

# PDQ Disclosure

# INVOICE

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Long Beach, CA 90802  
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FAX (562) 628-1676  
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**Invoice No.**  
**Date:**  
**Escrow No.**

**Bill To:**

Phone:  
Fax:  
Email:

DESCRIPTION	AMOUNT
Escrow Number:  Property Address:   APN:  Ordered By: Company: Phone:	
<b>TOTAL</b>	

Please enclose this invoice along with a check made payable to "PDQ Disclosure" for .  
Note the invoice number and escrow number on the check. Payment is due at the close of  
escrow. If escrow is cancelled or if you have questions concerning this invoice contact us at  
562-628-1814.

THANK YOU FOR YOUR BUSINESS!

Report No. \_\_\_\_\_

Date: \_\_\_\_\_

**NATURAL HAZARD DISCLOSURE STATEMENT**

This statement applies to the following property:

**APN:**  
**Escrow Number:**

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property.

Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

This real property lies within the following hazardous area(s):

A SPECIAL FLOOD HAZARD (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

Yes      No      Do not know or not available from local jurisdiction

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes      No      Do not know or not available from local jurisdiction

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes      No

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

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes      No

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Liquefaction:    Yes      No      Map not yet released by state

Landslide:        Yes      No      Map not yet released by state

These hazards may limit your ability to develop the real property, to obtain insurance, or to receive assistance after a disaster. The maps on which these disclosures are based estimate where natural hazards exist. They are not definitive indicators of whether or not a property will be affected by a natural disaster. Transferee(s) and transferor(s) may wish to obtain professional advice regarding those hazards and other hazards that may affect the property.

Signature of Transferor(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Transferor(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent(s) \_\_\_\_\_ Date \_\_\_\_\_

# PDQ Disclosure

Report No. \_\_\_\_\_

Date: \_\_\_\_\_

Check only one of the following:

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

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

Third-Party Disclosure Provider(s) PDQ Disclosure Date \_\_\_\_\_

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

Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_

## Notes

If an earthquake fault zone, seismic hazard zone, very high fire hazard severity zone, or wildland fire area map or accompanying information is not of sufficient accuracy or scale that a reasonable person can determine if the subject real property is included in a natural hazard area, the transferor or transferor's agent shall mark "Yes" on the Natural Hazard Disclosure Statement. The transferor or transferor's agent may mark "No" on the Natural Hazard Disclosure Statement if he or she attaches a report prepared pursuant to subdivision (c) of Section 1103.4 that verifies the property is not in the hazard zone. Nothing in this subdivision is intended to limit or abridge any existing duty of the transferor or the transferor's agents to exercise reasonable care in making a determination under this subdivision.

If the Federal Emergency Management Agency has issued a Letter of Map Revision confirming that a property is no longer within a special flood hazard area, then the transferor or transferor's agent may mark "No" on the Natural Hazard Disclosure Statement, even if the map has not yet been updated. The transferor or transferor's agent shall attach a copy of the Letter of Map Revision to the disclosure statement.

If the Federal Emergency Management Agency has issued a Letter of Map Revision confirming that a property is within a special flood hazard area and the location of the letter has been posted pursuant to subdivision (g) of Section 8589.3 of the Government Code, then the transferor or transferor's agent shall mark "Yes" on the Natural Hazard Disclosure Statement, even if the map has not yet been updated. The transferor or transferor's agent shall attach a copy of the Letter of Map Revision to the disclosure statement.

The disclosure required pursuant to this article may be provided by the transferor and the transferor's agent in the Local Option Real Estate Disclosure Statement described in Section 1102.6a, provided that the Local Option Real Estate Disclosure Statement includes substantially the same information and substantially the same warnings that are required by this section.

The legal effect of a consultant's report delivered to satisfy the exemption provided by Section 1103.4 is not changed when it is accompanied by a Natural Hazard Disclosure Statement.

A consultant's report shall always be accompanied by a completed and signed Natural Hazard Disclosure Statement.

In a disclosure statement, an agent and third-party provider may cause his or her name to be preprinted in lieu of an original signature in the portions of the form reserved for signatures. The use of a preprinted name shall not change the legal effect of the acknowledgment.

The disclosure required is only a disclosure between the transferor, the transferor's agents, and the transferee, and shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose.

In any transaction in which a transferor has accepted, prior to June 1, 1998, an offer to purchase, the transferor, or his or her agent, shall be deemed to have complied with the requirement of subdivision (a) if the transferor or agent delivers to the prospective transferee a statement that includes substantially the same information and warning as the Natural Hazard Disclosure Statement.

## Background on Natural Hazards

### A Special Flood Hazard Area (FEMA - Zones A and V)

This area includes properties within Zones A and V of the flood insurance rate maps issued by the Federal Emergency Management Agency (FEMA). Zone A is the 100-year flood plain and Zone V is a 100-year coastal flood area. FEMA flood maps are readily available and most sales agents are familiar with the maps. The best source for confirmation of whether the property is located in a flood zone is the local planning department. Copies of FEMA's flood insurance rate maps can be obtained directly from FEMA for a small charge through its MAP Service Center (1-800/358-9616). A community panel number is necessary to obtain the correct map for a particular piece of property. This number should be available through the local planning or public works department. Additional information is available on FEMA's website at [www.fema.gov](http://www.fema.gov).

### An Area of Potential Flooding

This area includes properties designated by the State Office of Emergency Services (OES) as subject to potential flooding in the event of partial or total failure of any dam that would result in death or personal injury. The OES has the responsibility to distribute inundation maps for these areas, and the maps are to be kept on file with the OES and the State Department of Water Resources. A notice is to be posted at the county recorder's office, county assessor's office, and county planning agency office that identifies the location of the map and any subsequent information received by the county regarding changes to the inundation areas.

Every county in California (except Del Norte) contains one or more dams with a designated inundation area, and OES has delivered maps to each of these counties. According to OES, the best current source for finding the location of these maps is the county's local office of emergency services. This office will either have the map or know where the map is located. Map information is available on the internet. OES's web site is [www.oes.ca.gov](http://www.oes.ca.gov).

### A Very High Fire Hazard Severity Zone

In response to the Oakland Hills fire, the legislature passed California Government Code §§51175 through 51188 to identify areas that are subject to a very high fire risk, to establish certain fire prevention maintenance standards, and to require disclosure to prospective purchasers of property in these areas. The Director of Forestry and Fire Protection is required to identify very high fire hazard severity zones and to transmit the information to all local agencies. If a county receives an official map identifying high fire zones within the county, it is required to post a notice in the county recorder's, assessor's, and planning agency's offices that identifies the location of the map.

### A Wildland Area That May Contain Substantial Forest Fire Risks And Hazards

Wildland fire areas (or state responsibility areas) include properties where the state (rather than any local or federal agency) has the primary financial responsibility to prevent and suppress fires. The seller must disclose to any prospective purchaser that: (1) the property is located in the area, (2) the area may contain substantial fire risks and hazards, and (3) the property is subject to the fire prevention measures contained in California Public Resources Code §4291, such as the maintenance of firebreaks around all structures.

In addition, if the county has not assumed fire suppression responsibility in all areas of the county (including state responsibility areas), the seller must disclose that the state has no responsibility to provide fire protection to any building or structure located within the wildlands absent a cooperative agreement with the local agency under California Public Resources Code §4142.

The State Board of Forestry is required to classify wildland fire areas and to provide maps identifying the areas to the county assessor of each county that contains such areas. Notices are to be posted in the county recorder's, assessor's, and planning agency's offices identifying the location of the map.

### An Earthquake Fault Zone

This area covers property located within a delineated earthquake fault zone as shown on an official earthquake fault zone map. The State Geologist is required to compile maps that delineate earthquake fault zones that encompass all potentially and recently active traces of the San Andreas, Calaveras, Hayward and San Jacinto faults. The State Geologist also is required to include such other faults that are sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or fault creep. The zones are to be one-quarter mile or less in width but the State Geologist may designate a wider zone. The State Geologist is to provide copies of the official maps to each city and county with jurisdiction over the property located within the zone. Counties receiving maps must post notices in the county recorder's, assessor's, and planning agency's offices identifying the location of the maps.

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## A Seismic Hazard Zone

Seismic hazard zones are areas delineated by the State Geologist that may be subject to strong ground shaking, liquefaction, landslides or other ground failures, and other seismic hazards caused by earthquakes. On completion of each official map identifying such areas, the State Geologist must provide copies to each city and county having jurisdiction over lands within the zone. Upon receipt of a map, the county must post a notice in the county recorder's, assessor's, and planning agency's offices identifying the location of the map.

## Other Disclosures

### Airport Noise

The following larger airports provided 65 dB contours on a quarterly basis to the California Department of Transportation Division of Aeronautics:

*Burbank-Glendale-Pasadena Airport  
John Wayne Airport, Orange Co.  
Long Beach Airport (Daugherty)  
Los Angeles International Airport  
Ontario International Airport  
Van Nuys Airport*

### Airport Influence Area

Airport Influence Areas as determined by the

### Formerly Used Defense Sites

Federal and state agencies have identified certain areas known as "Formerly Used Defense Sites" that have been used for military training and which may contain live ammunition. California Civil Code 1102.15 requires the seller of residential property to disclose whether any former federal or state ordinance locations were once located within one mile of the property.

For more information, please contact:

Debra Castens  
FUDES Program Manager  
Los Angeles District  
US Army Corps of Engineers  
(213) 452-3990  
(213) 452-4213 FAX  
dcastens@spl.usace.army.mil

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## Commercial and Industrial Zoning

The seller of residential real property who has actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, or affected by a nuisance created by such a use, shall give written notice of that knowledge as soon as practicable before transfer of title.

The Code of Civil Procedure Section 731a defines industrial use as areas in which a city and/or county has established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted.

To help determine where this may be applicable, properties within one mile of commercial or industrial land use are identified. Commercial and industrial land use will include such facilities as shopping districts and convenience stores.

## Mold Advisory

Molds grow wherever and whenever sufficient moisture is available and organic material is present. Examine your home for sources of indoor moisture that may lead to mold problems: flood damage, leaking roof, water from sprinklers contacting the house, plumbing leaks, overflow from sinks and sewers, damp basement or crawl space, steam from shower or cooking, humidifiers, wet clothes drying indoors, clothes dryers that exhaust indoors.

PDQ Disclosure has not examined this property for exposure to mold. If you suspect mold problems at the property, be sure to contact a qualified inspector to conduct an inspection. Anyone that has health problems they believe to be due to mold should consult a medical professional.

For additional information contact:

U.S. EPA Indoor Air Quality Information, 800-438-4318, 9 am to 5 pm, Eastern Time, [www.epa.gov/iaq/](http://www.epa.gov/iaq/)

California Department of Health Services Indoor Air Quality Section, 2151 Berkeley Way (EHLB), Berkeley, CA 94704, Phone: 510-540-2476, [www.cal-iaq.org](http://www.cal-iaq.org)

## Megan's Law – Information on Registered Sex Offenders

Residents may access the California Department of Justice's Internet web site ([www.meganslaw.ca.gov](http://www.meganslaw.ca.gov)), which lists designated registered sex offenders in California. As a result of a new law, this site will provide you with access to information on more than 63,000 persons required to register in California as sex offenders. Specific home addresses are displayed on more than 33,500 offenders in the California communities; as to these persons, the site displays the last registered address reported by the offender. An additional 30,500 offenders are included on the site with listing by ZIP Code, city, and county. Information on approximately 22,000 other offenders is not included on this site, but is known to law enforcement personnel.

Additional Megan's Law information is made available in the following ways:

- Police and local Sheriff's Departments may notify residents of a nearby "high risk" or "serious" sex offender
- Residents may call 1-900-448-3000. Callers must have specific information about an individual to use the 900 number. Information about a neighborhood is not available.
- Residents can view the information at local law enforcement agencies.

## NOTICE OF TERMS, CONDITIONS AND LIMITATIONS

The information is compiled to assist in complying with California Civil Code Sections 1102.6 (b), 1103 et seq., and is not intended or to be used for any other purposes, and will be collectively referred to as a Natural Hazard Disclosure Statement (Disclosure Statement).

1. Data only from readily available public agencies. The Disclosure Statement is based on the research of various databases and maps published by local, state, and federal government agencies, that are readily available for public review. It is assumed that these databases are accurate and complete and PDQ Disclosure shall not assume any responsibility for the accuracy of the information furnished by the recipient, third parties or government agencies. The possibility that additional, new or revised information, sites, incomplete information, ordinance, incomplete locations or zones, contaminants and exempt sites does exist. PDQ Disclosure updates its databases and maps at various intervals based in part, on the Governmental agencies lists, databases, and maps update cycles and release dates. There will be time lapses that exist between the PDQ Disclosure update cycles and the Governmental agencies release dates. The recipient is made aware of these facts and that changes in one more of the hazards disclosed is a possibility. The possible changes mentioned could change the outcome of the report.
2. Information solely to assist in complying with California Civil Code Sections 1102.6 (b), 1103 et seq. and is not intended or to be used for any other purposes. PDQ Disclosure takes no responsibility and makes no representations concerning the physical condition of the subject property or the accuracy of the maps and databases used for this report. No physical or visual inspections of the subject property were made by any employee or representative of PDQ Disclosure. PDQ Disclosure makes NO claim concerning (and takes NO responsibility for): any condition or consequence arising from the hazards disclosed; any zoning and building codes that may additionally effect the subject property; the market value of the subject property; any condition or consequence arising, from information that was withheld, concealed, or undisclosed at the time this report was completed. PDQ Disclosure takes no responsibility for matters which are architectural, structural, mechanical, engineering, legal character or nature. This Disclosure Statement has nothing to do with the existence of hazardous or toxic materials, mold, or any defects concerning the subject property.
3. Recipient's duty to identify subject property accurately. The following Disclosure Statement is based solely on the property location provided by recipient. The legal description of the subject property is being supplied to PDQ Disclosure by the recipient and is assumed to be correct. It is the recipient's responsibility to provide the correct location information for the subject property. Reports are for the subject property only and not for other properties within or near the vicinity of the subject property. It is further the Recipient's duty to disclose any and all information that may alter the outcome of this report.
4. PDQ Disclosure has no duty to update. The data represented on this Disclosure Statement is completed based on information current as of the date of said Disclosure Statement. PDQ Disclosure will not be responsible for any updates, amendments or any alteration of the maps or databases made after the date of issue.
5. No reliance by anyone other than the recipient/no third party beneficiaries. This Disclosure Statement is intended only and solely for the recipient (transferor and the listing and/or selling agent) and no one else. There is no accountability, obligation or liability to any other party other than the recipient and this Disclosure Statement may not be referred to or relied upon by any other party other than the recipient. This Disclosure Statement is to assist in complying with California Civil Code Sections 1102.6 (b), 1103 et seq. and is not intended or to be used for any other purposes. It is NOT intended to determine the marketability of the subject property, the determination of compliance with other county, state or federal laws, or to be substituted as an insurance policy pertaining to the disclosed hazards.
- 6A. Liquidated Damages. Any error or omission pertaining to the Disclosure Statement shall be handled according to the specific terms and conditions of this paragraph. As an express condition and covenant of PDQ Disclosure producing this Disclosure Statement to recipient, the recipient expressly agrees that any and all damages that may arise from this Disclosure Statement shall be expressly limited to the amount of the cost of this Disclosure Statement ("Liquidated Damages"). All notices and claims shall be received in writing by PDQ Disclosures no later than six (6) months after the recipient discovers or should have discovered any alleged error, claim, breach or omission. Failure to make such a claim within such six (6) month period shall constitute an absolute bar to the institution of any proceeding, claim or action against PDQ Disclosure.
- 6B. If and only in the event that the above Liquidated Damages paragraph is invalidated by a court of law, then the parties agree to the following:
  - a) Governing law/jurisdiction. This Disclosure Statement shall be governed by and construed in accordance with the laws of the State of California. Any action related directly or indirectly to this Agreement shall be brought in the federal or state courts located in the city of Long Beach, county of Los Angeles, California and no other jurisdiction.
  - b) Insurance coverage. PDQ Disclosure maintains a \$1,000,000 Errors and Omissions insurance policy (total for all occurrences and claims) to cover liabilities that may occur. PDQ Disclosure will only be liable for actual property damages for losses resulting from the proven erroneous completion of this statement. No other losses either indirect, special, incidental or consequential are the responsibility of PDQ Disclosure. PDQ Disclosure shall not be liable for damages in excess of the actual property damage resulting from the proven erroneous completion of this Disclosure Statement or \$1,000,000, whichever is less. Additionally, including but not limited to, PDQ Disclosure shall not be liable for inaccuracies or omissions known to exist by recipient(s) prior to or after the completion of this Disclosure Statement, use of the Disclosure Statement beyond its intended use, or future transactions.
  - c) Mediation/Arbitration. If any dispute arises from or is related to the content of this Disclosure Statement and a settlement cannot be reached, both parties agree to first attempt to settle the dispute using mediation. Either PDQ Disclosure or the recipient may require the other party to submit to binding arbitration pursuant to the applicable California rules concerning arbitration/alternative dispute resolution. In no event shall the arbitration award exceed an amount over the amount provided by insurance coverage.
7. No attorneys fees or costs. The parties expressly agree that the prevailing party shall not be entitled to any attorneys' fees or costs.
8. No duty to defend recipient/no indemnification. PDQ Disclosure shall not have any obligation to defend or indemnify recipient arising from the Disclosure Statement.
9. This is not an insurance policy. This Disclosure Statement gives no opinion or fact pertaining to the title of the Subject property. No responsibility is assumed by PDQ Disclosure for any cost associated with the requirement, need or lack of need, for any insurance for the subject property. This includes but is not limited to, flood and/or earthquake insurance. Please contact the proper insurance entity about the availability of insurance.
10. No testimony or court appearance required. PDQ Disclosure will not be responsible or be required to give testimony for any deposition or subpoena in any court or hearing due to any information being questioned due to the issuance of the Disclosure Statement. A separate agreement where the recipient is responsible for all additional fees and time charges must be before PDQ Disclosure will become involved in such proceedings.
11. Entire agreement. This Notice of Terms, Limitations and Conditions represents the entire agreement and represents the entire understanding of all parties involved. No changes to this agreement will be binding without prior written consent by the parties. The ordering of the Disclosure Statement and the use of said Disclosure Statement by any recipient constitutes acceptance of all Terms, Conditions and Limitations pertaining to and outlined in this Disclosure Statement.