

Assessor's Parcel Number: 93779063
 Property Address: 301 W Mountain View Ave 101, La Habra, Ca 90631
 Order Number: 0127434074-42871
 Report Date: 11/16/2020
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Natural Hazard Disclosure Statement

This statement applies to the following property:
 301 W Mountain View Ave 101, La Habra, Ca 90631

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

☐ Yes ☒ No ☐ Information is 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 ☐ Information is 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 ☐ Map is not yet released by state

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 ☐ Map is not yet released by state

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

☐ Yes ☒ No ☐ Map is not yet released by state

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

☐ Yes (Landslide Zone) ☒ No (Landslide Zone) ☐ Map is not yet released by state

☐ Yes (Liquefaction Zone) ☒ No (Liquefaction Zone) ☐ Map is 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) WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor(s):
 Signature of Agent(s):
 Agent(s): 41B8C1BAFBE443F...

Date: 12/9/2020 | 6:31 AM PST
 Date: 12/9/2020 | 9:32 PM PST
 Date:
 Date:

Check only one of the following:

- ☐ Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).
- ☒ Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure 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): NHD California

Date: 11/16/2020

Transferee 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 transferor's or agent's disclosure obligations in this transaction. TRANSFEREE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE NHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY: (A) Additional Property-Specific Statutory Disclosures; (B) Additional County and City Regulatory Determinations as applicable; (C) General Supplements, Notices and Advisories; (D) Additional Reports - The following are enclosed if ordered: (D1) ENVIRONMENTAL REPORT; (D2) PROPERTY TAX REPORT; (E) Links to download Governmental Guides, eBooks and other information in the Report which may require additional signature(s) are accessible [also, referenced under "Resource Links" (Pg. 3)]:

[Residential Environmental Hazard Guide](#)

[Residential Environmental Hazard Guide \(En Español\)](#)

[Full Homeowners' Guide](#)

[Homeowners' Guide to Earthquake Safety](#)

[Home Energy Rating Booklet](#)

[Protect Your Family From Lead In Your Home Guide](#)

[Commercial Property Guide to Earthquake Safety](#)

[Mold Remediation in Schools and Commercial](#)

[Buildings](#)

[Wood Burning Handbook](#)

Signature of Transferee(s): Date: Signature of Transferee(s): Date:

