RESIDENTIAL NHD

239 S MONTGOMERY ST, OJAI, CA 93023
VENTURA COUNTY | APN: 023-0-210-075
REPORT #: 4197381 | REPORT DATE: 10/20/2026

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FORMS View Forms

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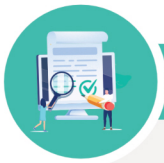

QUICKVIEW

Read complete disclosure report summary



FLOOD View Results

3 source(s) analyzed

2 Federal / 1 State / 0 Local



OIL & GAS View Results

4 source(s) analyzed

1 Federal / 3 State / 0 Local



FIRE View Results

8 source(s) analyzed

1 Federal / 7 State / 0 Local



NOISE View Results

3 source(s) analyzed

1 Federal / 1 State / 1 Local



SEISMIC View Results

9 source(s) analyzed

1 Federal / 5 State / 3 Local



LAND USE View Results

15 source(s) analyzed

6 Federal / 7 State / 2 Local



GEOLOGIC View Results

9 source(s) analyzed

2 Federal / 3 State / 4 Local



ENVIRONMENTAL View Results

6 source(s) analyzed

2 Federal / 4 State / 0 Local



Property Tax Records View

Future Tax Estimator (click to calculate)



Terms & Conditions

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NOTE: This "One Page NHD" is NOT the complete report, it is a report navigation tool which links the user to the results contained in the complete report, and does not constitute the report in its entirety. To view full NHD Report Click the link at the top of the page.

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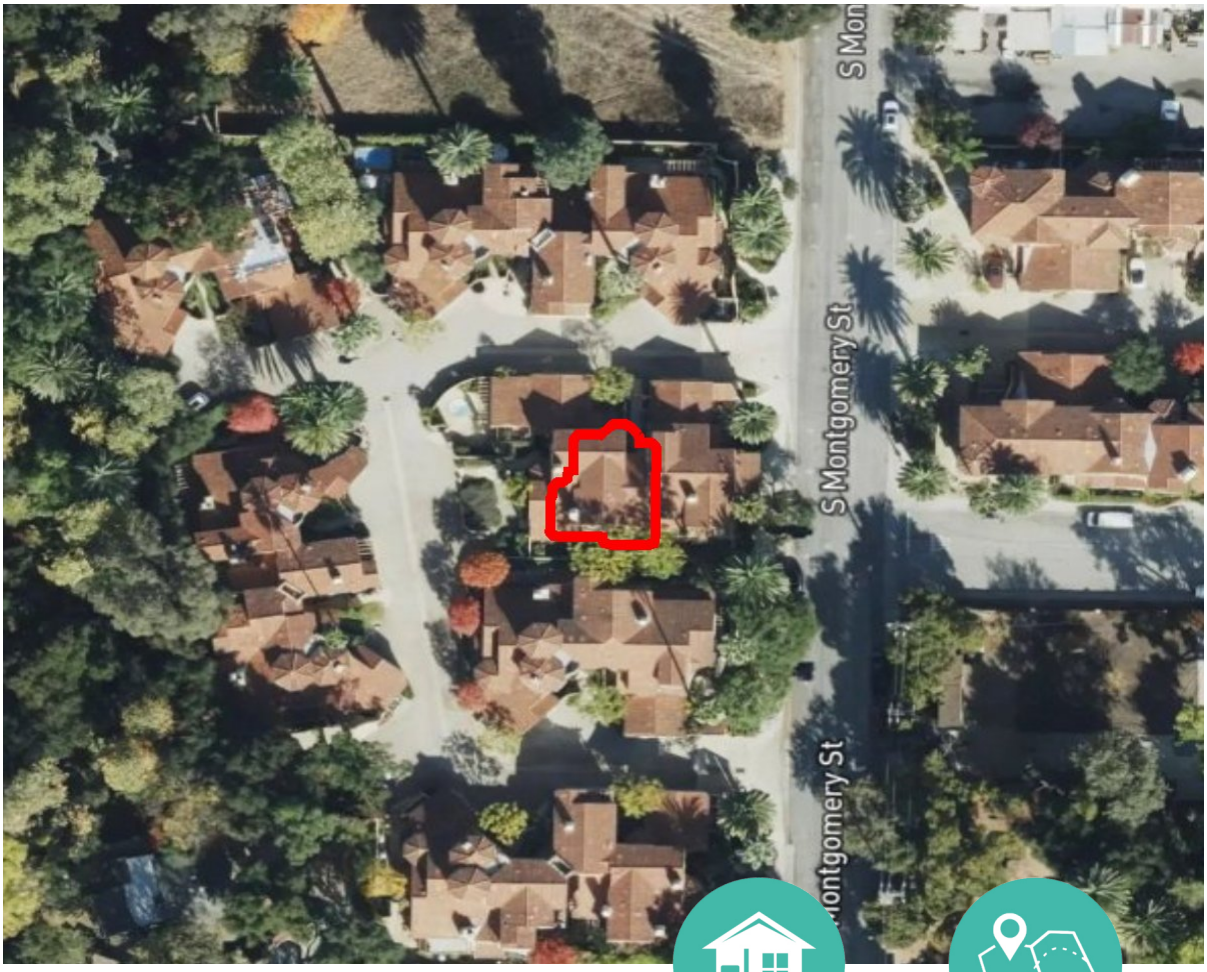
PROPERTY ID MAX

MAX Residential NHD
with Environmental Hazards & Forms



239 S MONTGOMERY ST

OJAI, CA 93023

VENTURA COUNTY

REPORT #: 4197381

ORDER DATE: 10/20/2026

RESEARCH DATE: 10/20/2026

My Home

My Maps

Have Questions? We have answers.
Chat with Sami here.

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NATURAL HAZARD DISCLOSURE STATEMENT

239 S MONTGOMERY ST, OJAI, CA 93023
VENTURA COUNTY | APN: 023-0-210-075
REPORT #: 4197381 | REPORT DATE: 10/20/2026

This statement applies to the following property: 239 S MONTGOMERY ST OJAI, CA 93023; VENTURA COUNTY; APN: 023-0-210-075 Date: 10/20/2026

The seller and the seller's agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the Subject Property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller and the seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.
Yes __ No _X_ Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP pursuant to Section 8589.5 of the Government Code. Refer to Report.
Yes ___ No _X_ Do not know and information not available from local jurisdiction ___

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.
Yes ___ No _X_ (But IS located in a MODERATE fire hazard severity zone. Refer to Report.) AB-38 Compliance is VOLUNTARY.

High FHSZ in a state responsibility area ___
Very High FHSZ in a state responsibility area ___
Very High or High FHSZ in a local responsibility area ___

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.
Yes ___ No _X_

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code. Refer to Report.
Yes ___ No _X_

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code. Refer to Report.
Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___ No _X_ Map not yet released by state ___

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

Signature of Seller(s) _____ Date_____

Signature of Seller(s) _____ Date_____

Seller's Agent(s) _____ Date_____

Seller's Agent(s) _____ Date_____

Check only one of the following:

☐ Seller(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

■ Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) Property I.D. Date 10/20/2026

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

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

- Additional Reports that are enclosed herein if ordered:
  (A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
- Additional Statutory Disclosures:
  (A) INDUSTRIAL USE ZONE DETERMINATION (where available) pursuant to Section 1102.17 of the California Civil Code. Refer to Report. (B) MILITARY ORDNANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. Refer to Report. (C) AIRPORT INFLUENCE AREA pursuant to Civil Code Section 1103.4. Refer to Report. (D) NOTICE OF RIGHT TO FARM pursuant to California Civil Code Section 1103.4. Refer to Report. (E) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
- Additional Local Jurisdiction Hazards - May include the following:
  Airports, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Sea Level Rise, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
- General Notices and Additional Forms:
  Methamphetamine Contamination, Megan's Law – Sex Offender Database, Mold, Abandoned Wells. Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, AB 38 Notice, CALFIRE Defensible Space, CALFIRE Low Cost Retrofit List, SGMA Groundwater Basin Priority, Historical Significance Notice. Refer to Report.
- Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at https://propertyid.com/downloads)
  (A) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants" pursuant to California Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (B) EARTHQUAKE SAFETY: "The Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Risk Disclosure Statement", pursuant to California Business and Professions Code Section 10149, and Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to Report. ; (C) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home" pursuant to HUD Mortgage Letter 92-94, Title X of Housing and Com. D.V. Act of 1992. Refer to Report. ; (D). MOLD: "Mold or Moisture in My Home: What Do I Do?", pursuant to Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (E). "What Is Your Home Energy Rating?", pursuant to California Civil Code Section 2079.10. Refer to Report.

This Report contains the Mandatory Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Buyer(s) _____ Date_____

Signature of Buyer(s) _____ Date_____

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FLOOD

DISCLOSURE	SOURCE	RESULT	PAGE
Flood Zone	Federal	NOT IN	12
Dam Inundation	State	WITHIN 1/4 MILE	15
USACE Reservoir Proximity	Federal	NOT IN	16
Standard Flood Hazard Determination Form	Federal	INCLUDED	105

FIRE

DISCLOSURE	SOURCE	RESULT	PAGE
High or Very High Fire Zone	State	NOT IN, BUT WITHIN 300 FEET,	18
Fire Hazard Severity Zone Rating	State	IN MODERATE	18
Ventura County Fire Hazard Reduction Program	County	INCLUDED	19
Fire Protection District	State/Local	IN	19
Wildland Fire Area (SRA)	State	NOT IN	20
Defensible Space Flyer	State	INCLUDED	21
Wildland-Urban Interface Fire Hazard	Federal	IN	21
Wildland-Urban Interface Fire Hazard	State	IN	21
Utility Infrastructure Fire Hazard	State	IN HIGH	22
Tree Mortality Fire Hazard	State	NOT IN	22
Firewise USA®	National	INCLUDED	23
Assembly Bill 38 Notice	State	INCLUDED	24

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FIRE

DISCLOSURE	SOURCE	RESULT	PAGE
CALFIRE Low Cost Retrofit List	State	INCLUDED	25
AB-38 Fire Safety, Home Hardening, and Defensible Space Form	State	INCLUDED AB-38 COMPLIANCE VOLUNTARY	99

SEISMIC

DISCLOSURE	SOURCE	RESULT	PAGE
Alquist-Priolo Fault Zone	State	NOT IN	26
Earthquake Faults	Federal	NOT WITHIN 1/4 MILE	27
Earthquake Faults	State	NOT WITHIN 1/4 MILE	27
Earthquake Faults	County	NOT WITHIN 1/4 MILE	27
Ground Shaking	State	IN SEVERE	29
Ground Shaking	County	IN MODERATE TO HEAVY	29
CGS Liquefaction Seismic Hazard Zone	State	WITHIN 1/4 MILE	31
Earthquake-Induced Liquefaction	State	NOT IN	31
Earthquake-Induced Liquefaction	County	WITHIN 1/4 MILE	31

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GEOLOGIC

DISCLOSURE	SOURCE	RESULT	PAGE
CGS Landslide Seismic Hazard Zone	State	WITHIN 1/4 MILE	32
Landslide Inventory	State	NOT IN	32
Landslides	County	NOT IN	33
Expansive Soils	Federal	IN MODERATE	34
Expansive Soils	County	IN MEDIUM	34
Soil Subsidence/Settling Earth	Federal	NOT IN	34
Soil Subsidence/Settling Earth	County	NOT IN	34
Wind Erosion	Regional	IN MODERATE	36
Naturally Occuring Asbestos	State	NOT IN	37

OIL & GAS

DISCLOSURE	SOURCE	RESULT	PAGE
Oil and Gas Wells	State	NOT WITHIN 500 FEET	38
Oil and Gas Field Administrative Boundary	State	WITHIN	38
Natural Gas Storage Facilities	Federal	NOT WITHIN 2 MILES	39
Radon Gas	State	IN LOW	40

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NOISE

DISCLOSURE	SOURCE	RESULT	PAGE
Airport Influence Area	County	NOT IN	41
Airport Vicinity	Federal	NOT WITHIN 2 MILES	41
SoCal Metroplex Airspace Optimization Notice Area	Federal	INCLUDED	42
Railroads	State	NOT WITHIN 1/4 MILE	43

LAND USE

DISCLOSURE	SOURCE	RESULT	PAGE
Mining Operations	State	NOT WITHIN 1 MILE	45
Abandoned Mining Operations	State	NOT WITHIN 1 MILE	45
Mine Sites	Federal	NOT WITHIN 1/4 MILE	45
Former Military Facilities (FUDS)	Federal	NOT WITHIN 1 MILE	46
Military Facilities	Federal	NOT WITHIN 1 MILE	46
Landfills (SWIS)	State	NOT WITHIN 3 MILES	48
Landfills (Envirostor)	State	NOT WITHIN 3 MILES	48
Landfills (Geotracker)	State	NOT WITHIN 3 MILES	48
Landfills (RCRA)	Federal	NOT WITHIN 3 MILES	48
Industrial / Commercial Use	Regional	WITHIN 1/4 MILE	49
Senate Bill 79: Transit-Oriented Development Notice	State	INCLUDED	50
Historical Significance Notice	State	INCLUDED	51

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LAND USE

DISCLOSURE	SOURCE	RESULT	PAGE
Critical Habitats	Federal	NOT IN	52
Protected Species / Habitats in Proximity	Federal	IN	52
Protected Species / Habitats in Proximity	State	IN	52
Right to Farm	State	IN	54
Williamson Act Land Conservation Program	County	NOT IN	55

ENVIRONMENTAL

DISCLOSURE	SOURCE	RESULT	PAGE
Groundwater Management and Monitoring (Potential Well Regulation)	State	IN HIGH PRIORITY	62
Environmental Report	EPA, DTSC, CalRecycle. SWRCB	INCLUDED	63

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ENVIRONMENTAL HAZARDS SUMMARY

This Environmental Hazards Report provides information on known, existing and historic hazardous substance contaminated sites that may be on or near the Subject Property, as listed by the Environmental Protection Agency and/or other specified regulatory bodies.

MAPPED

DISCLOSURE	REGULATORY	SITE COUNT	PAGE
NPL/SEMS National Priorities List / Superfund Enterprise Management System	EPA	0	64
RCRA Resource Conservation and Recovery Act	EPA	27	64
ENVIROSTOR Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	0	78
SWIS Solid Waste Information System	CalRecycle	0	79
GEOTRACKER Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	21	79

UNMAPPED

DISCLOSURE	REGULATORY	SITE COUNT	PAGE
NPL/SEMS - Unmapped National Priorities List / Superfund Enterprise Management System	EPA	0	NA
RCRA - Unmapped Resource Conservation and Recovery Act	EPA	5	88
ENVIROSTOR - Unmapped Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	1	90

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UNMAPPED

DISCLOSURE	REGULATORY	SITE COUNT	PAGE
SWIS - Unmapped Solid Waste Information System	CalRecycle	0	NA
GEOTRACKER - Unmapped Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	0	NA

GENERAL NOTICES OF REQUIRED DISCLOSURES & FORMS

NOTICE		PAGE
Methamphetamine & Fentanyl Disclosure Requirement	INCLUDED	91
Megan's Law - Sex Offender Database	INCLUDED	91
Mold Notice	INCLUDED	91
Abandoned Wells	INCLUDED	92
Radon Notice	INCLUDED	92
Well Stimulation Treatments Notice: Hydraulic Fracturing	INCLUDED	93
Carbon Monoxide Devices	INCLUDED	93
Natural Gas and Hazardous Liquid Pipelines	INCLUDED	93
Water Conserving Plumbing Fixtures	INCLUDED	94
Notice of Duct Sealing Requirements	INCLUDED	95
Notice of Assembly Bill 1482: Tenant Protection Act of 2019	INCLUDED	95
Ventura Harbor Dredging	INCLUDED	96
California Waterway Setback Requirements	INCLUDED	96

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GENERAL NOTICES OF REQUIRED DISCLOSURES & FORMS

NOTICE		PAGE
Ventura Right to Farm	INCLUDED	102
Residential Booklets, Handouts, and Safety Guides	INCLUDED	97

PROPERTY TAX RECORDS

The following Total Annual Tax amount represents the annual property taxes based on the levies and property valuation as listed in the assessor's tax records as of the beginning of the identified tax year. This amount is subject to change pursuant to the purchase price of the property and/or changes to the assessed value, and does not include supplemental tax bills or penalty fees.

At the variable tax rate of 1.081855%

$22,203.02

2026-2027Property Tax Bill Total

Mello-Roos Total	|	$473.84
Direct Charge (Special Asmt/1915) Total	|	$1,063.88
Variable (Ad Valorem) Tax Total:	|	$20,665.30

Proceed to Property Tax Page (pg 56)

To see an estimate of the future taxes based on purchase price, please click the Property I.D. Future Tax Estimator below.

Future Tax Estimator

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FLOOD

DISCLOSURE	SOURCE	RESULT	PAGE
Flood Zone	Federal	NOT IN	12
Dam Inundation	State	WITHIN 1/4 MILE	15
USACE Reservoir Proximity	Federal	NOT IN	16
Standard Flood Hazard Determination Form	Federal	INCLUDED	105

FLOOD HAZARD ZONES

NHDS DETERMINATION
A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.
Yes __ No _X_ Do not know and information not available from local jurisdiction ___

FEMA FLOOD ZONE

Based on PROPERTY I.D.'s research of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).

IT IS IN ZONE X (NOT AN SFHA).

DISCUSSION:
Through its Flood Hazard Mapping Program, FEMA identifies flood hazards, assesses flood risks, and partners with communities to provide flood hazard maps to guide planning and mitigation actions. The National Flood Insurance Program (NFIP) relies on FEMA's Flood Insurance Rate Maps (FIRMs) and documents in determining a property's flood insurance requirements.

FEMA's assessment of flood hazards categorizes geographic zones by their likelihood to flood. Areas with a 1-percent or greater chance of flooding in any given year (i.e. a "100-year floodplain") are considered Special Flood Hazard Areas (SFHA). Properties found to be in an SFHA may be subject to Federal flood insurance requirements. Federally regulated lenders are required by law to determine if the structure is located in a SFHA and must provide the buyer with written notice that flood insurance will be required. For more information on FEMA's flood mapping and National Flood insurance Program (NFIP) go to www.floodsmart.gov.

You can also contact the FEMA Flood Map Service Center at (877) 336-2627, or by email at FEMAMapSpecialist@riskmapcds.com.

A FEMA Standard Flood Hazard Determination Form (SFHDF) for this property has been included with this report. The SFHDF identifies whether a structure is located in a special flood hazard area, if the borrower is required to obtain flood insurance, and if federal flood insurance is available. Click Here to View

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FLOOD HAZARD ZONES
(continued)

FEMA FLOOD ZONE DESIGNATIONS

A, AE, AH, AO, AR, A1-A30, A99	Special Flood Hazard Area (SFHA): Areas of 100-Year flood
V, V1-V30, VE	Coastal SFHA: Areas of 100-Year coastal flood
ACC, ACB, AEC*, AC*	Contained Flooding: Areas where flooding is contained by a flood control measures such as a channel (ACC) or basin(ACB). Not an SFHA. While a property may be impacted by an AC* zone, structures on that property will not be impacted. (* represents a wildcard character)
XPL, X500PL	Protected Areas: Areas protected from 100-year flood by levee, dike, or other structure. Not an SFHA.
B, C, X, X500	Non-SFHA: Areas outside of 100-year floodplain or of undetermined flood hazards. Not an SFHA.
D	Not Studied: Areas where no analysis of flood hazards has been conducted, flood hazards are undetermined but possible. Not an SFHA.

Multiple Flood Zones Note: Property I.D.'s research is done for the entire lot. Flood hazard zones do not follow property boundaries, therefore it is possible for your property to be located in more than one zone. In these cases, the report will reflect multiple flood zones. Federally mandated flood insurance is required if any portion of the structure(s) is in a special flood hazard area. To determine your property's flood insurance requirements, please check with your lender or insurance agent.

LOCAL FLOOD PROTECTION PLANNING

For land use planning, some cities and counties have developed and implemented plans to meet the urban level of flood protection, taking into account localized understanding of risk and issues facing local flood protection systems, and defining local flood hazard areas. Updated construction and development regulations may be implemented, potentially affecting project scope, and requiring greater consideration of potential flood hazards, outside of the federally mapped special flood hazard areas. Please check with your local planning department for further information.

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FLOOD HAZARD ZONES
(continued)

Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12)

The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) as modified by the Homeowner Flood Insurance Affordability Act of 2014 may cause flood insurance premium rates to increase. Homeowners and business owners are encouraged to learn their flood risk and talk to their insurance agent regarding flood insurance. Insurance companies may require an elevation certificate to offer flood insurance for properties located in Special Flood Hazard Areas (SFHA). A property's seller, builder or developer may have a copy of the elevation certificate, or it may be recorded with a property's deed. The Community Floodplain Manager at the local city or county government office may also have a copy of the elevation certificate. If an elevation certificate is not available, one can be completed with an on-site inspection by a land surveyor, engineer, or architect legally authorized to certify elevation information. For further information on BW-12, go to:

https://www.fema.gov/sites/default/files/2020-07/questions-biggert-waters-flood-insurance-reform-2012.pdf

For further information on Elevation Certificates, see:

https://agents.floodsmart.gov/elevation-certificate-fact-sheet

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DAM FAILURE INUNDATION

NHDS DETERMINATION

AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP pursuant to Section 8589.5 of the Government Code.

Yes ___ No _X__ Do not know and information not available from local jurisdiction ___

NOTE: Due to local dam inundation determination, the NHDS may be marked "Yes" for potential flooding, in contrast with the OES determination.

Based on PROPERTY I.D.'s research of specific maps or information from the Department of Water Resources, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF A DESIGNATED DAM INUNDATION AREA, INCLUDING THE FOLLOWING:

· STEWART CANYON DEBRIS BASIN MAINDAM (SCENARIO1 - SUNNY DAY FAILURE)

DISCUSSION:

Dam inundation refers to the area(s) downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water. Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake. While the inundation maps outline the extent of damage to life and property that would occur in a worst case scenario, like a complete and sudden dam failure at full capacity, the likelihood of such an event is not disclosed in this report.

In response to Dam Failure Hazards in California, SB 92 and Section 8589.5 of the California Government Code, require dam owners to submit inundation maps to the Department of Water Resources for approval, which will then be used in creation and submittal of Emergency Action Plans to the California Office of Emergency Services. Updated plans and inundation maps must be submitted every 10 years, or sooner under certain conditions.

For more information, please visit the California Department of Water Resources Division of Safety of Dams website at https://www.water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams.

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DAM FAILURE INUNDATION
(continued)

USACE RESERVOIRS

Based on PROPERTY I.D.'s research of specific maps or data from the United States Army Corps of Engineers (USACE), the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN OR ADJACENT TO A USACE RESERVOIR

DISCUSSION:

The USACE operates reservoirs to retain water and delay water runoff. In times of heavy rainfall, storms, and other natural events, reservoirs have the potential to overflow and flood the surrounding lands. Dam inundation hazards may also be present in the area(s) downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water. Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake. While the likelihood of such an event is not disclosed in this report, proximity to a reservoir is disclosed here.

Note: This determination includes only those reservoirs regulated and/or controlled by the USACE. Some reservoirs under local jurisdiction may not be present in this report.

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FIRE

DISCLOSURE	SOURCE	RESULT	PAGE
High or Very High Fire Zone	State	NOT IN, BUT WITHIN 300 FEET,	18
Fire Hazard Severity Zone Rating	State	IN MODERATE	18
Ventura County Fire Hazard Reduction Program	County	INCLUDED	19
Fire Protection District	State/Local	IN	19
Wildland Fire Area (SRA)	State	NOT IN	20
Defensible Space Flyer	State	INCLUDED	21
Wildland-Urban Interface Fire Hazard	Federal	IN	21
Wildland-Urban Interface Fire Hazard	State	IN	21
Utility Infrastructure Fire Hazard	State	IN HIGH	22
Tree Mortality Fire Hazard	State	NOT IN	22
Firewise USA®	National	INCLUDED	23
Assembly Bill 38 Notice	State	INCLUDED	24
CALFIRE Low Cost Retrofit List	State	INCLUDED	25
AB-38 Fire Safety, Home Hardening, and Defensible Space Form	State	INCLUDED AB-38 COMPLIANCE VOLUNTARY	99

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FIRE HAZARDS

HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE

NHDS DETERMINATION

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.

Yes ___ No _X__ (But IS located in a MODERATE fire hazard severity zone. Refer to Report.) AB-38 Compliance is VOLUNTARY.

High FHSZ in a state responsibility area ___
Very High FHSZ in a state responsibility area ___
Very High or High FHSZ in a local responsibility area ___

NOTE: California Government Code §51179 provides that a local agency may choose to include or exclude areas from the State identified VHFHSZs in order to provide effective fire protection and fire prevention in the local jurisdiction. This provision allows a local agency, at its discretion, to make changes to the boundaries of VHFHSZs that may not be reflected on maps released by the CDF. In these cases, the NHDS may be marked "Yes" for very high fire in contrast with the CDF determination.

Based on PROPERTY I.D. 's research of the current maps and information issued by the California Department of Forestry and Fire Protection and Ventura County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN, BUT IS LOCATED WITHIN 300 FEET OF, A HIGH FIRE HAZARD SEVERITY ZONE

DISCUSSION:
In an effort to prepare measures to suppress the spread of fires, and reduce the potential intensity of uncontrolled fires that could destroy resources, life, or property, the California Department of Forestry and Fire Protection identifies High and Very High Fire Hazard Severity Zones (HFHSZ/VHFHSZ). These areas are classified as such based upon fuel loading, slope, fire history, weather, and other relevant factors. For an area designated as a high or very high fire hazard severity zone, vegetation removal or management must be undertaken for fire prevention or suppression purposes. Other measures may be required, such as the maintenance of fire breaks around the property, clearance of brush and other flammable substances, the provision and maintenance of screens on chimneys and stovepipes, and a prescribed fire-resistant roof.

FIRE HAZARD SEVERITY ZONE RATING

Based on PROPERTY I.D. 's research of the maps and information from the California Department of Forestry and Fire Protection, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH A MODERATE FIRE HAZARD SEVERITY ZONE RATING

DISCUSSION:
Fire hazard severity zone ratings can be used to estimate the potential for impacts on areas susceptible to fire. Impacts are more likely to occur and/or be of increased severity for the higher ratings. These fire hazard severity zone ratings are modeled based on vegetation fuels, terrain, weather, and fire history, and are broken down into four classes as follows: low, moderate, high, and very high.

Buyers are strongly encouraged to consult their local Fire, Emergency Services, and/or Building Departments to determine localized fire risk, building codes, and which, if any, local vegetation management ordinances may apply.

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FIRE HAZARDS
(continued)

VENTURA COUNTY HAZARDOUS FIRE AREA NOTICE

Ventura County Ordinance No. 28, provides that fire code officials designate an area as a Hazardous Fire Area (HFA) when the location is covered with grass, grain, brush, or forest, or is within 500 feet of such an area; and the location would present an abnormally difficult job of fire suppression, or would result in great and unusual damage through fire or resulting erosion.

Note: Based on the latest local information for a property, fire code officials could determine a different designation than that noted above. Contact the Ventura County Fire Protection District at (805) 389-9710 for further info, and how the local interpretation may affect your property.

VENTURA COUNTY FIRE HAZARD REDUCTION PROGRAM

Ventura County has established a Fire Hazard Reduction Program (FHRP) to protect life and property against hazards associated with wildfires. In order to reduce available fuel, create defensible space, and in turn minimize the danger of wildfire, property owners are expected to control the placement and density of flammable vegetation year round. This can include cutting, discing, and disposing of hazardous vegetation, limiting flammable debris on the property, and creating 100-feet of vegetation clearance around structures. While the goal of the program is voluntary compliance, failure to meet the requirements will result in administrative citations being levied, and abatement performed, with the full costs applied to the parcel as a tax lien.

For further information, contact the FHRP Unit at (805) 389-9759, via email at fhrp@ventura.org, or visit the websites below.

Ventura County FHRP: https://vcfd.org/fire-prevention/fire-hazard-reduction-program-fhrp/

Ventura County Wildfire Action Plan:
https://vcfd.org/wp-content/uploads/2020/02/VCFD-RSG-Wildfire-Action-Plan-Booklet-2016.pdf

*NOTE: This section describes the County Guidelines in regards to Weed Abatement/Defensible Space/Vegetation Management. Please consult your local planning, building, and/or fire department to confirm local requirements.

View Fire Safety, Home Hardening, and Defensible Space Form

LOCAL FIRE DISTRICT INFORMATION

Below is the contact information for the local fire district servicing this property, who may be able to provide further information on local rules and regulations, inspections, defensible space, and other fire prevention resources.

VENTURA COUNTY FPD
(805) 389-9710
https://vcfd.org/

NOTE: Local Fire District boundaries can change between the bi-annual updates produced by CAL FIRE to the publicly available dataset. Contact Information above was accurate at the time of publication, and is provided where available.

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FIRE HAZARDS
(continued)

WILDLAND FIRE (STATE FIRE RESPONSIBILITY AREA)

NHDS DETERMINATION

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes ___ No _X__

Based on PROPERTY I.D. 's research of the current maps issued by the California Department of Forestry and Fire Protection, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A STATE FIRE RESPONSIBILITY AREA/WILDLAND THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS

DISCUSSION:

A State Fire Responsibility Area (SRA) is the area where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within incorporated city boundaries or federally owned land.

Pursuant to Assembly Bill X1 29 (ABX1 29), an annual SRA Fire Prevention Benefit Fee is applied to all habitable structures within the SRA. Effective July 1, 2013, the fee was levied at the rate of $152.33 per habitable structure, to be adjusted annually for inflation. This fee funds fire prevention services in the SRA, such as fuel reduction, defensible space inspections, fire prevention engineering, evacuation planning, fire prevention education, fire hazard mapping, implementation of Fire Plans, and fire-related law enforcement activities. Owners of habitable structures that are also within the boundaries of a local fire protection agency may receive a reduction of $35 per habitable structure.

With the passing of Assembly Bill 398 (AB 398), the Fire Prevention Fee has been suspended for the 2017-2018 fiscal year, and will remain suspended through January 1, 2031. For the exact text of AB 398, please visit

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

If you have questions regarding the Fire Prevention Fee program, or your SRA determination, please contact the Board of Forestry and Fire Protection at PublicComments@bof.ca.gov.

Note: If the property is located in a State Fire Responsibility area, Seller shall, within the time specified, disclose this fact in writing to Buyer (Public Resources Code Section 4136). Government regulations may impose building restrictions and requirements that may substantially impact and limit construction and any remodeling or improvement.

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FIRE HAZARDS
(continued)

DEFENSIBLE SPACE & ZONE 0 INFORMATION



ZONE 0: 5 foot Ember-Resistant Zone	ZONE 1: 30 feet of Lean, Clean & Green	ZONE 2: 30–100 feet of Reduced Fuel
Gravel or concrete pavers instead of mulch. Remove dead or dying plants, debris, and leaves from yard, roof, porch, gutters, and stairways. Replace combustible fencing with fire-safe materials.	Remove all dead plants, grass and weeds. Remove dead or dry leaves and pine needles from your yard, roof and rain gutters. Keep tree branches 10 feet away from your chimney and other trees.	Cut or mow annual grass down to a maximum height of 4 inches. Create a horizontal spacing between shrubs and trees. Create vertical spacing between grass, shrubs and trees.

Defensible Space is your property's front line defense against wildfire. Creating and maintaining defensible space around your home can dramatically increase your home's chance of surviving a wildfire and improves the safety of firefighters defending your property. In addition to already established guidelines, Zone 0 regulations have been approved, dictating a phased approach to regulating and reducing combustible materials within the first 5 feet of homes and other structures.

More information on Zone 0 regulations, and defensible space in general, can be found at the following sites:

Board of Forestry and Fire Protection:

https://bof.fire.ca.gov/projects-and-programs/defensible-space-zones-0-1-and-2

CalFire: https://www.readyforwildfire.org/prepare-for-wildfire/defensible-space/

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WILDLAND-URBAN INTERFACE

Based on PROPERTY I.D.'s research of the current maps and information issued by the United States Forest Service, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN OR ADJACENT TO THE WILDLAND-URBAN INTERFACE

Based on PROPERTY I.D. 's research of the current maps and information issued by the California Department of Forestry and Fire Protection's Fire Resource and Assessment Program (FRAP), the following determination is made:

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FIRE HAZARDS
(continued)

SUBJECT PROPERTY IS LOCATED IN OR ADJACENT TO THE WILDLAND-URBAN INTERFACE (INTERFACE)

DISCUSSION:
The wildland-urban interface (WUI) is the area where structures and other human development meet or intermingle with undeveloped wildland, and is an environment in which fire can move readily between vegetation fuels and structures, increasing the threat to property and human life. As more and more homes are made in woodland settings, they face the very real and growing danger of wildfire. Every year across the country, homes are affected by wildfires. Those that survive the fire almost always do so because their owners had prepared for the eventuality of fire, which is an inescapable force of nature in fire-prone wildland areas. Living in a Wildland-Urban interface zone comes with some added need for understanding of fire dangers, and preparedness methods to protect your home and family.

Wildland Urban Intermix: Areas where structures and wildland vegetation directly intermingle
Wildland Urban Interface: Areas with sparse or no wildland vegetation in close proximity to dense wildland vegetation
Wildfire Influence Zone: Wildland vegetation up to 1.5 miles from Interface or Intermix

For more information on Wildfire protection and preparedness, please visit the following websites from CAL FIRE:
http://www.readyforwildfire.org/
https://osfm.fire.ca.gov/what-we-do/code-development-and-analysis/wildland-hazards-and-building-codes
https://www.fire.ca.gov/dspace

CPUC UTILITY ASSOCIATED FIRE THREAT

Based on PROPERTY I.D. 's research of the current maps issued by the California Public Utilities Commission (CPUC) and the California Department of Forestry and Fire Protection, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN THE CPUC HIGH FIRE-THREAT DISTRICT

DISCUSSION:
The California Public Utilities Commission (CPUC) has delineated a High Fire-Threat District (HFTD) designed specifically for the purpose of identifying areas where there is an increased risk for utility associated wildfires. Within the HFTD, revised and strengthened fire safety regulations have been implemented to further protect people and property from the effects of utility associated wildfires, and provide guidance on how to curtail fire threat during periods of extreme fire conditions.

Further information on the regulations, and the HFTD can be found on the CPUC Fire Threat page at https://www.cpuc.ca.gov/industries-and-topics/wildfires/fire-threat-maps-and-fire-safety-rulemaking.

TREE MORTALITY FIRE THREAT

Based on PROPERTY I.D. 's research of the current maps issued by California Department of Forestry and Fire Protection, the following determination is made:

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FIRE HAZARDS
(continued)

SUBJECT PROPERTY IS NOT LOCATED IN A HIGH HAZARD ZONE

DISCUSSION:
Several consecutive years of drought between 2012 and 2017 in California exacerbated wildfire conditions and precipitated a large outbreak of insects that attacked and killed large areas of conifer and hardwood trees in the Sierra Nevada mountains, and along the coast range in Southern and Northern California. The millions of recently dead trees have created locally increased hazards related to fire and potential falling trees, and greatly impacts public safety and forest health. In addition, the buildup in fuel loadings from higher tree mortality has the potential to increase emissions when wildfires occur.
In response to the expanding areas impacted by elevated tree mortality, Governor Brown declared a State of Emergency on October 30, 2015, and established the California Tree Mortality Task Force (now the Tree Mortality Working Group of the Forest Management Task Force). One goal of the task force was to identify and map areas of tree mortality that pose the greatest potential of harm to people and property. These areas, known as High Hazard Zones, are the areas prioritized for tree removal.
Tier 1 High Hazard Zones: Areas where tree mortality, caused by drought, coincides with critical infrastructure, including but not limited to roads, utilities, and public schools. They represent a direct threat to public safety and identify areas to be prioritized for hazardous tree removal.

Tier 2 High Hazard Zones: Areas defined by: 1) watersheds (HUC12, average 24,000 acres) that have significant tree mortality combined with community and natural resource assets; or 2) the perimeter of any wildland fire since 2012 (the beginning of the drought). Work at the Tier 2 level addresses the immediate threat of falling trees and fire risk, and supports broader forest health and landscape level fire planning issues. They represent areas to be prioritized for hazard mitigation as well as forest health restoration.

For further information on tree mortality fire threat, visit the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) website at https://www.fire.ca.gov/what-we-do/fire-resource-assessment-program.

Firewise USA®

The national Firewise USA program, administered by the National Fire Protection Association (NFPA), helps communities to organize, plan, and mobilize to reduce wildfire risks at the local level, via homeowner education and action, community-wide wildfire risk reduction projects, and regular comprehensive wildfire risk assessments. Communities who engage in active wildfire risk reduction, while meeting specific compliance standards, including full community participation, and creation of defensible space around all homes, can be deemed a Site of Excellence, noting their continued focused approach, and resilience to wildfire.
For more information on the Firewise USA program, visit the following:

https://www.readyforwildfire.org/prepare-for-wildfire/firewise-communities/

https://www.nfpa.org/Education-and-Research/Wildfire/Firewise-USA

To check if your community is part of the Firewise USA program, please view their interactive map at: https://nfpa.maps.arcgis.com/apps/Viewer/index.html?appid=c4a788340df748f18d98d8363145bb67

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NOTICE OF ASSEMBLY BILL 38: FIRE SAFETY, LOW-COST RETROFITS, REGIONAL CAPACITY REVIEW, WILDFIRE MITIGATION

Assembly Bill 38 (Wood) was signed into law by the Governor on October 2, 2019 and will establish a first ever statewide fire retrofit program to help communities and owners of homes in the fire zones (built prior to updated building codes in 2008), to harden their homes and make them more likely to survive future fires.
According to the California Department of Forestry and Fire Protection (CDF), approximately 2 Million residential structures (one in four homes) in California are located in "high" or "very high" fire hazard severity zones. Based on California's recent wildfires and firestorms, the imminent and pressing need for wildfire prevention and minimization strategies in California prompted the passage of this law.

- Effective January 1, 2020, after completing construction, if Seller receives a final inspection report (where that report covers compliance with home hardening laws), Seller must give a copy of that report to Buyer, or information on where Buyer can get a copy of that report.

- Effective January 1, 2021, for homes built before 2010, Seller must give Buyer a written notice that includes language on how to harden a home against fire, and a list of features on the property that make the home vulnerable to wildfires and flying embers. The notice must state: "This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website http://www.readyforwildfire.org." The list of features on the property that make a home vulnerable to wildfires and flying embers include, but are not limited to: Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant, Roof coverings made of untreated wood shingles or shakes, Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck, Single pane or non-tempered glass windows, Loose or missing bird stopping or roof flashing, Rain gutters without metal or noncombustible gutter covers.

- Effective July 1, 2021, in a local jurisdiction that has enacted an ordinance requiring the owner of real property to obtain documentation that the property complies with Public Resources Code § 4291 Law section (ca.gov) or a local vegetation management ordinance, Seller must provide Buyer with the documentation and information on the local agency from which a copy of that documentation may be obtained, and Buyer shall comply with that ordinance.

- Effective July 1, 2021, in a local jurisdiction that has NOT enacted an ordinance requiring the owner of real property to obtain documentation that the property complies with Public Resources Code § 4291 Law section (ca.gov) or a local vegetation management ordinance, but a governmental entity, local agency, or other qualified nonprofit entity does provide inspections with documentation in the jurisdiction in which the property is located, Seller shall provide to Buyer documentation stating that the property (within 6 months preceding the sale) is in compliance with state and/or local vegetation management ordinances. If Seller has not obtained documentation of compliance, Seller and Buyer shall enter into a written agreement pursuant to which Buyer agrees to obtain documentation of compliance with Public Resources Code § 4291 Law section (ca.gov) or a local vegetation management ordinance within one year of the date of the close of escrow.

- Effective July 1, 2025, Seller must provide Buyer with a list of low-cost retrofits to harden a home against fire, and Seller must specify which items on the list Seller has completed.

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Low Cost Retrofit List

Low Cost Ways to Harden Your Home

1. When it is time to replace your roof, replace it with a Class A fire rated roof.
2. Block any spaces between your roof covering and sheathing with noncombustible materials (bird stops).
3. Install a noncombustible gutter cover on gutters to prevent the accumulation of leaves and debris in the gutter.
4. Cover your chimney and stovepipe outlets with a noncombustible corrosion resistant metal mesh screen (spark arrestor), with 3/8-inch to 1/2-inch openings.
5. Install ember and flame-resistant vents. Consult your local building official and hire a licensed contractor for this project as these modifications may reduce airflow.
6. Caulk and plug gaps greater than 1/8-inch around exposed rafters and blocking to prevent ember intrusion into the attic or other enclosed spaces.
7. Inspect exterior siding for dry rot, gaps, cracks, and warping. Caulk or plug gaps greater than 1/8-inch in siding and replace any damaged boards, including those with dry rot.
8. Install weather-stripping to gaps greater than 1/8-inch between garage doors and door frames to prevent ember intrusion. The weather-stripping must be compliant with UL Standard 10C.
9. When it's time to replace your windows, replace them with multi-paned windows that have at least one pane of tempered glass.
10. When it's time to replace your siding or deck, use compliant noncombustible, ignition-resistant, or other OFSM Wildland Urban Interface (WUI) Products.
11. Cover openings to operable skylights with noncombustible metal mesh screen with openings in the screen not to exceed 1/8-inch.
12. Install a minimum 6-inch metal flashing, applied vertically on the exterior of the wall at the deck-to-wall intersection to protect the combustible siding material.

Low-Cost Ways to Create Defensible Space and Enhance the Effects of a Hardened Home

1. Regularly clean your roof, gutters, decks, and the base of walls to avoid the accumulation of fallen leaves, needles, and other flammable materials.
2. Ensure that all combustible materials are removed from underneath, on top of, or within five feet of a deck.
3. Remove vegetation or other combustible materials that are within five feet of windows and glass doors.
4. Replace wood mulch products within five feet of all structures with noncombustible products such as dirt, stone, or gravel.
5. Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles within 30 feet of all structures or to the property line.
6. Ensure exposed firewood is stored at least 30 feet away from structures or completely covered in a fire-resistant material that will not allow embers to penetrate. Additionally, make sure you have 10 feet of clearance around your wood piles.
7. Be sure to store combustible outdoor furnishings away from your home when not in use.
8. Remember to properly store retractable awnings and umbrellas when not in use so they do not collect leaves and embers.

*This list was developed as a best practices guide and to assist homeowners to ensure their home is more ignition-resistant from wildfires. Low cost can be subjective. Some of these items are based on upgrading to more stringent materials when that feature is up for replacement due to normal maintenance or lifespan, i.e. roofs.

Updated 5/1/2024

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SEISMIC

DISCLOSURE	SOURCE	RESULT	PAGE
Alquist-Priolo Fault Zone	State	NOT IN	26
Earthquake Faults	Federal	NOT WITHIN 1/4 MILE	27
Earthquake Faults	State	NOT WITHIN 1/4 MILE	27
Earthquake Faults	County	NOT WITHIN 1/4 MILE	27
Ground Shaking	State	IN SEVERE	29
Ground Shaking	County	IN MODERATE TO HEAVY	29
CGS Liquefaction Seismic Hazard Zone	State	WITHIN 1/4 MILE	31
Earthquake-Induced Liquefaction	State	NOT IN	31
Earthquake-Induced Liquefaction	County	WITHIN 1/4 MILE	31

EARTHQUAKE FAULT ZONES

NHDS DETERMINATION
AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.
Yes ___ No _X__

Based on PROPERTY I.D.'s research of maps or data obtained from the State of California in accordance with the Alquist-Priolo Earthquake Fault Zone Act, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

DISCUSSION:
If the Subject Property is partially or wholly within an OFFICIAL EARTHQUAKE FAULT ZONE, it may be subject to (city, county, or state) requirements necessitating geologic study prior to any new or additional construction. When a property is located in this zone, it may not mean that a fault line exists on the property. In certain areas, the zones around the faults being studied are more than one-quarter of a mile wide.

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EARTHQUAKE FAULT ZONES
(continued)

Earthquake Fault Zones are delineated and adopted by the State of California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972 to assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults. Earthquake Fault Zones are areas on both sides of known or suspected active earthquake faults. The State Mining and Geology Board has adopted policies and criteria for implementing the zones.

ADDITIONAL SOURCES

Based on PROPERTY I.D.'s research of maps or data obtained from the United States Geological Survey, following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1/4 MILE OF A MAPPED FAULT

Based on PROPERTY I.D.'s research of specific maps and/or information from the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1/4 MILE OF A MAPPED FAULT

Based on PROPERTY I.D.'s research of specific maps or data for Ventura County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1/4 MILE OF A MAPPED FAULT

DISCUSSION:

As a part of long-term planning, localities are required to include mapping of known seismic or other geologic hazards on a local level. Information may vary between jurisdictions, and may include information about all locally-known seismic hazard zones, including an area's susceptibility to strong ground shaking, liquefaction, landslides or other ground failure.

The absence of earthquake activity at a particular location does not necessarily mean that earthquakes will not occur there in the future. Moderate to large earthquakes have often been preceded by or followed by long periods of quiescence. The apparent correlation between seismic activity and mapped faults should confine the areas of higher probability of earthquake occurrence to somewhat restricted zones.

Fault rupture can occur during moderate to large earthquakes and is a function of magnitude and the total length of the fault. Fault rupture accounts for only a small percentage of earthquake damage and may be rapid and sudden, as with a major earthquake, or can occur over an extended period of time.

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EARTHQUAKE FAULT ZONES
(continued)

DEFINITIONS:
For fault disclosures that contain fault activity information, the definitions below describe these activity designations.

Active - "Active" faults are defined as faults that have been active within the last 0 to 11,000 years.

Potentially Active - "Potentially Active" faults are defined as faults that may have been active between 11,000 years and 500,000 years ago.

Conditionally Active - "Conditionally Active" faults are defined as faults that may have had activity 750,000 years ago or uncertain activity.

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EARTHQUAKE GROUND SHAKING

Based on PROPERTY I.D.'s research of maps and data from the California Integrated Seismic Network (CISN), the following determinations are made:

SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO SEVERE GROUND SHAKING AND MODERATE-HEAVY DAMAGE TO PROPERTY (MM VIII) IN POTENTIAL EARTHQUAKE SCENARIOS

MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS

IV. Light Shaking, Minimal Damage: Hanging objects swing, vibration like heavy trucks passing, windows and doors rattle

V. Moderate Shaking, Minimal Damage: Pictures move, liquids disturbed, sleepers awakened

VI. Strong Shaking, Nonstructural Damage: Objects fall, felt by all, pictures may fall off walls, shrubbery shakes

VII. Very Strong Shaking, Moderate Damage: Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings

VIII. Severe Shaking, Moderate-Heavy Damage: Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations

IX. Violent Shaking, Heavy Damage: Potential collapse of masonry buildings, many homes shifted off foundations, frames racked, underground pipes broken

Based on PROPERTY I.D.'s research of specific maps or data for Ventura County, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH MODERATE TO HEAVY DAMAGE POTENTIAL (0.65g MHA) IN A LIKELY EARTHQUAKE SCENARIO

DISCUSSION:

Ground Shaking studies provide a prediction of what may happen in future earthquakes, including what kind of damage can occur and what types of soils will have problems. As a prediction, the information from Ground Shaking studies provide a generalized view of what can occur during a large earthquake, but specific damage to specific buildings cannot be predicted. Loose, soft, recently deposited soils are the most susceptible to ground shaking amplification, and other hazards associated with seismic activity.

Ground shaking hazards exist throughout California. The potential damages in strong earthquake scenarios range from minimal to extreme, with corresponding shaking severity ranging from very weak to very violent. Seismologists modeled various ground shaking scenarios for active faults to highlight the hazards shaking can present in a strong earthquake.

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EARTHQUAKE GROUND SHAKING
(continued)

The potential damage from a likely earthquake scenario in the next 50 years in Ventura County ranges from Moderate to Heavy, and is based on the ground motion provisions of the Uniform Building Code (UBC), which forms the basis for most building design in Ventura County, and the Maximum Horizontal Acceleration (MHA) values measured in %g. The %g value reflected in this report is based on maps from Ventura County showing a 10% probability of the MHA exceeding this value in the next 50 years.

Further Information:

Ventura County General Plan:

https://rma.venturacounty.gov/divisions/planning/ventura-county-general-plan

USGS ShakeMap: https://earthquake.usgs.gov/data/shakemap/

For further information about the CISN:

http://www.cisn.org/ and http://www.cisn.org/shakemap/sc/shake/about.html

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LIQUEFACTION SUSCEPTIBILITY

NHDS DETERMINATION
A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___ No _X__ Map not yet released by state ___

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey and Ventura County, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on maps prepared by the California Geologic Survey in accordance with the State Seismic Hazard Mapping Act, while the determinations below are based on official maps prepared for another mapping program.

ADDITIONAL SOURCES

Based on PROPERTY I.D.'s research of specific maps from the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF LIQUEFACTION

Based on PROPERTY I.D.'s research of specific maps or data for Ventura County, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN AREA OF MAPPED LIQUEFACTION POTENTIAL

DISCUSSION:

Liquefaction is the sudden loss of soil strength resulting from shaking during an earthquake. The effect on structures and buildings can be devastating, and is a major contributor to urban seismic risk. Areas most susceptible to liquefaction are underlain by non-cohesive soils, such as sand and silt, that are saturated by groundwater typically between 0 and 30 feet below the surface. State and local governments use this information in creating and updating their hazard mitigation plans and to delineate geologically hazardous areas.

Mapped liquefaction areas are those where historic occurrence of liquefaction, or local geological, geotechnical conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Section 2693(c) defines "mitigation" to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.

Note: The map upon which this determination is based may not show all areas that have the potential for liquefaction or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction may not uniformly affect the entire area. Liquefaction zones may also contain areas susceptible to the effects of earthquake induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream banks.

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GEOLOGIC

DISCLOSURE	SOURCE	RESULT	PAGE
CGS Landslide Seismic Hazard Zone	State	WITHIN 1/4 MILE	32
Landslide Inventory	State	NOT IN	32
Landslides	County	NOT IN	33
Expansive Soils	Federal	IN MODERATE	34
Expansive Soils	County	IN MEDIUM	34
Soil Subsidence/Settling Earth	Federal	NOT IN	34
Soil Subsidence/Settling Earth	County	NOT IN	34
Wind Erosion	Regional	IN MODERATE	36
Naturally Occuring Asbestos	State	NOT IN	37

LANDSLIDE SUSCEPTIBILITY

NHDS DETERMINATION
A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___ No _X__ Map not yet released by state ___

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on specific maps prepared by the California Geological Survey (State Seismic Hazard Mapping Act), while the determination(s) below are based on different official maps and/or information.

ADDITIONAL SOURCES

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LANDSLIDE SUSCEPTIBILITY
(continued)

Based on PROPERTY I.D.'s research of specific maps or data from the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF IDENTIFIED EARTH MOVEMENT

Based on PROPERTY I.D.'s research of specific maps or data for Ventura County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF MAPPED LANDSLIDES

DISCUSSION:

Landslides and other ground failures may occur during earthquakes, triggered by the strain induced in soil and rock by the ground shaking vibrations, and during non-earthquake conditions, most frequently during the rainy season. Both natural and man-made factors contribute to these slope failures.

Although landslides due to slope failure are most frequent in "wet years" with above-average rainfall, they can occur at any time. The presence or absence of deep-rooted vegetation; surface and subsurface drainage conditions; thickness and engineering characteristics of soils and underlying weathered, partially-decomposed rock; orientation of bedding or locally-high rainfall can all affect slope stability.

The influence of bedrock lithology, steepness of slope, and rates of erosion, at the very least, must all be considered to generate an accurate susceptibility map. Any slope can be rendered unstable by construction activities and almost any unstable slope can also be mitigated by accepted geotechnical methods.

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SOIL HAZARDS

EXPANSIVE SOILS

Based on PROPERTY I.D.'s research of specific maps or data from the United States Department of Agriculture Natural Resources Conservation Service, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA OF SOILS WITH MODERATE SHRINK-SWELL POTENTIAL

Based on PROPERTY I.D.'s research of specific maps or data for Ventura County, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH MEDIUM POTENTIAL FOR EXPANSIVE SOILS

DISCUSSION:

Shrink/Swell Potential or Soil Expansivity is the relative change in volume to be expected with changes in moisture content, that is, the extent to which the soil shrinks as it dries out or swells when it gets wet. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. Soil expansivity can cause damage due to differential settlement and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used, including, but not limited to depth of footings, slab thickness and rebar installation. Structures located on expansive soils can experience more hairline cracks in the walls and slabs, however certain precautions can be taken in order to minimize cracking. These precautions include proper drainage after rain, installation of gutters and downspouts to direct water away from the structure, maintaining a uniform moisture condition around foundations, repairing any plumbing leaks, refraining from planting trees within approximately ten feet of the structure because trees tend to extract moisture in soil causing shrinkage, and contacting a soils engineer who specializes in expansive soils matters.

SUBSIDENCE

Based on PROPERTY I.D.'s research of specific maps or data from the United States Geological Survey (USGS), the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF IDENTIFIED SOIL SUBSIDENCE

Based on PROPERTY I.D.'s research of specific maps or data for Ventura County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A PROBABLE SUBSIDENCE ZONE

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SOIL HAZARDS
(continued)

DISCUSSION:

Subsidence is the gradual settling or sinking of the earth's surface with little or no horizontal motion due to the loss of solids or liquids from the subsurface. The compaction of alluvium and settling of the land surface is a process that occurs over several years, except when prompted by seismic shaking. Subsidence can cause property damage and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used. Structures may experience more hairline cracks in the walls and slabs. Inundation or flooding may also be a secondary effect of subsidence.

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WIND EROSION AND BLOWN SAND

Based on PROPERTY I.D.'s research of specific maps or data obtained from the Southern California Association of Governments, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH MODERATE SUSCEPTIBILITY TO WIND EROSION

DISCUSSION:

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects. Blown sand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property. Additionally, blown sand introduces a high level of suspended particulates into the air, and can create respiratory problems due to poor air quality.

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NATURALLY OCCURRING ASBESTOS

Based on PROPERTY I.D.'s research of current maps and/or information issued by the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS

DISCUSSION:

Natural asbestos commonly occurs in association with altered ultramafic rocks, including serpentinite or serpentine - the California state rock. State and federal officials consider all types of asbestos to be hazardous because asbestos is a known carcinogen. Wind and water can carry asbestos fibers, and certain human activities such as mining, grading, quarrying operations, construction or driving over unpaved roads or driving on a road paved in part with asbestos-bearing rock, can release dust containing asbestos fibers. As with any other potential environmental hazard, it is recommended that Buyers fully investigate and satisfy themselves as to the existence of exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity or any serpentine-surfaced roads within the vicinity of the Property and the hazards, if any, posed thereby. That investigation should include consulting with appropriate expert(s) who can identify and test any exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity to determine whether it may present a health risk to Buyers. Buyers are encouraged to review all relevant information resulting from these studies and other information pertaining to the risk of exposure to harmful forms of naturally occurring asbestos fibers prior to removing their inspection contingency. Exposure to asbestos may create a significant health risk, and the presence of asbestos-bearing minerals may result in restrictions on the use or development of the Property. You should consider the potential risks associated with the Property before you complete your purchase and determine whether they are acceptable to you.

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OIL & GAS

DISCLOSURE	SOURCE	RESULT	PAGE
Oil and Gas Wells	State	NOT WITHIN 500 FEET	38
Oil and Gas Field Administrative Boundary	State	WITHIN	38
Natural Gas Storage Facilities	Federal	NOT WITHIN 2 MILES	39
Radon Gas	State	IN LOW	40

OIL AND GAS WELL PROXIMITY

Based on PROPERTY I.D.'s research of specific maps or data from the California Dept. of Conservation, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN THE ADMINISTRATIVE BOUNDARY OF AN OIL AND GAS FIELD

SUBJECT PROPERTY IS NOT LOCATED WITHIN 500 FEET OF AN IDENTIFIED OIL OR GAS WELL, ACTIVE OR ABANDONED

DISCUSSION:

Abandoned oil and gas wells dot the landscape of California. Identified wells have been mapped and are monitored by the California Department of Conservation; and are generally regulated by State and Local agencies. While abandoned wells that are properly capped and monitored present a low hazard risk, improper capping or plugging of abandoned wells can lead to a variety of problems. Improperly capped wells can release noxious chemicals into the air, or allow chemicals to leach into groundwater. Abandoned oil and gas wells are prone to buildup of methane gas which can create an explosion hazard if not properly monitored and cleaned. Improperly capped wells can lead to sinkhole development. Wells can pose a serious threat to the safety of humans, especially children, and to animals. Administrative field boundaries roughly outline the areal extent of an oil or gas field. Questions of jurisdiction and responsibility in regards to capping and maintenance of abandoned wells may exist.

For more information regarding abandoned oil and gas wells in California, contact the following agencies:

State of California Dept. of Conservation - Geologic Energy Management Division:

https://www.conservation.ca.gov/calgem/Pages/Index.aspx

California Environmental Protection Agency: http://www.calepa.ca.gov

Note: This hazard determination only identifies properties in proximity to abandoned wells that have been mapped by the California Department of Conservation. Unmapped abandoned wells that are not identified in this disclosure could exist on or near the Subject Property. Unmapped and unidentified wells can pose a greater risk to health and safety as they are not monitored and may not have received the appropriate mitigation measures.

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OIL AND GAS WELL PROXIMITY
(continued)

NATURAL GAS STORAGE FACILITIES

Based on PROPERTY I.D.'s research of specific maps or data from the U.S. Energy Information Administration (EIA), the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 2 MILES OF A NATURAL GAS STORAGE FACILITY

DISCUSSION:

Natural Gas Storage Facilities are present throughout the United States. Most commonly, natural gas is held in underground storage facilities in depleted reservoirs in oil and/or natural gas fields, aquifers, or salt cavern formations. Natural gas can also be stored in liquid or gaseous form in above-ground tanks. Generally, these facilities are in proximity to consumption centers, and take advantage of existing infrastructure found at depleted fields. The ability to quickly deliver gas to areas in need, and store large amounts of inventory to meet fluctuating demand, are important features of these facilities. Underground gas storage facilities in California are regulated by the California Geologic Energy Management Division (CalGEM), helping to maintain safe storage operations throughout the state.

For further information on Natural Gas, and Natural Gas storage, visit the following agency websites:

U.S. EIA: https://www.eia.gov/energyexplained/natural-gas/delivery-and-storage.php

CalGEM: https://www.conservation.ca.gov/calgem/Pages/UndergroundGasStorage.aspx

CPUC: https://www.cpuc.ca.gov/industries-and-topics/natural-gas/natural-gas-and-california

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RADON GAS POTENTIAL

Based on PROPERTY I.D.'s research of specific maps or data from the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH LOW POTENTIAL FOR INDOOR RADON LEVELS ABOVE 4.0 PICOCURIES PER LITER

DISCUSSION:

Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead.

Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings can act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas can rise into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses. In most cases, radon entering a building through water is a small risk compared with radon entering a building from the soil. In a small number of homes, the building materials can give off radon, although building materials alone rarely cause radon problems. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

The U.S. Environmental Protection Agency's (EPA) action level for indoor radon levels is 4 pCi/L, at which homes should be fixed. Even at lower levels Radon can still be dangerous, so the EPA recommends homeowners consider fixing their homes when the radon levels are between 2 pCi/L and 4 pCi/L.

The only way to determine radon levels for a specific property is by testing. For further information about radon testing and mitigation, contact the following:

California Department of Public Health:
https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx

National Environmental Health Association (NEHA): http://www.neha.org

National Environmental Radon Safety Board (NRSB): http://www.nrsb.org

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NOISE

DISCLOSURE	SOURCE	RESULT	PAGE
Airport Influence Area	County	NOT IN	41
Airport Vicinity	Federal	NOT WITHIN 2 MILES	41
SoCal Metroplex Airspace Optimization Notice Area	Federal	IN	42
Railroads	State	NOT WITHIN 1/4 MILE	43

AIRPORT PROXIMITY

AIRPORT INFLUENCE AREA

Based on PROPERTY I.D.'s research of specific maps or data obtained from local land use commissions, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AIRPORT INFLUENCE AREA

AIRPORT VICINITY

Based on PROPERTY I.D.'s research of specific maps or data from the Federal Aviation Administration (FAA) and the U.S. Department of Transportation, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 2 MILES OF AN FAA APPROVED LANDING FACILITY

DISCUSSION:

NOTICE OF AIRPORT IN VICINITY - Pursuant to Section 1103.4 of the Civil Code: If the above-referenced property is located in the vicinity of an airport, within what is known as an Airport Influence Area, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations, such as noise, vibration, or odors. Per the California Code of Regulations Section 5006, the level of noise acceptable to a reasonable person residing in the vicinity of an airport is established as a community noise equivalent level (CNEL) value of 65 dB. This criterion level has been chosen for reasonable persons residing in urban residential areas where houses are of typical California construction and may have windows partially open. Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

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AIRPORT PROXIMITY
(continued)

SOCAL METROPLEX AIRSPACE OPTIMIZATION NOTICE

The Next Generation Air Transportation System (NextGen) is the FAA-led modernization of America's air transportation system to make flying even safer, more efficient, and more predictable. As part of NextGen, the SoCal METROPLEX Project means to improve the efficiency of airspace in the Southern California Metroplex by optimizing aircraft arrival and departure procedures, which may involve changes in aircraft flight paths and altitudes in certain areas. While further ground disturbance, or increases in the number of aircraft operations within the Southern California airspace are not projected, some areas may experience changes in overflight frequency.

The following airports are part of the project: Bob Hope (Burbank) Airport (BUR), Camarillo Airport (CMA), McClellan-Palomar Airport (Carlsbad) (CRQ), Fullerton Municipal Airport (FUL), Los Angeles International Airport (LAX), Long Beach Airport (Daugherty Field) (LGB), Camp Pendleton MCAS (Munn Field) Airport (NFG), Point Mugu Naval Air Station (NTD), North Island Naval Air Station (NZY), Ontario International Airport (ONT), Oxnard Airport (OXR), Palm Springs International Airport (PSP), San Diego International Airport (SAN), Santa Barbara Municipal Airport (SBA), Brown Field Municipal Airport (SDM), Santa Monica Municipal Airport (SMO), John Wayne-Orange County Airport (SNA), Jacqueline Cochran Regional Airport (TRM), Bermuda Dunes (UDD), Miramar Marine Corps Air Station (NKX) and Van Nuys Airport (VNY).

For more information on the SoCal METROPLEX Project, visit https://www.faa.gov/nextgen.

Note: In some instances the location of an airport facility's property line was not made available by the FAA. In those cases the FAA-designated central point of the facility was used as the center for the two mile proximity determination.

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NOISE HAZARDS

Based on PROPERTY I.D.'s research of specific maps or data from the United States Department of Transportation and local rail services, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1/4 MILE OF A RAIL LINE

DISCUSSION:

Prolonged and excessive noise can affect both physiological and psychological well-being. In addition to causing hearing loss, noise can interfere with activities such as communication, sleep, and thought. Detrimental effects can start at average noise levels as low as 55 decibels (dB), where noise can be a source of annoyance for many, with increasing problems at higher levels. Continued exposure at average levels of 70dB or more can lead to hearing loss. Attention to noise in community planning and through noise ordinances is designed to minimize noise attenuation along major regional/arterial streets and rail lines. Noise ordinances may deal with zoning, site design, architectural standards, barriers, or street materials. These effort are designed to minimize the increase in ambient noise levels, the spread of noise producing activities into formerly quiet areas, and the negative impact of noise on human health and amenity.

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LAND USE

DISCLOSURE	SOURCE	RESULT	PAGE
Mining Operations	State	NOT WITHIN 1 MILE	45
Abandoned Mining Operations	State	NOT WITHIN 1 MILE	45
Mine Sites	Federal	NOT WITHIN 1/4 MILE	45
Former Military Facilities (FUDS)	Federal	NOT WITHIN 1 MILE	46
Military Facilities	Federal	NOT WITHIN 1 MILE	46
Landfills (SWIS)	State	NOT WITHIN 3 MILES	48
Landfills (Envirostor)	State	NOT WITHIN 3 MILES	48
Landfills (Geotracker)	State	NOT WITHIN 3 MILES	48
Landfills (RCRA)	Federal	NOT WITHIN 3 MILES	48
Industrial / Commercial Use	Regional	WITHIN 1/4 MILE	49
Senate Bill 79: Transit-Oriented Development Notice	State	INCLUDED	50
Historical Significance Notice	State	INCLUDED	51
Critical Habitats	Federal	NOT IN	52
Protected Species / Habitats in Proximity	Federal	IN	52
Protected Species / Habitats in Proximity	State	IN	52
Right to Farm	State	IN	54
Williamson Act Land Conservation Program	County	NOT IN	55

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NOTICE OF MINING OPERATIONS

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation (DMR) at the Department of Conservation, pursuant to Section 2207 of the Public Resources Code, the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF MINING OPERATIONS

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation's Abandoned Mine Lands Unit, the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF ABANDONED MINING OPERATIONS

Based on PROPERTY I.D.'s research of specific maps or data from the United States Geological Survey (USGS), the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1/4 MILE OF A MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY

DISCUSSION:

If this property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code, then the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Mines have been dug and abandoned throughout the State of California. The result is that in the state there are tens of thousands of active and abandoned mines, many unmapped, that can pose inconveniences resulting from mining operations and potential safety, health, and environmental hazards. Sites can possess serious physical safety hazards, such as open shafts or tunnels, and many mines have the potential to contaminate surface water, groundwater.

Further information is available from the following:

Division of Mines and Reclamation: http://www.conservation.ca.gov/dmr
Division of Mines and Reclamation, Abandoned Mine Lands Unit:
http://www.conservation.ca.gov/dmr/abandoned_mine_lands
U.S. Geological Survey: http://minerals.usgs.gov

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MILITARY ORDNANCE AND DEFENSE SITES

FUDS PROGRAM SITES

Based on PROPERTY I.D.'s research of specific maps and information issued by the U.S. Army Corps of Engineers from the Defense Environmental Restoration Program Annual Report to Congress, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A FORMERLY USED DEFENSE SITE

DISCUSSION:

The Defense Environmental Restoration Program-Formerly Used Defense Site Program (DERP-FUDS) was established in 1984 by the United States Army with the mission to protect human health and safety, the environment, and natural resources by removing hazardous material from the environment. The FUDS Program is responsible for all properties that were formerly owned by, leased to, or otherwise possessed by the United States under the jurisdiction of the Department of Defense prior to October 1986, and is executed by the U.S. Army Corps of Engineers. The type of cleanup required, if any, varies from property to property and could include: removal of hazardous, toxic and radioactive waste, ordnance and explosives waste, building demolition and/or debris removal.

For more information, please see:

http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx

ADDITIONAL MILITARY SITES

Based on PROPERTY I.D.'s research of specific maps or information issued by the U.S. Army Corps of Engineers in conjunction with the Department of Defense, individual base cleanup organizations, and local sources, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A MILITARY SITE

DISCUSSION:

Former and current military sites exist throughout the country in various stages of use, closure, and cleanup. While some of these military sites are included in the FUDS program, those owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Department of Defense after October 1986, are not eligible for inclusion in the FUDS program. These sites include but are not limited to sites where environmental cleanup has been completed such as previous FUDS program sites, or those that have been closed or realigned as part of the Base Realignment and Closure (BRAC) process.

Active military sites conduct a wide variety of military activities, including active training, that may generate noise from gunfire, ordnance detonations, aerial maneuvers, and other training exercises, which may be disruptive to those nearby. While some sounds may be directly attributed to the training activities noted above, such as an explosion, other sounds and vibrations may be due to low frequency sounds

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MILITARY ORDNANCE AND DEFENSE SITES
(continued)

traveling through the air, with varying levels of disturbance based on the type of activity, and the current weather.

For further general information, visit the following:

https://www.epa.gov/fedfac/base-realignment-and-closure-brac-sites-state

https://www.bracpmo.navy.mil/

http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx

Note: The Military sites and their boundaries used in making these determinations are based on data made available at the source's discretion, and may be incomplete from the source. Certain sections of a site may be disclosed with other sections left out by the source. Some active military sites and bases may not be disclosed herein based on the discretion of the source.

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LANDFILLS

Based on PROPERTY I.D.'s research of specific maps or data from CalRecycle's SWIS Database, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 3 MILES OF A LANDFILL OR SIMILAR DISPOSAL SITE

Based on PROPERTY I.D.'s research of specific maps or data from the California Department of Toxic Substances Control's Envirostor Database, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 3 MILES OF A LANDFILL OR SIMILAR DISPOSAL SITE

Based on PROPERTY I.D.'s research of specific maps or data from the California State Water Control Board's Geotracker Database, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 3 MILES OF A LANDFILL OR SIMILAR DISPOSAL SITE

Based on PROPERTY I.D.'s research of specific maps or data from the EPA's RCRA Database, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 3 MILES OF A LANDFILL OR SIMILAR DISPOSAL SITE

DISCUSSION:

Landfills and others disposal facilities present special challenges to nearby residents. Air quality concerns, odors, vehicular traffic, dust, and potential contamination of the groundwater in and around the disposal facilities due to leaking or non-existent liners, create an environment of concern for properties in proximity. While some of these hazards are related to quality of life, and not direct adverse health effects, the accumulated potential for hazardous conditions in and around landfills, is a constant threat.

Note: In most cases, the official sources of landfill locations provide only a point location, not the overall boundaries of the landfill sites. Distances to those landfills, which are measured in making the hazard determinations above, are therefore measured and accurate to that point location, not to the outside boundaries of the landfill site.

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AREAS OF INDUSTRIAL / COMMERCIAL USE

PLANNING

SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF COMMERCIAL OR INDUSTRIAL USE

Based on PROPERTY I.D.'s research of specific maps or data obtained from the Southern California Association of Governments, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE

DISCUSSION:

Industrial or commercial use zones or districts may be established by cities and/or counties wherein certain manufacturing, commercial or airport uses are expressly permitted.

Pursuant to Section 1102.17 of the Civil Code, the seller of residential real property subject to this article who has actual knowledge that the property is affected by, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, which allows manufacturing, commercial or airport uses in zones that have been established under authority of law for those uses, shall give written notice of that knowledge as soon as practicable before transfer of title.

The existence of various conditions such as traffic, noise, odors, pollution, obstructed views, and other such conditions that are reasonable and necessary in Industrial Use Zones, cannot be enjoined or restrained, nor shall such use be deemed a nuisance as outlined in Section 731a of the Code of Civil Procedure.

Note: The composition of Planned Developments may not be finalized and may eventually include areas of commercial or industrial use. For more information about a Planned Development in your area, contact the local planning department.

Note: Where not specifically identified, determinations may be based on maps or data made for Land Use and Planning purposes, and may not reflect all local zoning. Zoning changes occur often. This report should not be relied upon to provide any specific determination of the current zoning or allowed activities on or near the the Subject Property.

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AREAS OF INDUSTRIAL / COMMERCIAL USE
(continued)

SB 79: TRANSIT-ORIENTED DEVELOPMENT

Senate Bill (SB) 79 was signed into law on Oct. 10th, 2025, and provides for increased height and density rules to maximize development potential near high-frequency public transit such as rail stations, rapid bus transit lines, and trolleys. Proximity to transit stops, along with the transit type and service frequency, determines the level of density increase(s) permitted. Local governments are also provided latitude within the bill to adopt their own Transit Oriented Development (TOD) plans that provide a commensurate level of development to state law, while limiting development near certain sites. The provisions of this bill are effective July 1, 2026.

Currently, SB 79 only applies in a small number of counties (Alameda, Los Angeles, Orange, Sacramento, San Diego, San Francisco, San Mateo, Santa Clara) in which high-frequency public transit is present, though more may qualify in the future. Contact your local planning department to determine if planned development may meet SB 79 qualifications.

More information on SB 79 can be found at:

Bill Text: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260SB79

ABAG SB 79 Summary:
https://abag.ca.gov/sites/default/files/documents/2026-07/SB79-Summary-07172026.pdf?cb=e5ba5b2c

CA YIMBY.org SB 79 Overview: https://cayimby.org/legislation/sb-79/

CA YIMBY.org SB 79 FAQ: https://cayimby.org/sb-79-explained-more-homes-near-transit/

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HISTORIC AND ARCHAEOLOGICAL SITES

HISTORICAL SIGNIFICANCE NOTICE

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, national, state, and local agencies have developed review processes for properties with historical significance. While the review process varies based on jurisdiction, a property deemed to be of historical significance may be subject to special rules, regulations, or building codes that could affect your ability to alter or improve said property.

While Property I.D. has not discovered if the subject property has any historical significance, and has no duty to do so, it is important to be aware that properties that contain older structures may have some historical significance, and you should contact your local Planning and/or Building Department(s) to confirm how your property may be affected, especially if any improvements are to be made.

For more information on historical sites in general, please visit the following:

National Register of Historic Places: https://www.nps.gov/subjects/nationalregister/index.htm

CA Register of Historical Resources: http://ohp.parks.ca.gov/?page_id=21238

CA Points of Historical Interest: http://ohp.parks.ca.gov/?page_id=21750

Ventura County Cultural Heritage Ordinance:

http://docs.vcrma.org/images/pdf/planning/programs/chb/chb-Ventura-County-Ordinance.pdf

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PROTECTED SPECIES / HABITATS

Based on PROPERTY I.D.'s research of the current maps and/or information obtained from the U.S. Fish & Wildlife Service (USFWS), the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A CRITICAL HABITAT AREA

Based on PROPERTY I.D.'s research of the current maps and/or information obtained from federal, state, county, or local habitat conservation departments, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS, INCLUDING THE FOLLOWING:

· POTENTIAL CALIFORNIA SPOTTED OWL HABITAT (US FOREST SERVICE)

Based on PROPERTY I.D.'s research of the California Natural Diversity Database (CNDDB), the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED, INCLUDING THE FOLLOWING:

· AMERICAN BUMBLE BEE
· MILES' MILK-VETCH

DISCUSSION:

The species and/or habitat(s) listed above, if any, represent rare, sensitive, threatened, endangered, or special status plants, animals, natural communities, or habitats. Some of the species listed may not currently be considered endangered, threatened, sensitive, or protected, at the time of the report, but do have the potential of receiving an upgraded status.

Landowners with property in conservation areas may be subject to development fees at the time a grading permit is obtained, and/or may be required to secure a habitat assessment conducted by a biologist or specialist approved by the United States Fish and Wildlife Service, and/or the California Department of Fish and Wildlife, and/or the local jurisdiction habitat conservation department. Fee revenues are generally expended for land acquisition, biologic research and other conservation and mitigation activities necessary to help implement the applicable species habitat conservation plans. A habitat assessment involves a field survey to ascertain the actual presence of the particular species upon the Subject Property. These habitat preservation measures may also limit the landowner's ability to develop the property. Affected landowners should check the applicable jurisdiction's ordinances, mitigation fees, and local planning jurisdictions.

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PROTECTED SPECIES / HABITATS
(continued)

The CNDDB provides location and natural history information on special status plants, animals, and natural communities to the public, government agencies, and conservation organizations. The data can help drive conservation decisions, aid in environmental review of projects, and provide baseline data helpful in recovering endangered species. Although proximity to a CNDDB identified historic species and/or habitat sighting does not necessarily impact the landowner(s) directly, homeowners and buyers may wish to check applicable ordinances, mitigation fees, and local planning jurisdictions.

Contact information for your Department of Fish and Wildlife Regional Office can be found at https://www.wildlife.ca.gov/Regions.

Note: A lack of listed species and/or habitats in this report does not necessarily mean that there are no rare species or habitats in this area. Areas that have not been surveyed for rare species will not show results in this report. Land that has not been surveyed for rare plants and animals retains the potential to support rare elements.

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NOTICE OF RIGHT TO FARM

Based on PROPERTY I.D.'s research of the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITHIN 1 MILE OF AGRICULTURAL ACTIVITY

The following notice applies to properties located within one mile of agricultural activity.

NOTICE:

This property is located within one mile of farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

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LAND CONSERVATION DETERMINATION

Based on PROPERTY I.D.'s research of specific maps or data for the California Department of Conservation, Division of Land Resource Protection and in conjunction with local county agencies, the following determination is made:

SUBJECT PROPERTY IS NOT / WAS NOT LOCATED IN LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED

DISCUSSION:

The Williamson Act was passed by the California Legislature in 1965 to preserve agricultural and open space lands in Agricultural Preserves by discouraging premature and unnecessary conversion to urban uses. The term "Agricultural Preserve" is an area for which a city or county will enter into contracts with landowners to devote land to agricultural or open-space uses, pursuant to the California Land Conservation (Williamson) Act. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the Preserve is maintained for agricultural or open space use.

The Williamson Act authorizes local governments and property owners to (voluntarily) enter into 10-year rolling term contracts to commit land to specified uses. In return, restricted parcels may be assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value. However, a Williamson Act contract on the property does not by itself necessarily guarantee that the property will be assessed at a reduced value for property tax purposes. A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner. A landowner's failure to meet the conditions of the contract may be considered a breach of the contract, which will allow the local government to sue the landowner and/or not renew the contract.

Additionally, if the Subject Property is located at or near Agricultural Preserves, inconvenience or discomfort may arise from the use of the land for agricultural activity or processing activity in a manner consistent with proper and accepted customs and standards. Agricultural activity, operation, or facility, or appurtenances thereof shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market. Agricultural processing activity, operation, facility, or appurtenances thereof includes, but is not limited to, the canning or freezing of agricultural products, the processing of dairy products, the production and bottling of beer and wine, the processing of meat and egg products, the drying of fruits and grains, the packaging and cooling of fruits and vegetables, and the storage or warehousing of any agricultural products, and includes processing for wholesale or retail markets of agricultural products.

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PROPERTY TAX RECORDS

PROPERTY TAX BILL SUMMARY

Tax Totals for the 2026-2027 tax year:

Mello-Roos Total:	$473.84
Direct Charge (Special Assessment/1915) Total:	$1,063.88
Variable (Ad Valorem) Tax Total:	$20,665.30
at the variable tax rate of 1.081855%	
2026-2027 Property Tax Bill Total:*	$22,203.02

*The Annual Tax Total amount represents the total property tax fees on the subject property as billed at the beginning of the listed tax year. The levies and amounts listed in this report are based on the levies and property valuation on record at the beginning of the listed tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. (Property I.D. reserves the right to update these records during the course of the tax year, at Property I.D.'s discretion.)

NOTE: The taxes listed are for the tax year shown above. The amounts and levies are subject to change pursuant to the purchase price of the property, changes to the assessed value, changes due to a recent sale/flip of the property, or changes in the tax rolls. Some supplemental tax bills and/or penalty fees are not included in this report. To see an estimate of the future taxes based on purchase price, please click the Property I.D. Future Tax Estimator below.



Mello-Roos Community Facilities District Levies - Details

Notice of Special Tax

SUBJECT PROPERTY IS SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES DISTRICT TAXES

The Mello-Roos Community Facilities District Act, enacted in 1982, allows local governments to create tax districts to finance infrastructure, services, and public facilities such as sewers, parks, electrical upgrades, etc. Establishing a Mello-Roos tax requires a 2/3 majority vote. The electors in a Mello-Roos vote consist of the registered voters in the new tax district, provided the district contains at least 12 registered voters. Otherwise, the qualified electors are the land owners within the district, with each land owner entitled to one or more voters based on the amount of land owned within the district. In some cases, there may be a single owner or developer voting.

Note: By voter approval new Mello-Roos taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

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PROPERTY TAXES

District	Contact	Phone	Start/End Year	Amount
CASITAS MUNICIPAL WATER DIST CFD 2013-1 (OJAI) (FundNo: 18604104)	JANYNE BROWN	(805)649-2251	2013 / NOT TO EXCEED 40 YEARS COMMENCING FY 2013-2014	$473.84
Purpose: PROPERTY ACQUISITION; DESIGN AND CONSTRUCTION OF WATER SERVICE FACILITIES				
Maximum Potential Tax Rate: IN FISCAL YEAR 2013-14, PRIOR TO 2ND BOND ISSUE, SINGLE FAMILY >43,560SF $345.00/UNIT; SINGLE FAMILY 22,000-43,560SF $203.00/UNIT; SINGLE FAMILY 10,000-22,000SF $122.00/UNIT; SINGLE FAMILY <10,000SF $79.00/UNIT; CONDO $67.00/UNIT; MULTI-FAMILY ATTACHED PROPERTY $57.00/UNIT. IN FISCAL YEAR 2013-14, AFTER 2ND BOND ISSUE, SINGLE FAMILY >43,560SF $2,093.00/UNIT; SINGLE FAMILY 22,000-43,560SF $1,235.00/UNIT; SINGLE FAMILY 10,000-22,000SF $741.00/UNIT; SINGLE FAMILY <10,000SF $480.00/UNIT; CONDO $407.00/UNIT; MULTI-FAMILY ATTACHED PROPERTY $349.00/UNIT Annual Escalator: 2%				

Mello-Roos Total: $473.84

Note: The assessed levy amount listed for Mello-Roos property taxes is provided by the Tax Collector's office and is accurate based on the levies listed in the identified tax record as of the beginning of the identified tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. Attribute information such as End Year and Max % Increase is neither provided nor updated by the Tax Collector and can vary from property to property, therefore attribute information may be subject to inconsistencies. Customers who require verification of the Mello-Roos attribute information are recommended to call the contact listed for that levy or Property I.D.'s Customer Service Department for further information.

Direct Charge (Special Assessment/1915 Bond Act) Levies - Details

Notice of Special Assessment

SUBJECT PROPERTY IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT

Special Assessments are taxes levied against parcels for public projects in which the amount of the charge is based on the benefit of the project to the parcel. Assessments based on the 1915 Bond Act are among special assessments, and are generally used to fund public improvement projects such as streets and sewer systems.

Note: By voter approval new Special Assessment taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

Code	Description	Contact	Phone	Amount
17059104	OJAI VLY SANI-OJAI	ALISON YOUNG	(805)646-5548	$987.12
18020109	OJAI LIBRARY TAX	BRENDA CHO	(805)646-5581	$35.00
36110101	VCWPD ZN 1 FLD CTRL MAINT	STEPHANIE MOLINA	(805)672-2112	$12.46
18020103	OJAI LANDSCP & LIGHT #3	LINDY PALMER	(805)646-5581 X222	$12.04

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Code	Description	Contact	Phone	Amount
18020102	OJAI LANDSCP & LIGHT #1	LINDY PALMER	(805)646-5581 X222	$6.66
26110106	VCWPD ZN1 OJAI NPDES	STEPHANIE MOLINA	(805)672-2112	$4.22
16200101	VECTOR CONTROL	CARY SVOBODA	(805)654-2816	$4.14
26110104	VCWPD ZN1 OJAI WPD NPDES	STEPHANIE MOLINA	(805)672-2112	$2.24

Direct Charge (Special Assessment/1915) Total: $1,063.88

Property Value Adjusted (Ad Valorem) Levies - Details

SUBJECT PROPERTY IS SUBJECT TO AD VALOREM TAXES

Ad Valorem taxes, also known as "Rate-Based Taxes" are charges calculated as a percentage of the total value of real property, including improvement and land values as determined by the county assessor. California's standard 1% property tax is included among these rate based taxes.

Note: By voter approval new Ad Valorem taxes may be levied against this property in the future.

Code	Description	Contact	Phone	Rate	Amount
14001101	COUNTY GENERAL FUND	VENTURA COUNTY AUDITOR	(805)654-2295	1%	$19101.74 *
12004105	UNI SCH BD OJAI #3	VENTURA COUNTY AUDITOR	(805)654-2295	0.030600%	$584.51 *
12004104	UNI SCH BD OJAI #2	VENTURA COUNTY AUDITOR	(805)654-2295	0.021600%	$412.60 *
12015103	VTA COMM COLLEGE BD	VENTURA COUNTY AUDITOR	(805)654-2295	0.013400%	$255.97 *
12004103	UNI SCH BD OJAI	VENTURA COUNTY AUDITOR	(805)654-2295	0.011000%	$210.11 *
18605101	CASITAS MUN WTR BD	VENTURA COUNTY AUDITOR	(805)654-2295	0.005255%	$100.37 *

Variable (Ad Valorem) Tax Total: $20,665.30 @ 1.081855%

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*This amount represents the fees based on the property valuation as listed in the identified tax records as of the beginning of the identified tax year. This amount is subject to change pursuant to the purchase price of the property and/or changes to the assessed value and does not include supplemental tax bills. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

DISCUSSION:

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. If this property is within the above-named assessment district(s), the assessment district(s) issued bonds to finance the acquisition or construction of the certain public improvements that are of direct and special benefit to property within the assessment districts. The bonds will be repaid from annual assessment installments on the property within the assessment districts. If this property is subject to annual assessment installments, the assessment districts will appear on the property tax bills, in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. Assessment installments will be collected each year until the assessment bonds are repaid. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. By signing the NHDS and Disclosure Report Receipt, Buyer(s) ACKNOWLEDGE THAT BUYER(S) HAVE RECEIVED A COPY OF THIS NOTICE. BUYER(S) UNDERSTAND THAT BUYER(S) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY. This disclosure notice is made pursuant to Government Code Sections 53340.2, 53754 and Civil Code Section 1102.6b and satisfies the 1915 Bond and Special Assessment disclosure requirements.

Note: The applicable county tax assessor/collector and Property I.D. update their Tax Assessment information yearly or quarterly. Only Assessments that were levied against properties at the time Property I.D. obtained the tax records are disclosed. This information is subject to change and Property I.D. is not responsible for any changes that may occur. No study of the public records was made by Property I.D. to determine the presence of any other tax or assessment. The above explanation of Special Assessments is intended to be general in nature and is not a substitute for a tax bill, title report or title insurance. Detailed information may be available by contacting the agency that administers the Special Assessment. If detailed information is desired, Property I.D. recommends that an appropriate professional consultant be retained.

In some cases (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the entire amount for the main parcel when the individual parcels have not been segregated. In other cases, taxes levied on the main parcel may not show up on bills for the individual units, but paid for via HOA dues or other fees.

NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office. To see an estimate of the future taxes based on purchase price, please visit the Property I.D. Future Tax Estimator below.

Note: This is a notice to you that the County Assessor will revalue the property and you will be responsible for paying the taxes due according to the reassessed value. It is not a disclosure of actual supplemental property taxes. If the subject property has recently sold, after the closure of the tax roll for the tax year noted above, the supplemental tax estimate may change, and should be verified with the County.

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Future Tax Estimator

GENERAL NOTICE OF TRANSFER FEE DISCLOSURE

Some properties may be affected by transfer fees. In the event that the property being transferred is subject to a transfer fee, the transferor is required to make this disclosure. A transferor may request the title company that issued the preliminary title report to provide copies of the documents for review in order for the transferor to determine if the property being transferred is subject to a transfer fee.

A "transfer fee" is any fee payment requirement imposed within a covenant, condition or restriction (CC&R), contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid upon transfer of the real property.

If the property being transferred is subject to a transfer fee, the transferor shall provide, at the same time as the transfer disclosure statement is provided, an additional disclosure that includes (1) notice that payment of a transfer fee is required upon transfer of the property; (2) the amount of the fee required for the asking price of the real property and a description of how the fee is calculated; (3) notice that the final amount of the fee may be different if the fee is based upon a percentage of the final sale price; (4) the entity to which funds from the fee will be paid; (5) the purpose for which the funds from the fee will be used; (6) the date or circumstances under which the obligation to pay the transfer fee expires, if any.

You may wish to investigate and determine whether the imposition of a transfer fee, if any, is acceptable to you and your intended use of the property before you complete your transaction.

ACCELERATED FORECLOSURE NOTICE

It is extremely important that the real property tax bill be paid on time to prevent accelerated foreclosure. If this property is part of a Mello-Roos District (Community Facilities District), a 1915 Act Assessment District, or certain other special financing districts, it may be subject to accelerated foreclosure. Even though the County must wait five years to foreclose on a property because of delinquent taxes, unpaid Mello-Roos and Assessment districts can begin foreclosure proceedings 150-180 days after one of their tax charges becomes delinquent. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis.

PROPOSITION 19: THE HOME PROTECTION FOR SENIORS, SEVERELY DISABLED, FAMILIES, AND VICTIMS OF WILDFIRE OR NATURAL DISASTERS ACT

On November 3, 2020, California voters approved Proposition 19. This amendment to California Constitution Article XIII A provides for property tax savings for taxpayers in several exclusion and base year value transfer areas. Beginning on and after April 1, 2021, an owner of a primary residence who is over 55 years of age, severely disabled, or a victim of a wildfire or natural disaster, is allowed to transfer the taxable value, defined as the base year value plus inflation adjustments, of their primary residence to a replacement primary residence located anywhere in the state, regardless of the location or value of the replacement primary residence, that is purchased or newly constructed as that person's principal residence within 2 years of the sale of the original primary residence. The measure would limit a person

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who is over 55 years of age or severely disabled to 3 transfers under these provisions. Proposition 19 also includes provisions modifying the transfer of property exclusions within families, previously defined under Propositions 58/193.

For further information, visit the State Board of Equalization's Prop. 19 page at

https://www.boe.ca.gov/prop19

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ENVIRONMENTAL

DISCLOSURE	SOURCE	RESULT	PAGE
Groundwater Management and Monitoring (Potential Well Regulation)	State	IN HIGH PRIORITY	62
Environmental Report	EPA, DTSC, CalRecycle. SWRCB	INCLUDED	63

GROUNDWATER

Based on PROPERTY I.D.'s research of specific maps or data from the California Department of Water Resources, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN A CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN

DISCUSSION:

The Sustainable Groundwater Management Act (SGMA), signed into law on September 16, 2014, is a package of three bills (AB 1739, SB 1168, and SB 1319) that provides local agencies with a framework for managing groundwater basins in a sustainable manner. Recognizing that groundwater is most effectively managed at the local level, the SGMA empowers local agencies to achieve sustainability within 20 years. As part of this process, the Department of Water Resources (DWR), via the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, has identified and prioritized groundwater basins throughout the state. Based on the priority designation, local agencies may form Groundwater Sustainability Agencies (GSAs), tasked with developing Groundwater Sustainability Plans (GSPs) within a certain time frame. The SGMA requires GSAs in high and medium priority basins to develop GSPs, while GSAs in low and very low priority basins are encouraged, but not required, to do so. With the adoption of these plans, potential changes to local groundwater management practices may affect your property. Any concerns should be directed to your local Planning Department, Groundwater Management Agency, and other related agencies.

Further information on the SGMA can be found at the following sites:
https://www.waterboards.ca.gov/water_issues/programs/sgma/docs/resources/dom_well_brchr.pdfhttps://www.waterboards.ca.gov/water_issues/programs/sgma/

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ENVIRONMENTAL HAZARDS REPORT

This Environmental Hazards Report provides information on known, existing and historic hazardous substance contaminated sites that may be on or near the Subject Property, as listed by the Environmental Protection Agency and/or other specified regulatory bodies.

MAPPED

DISCLOSURE	REGULATORY	SITE COUNT
NPL/SEMS National Priorities List / Superfund Enterprise Management System	EPA	0
RCRA Resource Conservation and Recovery Act	EPA	27
ENVIROSTOR Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	0
SWIS Solid Waste Information System	CalRecycle	0
GEOTRACKER Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	21

UNMAPPED

DISCLOSURE	REGULATORY	SITE COUNT
NPL/SEMS - Unmapped	EPA	0
RCRA - Unmapped	EPA	5
ENVIROSTOR - Unmapped	CA Department of Toxic Substances Control	1
SWIS - Unmapped	CalRecycle	0
GEOTRACKER - Unmapped	CA Water Resources Control Board	0

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NPL/SEMS Site Details

The SEMS is the Superfund Enterprise Management System that contains information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation. SEMS is based on the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, enacted by Congress on December 11, 1980. The database includes sites that are on the National Priorities List (NPL), proposed for the NPL, partially and/or fully deleted from the NPL. The NPL is the Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system (HRS) score to be eligilble for placement on the NPL. Only sites on the NPL are eligible for Superfund Trust Fund-financed remedial actions. More information can be obtained from https://www.epa.gov/superfund.

This report lists SEMS sites identified as being within 1 mile of Subject Property, if any are found.

*NOTE: Properties marked as "Inactive" and/or "Archived" may have been remediated, with no further activities on site that could be subject to CERCLA, or to a state's authorized hazardous waste program. This designation has no legal significance and does not constitute a legally enforceable or binding determination about the status of a particular site or the obligations of an owner or operator.

NO MAPPED NPL/SEMS SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY

RCRA Site Details

RCRA is the Resource Conservation and Recovery Act, which was enacted by Congress in 1976. RCRA's primary goals are to protect human health and the environment from the potential hazards of waste disposal, to conserve energy and natural resources, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner. Specifically, RCRA regulates the management of hazardous wastes from the point of origin to the point of final disposal. Additional information is available at https://www.epa.gov/rcra.

This report lists RCRA sites identified as being within 1/2 mile of Subject Property, if any are found.

*NOTE: Properties marked as "Inactive" have been removed from this report, and may have been remediated, with no further activities on site subject to the Resource Conservation and Recovery Act, Subtitle C, or to a state's authorized hazardous waste program. This designation has no legal significance and does not constitute a legally enforceable or binding determination about the status of a particular site or the obligations of an owner or operator. Please contact us for more information on "Inactive" sites.

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RCRA Site Details (continued)

RCRA SITE ID: CAD981980055 Ojai Valley Cleaners 345 E Ojai Ave Ojai, CA, 93023	Distance: 0.1 mi Direction: N Lat, Lon: 34.4479, -119.2436
Owner/Operator: Choi You Saeng	Owner/Operator Type: Private /
Land Type: Other land type	Activity/Generator Status: Active / Small quantity generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Drycleaning and laundry services (except coin-operated)
Misc Site Activities:	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000366406 Ali Saeghi Dds 207 Fox St Ojai, CA, 93023-3324	Distance: 0.1 mi Direction: E Lat, Lon: 34.4465, -119.2417
Owner/Operator: Ali Saeghi Dds	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Offices of dentists
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAL000039819 Ojai Chevron 360 E Ojai Ave Ojai, CA, 93023-0000	Distance: 0.1 mi Direction: N Lat, Lon: 34.4482, -119.2434
Owner/Operator: Robie Paul	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other waste management services
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

RCRA SITE ID: CAD983673823 Chevron Station 90478 360 E Ojai Ave Ojai, CA, 93023	Distance: 0.1 mi Direction: N Lat, Lon: 34.4479, -119.2433
Owner/Operator: Chevron U S A Products Co	Owner/Operator Type: Private /
Land Type: Private	Activity/Generator Status: Active / Small quantity generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Gasoline stations
Misc Site Activities:	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAC002615205 Caltrans Santa Ana Creek Bridge Ojai, CA, 93023	Distance: 0.2 mi Direction: SW Lat, Lon: 34.4448, -119.2467
Owner/Operator: Caltrans	Owner/Operator Type: State /
Land Type: State	Activity/Generator Status: Active / Large quantity generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Drywall and insulation contractors
Misc Site Activities:	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000197102 City Of Ojai 408 S Signal St Ojai, CA, 93023-3254	Distance: 0.2 mi Direction: NW Lat, Lon: 34.4477, -119.2459
Owner/Operator: City Of Ojai	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other transit and ground passenger transportation
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAD981655079 Ojai Unified School District Offices 414 E Ojai Ave Ojai, CA, 93023-0000	Distance: 0.2 mi Direction: NE Lat, Lon: 34.4482, -119.2425
Owner/Operator: Ojai Unified School District	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Elementary and secondary schools
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000325741 Vc Sheriffs Dept (Hmap) 402 S Ventura St Ojai, CA, 93023-3249	Distance: 0.2 mi Direction: SW Lat, Lon: 34.4446, -119.2463
Owner/Operator: County Of Ventura	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Police protection
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAL000092141 David A Watson Dds A Dental Corp 304 East Matilija St Ojai, CA, 93023-2797	Distance: 0.2 mi Direction: N Lat, Lon: 34.4492, -119.2441
Owner/Operator: David A Watson Dds	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Offices of dentists
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000408182 Hansen Well Do Service Inc 403 Bryant St Ojai, CA, 93023	Distance: 0.3 mi Direction: E Lat, Lon: 34.4447, -119.2380
Owner/Operator: Hansen Well Do Service Inc	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Water and sewer line and related structures construction
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAC002990093 Elaine Aliberti 418 Bryant Circle Ste G Ojai, CA, 93023	Distance: 0.3 mi Direction: SE Lat, Lon: 34.4430, -119.2399
Owner/Operator: Elaine Aliberti	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other waste management services
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000445341 Global Machining Services Inc 418 Bryant Circle Ste A Ojai, CA, 93023	Distance: 0.3 mi Direction: SE Lat, Lon: 34.4429, -119.2399
Owner/Operator: Global Machining Services Inc	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other waste management services
Misc Site Activities: On site universal waste destination, universal waste generator or receiver, haz waste recycler	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAL000419033 7 Eleven 38013 616 E Ojai Ave Ojai, CA, 93023	Distance: 0.3 mi Direction: NE Lat, Lon: 34.4484, -119.2398
Owner/Operator: 7-Eleven Inc.	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Other gasoline stations
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000372742 Move N'lube Mobil Oil Changes 206 S Fulton St Ojai, CA, 93023-3335	Distance: 0.3 mi Direction: E Lat, Lon: 34.4464, -119.2388
Owner/Operator: Garrett Leib	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other automotive repair and maintenance, automotive oil change and lubrication shops
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAC003024580 Joann Lutz 304 North Signal Street Ojai, CA, 93023	Distance: 0.3 mi Direction: NW Lat, Lon: 34.4500, -119.2458
Owner/Operator: Joann Lutz	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other waste management services
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000189747 Doyle's Auto Service 207 Bryant St Ojai, CA, 93023-0000	Distance: 0.3 mi Direction: E Lat, Lon: 34.4469, -119.2377
Owner/Operator: James Doyle	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: General automotive repair
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAL000273746 Les Hinks Automotive 204 E Oak St Ojai, CA, 93023	Distance: 0.3 mi Direction: N Lat, Lon: 34.4508, -119.2458
Owner/Operator: Les Hinks	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: General automotive repair
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000181862 H Lima Company Inc 4219 Quatel Canyon Rd Ventucopa, CA, 93252-0000	Distance: 0.3 mi Direction: N Lat, Lon: 34.4498, -119.2426
Owner/Operator: H Lima Co Inc	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other nonmetallic mineral mining, other nonmetallic mineral mining and quarrying
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAL000384022 Valero Corner Store 3754 616 E Ojai Ave Ojai, CA, 93023-2823	Distance: 0.3 mi Direction: NE Lat, Lon: 34.4484, -119.2396
Owner/Operator: Cst Brands, Inc.	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Other gasoline stations
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000387056 Ojai Custom Paint Inc Dba Titus Painting 418 Bryant Cir Ste K Ojai, CA, 93023-4221	Distance: 0.3 mi Direction: SE Lat, Lon: 34.4430, -119.2399
Owner/Operator: Ojai Custom Paint Inc	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Roofing, siding, and sheet metal contractors
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAD980737696 Pacific Bell 202 W Ojai Ojai, CA, 93023	Distance: 0.3 mi Direction: NW Lat, Lon: 34.4475, -119.2482
Owner/Operator: Pacific Tele & Tele Co	Owner/Operator Type: Private /
Land Type: Other land type	Activity/Generator Status: Active / Large quantity generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification:
Misc Site Activities: Haz waste transporter	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000447751 Peli Labs Inc 416 Bryant Cir Ste D-G Ojai, CA, 93023	Distance: 0.3 mi Direction: SE Lat, Lon: 34.4424, -119.2396
Owner/Operator: Bliss Page Ceo Peli Labs Inc	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Pharmaceutical preparation manufacturing
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAL000068068 Radding Howard Dr 411 W Ojai Ave Ojai, CA, 93023-0000	Distance: 0.4 mi Direction: W Lat, Lon: 34.4459, -119.2509
Owner/Operator: Radding Howard Dr	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Offices of dentists
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

RCRA SITE ID: CAC002973212 Jeffrey Skoff 106 West Oak Street Ojai, CA, 93023	Distance: 0.4 mi Direction: NW Lat, Lon: 34.4505, -119.2478
Owner/Operator: Jeffrey Skoff	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other waste management services
Misc Site Activities: Universal waste generator or receiver, on site universal waste destination	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAC002976766 Aautomotive & Mechanical 915 E Ojai Ave Ojai Ca 93023 Ojai, CA, 93023	Distance: 0.4 mi Direction: E Lat, Lon: 34.4482, -119.2367
Owner/Operator: Clinton Stogsdill	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other waste management services
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

RCRA SITE ID: CAL000117896 Brues Bodyshop 207 Bryant St Ojai, CA, 93023-0000	Distance: 0.4 mi Direction: E Lat, Lon: 34.4469, -119.2375
Owner/Operator: Phil Lehr	Owner/Operator Type: Other /
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Not a generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: All other waste management services
Misc Site Activities: On site universal waste destination, universal waste generator or receiver	
Active Site Activities: Handler activities	

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RCRA Site Details (continued)

RCRA SITE ID: CAD982338584 Industrial Tools Inc 201 Bryant Stt Ojai, CA, 93023	Distance: 0.4 mi Direction: E Lat, Lon: 34.4469, -119.2370
Owner/Operator: Wr Nielson	Owner/Operator Type: Private /
Land Type: Other land type	Activity/Generator Status: Active / Small quantity generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Machine tool (metal cutting types) manufacturing
Misc Site Activities:	
Active Site Activities: Handler activities	

EnviroStor Site Details

The California Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems, including but not limited to, sites or facilities where DTSC is involved with site investigation or cleanup that fit the broad federal definition of brownfields. Brownfields are properties that are contaminated, or thought to be contaminated, and are underutilized due to perceived remediation costs and/or liability concerns. The EnviroStor database is used by the Site Mitigation and Brownfield Reuse Program's staff as a tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

Further information can be found at the following locations:

http://www.envirostor.dtsc.ca.gov/public/EnviroStor%20FAQ.pdf

https://www.waterboards.ca.gov/water_issues/programs/brownfields

This report lists EnviroStor sites identified as being within 1/2 mile of Subject Property, if any are found.

NO MAPPED ENVIROSTOR SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY

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SWIS Site Details

The Solid Waste Information System (SWIS) database is provided by the California Department of Resources and Recycling and Recovery (CalRecycle). The SWIS database contains information on regulated solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information contact CalRecycle at: Tel: (916) 322-4027, email: Cody.Oquendo@CalRecycle.ca.gov, and URL: https://www2.calrecycle.ca.gov/SolidWaste/Site/Search.

This report lists SWIS sites identified as being within 1/2 mile of Subject Property, if any are found.

NO MAPPED SWIS SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY

GeoTracker Site Details

The GeoTracker is the State Water Board's system for managing sites that impact groundwater, especially those that require groundwater cleanup such as Leaking Underground Storage Tanks (LUST), Site Cleanup Program Sites, and Military Cleanup Sites. The GeoTracker system is also used to manage permitted facilities like land disposal sites. The sites monitored by the State Water Board through the GeoTracker system may currently have, or have had in the past, unauthorized releases (leaks) that can pose a danger to public health and the environment. Cleanup of soil and groundwater contamination is overseen by the State Water Board based on application of existing laws, regulations, plans, and policies.. Additional information is available on the State Water Board's GeoTracker website at http://geotracker.waterboards.ca.gov/.

This report lists GeoTracker sites identified as being within 1/2 mile of Subject Property, if any are found.

GLOBAL ID: T0611100635 LANDIS INC. 304 OJAI AVE OJAI, CA 93023	Distance: 0.1 mi Direction: N
Case Type: LUST Cleanup Site	Case Open Date: 1990-04-25 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1998-11-25 00:00:00
Regional Board:	Regional Case No.: C-90052
Local Agency:	Local Case No.: 90052
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Other Groundwater (uses other than drinking water)	
Potential Contaminants: Gasoline	
Site History:	

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GeoTracker Site Details (continued)

GLOBAL ID: T0611108203	
CHEVRON #9-0478 360 OJAI AVE OJAI, CA 93023	Distance: 0.1 mi Direction: N
Case Type: LUST Cleanup Site	Case Open Date: 2004-09-22 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2006-12-06 00:00:00
Regional Board:	Regional Case No.: C05016
Local Agency: VENTURA COUNTY	Local Case No.: 05016
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Soil	
Potential Contaminants: Waste Oil / Motor / Hydraulic / Lubricating	
Site History:	

GLOBAL ID: T0611101219	
OJAI UNIFIED SCHOOL FACILITY 414 OJAI AVE OJAI, CA 93023	Distance: 0.1 mi Direction: NE
Case Type: LUST Cleanup Site	Case Open Date: 1999-01-15 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1999-12-06 00:00:00
Regional Board:	Regional Case No.: C99019
Local Agency: VENTURA COUNTY	Local Case No.: 99019
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Soil	
Potential Contaminants: Diesel	
Site History:	

GLOBAL ID: T10000004544	
Ojai School District - 414 Ojai Avenue Ojai, CA 93023	Distance: 0.1 mi Direction: NE
Case Type: Cleanup Program Site	Case Open Date: 2012-12-11 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2013-06-14 00:00:00
Regional Board:	Regional Case No.:
Local Agency: VENTURA COUNTY	Local Case No.: SR0009588
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Soil	

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GeoTracker Site Details (continued)

Potential Contaminants: Diesel
Site History: Diesel release excavated.

GLOBAL ID: T0611100774	
GOODYEAR TIRE (OJAI) 423 OJAI AVE OJAI, CA 93012	Distance: 0.1 mi Direction: NE
Case Type: LUST Cleanup Site	Case Open Date: 1991-08-06 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1992-02-11 00:00:00
Regional Board:	Regional Case No.: C-91078
Local Agency:	Local Case No.: 91078
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Soil	
Potential Contaminants: Waste Oil / Motor / Hydraulic / Lubricating	
Site History:	

GLOBAL ID: T0611100347	
CHEVRON #9-0478 360 OJAI AVE OJAI, CA 93023	Distance: 0.2 mi Direction: NW
Case Type: LUST Cleanup Site	Case Open Date: 1988-08-15 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2001-06-30 00:00:00
Regional Board:	Regional Case No.: C88107
Local Agency: VENTURA COUNTY	Local Case No.: 88107
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Other Groundwater (uses other than drinking water)	
Potential Contaminants: Gasoline	
Site History:	

GLOBAL ID: T0611100380	
KWIK SERVE 110 OJAI AVE OJAI, CA 93023	Distance: 0.2 mi Direction: NW
Case Type: LUST Cleanup Site	Case Open Date: 1988-01-01 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2015-09-10 00:00:00
Regional Board:	Regional Case No.: C88147

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GeoTracker Site Details (continued)

Local Agency:	Local Case No.:
Lead Agency: SWRCB	
Potential Media Affected: Other Groundwater (uses other than drinking water)	
Potential Contaminants: Gasoline	
Site History: BLANK	

GLOBAL ID: T0611100052	
ELMER FRIEND PROPERTY 469 OJAI AVE E OJAI, CA 93023	Distance: 0.2 mi Direction: NE
Case Type: LUST Cleanup Site	Case Open Date: 1988-08-29 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1995-05-08 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 930230034
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected: Aquifer used for drinking water supply	
Potential Contaminants: Gasoline	
Site History:	

GLOBAL ID: T0611100299	
HAILWOOD, INC. 201 SIGNAL ST OJAI, CA 93023	Distance: 0.2 mi Direction: NW
Case Type: LUST Cleanup Site	Case Open Date: 1988-04-28 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1997-04-02 00:00:00
Regional Board:	Regional Case No.: C-88049
Local Agency:	Local Case No.: 88049
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Other Groundwater (uses other than drinking water)	
Potential Contaminants: Gasoline	
Site History:	

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GeoTracker Site Details (continued)

GLOBAL ID: T0611163807	
PACIFIC BELL 202 OJAI AVE OJAI, CA 93023	Distance: 0.2 mi Direction: NW
Case Type: LUST Cleanup Site	Case Open Date: 2003-01-20 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2004-02-23 00:00:00
Regional Board:	Regional Case No.: C03037
Local Agency: VENTURA COUNTY	Local Case No.: 03037
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Other Groundwater (uses other than drinking water)	
Potential Contaminants: Diesel	
Site History:	

GLOBAL ID: T0611104172	
FAST GAS 616 OJAI AVE OJAI, CA 93023	Distance: 0.3 mi Direction: NE
Case Type: LUST Cleanup Site	Case Open Date: 1985-09-27 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1996-07-18 00:00:00
Regional Board:	Regional Case No.: C85021
Local Agency: VENTURA COUNTY	Local Case No.: 85021
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Other Groundwater (uses other than drinking water)	
Potential Contaminants: Gasoline	
Site History:	

GLOBAL ID: T0611100051	
ULTRAMAR #754 616 OJAI AVE E OJAI, CA 93023	Distance: 0.3 mi Direction: NE
Case Type: LUST Cleanup Site	Case Open Date: 1986-05-05 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1996-07-18 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 930230016
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	

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GeoTracker Site Details (continued)

Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants: Gasoline
Site History:

GLOBAL ID: T0611100331	
HUMMEL & CHRISTIANSON ALISO ST OJAI, CA 93023	Distance: 0.3 mi Direction: NW
Case Type: LUST Cleanup Site	Case Open Date: 1988-07-19 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1988-10-20 00:00:00
Regional Board:	Regional Case No.: C-88088
Local Agency:	Local Case No.: 88088
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Soil	
Potential Contaminants: Gasoline	
Site History:	

GLOBAL ID: T0611101233	
BEACON #3754 616 OJAI AVE OJAI, CA 93023	Distance: 0.3 mi Direction: NE
Case Type: LUST Cleanup Site	Case Open Date: 1998-12-23 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2007-01-24 00:00:00
Regional Board:	Regional Case No.: C99035
Local Agency: VENTURA COUNTY	Local Case No.: 99035
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Other Groundwater (uses other than drinking water)	
Potential Contaminants: Gasoline	
Site History:	

GLOBAL ID: T0611100407	
MANN PROPERTY (LEN) 309 FULTON ST OJAI, CA 93023	Distance: 0.3 mi Direction: E
Case Type: LUST Cleanup Site	Case Open Date: 1988-11-29 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2009-10-28 00:00:00

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GeoTracker Site Details (continued)

Regional Board:	Regional Case No.: C88181
Local Agency: VENTURA COUNTY	Local Case No.: 88181
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Other Groundwater (uses other than drinking water)	
Potential Contaminants: Gasoline	
Site History:	

GLOBAL ID: T0611100267	
MIKE MANDOLAY 821 OJAI AVE OJAI, CA 93023	Distance: 0.4 mi Direction: E
Case Type: LUST Cleanup Site	Case Open Date: 1988-01-29 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1990-11-26 00:00:00
Regional Board:	Regional Case No.: C-88009
Local Agency:	Local Case No.: 88009
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Soil	
Potential Contaminants: Waste Oil / Motor / Hydraulic / Lubricating	
Site History:	

GLOBAL ID: T0611100798	
COBURN PROPERTY (STAN) 408 CANADA ST OJAI, CA 93024	Distance: 0.4 mi Direction: NW
Case Type: LUST Cleanup Site	Case Open Date: 1992-02-18 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2012-09-19 00:00:00
Regional Board:	Regional Case No.: 92004
Local Agency: VENTURA COUNTY	Local Case No.: 92004
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Other Groundwater (uses other than drinking water)	
Potential Contaminants: Gasoline	
Site History: c	

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GeoTracker Site Details (continued)

GLOBAL ID: T10000020500	
201-205 Bryant Street 201 - 205 Bryant Street Ojai, CA 93023	Distance: 0.4 mi Direction: E
Case Type: Cleanup Program Site	Case Open Date: 2022-10-26 00:00:00
Recent Activity: Open - Assessment & Interim Remedial Action	Recent Activity Date: 2022-10-26 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 1584
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected:	
Potential Contaminants:	
Site History:	

GLOBAL ID: T0611101226	
ACACIAS CARE CENTER 601 MONTGOMERY ST OJAI, CA 93024	Distance: 0.4 mi Direction: N
Case Type: LUST Cleanup Site	Case Open Date: 1998-12-17 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1999-07-27 00:00:00
Regional Board:	Regional Case No.: C99028
Local Agency:	Local Case No.: 99028
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Soil	
Potential Contaminants: Diesel	
Site History:	

GLOBAL ID: T0611100173	
G.E. FRIEND (DECEASED) 469 OJAI AVE OJAI, CA 93023	Distance: 0.4 mi Direction: W
Case Type: LUST Cleanup Site	Case Open Date: 1986-01-20 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1995-05-08 00:00:00
Regional Board:	Regional Case No.: C87008
Local Agency:	Local Case No.:

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GeoTracker Site Details (continued)

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants: Gasoline
Site History:

GLOBAL ID: T0611101046	
FULTON PROPERTIES LTD 915 OJAI AVE OJAI, CA 93023	Distance: 0.4 mi Direction: E
Case Type: LUST Cleanup Site	Case Open Date: 1995-03-30 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1998-04-27 00:00:00
Regional Board:	Regional Case No.: C-95154
Local Agency:	Local Case No.: 95154
Lead Agency: VENTURA COUNTY	
Potential Media Affected: Soil	
Potential Contaminants: Gasoline	
Site History:	

UNMAPPED SITES

Although the Environmental Site records are official, some of the records may contain missing, non-specific, or incorrect information regarding the names, addresses or other attributes, due to errors and omissions prior to their submission to the governing regulatory body. This factor prevents some sites from being precisely located. It is for this reason that a site may be listed in this "unmapped sites" section of the report.
The information in the environmental report comes directly from the official hazardous substance site lists, which include sites with incomplete information as well. Accordingly, Property I.D. includes those unmapped sites that may or may not be within one half-mile of the Subject Property, based upon the available information provided by the EPA and/or other regulatory bodies.

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RCRA - Unmapped Site Details

RCRA SITE ID: CAP000317321 4205 Cottages, Llc 4205 Thacher Rd Ojai, CA, 93023	Distance: (exact location not mapped) Direction: (exact location not mapped)
Owner/Operator: 4205 Cottages, Llc	Owner/Operator Type: Private /
Land Type: Private	Activity/Generator Status: Active /
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification: Administration of education programs
Misc Site Activities: Short-term generator	
Active Site Activities: Handler activities	

RCRA SITE ID: CAT000617712 Oryx Hamp Lease Hamp Lease Ventura County Ojai, CA, 93023	Distance: (exact location not mapped) Direction: (exact location not mapped)
Owner/Operator: Not Required	Owner/Operator Type: / Not provided
Land Type: Not provided, though not located on indian land	Activity/Generator Status: Active / Small quantity generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification:
Misc Site Activities:	
Active Site Activities: Handler activities	

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RCRA - Unmapped Site Details
(continued)

RCRA SITE ID: CAR000302943 Ex-Mission East Sulphur Mountain Road Ojai, CA, 93023	Distance: (exact location not mapped) Direction: (exact location not mapped)
Owner/Operator: The Termo Company	Owner/Operator Type: Private /
Land Type: Private	Activity/Generator Status: Active / Large quantity generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification:
Misc Site Activities:	
Active Site Activities: Handler activities	

RCRA SITE ID: CAR000302950 Mccallister B East Sulphur Mountain Road Ojai, CA, 93023	Distance: (exact location not mapped) Direction: (exact location not mapped)
Owner/Operator: The Termo Company	Owner/Operator Type: Private /
Land Type: Private	Activity/Generator Status: Active / Large quantity generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification:
Misc Site Activities:	
Active Site Activities: Handler activities	

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RCRA - Unmapped Site Details (continued)

RCRA SITE ID: CAR000302893 Central Facility East Sulphur Mountain Road Ojai, CA, 93023	Distance: (exact location not mapped) Direction: (exact location not mapped)
Owner/Operator: The Termo Company	Owner/Operator Type: Private /
Land Type: Private	Activity/Generator Status: Active / Large quantity generator
Institutional Controls:	Environmental Controls: Environmental controls not in place
Ground Water Controls: Groundwater controls not in place	Human Exposure Controls: Human exposure not under control
Used Oil/Haz. Waste Type: /	Industrial Activity Classification:
Misc Site Activities:	
Active Site Activities: Handler activities	

EnviroStor - Unmapped Site Details

EnviroStor ID: 56010005 Farmont Corporation Off Hwy 150 At Rancho Matilija Ojai, CA 93023	Distance: (exact location not mapped) Direction: (exact location not mapped)
NPL Status: No	Site Type: Historical
Regulatory Agency: None Specified	Site Status: Refer: Rwqcb
Lead Agency: None Specified	Status Date: 1995-03-01
Special Program:	Site Management:
Funding:	Restricted Use: No
Affected Media: None Specified	
Past Uses: None Specified	
Potential Contaminants: Waste Oil &; Mixed Oil, Unspecified Organic Liquid Mixture, Contaminated Soil, Hydrocarbon Solvents, Unspecified Oil Containing Waste	
Confirmed Contaminants: None Specified	

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GENERAL NOTICES OF REQUIRED DISCLOSURES

METHAMPHETAMINE & FENTANYL CONTAMINATION

Methamphetamine and Fentanyl use and production are growing throughout the State of California. Properties may be contaminated by hazardous chemicals used or produced in the manufacture of methamphetamine or fentanyl where those chemicals remain and where the contamination has not been remediated. Once the methamphetamine or fentanyl laboratories have been closed, the public may be harmed by the material and residues that remain.

Because the methamphetamine and fentanyl manufacturing processes lead to chemical contamination, the Methamphetamine or Fentanyl Contaminated Property Cleanup Act requires a property owner to disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by methamphetamine or fentanyl laboratory activity. The owner must also provide the buyer with a copy of the pending order to acknowledge receipt in writing. Property owner(s) must retain a methamphetamine laboratory site remediation firm that is an authorized contractor meeting certain requirements, as defined, to remediate the contamination caused by a methamphetamine or fentanyl laboratory activity. Civil penalties up to $5,000 can be imposed upon a property owner who does not provide a notice or disclosure required by the act, or upon a person who violates an order issued by the local health officer prohibiting use or occupancy of a property contaminated by a methamphetamine or fentanyl laboratory activity. In addition, local health and law enforcement agencies are required to take specified action, including the filing of a lien against a property for cleanup of the contamination.

Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of methamphetamine or fentanyl contamination and cannot verify the information provided about such contamination by others.

MEGAN'S LAW - SEX OFFENDER DATABASE

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at www.meganslaw.ca.gov. This site provides access to information on persons required to register in California as sex offenders. Specific home addresses are displayed for many offenders in the California communities; as to these persons, the site displays the last registered address reported by the offender. Additional offenders are included on the site with listing by ZIP Code, city, and county. Information on other offenders is not included on this site, but is known to law enforcement personnel.

The California Legislature has created this statewide website to enable the public to secure information regarding the location of registered sex offenders. Anyone who is interested in this information should go on-line at www.meganslaw.ca.gov prior to removing their inspection contingency. Brokers and Property I.D. cannot and will not verify the information provided by the Government. Neither Brokers nor Property I.D. make any representations or guarantees as to the timeliness or accuracy of the information supplied at this website.

MOLD NOTICE

Mold is a kind of microscopic organism found nearly everywhere, indoors and outdoors, wherever moisture is present. Mold growing on surfaces can look like a stain, be fuzzy or slimy, in a variety of patterns. Typically, mold is white, gray, brown, or black, but can also be green, red, or other colors. To grow and reproduce, mold only needs moisture and organic matter, such as leaves, wood, paper, or even dust.

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GENERAL NOTICES OF REQUIRED DISCLOSURES
(continued)

As organic matter is present in nearly any home, prospective purchasers are advised to thoroughly inspect the property for signs of mold, excessive moisture, water leaks, and evidence of previous water damage. Musty odors can be a sign of current or prior mold presence, and should mold be found, remediation should be completed. Without remediation, mold exposure can lead to a multitude of health problems, such as hay fever, asthma, and respiratory infections.

For more information on Mold and Moisture in the home, please see the government booklet "Mold in My Home: What Do I Do?", for which a link is included at the end of this report on the "Government Booklets, Handouts, and Safety Guides" page.

Note: Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of mold contamination and cannot verify the information provided about such contamination by others.

ABANDONED WELLS

The Department of Water Resources estimates that there are approximately 750,000 water wells scattered throughout the State of California - some of these wells are abandoned. Wells that have been abandoned pose a serious threat to the safety of humans, especially children, and to animals. Section 24400 of the California Health and Safety Code requires that abandoned excavations be fenced, covered, or filled. In addition, abandoned wells may act as conduits for the contamination of groundwater since inadequately constructed wells provide a physical connection between sources of pollution and useable water.

RADON NOTICE

Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead.
Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings can act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas can rise into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses. In most cases, radon entering a building through water is a small risk compared with radon entering a building from the soil. In a small number of homes, the building materials can give off radon, although building materials alone rarely cause radon problems. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

The U.S. Environmental Protection Agency's (EPA) action level for indoor radon levels is 4 pCi/L, at which homes should be fixed. Even at lower levels Radon can still be dangerous, so the EPA recommends homeowners consider fixing their homes when the radon levels are between 2 pCi/L and 4 pCi/L.

The only way to determine radon levels for a specific property is by testing. For further information about radon testing and mitigation, contact the California Department of Public Health at https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx, The National Environmental Health Association (NEHA) at http://www.neha.org, and the National Environmental Radon Safety Board (NRSB) at http://www.nrsb.org.

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GENERAL NOTICES OF REQUIRED DISCLOSURES
(continued)

WELL STIMULATION TREATMENTS NOTICE: HYDRAULIC FRACTURING

Hydraulic fracturing, (also known as hydrofracturing, "fracking", or "fracing") is the process of creating small cracks, or fractures, in underground geological formations to allow oil or natural gas to flow into the wellbore and thereby increase production. Prior to initiating hydraulic fracturing, engineers and geologists study and model the physical characteristics of the hydrocarbon bearing rock formations, including the formation permeability, porosity, and thickness. Using this information, the well operator designs the process to keep the resulting fractures within the target formation.

In order to regulate well stimulation treatments such as hyrdraulic fracturing, California Senate Bill 4 was signed into law on September 20, 2013. On December 30, 2014 the California Office of Administrative Law approved the formal rulemaking process for Well Stimulation Treatment Regulations, which went into effect on July 1, 2015. Senate Bill 4 regulates the entire process from permits to disclosure of chemicals used in fracturing process to closure of the well.

For further information on SB4, Well Stimulation Treatment Locations, and many other issues surrounding well stimulation in California, please see the Division of Oil, Gas & Geothermal Resources Well Stimulation Page at http://www.conservation.ca.gov/dog/Pages/WST.aspx.

CARBON MONOXIDE DEVICES

Pursuant to the Carbon Monoxide Poisoning Prevention Act of 2010, carbon monoxide detectors must be installed in every dwelling unit intended for human occupancy. Carbon monoxide is a gas produced when any fuel is burned, such as gas, oil, kerosene, wood, or charcoal. Because it is not possible to see, taste, or smell it, carbon monoxide can kill in minutes at high levels. Carbon monoxide detectors are similar to smoke detectors in that they will signal detection of carbon monoxide in the air. These carbon monoxide detectors should be installed outside of each separate sleeping area in the immediate vicinity of bedrooms, on every level including basements within which fuel fired appliances are installed, and in dwellings that have attached garages.

Links to additional information on carbon monoxide:

U.S. EPA, An Introduction to Indoor Air Quality (IAQ), Basic Information on Pollutants and Sources of Indoor Air Pollution, Carbon Monoxide**:**

https://www.epa.gov/indoor-air-quality-iaq/indoor-pollutants-and-sources

Center for Disease Control and Prevention (CDC), Carbon Monoxide Poisoning**:**

https://www.cdc.gov/carbon-monoxide/about/index.html

American Lung Association, Carbon Monoxide Indoors:

https://www.lung.org/clean-air/indoor-air/indoor-air-pollutants/carbon-monoxide

Consumer Product Safety Commission (CPSC), Carbon Monoxide Fact Sheet:

https://www.cpsc.gov/safety-education/safety-guides/carbon-monoxide/carbon-monoxide-fact-sheet

NATURAL GAS AND HAZARDOUS LIQUID PIPELINES

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

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GENERAL NOTICES OF REQUIRED DISCLOSURES
(continued)

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at http://www.npms.phmsa.dot.gov/. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area, some of which are included below. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

SoCalGas Natural Gas Pipeline Maps:

https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map

PG&E Gas Transmission Line Maps:

https://www.pge.com/en/about/pge-systems/gas-systems.html#tabs-fc6b80548f-item-727cbee02b-tab

SDG&E Natural Gas Pipeline Maps: https://www.sdge.com/safety/gas-safety/pipeline-map

This notice is made pursuant to Section 2079.10.5 to the California Civil Code which provides that upon delivery of this notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in this notice regarding gas and hazardous liquid transmission pipelines. The information in this notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations. Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.

WATER CONSERVING PLUMBING FIXTURES

For All Real Estate Sales - Residential and Commercial: On and after January 1, 2017, a seller or transferor of single-family residential real property, multifamily residential real property, or commercial real property shall disclose to a purchaser or transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes non-compliant plumbing fixtures.

For All Single Family Residences: On or before January 1, 2017, all non-compliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

For Commercial and Multifamily Residences: On or before January 1, 2019, all non-compliant plumbing fixtures in multifamily residential real property and commercial real property, as defined, be replaced with water-conserving plumbing fixtures.

For Building Alterations - Single Family Residences: On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, water-conserving plumbing fixtures shall replace other noncompliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

For Building Alterations - Commercial and Multifamily Residences: On and after January 1, 2014, for specified building alterations or improvements to multifamily residential real property and commercial real property, water-conserving plumbing fixtures shall replace other non-compliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

California Civil Code Sections 1101.1 et seq.

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GENERAL NOTICES OF REQUIRED DISCLOSURES
(continued)

NOTICE OF DUCT SEALING REQUIREMENTS

The California Energy Commission's ("CEC") duct sealing requirements, applicable to all climate zones in California per California Code of Regulations, Title 24, are in effect for all residential and non-residential properties. If a central air conditioner or furnace is installed or replaced, mandatory duct system sealing and leakage testing is required. Alterations and additions to ducted systems in existing buildings in all climate zones are also required to comply with applicable maximum leakage criteria. If significant leakage is found, repairs may be required to seal the ducts, with additional testing required to confirm the work was done properly. It is strongly recommended that all of this work be done by licensed contractors who should obtain all required permits. These current duct sealing requirements may impact a Seller's disclosure obligations and/or any negotiations between principals regarding replacing heating, ventilating and air conditions (HVAC) systems. These requirements may increase the costs associated with replacing or installing an HVAC system. For further information, visit:

https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency

15 SEER - Seasonal Energy Efficiency Ratio is the Federal Government's minimum standard efficiency rating in California for heating, ventilating, air conditioning, and heat pumps. The US Department of Energy requires central air conditioners and heat pumps to meet an efficiency rating of 15 SEER in the Southwest. For further information contact the California Energy Commission at 800-772-3300.

NOTICE OF ASSEMBLY BILL 1482: TENANT PROTECTION ACT OF 2019

As of January 1, 2020, the State of California has implemented AB 1482, a statewide tenancy and rent control law, requiring “just cause” to terminate a tenancy, and limiting annual rent increases.

Tenancy

This bill would, with certain exceptions, prohibit an owner from terminating a tenancy without just cause when the tenant has continuously and lawfully occupied the residential real property for 12 months. This bill would not apply to residential real property subject to a local ordinance requiring just cause for termination adopted on or before September 1, 2019, or to residential real property subject to a local ordinance requiring just cause for termination adopted or amended after September 1, 2019, that is more protective than these provisions. The bill would void any waiver of the rights under these provisions. The bill would repeal these provisions as of January 1, 2030.

Rent Increases

This bill would prohibit an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate for a dwelling or unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, subject to specified conditions. The bill would prohibit an owner of a unit of residential real property from increasing the gross rental rate for the unit in more than 2 increments over a 12-month period, after the tenant remains in occupancy of the unit over a 12-month period. The bill would exempt certain properties from these provisions. The bill would void any waiver of the rights under these provisions.

Disclosure Requirement

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GENERAL NOTICES OF REQUIRED DISCLOSURES
(continued)

Depending on the property type, property age, date of tenancy, ownership status, and other considerations, property owners must provide notification to tenants of the provisions of AB 1482, and their rights under the law. The text of these disclosures can be found in the text of the law.

Complete Text: AB 1482

VENTURA HARBOR DREDGING

The Ventura Harbor undergoes annual dredging in order to remove sandy material and sediment, ensuring safe travel for both recreational and commercial vessels, and maintaining access to the harbor and other maritime facilities. Dredging is undertaken under the direction of the U.S. Army Corps of Engineers, typically being completed within the first quarter of each calendar year. During the dredging process, certain portions of the harbor entrance may be closed and/or vessels redirected while the machines are in place. Increased noise pollution and a visual nuisance due to the dredging equipment may also be present for the duration of the project.

For further information on the dredging of Ventura Harbor, including a safety Notice for boaters, visit https://venturaharbor.com/harbor-dredging/.

CALIFORNIA WATERWAY SETBACK REQUIREMENTS

Creeks and streams are valuable resources providing pollutant removal, drainage, flood control, and necessary riparian habitats important to several species of plants and animals. With the numerous benefits provided by healthy waterways, regulating development near streams and other waterways in order to reduce the environmental impact has become an important part of watershed management throughout the state.

While the State of California provides its own set of regulations regarding development near streams and other protected waterways, several cities and counties have added their own stream protection ordinances to the local general plan or municipal code. It is important to check with your local regulatory agency to see what types of rules and regulations your property may be subject to regarding development, expansion, or even land use in relation to streams and other watershed features on or near your property.

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RESIDENTIAL GOVERNMENT BOOKLETS, HANDOUTS, AND SAFETY GUIDES

FOR

RESIDENTIAL PROPERTIES IN CALIFORNIA

The booklets listed below are prepared by governmental entities and are provided as links in the body of the original email sent by Property I.D. when delivering the report electronically, and as a printed booklet when a hardcopy report delivery is requested with the your NHD order. The booklets contain important information about various topics including radon, mold, lead hazards, environmental hazards, earthquake safety, and energy conservation. You can obtain another copy of these important booklets for free by clicking on the links below, or by going to https://propertyid.com/government-booklets.

CALFIRE Defensible Space
https://readyforwildfire.org/prepare-for-wildfire/defensible-space/

CALFIRE Low Cost Retrofit List
https://readyforwildfire.org/wp-content/uploads/2024/05/Low-Cost-Retrofit-List-Updated-5_1_2024.pdf

Home Energy Rating Guide (© 2011)
https://propertyid.com/government-booklets

California Homeowners' Guide to Earthquake Safety (© 2020)
https://propertyid.com/government-booklets

Department of Health Services Residential Environmental Hazards (© 2011)
https://propertyid.com/government-booklets

EPA Lead in Your Home (© 2021)
https://propertyid.com/government-booklets

Department of Health Services Mold FAQ (© 2016)
https://propertyid.com/government-booklets

EPA Homeowners' Guide to Septic Systems (© 2012)
https://propertyid.com/government-booklets

Note: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of the safety guides mentioned above. However, if you require a separate signature page, acknowledging receipt of these guides, one is available from the Property I.D. website: https://propertyid.com/government-booklets

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NATURAL HAZARD DISCLOSURE STATEMENT

239 S MONTGOMERY ST, OJAI, CA 93023
VENTURA COUNTY | APN: 023-0-210-075
REPORT #: 4197381 | REPORT DATE: 10/20/2026

This statement applies to the following property: 239 S MONTGOMERY ST OJAI, CA 93023; VENTURA COUNTY; APN: 023-0-210-075 Date: 10/20/2026

The seller and the seller's agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the Subject Property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller and the seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.
Yes __ No _X_ Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP pursuant to Section 8589.5 of the Government Code. Refer to Report.
Yes ___ No _X_ Do not know and information not available from local jurisdiction ___

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.
Yes ___ No _X_ (But IS located in a MODERATE fire hazard severity zone. Refer to Report.) AB-38 Compliance is VOLUNTARY.

High FHSZ in a state responsibility area ___
Very High FHSZ in a state responsibility area ___
Very High or High FHSZ in a local responsibility area ___

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.
Yes ___ No _X_

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code. Refer to Report.
Yes ___ No _X_

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code. Refer to Report.
Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___ No _X_ Map not yet released by state ___

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

Signature of Seller(s) _____ Date_____

Signature of Seller(s) _____ Date_____

Seller's Agent(s) _____ Date_____

Seller's Agent(s) _____ Date_____

Check only one of the following:

☐ Seller(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

■ Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) Property I.D. Date 10/20/2026

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

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

- Additional Reports that are enclosed herein if ordered:
  (A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
- Additional Statutory Disclosures:
  (A) INDUSTRIAL USE ZONE DETERMINATION (where available) pursuant to Section 1102.17 of the California Civil Code. Refer to Report. (B) MILITARY ORDNANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. Refer to Report. (C) AIRPORT INFLUENCE AREA pursuant to Civil Code Section 1103.4. Refer to Report. (D) NOTICE OF RIGHT TO FARM pursuant to California Civil Code Section 1103.4. Refer to Report. (E) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
- Additional Local Jurisdiction Hazards - May include the following:
  Airports, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Sea Level Rise, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
- General Notices and Additional Forms:
  Methamphetamine Contamination, Megan's Law – Sex Offender Database, Mold, Abandoned Wells. Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, AB 38 Notice, CALFIRE Defensible Space, CALFIRE Low Cost Retrofit List, SGMA Groundwater Basin Priority, Historical Significance Notice. Refer to Report.
- Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at https://propertyid.com/downloads)
  (A) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants" pursuant to California Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (B) EARTHQUAKE SAFETY: "The Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Risk Disclosure Statement", pursuant to California Business and Professions Code Section 10149, and Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to Report. ; (C) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home" pursuant to HUD Mortgage Letter 92-94, Title X of Housing and Com. D.V. Act of 1992. Refer to Report. ; (D). MOLD: "Mold or Moisture in My Home: What Do I Do?", pursuant to Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (E). "What Is Your Home Energy Rating?", pursuant to California Civil Code Section 2079.10. Refer to Report.

This Report contains the Mandatory Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Buyer(s) _____ Date_____

Signature of Buyer(s) _____ Date_____

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AB-38 HOME HARDENING, LOW-COST RETROFITS, AND DEFENSIBLE SPACE FORM

Subject Property Address / APN: 239 S MONTGOMERY ST, OJAI, CA 93023 / 023-0-210-075

NOTICE: *If this home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home, in order to better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website* http://www.readyforwildfire.org.

Fire Hazard Severity Zone Maps released by CAL FIRE can be viewed here.

SELLER, DOES THIS FORM NEED TO BE COMPLETED?

If the Property is located in a HIGH or VERY HIGH Fire Hazard Severity Zone, has 1-4 units built before 2010, and if Seller is legally required to complete a Real Estate Transfer Disclosure Statement (TDS) pursuant to CIV §1102, then Seller must complete this form and comply with AB-38.

☐ YES ☐ NO

IF SELLER ANSWERED "YES":

1) An AB-38 disclosure form (like this one) must be completed by Seller and provided to Buyer.

2) A Defensible Space Inspection must be scheduled. A Defensible Space Inspection can be scheduled with Ventura County here.

3) A local vegetation management ordinance may detail if the Seller must provide defensible space compliance documentation *before* the close of escrow, or if the parties may agree in writing that compliance documentation can be obtained by Buyer *after* the close of escrow. Further clarity on local ordinances may be found in Section C below, or by emailing us at orders@propertyid.com.

4) Seller must give Buyer written notice and information on how to harden a home against fire, a list of features on the property that make the home vulnerable to wildfires and flying embers, and a list of low-cost retrofits that Seller completed while Seller owned the property - see Sections A & B below.

A. HOME HARDENING

FEATURES MAKING HOME VULNERABLE - IF THE PROPERTY IS IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE, SELLER MAKES THE FOLLOWING DISCLOSURES:

Pursuant to Civil Code § 1102.6f Law section (ca.gov): If Seller is aware of any of the following features that may make the home vulnerable to wildfire and flying embers, Seller will check all that apply:

1. ☐ Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.
2. ☐ Roof coverings made of untreated wood shingles or shakes.
3. ☐ Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
4. ☐ Single pane or non-tempered glass windows.
5. ☐ Loose or missing bird stopping or roof flashing.
6. ☐ Rain gutters without metal or noncombustible gutter covers.

If the property is not in either a high or very high fire hazard severity zone, but the property is in or near a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, Seller may choose to voluntarily make the disclosures in Section A above, even if not mandated by law, because the Buyer might consider the information material.

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CONSTRUCTION COMPLETION - HOME FIRE HARDENING FINAL INSPECTION REPORT: ☐ If Seller has checked this box , Seller has completed construction and has obtained a final inspection report that covers compliance with defensible space requirements and home hardening pursuant to Gov. Code §51182, Law section (ca.gov). Seller has attached a copy of the report here, or Buyer may obtain a copy of that report at: _____

B. LOW-COST RETROFITS

Pursuant to 1102.6f (a) (2) California Code, CIV 1102.6f, and Section 51189 of the Government Code California Code, GOV 51189, Seller shall disclose which listed retrofits, if any, have been completed during the time that the Seller has owned the property. The following is a list of low-cost retrofits developed and listed by the California Department of forestry fire protection, Cal fire, and the California Governors Office of Emergency Services (OES) Low-Cost Retrofit List. More information on Home-hardening is available at readyforwildfire.org.

If Seller has completed any of the following low-cost retrofits during the time that Seller owned the property, Seller will check all that apply and provide explanations / clarifications including if the retrofit was partially completed, or applicable to only a portion of the identified feature:

1. ☐ Roof was replaced with a Class A fire-rated roof.

2. ☐ Spaces between roof covering and sheathing blocked with non-combustible materials (bird stops).

3. ☐ Noncombustible gutter cover installed on gutters to prevent the accumulation of leaves and debris.

4. ☐ Covered chimney and stove pipe outlets with corrosion-resistant noncombustible metal mesh screen (spark arrestor), with 3/8-inch to 1/2-inch openings.

5. ☐ Installation of ember and flame-resistant vents.

6. ☐ Caulked and plugged gaps greater than 1/8 of an inch around exposed rafters and blocking to prevent ember intrusion into attic or other enclosed spaces.

7. ☐ Exterior siding inspected for dry rot, gaps, cracks, and warping. Caulked or plugged gaps greater than 1/8 of an inch in siding and replaced any damaged boards, including those with dry rot.

8. ☐ Weatherstripping installed in gaps greater than 1/8-inch between garage doors and door frames to prevent ember intrusion. The weatherstripping must be compliant with UL Standard 10C.

9. ☐ Windows replaced with multi-paned windows, with at least one pane of tempered glass..

10. ☐ Siding or deck was replaced using compliant, noncombustible, ignition resistant, or other OSFM Wildland Urban Interface (WUI) Products.

11. ☐ Openings to operable skylights covered with noncombustible metal mesh screen - openings in the screen not to exceed 1/8-inch.

12. ☐ Metal flashing (6-inch minimum) installed, applied vertically on the exterior of the wall at the deck to wall intersection to protect the combustible siding material.

Explanations/clarifications: _____

C. DEFENSIBLE SPACE

DEFENSIBLE SPACE DISCLOSURE - IF THE PROPERTY IS IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE, BUYER AND SELLER AGREE TO THE FOLLOWING DEFENSIBLE SPACE COMPLIANCE DISCLOSURES AND TERMS:

Defensible space and vegetation management ordinances require the clearing of flammable materials around the structure to maintain a zone of safety from wildfires and flying embers. Some cities and/or counties have local defensible space and vegetation management ordinances. For areas that do not, owners of real property must follow the State of California's guidelines requiring the owner of the property to maintain defensible space of 100 feet around the structure, Public Resources Code §4291, Law section (ca.gov). The disclosures in this Section are required pursuant to Civil Code §1102.19, Law section (ca.gov).

View Ventura County Fire Hazard Reduction Program

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Sellers of 1-4 dwelling residential units (condominiums, manufactured homes, common interest developments) located in a HIGH or VERY HIGH Fire Hazard Severity Zone, where the Real Estate Transfer Disclosure Statement is required must also complete items (1) OR (2) below:

(1) This property is located in an area where local defensible space and vegetation management ordinances require the owner of the property to provide documentation from a qualified agency authorized to provide this documentation stating that the property complies with Public Resources Code §4291, Law section (ca.gov), or a local vegetation management ordinance.

Check only one of the following:

a. ☐ Buyer agrees to obtain defensible space compliance documentation pursuant to the local ordinances if the ordinances allow buyer to bring the property into compliance.

OR

b. ☐ Seller shall provide buyer with documentation stating that the property complies with local defensible space and vegetation management ordinances along with information of the local agency from which that compliance document was obtained.

OR

(2) This property is located in an area that has not enacted an ordinance requiring an owner of real property to obtain documentation stating that the property is in compliance with Public Resources Code §4291, Law section (ca.gov), or a local vegetation management ordinance.

Check only one of the following:

a. ☐ Buyer agrees to obtain defensible space compliance documentation pursuant to the State of California's requirements for defensible space and vegetation management within one year from the close of escrow.

OR

b. ☐ Seller has obtained documentation (within the last 6 months) from a qualified agency authorized to provide this documentation stating that the property is in compliance with defensible space and vegetation management laws, and Seller will provide buyer with a copy along with information of the authorized local agency from which that compliance document was obtained.

Seller has completed Section A and/or Section B and Section C of this Fire Safety, Home Hardening, and Defensible Space Disclosure Form and represents that Seller's answers are true and correct to the best of Seller's knowledge, and Seller acknowledges receipt of this Fire Safety, Home Hardening, and Defensible Space Disclosure and agrees with the terms in Section C.

Seller _____ Date _____

Seller _____ Date _____

Buyer acknowledges receipt of this Fire Safety, Home Hardening, and Defensible Space Disclosure Form and agrees with the terms of compliance in Section C.

Buyer _____ Date _____

Buyer _____ Date _____

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Have Questions? We have answers.

NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this page and all the information herein.

VENTURA COUNTY RIGHT TO FARM NOTICE

LOCAL OPTION
REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS 239 S MONTGOMERY ST, OJAI, CA 93023, APN: 023-0-210-075. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 9122 OF THE VENTURA COUNTY ORDINANCE CODE. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AS REQUIRED BY THE COUNTY OF VENTURA AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Section 3482.5 of the Civil Code, and Sections 8114-2.1.1 and 8183-4.1 of the Ventura County Ordinance Code protect properly conducted commercial agricultural operations against claims that they constitute a nuisance. If the property you are purchasing is located near or adjacent to agricultural lands or agricultural operations, or is included within areas used for agricultural purposes, you may be subject to inconveniences or discomfort arising from agricultural operations. Such discomfort or inconveniences may include, but are not limited to: frost protection measures, noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft), at any hour of the day or night, storage of equipment and materials necessary for normal agricultural practices, slow moving farm implements, and the application by spraying or otherwise of chemical fertilizers, soil amendments (such as manures, compost materials and mulches), and pesticides (such as herbicides, insecticides and fumigants). If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector. Ventura County Ordinance Code Section 9131 through 9137 provide a procedure for mediating disputes concerning agricultural operations.

Substantial pesticide drift is illegal under Section 12972 of the Food and Agricultural Code. Any concerns regarding substantial pesticide drift should be referred to the office of the Agricultural Commissioner.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller*_____ Date_____ Seller*_____ Date_____

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/ INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller*_____ Date_____ Buyer*_____ Date_____

Seller*_____ Date_____ Buyer*_____ Date_____

Agent (Broker) Representing Seller* _____ Date_____

By (Associate Licensee or Broker)* _____ Date_____

Agent (Broker) Representing Buyer* _____ Date_____

By (Associate Licensee or Broker)* _____ Date_____

Present A.P. No. _____

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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Have Questions? We have answers.

NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this page and all the information herein.

Property Address:

239 S MONTGOMERY ST

OJAI, CA 93023

The California ENERGY COMMISSION

I have received a copy of the WHAT IS YOUR HOME ENERGY RATING? booklet (CEC-400-2009-008-BR)

Buyer's Signature	Printed Name	Date
Buyer's Signature	Printed Name	Date
Buyer's Agent Signature	Printed Name	Date
	Broker's Name	
Seller's Signature	Printed Name	Date
Seller's Signature	Printed Name	Date
Listing Agent's Signature	Printed Name	Date
	Broker's Name	

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if this booklet is provided to the buyer by the seller or broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program. For more information, visit:

https://www.energy.ca.gov/programs-and-topics/programs/home-energy-rating-system-hers-program

When you sell a home that was built before 1960, you are required to fill out this form.

Residential Earthquake Risk Disclosure Statement (2020 Edition)

Name _____ Assessor's Parcel No. 023-0-210-075

Street Address 239 S MONTGOMERY ST Year Built _____

City OJAI County VENTURA Zip Code 93023

Answer these questions to the best of your knowledge. If any of the questions are answered "No," your home is likely to have an elevated/disclosable earthquake risk. If you do not have actual knowledge as to whether these risks exist, answer "Don't Know." Questions answered "Don't Know" may indicate a need for further evaluation. If your home does not have the feature, answer "Doesn't Apply." If you corrected one or more of these risks, describe the work on a separate page. The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced to resist falling during an earthquake?	☐	☐	☐	☐	14
2. Is your home bolted to its foundation?	☐	☐	☐	☐	15
3. If your home has crawl space (cripple) walls:					
a. Are the exterior crawl space (cripple) walls braced?	☐	☐	☐	☐	17
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	☐	☐	☐	☐	18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	☐	☐	☐	☐	19
5. If your home is on a hillside:					
a. Are the exterior tall foundation walls braced?	☐	☐	☐	☐	20
b. Are the tall posts or columns either built to resist earthquakes or have they been strengthened?	☐	☐	☐	☐	20
6. If the exterior walls of your home are made of unreinforced masonry, either completely or partially, have they been strengthened?	☐	☐	☐	☐	21
7. If your home has a room over the garage, is the wall around the garage door opening built to resist earthquakes or has it been strengthened?	☐	☐	☐	☐	22
8. Is your home outside an Alquist-Priolo Earthquake Fault Zone (an area immediately surrounding known active earthquake faults)?	*To be reported on the Natural Hazard Disclosure Statement*				
9. Is your home outside a Seismic Hazard Zone (an area identified as susceptible to liquefaction or a landslide)?	*To be reported on the Natural Hazard Disclosure Statement*				

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake risks it may have.

EXECUTED BY

_____ _____ _____

Seller Seller Date

I acknowledge receipt of the *Homeowner's Guide to Earthquake Safety* and this Disclosure Statement, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if the seller has indicated a lack of knowledge, there may be one or more earthquake risks in this home.

_____ _____ _____

Buyer Buyer Date

This Disclosure Statement is made in addition to the standard real estate transfer disclosure statement also required by law.

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS	2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) 239 S MONTGOMERY ST OJAI, CA 93023 APN: 023-0-210-075 VENTURA COUNTY

3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
CITY OF OJAI	VENTURA	CA	060416

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A")	2. NFIP Map Panel Effective / Revised Date	3. Is there a Letter of Map Change (LOMC)?
06111C0578G	01/29/2021	☑ NO ○ YES (if yes, enter date and case no. below.)
4. Flood Zone X (NOT AN SFHA)	5. No NFIP Map	Date Case No.

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. ☑ Federal Flood Insurance is available (community participates in the NFIP). ☑ Regular Program ☐ Emergency Program of NFIP
2. ☐ Federal Flood Insurance is not available (community participates in the NFIP).
3. ☐ Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.

CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? ☐ YES ☑ NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.

E. COMMENTS (Optional)

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).
IT IS IN ZONE X (NOT AN SFHA).

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender)	DATE OF DETERMINATION
Property I.D. 1001 Wilshire Blvd. Los Angeles, CA 90017 800-626-0106	10/20/2026 OrderID: 4197381

FLOODPLAIN MANAGER PROPERTY ID CERTIFIED

TERMS AND CONDITIONS

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

The following persons or entities, if any, are deemed "Recipients" of this Report: (1) the seller of the real property that is the subject of the specific transaction for which this Report was issued; (2) that seller's agent and broker; (3) the buyer of the real property that is the subject of the specific transaction for which this Report was issued; (4) that buyer's agent and broker; (5) Transaction Coordinator; and (6) the escrow officer and escrow company handling the specific transaction for which this Report was issued. This Report is for the exclusive use of the Recipients. No person or entity, other than the Recipients, shall be entitled to use or rely on the Report. This Report may not be used, referred to, or relied upon by any person or entity other than the Recipients. No person or entity, other than the Recipients, shall be deemed, treated, or considered to be a beneficiary (intended or otherwise) of this Report. If any Recipients do not intend to be bound by the terms, conditions, limitations, and disclaimers in this Report, or if any of them otherwise determine this Report is unacceptable, Recipients should immediately cancel this Report by emailing their cancellation of this Report to: orders@propertyid.com. Recipients are obligated to make disclosures that are within their actual knowledge.

This Report has been issued in connection with a particular transaction for the sale of the real property described in the Report. The Report may only be used in connection with that particular transaction. If an escrow number has been provided to Property I.D., then this Report may only be used in connection with that particular escrow. The Report may not be used for any other transaction or escrow.

The Report may not be used, for any purpose, if the Recipients have not paid for the Report.

This Report is made for the real property specifically described in the Report (the "Subject Property"). The Subject Property shall not include any property beyond the boundaries of the real property described in the Report. The Subject Property shall not include any structures (whether located on the Subject Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.
No determination is made and no opinion is expressed, or intended, by this Report concerning the right, entitlement, or ability to develop or improve the Subject Property. Property I.D. has no information concerning whether the Subject Property can be developed or improved. Property I.D. expresses no opinion or view, and assumes no responsibility, with respect to the development or improvement of the Subject Property.

No determination is made and no opinion is expressed, or intended, by this Report as to title to the Subject Property. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the Subject Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances.
No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Subject Property, including, without limitation, habitability of structures or the Subject Property, suitability of the Subject Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the Subject Property. Property I.D. has not conducted any testing of the Subject Property. Property I.D. has not conducted any physical or visual examination or inspection of the Subject Property. This Report is not a substitute for a physical or visual examination or inspection of the Subject Property. If detailed on-site information regarding geologic, environmental, engineering, planning, or other professional studies is desired, Property I.D. recommends that an appropriate qualified professional consultant be retained.

No determination is made and no opinion is expressed, or intended, by this Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on or under the Subject Property, unless specifically described in the Report.
No determination is made and no opinion is expressed, or intended, by this Report concerning any condition of the Subject Property, unless that condition is specifically described in the Report. The Report is intended to address only those matters expressly described in the text of the Report. The Report is not intended to address any matter (either expressly or impliedly) not specifically described in the text of the Report.

This Report is issued as of the date identified in the Report. Property I.D. shall have no obligation to advise any Recipient of any information learned or obtained after the date of the Report even if such information would modify or otherwise affect the Report. Subsequent to Property I.D.'s acquisition of Government Records, changes may be made to said Government Records and Property I.D. is not responsible for advising the Recipients of any changes. Property I.D. will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, Property I.D. is not liable for any impact on the Subject Property that any change to the Government Records may have.

No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake, fire, or flood insurance, or any other insurance, for the Subject Property. In preparing the Report, Property I.D. has accurately reported on information contained in Government Records. Property I.D. has reviewed and relied upon those Government Records specifically identified and described in the Report. Property I.D. has not reviewed or relied upon any Government Records that are not specifically identified in the Report. Property I.D. also has not reviewed any parcel maps, plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by Property I.D. If any Recipient has a question concerning the specific Government Records reviewed (or not reviewed) by Property I.D., then the Recipients should contact Property I.D.'s Customer Service Department at (800) 920-5603.

Mapped hazard zones may represent generalized hazard information. If the questionable edge of a hazard zone impacts any portion of the Property, the report will reflect that the Property is "IN" the zone. If the Subject Property shares a common area with other properties (examples include condominiums, planned developments, town homes, and mobile homes) and any portion of the common area of the complex in which the Subject Property is located is situated in the specified hazard zone, due to the quality and availability of the parcel boundary information supplied by the county, "IN" may be reported even if the property/unit/lot that is the subject of this report is itself not in the specified hazard zone. If the county's parcel boundaries include only the individual unit's boundaries and do not include common areas for which property owners may also be responsible, hazards that exist only in the common areas may not be reported as "IN". When found in the hazard determination the terms "zone", "area", or "mapped" are words strictly defined as geographic locations delineated by specific boundaries identified in the maps and/or data prepared by the applicable governmental agency.

Property I.D. has relied upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. Property I.D. assumes no responsibility for the accuracy of the Government Records identified in the Report.

To the extent that any Recipient has provided information to Property I.D. (including, without limitation, a legal description of the Subject Property), Property I.D. has relied upon that information in preparing this Report. Property I.D. has not conducted an independent investigation of the accuracy of the information provided by the Recipient. Property I.D. assumes no responsibility for the accuracy of information provided by the Recipient. Property I.D. shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.

Except as specifically described in the Report, Property I.D. makes no warranty or representation of any kind, express or implied, with respect to the Report. Property I.D. expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.
Property I.D. shall have no responsibility, or liability, for any lost profits, consequential damages, special damages, indirect damages, or incidental damages allegedly suffered as a result of the use of, or reliance on, the Report.

The Report shall be governed by, and construed in accordance with, the laws of the State of California.

This Report constitutes the entire, integrated agreement between Property I.D. and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.

Any dispute, controversy, or claim arising out of, or relating in any way, to the Report, shall be resolved by binding arbitration in Los Angeles, California, in accordance with the arbitration rules of the Judicial Arbitration and Mediation Service ("JAMS"). You hereby agree that, by agreeing to binding arbitration, you are waiving the right to a trial by jury and you are waiving the right to participate in a class action. The prevailing party in the arbitration shall be entitled to its attorneys' fees and costs, including, without limitation, the fees of the arbitrator.

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