Destroying Pest provisions of the Purchase Contract may be impacted by the existence of any discrepancies contained within said reports. Buyer is aware the Structural Pest Control Report deals with wood destroying pests including termites and does not apply to the presence or absence of rodents, insects, or any other such "pests".

Santa Clarita Valley Disclosures

1. Bermite: Whittaker-Bermite is an approximately 1000-acre site adjacent to Circle J Ranch on the south, Soledad Canyon on the north, Golden Valley Road on the east, and Railroad Avenue on the west. This former munition testing and manufacturing site has contamination issues to soil and groundwater by perchlorates and other compounds. Certain water wells were shut down and clean-up efforts continue. Since May 1995, there have been plans to develop this area. Included in this plan for development is the extension of Via Princessa from the 14 Freeway side through to the Circle J Ranch side. Exact timeline for clean-up and for future development is unknown at this time. For more information go to www.whittakerbermite.com or www.Santa-Clarita.com

Buyer Initials (

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2. **Cogeneration and Operational Power Plants:** Buyer is advised there are cogeneration and operational power plants which utilize various fuels to produce electricity for on-site and off-site purposes. These plants are located in various areas, including but not limited to two plants in Placerita Canyon, Pitchess Detention Center in Castaic, Val Verde, Saugus, and Valencia. More information and lists of other possible plants can be found on the California Energy Commission website at www.energy.ca.gov.
 3. **Henry Mayo Newhall Memorial Hospital and Expansion:** Henry Mayo Newhall Hospital is a Level II Trauma Center. Emergency vehicles and air transport by helicopter are used to transport patients to the facility 24 hours per day. Buyer is advised the Henry Mayo Newhall Memorial Hospital is in the process of expanding the campus to include additional buildings and facilities. For additional information Buyer is advised to contact Henry Mayo Newhall Memorial Hospital and The City of Santa Clarita for the current status of the expansion, additional expansion information, and how these may affect the Subject Property. Buyer is advised to make an independent and complete investigation of the effects, if any, on the value, use, and enjoyment of the Subject Property.
 4. **Hasley Canyon Area:** Buyer is advised there are future developments in the area of Hasley Canyon that may create future changes and additions to the area. There have been "discussions" and "meetings" relating to a possible bridge going in at Hasley and Sloan Canyon related to home developments in the area. There are various developments and projects going in Hasley Canyon. Brokers nor agents have verified any information nor specifics of developments and projects so Buyer should fully investigate with appropriate professionals and entities including but not limited to Castaic Town Council, LA County Building and Safety and Planning Departments to satisfy any and all concerns.
 5. **Natural Gas Storage:** The City of Santa Clarita has posted information regarding Natural Gas Storage Facilities in and near Santa Clarita on the City's website at <https://www.santa-clarita.com/city-hall/departments/recreation-community-services-and-open-space/emergency-management/natural-gas-storage-facilities>
 6. **Oil Derricks & Pollutants and Toxins:** Buyer is advised some known and/or alleged oil derricks and/or pollutants and toxin problems that may be around the area. Information can be found online at <http://www.conservation.ca.gov/dog>.
 7. **Placerita Canyon (West of 14 Freeway), Vistas Tract Valle Del Oro/Flaxwood/Trumpet etc., Hidden Knoll, Latana Hills Tracts re: Gate Cards/ Dockweiler Extension/Future Changes:** Buyer is advised there is a gate at Placerita Canyon West of Sierra Highway and the 14 Freeway. Buyers who purchase homes on this side of Placerita Canyon should be aware there are requirements and a fee for gate access/cards. In addition, there are certain community standards for this side of Placerita Canyon area, future road changes and development. There are future changes to roadways on the West side of Placerita Canyon including but not limited to Dockweiler, currently a dead-end street on the east side, which is off Sierra Highway and dead ends around Valle Del Oro and the Hidden Knoll Tract of homes will eventually be a through street and widened which may impact parking that now occurs on Dockweiler and other streets for condos and apartments in that area. This will connect to 13th Street and there are plans to ask the railroad entities to allow for widening of 13th street and changes to the area and roads. There is also the possibility of the open field at Alderbrook and 13th to become developed and the possibility of a movie studio being developed. Placerita Canyon has its own website <http://www.pcpoa.com> for more information and updates on the Canyon, public meetings, and status of projects. Buyer can also contact the City of Santa Clarita for any and all projects within City limits.
 8. **Porter Ranch/Aliso Canyon Disclosure:** Buyer is advised of the existence of the Aliso Canyon Oil Field, located within close proximity to the Porter Ranch Area. Further, buyer is informed that The Termo Company, owner of the existing wells along with several other oil and gas companies, has proposed to drill an additional number of new oil wells at this site. At this time, this proposal is under consideration and no final determination has been made as to whether or when such additional oil wells will be drilled. Seller and real estate brokers and their agents do not have the expertise to advise buyer on any impact said oil wells may have on the subject property. Buyer is advised to investigate this matter during buyer's investigation contingency period. Buyer may visit the proposed project website at <http://www.northalisoproject.com> and should also check with the appropriate county and city departments to obtain information regarding any potential environmental impact of said drilling. <http://www.caloes.ca.gov/ICESite/Pages/Aliso-Canyon.aspx>
- Buyer is advised that there was a major gas leak coming from a Southern California Gas Company storage facility in Aliso Canyon located in close proximity to the Porter Ranch area. The leak, coming from an underground well, released large quantities of methane gas. During the time of the leakage, residents of Porter Ranch complained of health issues including nausea, headaches, and nosebleeds. The gas company indicated that the leak began on or around October 23, 2015 and continued until on or around February 11, 2016. There are claims that additional leaking has occurred after the February 11, 2016 date. Seller and real estate brokers and their agents do not possess the expertise to advise the buyer on the impact of this leak on the subject property. Buyer is advised to do their own investigation of this matter during buyer's investigation period. Buyer may contact the Los Angeles County Department of Public Health at 888-700-9995 and the Southern California Gas Company at 800-427-2000 for further information.
9. **Sand and Gravel Mining Operation Proposal:** Buyer is advised there is a proposal to expand the sand and gravel mining operation with appurtenant facilities, located at 12101 Soledad Canyon Road, about two miles east of the City of Santa Clarita (commonly known as CEMEX). Concerns have been expressed by the community regarding this project with respect to the possibility of creating noise, air pollution, and increased congestion from heavy truck traffic. For more information go to www.santa-clarita.com.
 10. **Salt Water Pools:** The Santa Clarita Valley Sanitation District adopted an ordinance making it illegal for both new and existing "saltwater" pools to be connected to the sewer system. Buyer is advised to consult appropriate professionals and/or the Sanitation District at www.lacsd.org/chloride or call 1-877-Cut-Salt for further information regarding Salt Water Pools.
 11. **Stevenson Ranch/Westridge Communities:** Buyer is advised a law firm (Owen, Patterson and Owen) filed a complaint in Los Angeles Superior Court, around November of 2020, related to alleged violations with regard to the sandblasting of two water towers located on Westridge Parkway in 2020, alleging various claims for damages. Status of this lawsuit is not known at this time. Buyer should consult Seller with regard to any current and/or past lawsuits regarding Subject Property during their investigation contingency period.

Buyer Initials (

MGO *KDO*)

Seller Initials (

DS *[Signature]*)

Property Address: 2854-004-019, Canyon Country, CA 91351

12. **Water Softeners:** Automatic or rock salt water softeners are illegal and banned in the Santa Clarita Valley. Door to door investigations are being made by officials and homeowners can be cited and fined up to \$1,000. Rebates may still be available. Contact the Sanitation District of LA or go online to www.lacsd.org/wastewater/automatic_water_softeners/softenerrebate.asp.

Acton and Agua Dulce Area Disclosures

1. **Agua Dulce Airpark/Airport:** Buyer is advised and hereby acknowledges the Subject Property may be located within close proximity to the private Agua Dulce Airpark. Buyer is hereby advised to investigate the hours of operation of the Airpark, types of aircraft (jet or otherwise) flying into and departing from the Airpark, types of flights (private or commercial) flying into and from the Airpark, flight patterns associated with the Airpark as well as any other related information concerning the actual or potential impact of the Airpark, including but not limited to any possible future expansion of the Airpark. For more information, go to www.l70airport.com.

2. **Community Standards District:** Acton and Agua Dulce have active Town Councils and has developed a Community Standards District intended to help preserve the character of the community and addresses, including but not limited to, minimum lot size, residential and commercial development standards, street improvements, public trails, signage, the number of cargo shipping containers allowed, allowable home-based occupations, the number of dogs allowed, and the management protection of ridgelines and hillsides. Buyer should consult the Town Council, LA County Board of Supervisors, as well as Department of Regional Planning for more information and current standards and allowances pertaining to Subject Property. For more information, go to <http://actontowncouncil.org/>, www.actowncouncil.com, and search planning.lacounty.gov/.

Antelope Valley Area Disclosures

1. **Airport Noise:** Buyer is advised that the Property may be situated in or near Air Force Plant 42, Edwards Air Force Base, Fox Field, Palmdale Airport, and the Rosamond Airport/Skypark, and/or the Mojave Air and Space Port. Each of which facilities produce some level of aircraft traffic with resulting noise and other environmental issues. A Regional Terminal is proposed for construction at Columbia Way (Ave M) and Sierra Highway. Buyer is advised to make Buyer's own independent investigation of this during Buyer's physical inspection of the Property, if this is a matter of concern to Buyer.

2. **Antelope Valley Area Plan:** The Antelope Valley Area Plan ("Plan") was adopted June 16, 2015. The Plan is a component of the Los Angeles County General Plan that allows for more detailed policies to account for unique conditions specific to this geographical area. It is to be expected that the Plan will be updated from time to time to reflect changes in conditions in the area. The Plan has resulted in changes to previously permitted densities, imposes restrictions on property use and may otherwise impact a Buyer's intended use or development of property.

Other ordinances, either existing or proposed, such as the Significant Ecological Area Ordinance, the Renewable Energy Ordinance and the Hillside Management Ordinance may also impact the use, enjoyment and development of property in the unincorporated areas of the Antelope Valley. For more information, you are encouraged to visit: <http://planning.lacounty.gov>.

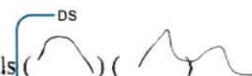
3. **Flooding:** Flooding and flash flooding can occur throughout the Antelope Valley during storms, resulting in property damage, erosion and structural leaks.

4. **Landscape Laws and Ordinances:** The Cities of Lancaster and Palmdale have enacted landscape installation and maintenance ordinances which require the property owner to install and maintain landscape to certain minimum standards. If the property falls below these minimum standards, the property is subject to mandatory re-landscaping to meet water efficiency requirements established by the city and the State of California. Buyer and Seller are both advised of the necessity to maintain the landscape on the property at all times using water efficiency standards imposed by the Cities and/or water district providing service to the property. It is recommended the property owner review the current landscape and water efficiency ordinances and resolutions for the City in which the property is located. It is further recommended the property owner review current water restrictions with the water purveyor for the property. These ordinances contain monetary penalties and fines for noncompliance. The ordinances may be viewed on the City websites or secured at City Hall. Unincorporated areas are subject to statewide statutes and may be subject to local water conservation standards.

5. **Palmdale Power Plant:** The City of Palmdale received approval for the Palmdale Hybrid Power Plant (PHPP), from the California Energy Commission (CEC) in August, 2011 and the United States Environmental Protection Agency (EPA) in November 2011. In May 2013, the City entered into an agreement to sell all assets pertaining to the Palmdale Hybrid Power Plant to Summit Palmdale Development, LLC. As a flexible capacity plant, it will utilize modern technology, consisting of highly efficient natural gas turbines with quick-start capabilities. Palmdale's power plant will be located 1/3 of a mile south of Ave. M, east of Sierra Highway, adjacent to Plant 42. Buyer is advised to investigate the impact, if any, of such facility.

6. **Protected Species:** The California Fish and Game Commission is considering placing the Western Joshua Tree on a protected list, such as the endangered species list. Under a one-year status review, the Western Joshua Tree is protected under CESA as a candidate species. If a property contains Western Joshua Trees, Buyers are encouraged to perform their inspection and investigative obligations as to whether the presence of the Western Joshua Tree might affect the Buyer's use of the property. For more information on the current status of trimming or removing Joshua Trees, please visit <https://wildlife.ca.gov/Conservation/CESA/WJT>. See also the Los Angeles County SEA protected tree which covers oaks, junipers, and many other local species <https://planning.lacounty.gov/site/sea/wp-content/uploads/2020/08/Appendix-A-SEA-Protected-Tree-List.pdf>. Los Angeles County also has an ordinance specific to oak trees. Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus, which is 8" or more in diameter four and one-half feet above mean natural grade or in the case of oaks with multiple trunks a combined diameter of twelve inches or more of the two largest trunks, without first obtaining a permit. For more information visit: https://ucanr.edu/sites/oak_range/files/60602.pdf.

Buyer Initials (DS) 

Seller Initials (DS) 

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7. **Rental Housing License and Registration:** The Cities of Lancaster and Palmdale have enacted ordinances that require, among other things, that the owner or operator of residential rental property shall register the property with the appropriate city department, and/or secure a current rental housing business license. These ordinances provide for the inspection of the property, the payment of fees, and require that a Certificate of Inspection be secured and maintained for the property. Failure to comply with the ordinances can result in fines and other penalties. The ordinances may be reviewed on the city websites: Lancaster: www.cityoflanasterca.org Palmdale: www.cityofpalmdale.org Unincorporated areas are subject to statewide statutes and subject to County ordinances which may also require licensing inspections and compliance.

Additional / Other Disclosures:

Signing below, Seller and Buyer acknowledge they have received, reviewed, understood and accepted the above disclosures.

Seller acknowledges and represent they have fully and truthfully filled out this and all other disclosure documents. In addition, Seller acknowledges they did not rely upon either Broker or Agent for any information regarding this or any other disclosure document or the making, or omission, of any disclosure.

This information is true and correct to the best of my/our knowledge:

Seller Signature:

DocuSigned by:
Arch 4B668889E980F44B...

Date: 5/25/2022

Seller Signature:

Date:

Buyer agrees to make an independent and complete investigation of the effects, if any, of the value, use, enjoyment and safety of the Subject Property regarding the items above during their investigation period specified in the Purchase Agreement. Buyer understands the items listed above are not an exhaustive list of all items that may affect the value, use, enjoyment and safety of the Subject Property, but is intended to provide some of the issues to assist them in their due diligence investigation of the property.

The real estate companies(s) and their agent(s) make no representations on these matters. As such, Buyer agrees to hold Broker(s) and Agent(s) harmless with regard to the above disclosures and information provided by the Seller, or information or disclosures the Seller has failed to provide.

Buyer Signature:

DocuSigned by:
Michael Guy Ogle
679A7CBDFE294E5...

Date: 6/2/2022

Buyer Signature:

DocuSigned by:
Kristi Diane Ogle
17B16EF336B0493...

Date: 6/2/2022

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