



Report Details

Platinum

Order Details

Subject Address:

1946 Lincoln St

Seaside, CA 93955

Assessor's Parcel Number: 011-483-012-000

Order ID: 4857153

Date of Issuance: 10/9/2014

Escrow Number: tbd

DISCLOSURESAVE

Disclose and Protect

DISCLAIMER: This Escrow Quick Print (a) is not valid unless delivered with the complete DisclosureSave NHD Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in the complete Disclosure Report.

This NHD statement and report is prepared based on information provided by public agencies, in compliance with California Civil Code Section 1103.4, AB920 and thus provides for legal exemption from liability to the transferor and listing agent for any error in this information provided that ordinary care is exercised in transmitting the statement and report. **Disclaimer:** DisclosureSave has no obligation to advise any persons, including the recipient, of any change in relevant facts, conditions, or circumstances that occur after Date of Report. Please also be aware, only fully paid Reports are considered valid. **Prices subject to change without notice.**

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The transferor and his or her agent(s) 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 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.

Yes ___ No X Do not know and information 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 X

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

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

Yes ___ No X

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

Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___ No ___ **Map not yet released by state** X

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE 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) | <u>Roman Kristl</u> | Date | <u>10/15/2014</u> |
| SIGNATURE OF TRANSFEROR(S) | <u>Claire Kristl</u> | Date | <u>10/15/2014</u> |
| SIGNATURE OF AGENT(S) | <u>James Frangella</u> | Date | <u>10/15/2014</u> |
| SIGNATURE OF AGENT(S) | _____ | 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 on 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): DisclosureSave, LLC

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 the transaction.

I have received a copy of the following booklets in this transaction: "Combined Hazards Book" a combination "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants" including toxic mold, "Protect Your Family From Lead in Your Home", "The Homeowner's Guide to Earthquake Safety"- includes Natural Gas Safety and "Home Energy Rating System" (HERS). If applicable, I have received and reviewed Tax Assessment Report. I hereby acknowledge the receipt of all information identified on page 3 and 4 of this report.

| | | | |
|-----------------------|-------|------|-------|
| SIGNATURE OF TRANSFEE | _____ | Date | _____ |
| SIGNATURE OF TRANSFEE | _____ | Date | _____ |

The items listed below are additional Natural Hazard Disclosures and Advisories that may be provided in the report:

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Local Municipality Hazards - (depending on county/city)

Additional Statutory Disclosures

Supplements/Notices

Tax Information

Environmental Concerns

Booklets

- [Residential Environmental Hazard Guide](#)
- [Protect Your Family From Lead In Your Home Guide](#)
- [Homeowners Guide to Earthquake Safety](#)
- [Home Energy Rating Booklet](#)
- [Full Homeowners Guide](#)

Report Terms and Conditions

Important Note: Flood insurance premiums are expected to rise.

The Biggert-Waters Flood Insurance Act was passed to strengthen the National Flood Insurance Program (NFIP). The law will phase in increased flood insurance rates for homes within flood zones at the rate of 15%-18% per year, until full-risk rates are reached. These changes may increase your monthly mortgage payment.

In addition, flood zone maps are changing and being update throughout the country to reflect current flood risk. To see if your home is in an area where a map could be updated, visit https://www.floodsmart.gov/floodsmart/pages/flooding_flood_risks/map_update_schedule.jsp

To learn more about NFIP visit www.floodsmart.gov.

To learn more about Biggert-Waters and rate changes visit <http://www.fema.gov/flood-insurance-reform> or contact your insurance agent.

NOTE: In preparing this report, the disclosure Company has relied upon the statutes identified and has reviewed the maps and records specifically referred to in each Disclosure Determination. These are available to the public as Government Records to make the determinations if and to what extent each statute applies to the Subject Property. Receipt or use of this report by recipient or any third party constitutes acceptance of the terms and conditions detailed at end of this document. Please read these terms and conditions carefully. This report is not a warranty. This report is not a policy of insurance. This report is prepared by The Disclosure Company to comply with California statutory disclosure law relating to public record information in connection with the sale of real estate. Recipient is cautioned and warned that no onsite inspection is performed by The Disclosure Company in preparing the report.

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Determinations, Advisories and Table of Contents

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| State Level Determinations | | | | |
| Special Flood Hazard Zone (FEMA) Section 8589.3 of the California Government Code | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Area of Potential Flooding Due to Dam Inundation Section 8589.4 of the California Government Code | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Very High Fire Hazard Severity Zone Section 51183.5 of the California Government Code | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Wildland Area That May Contain Substantial Forest Fire Risks and Hazards Section 4136 of the California Public Resource Code | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Earthquake Fault Zone Section 2121 of the California Public Resource Code | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Seismic Hazard Zone Section 2694 of the California Public Resource Code | | | | |
| A) Landslide Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| B) Liquefaction Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Local Level Determinations | | | | |
| Local Hazard Disclosure Statement | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| San Francisco Bay Conservation And Development Commission Jurisdiction | <input type="checkbox"/> | <input type="checkbox"/> | | N/A |
| Additional Statutory Disclosures | | | | |
| Airport Influence Area Disclosure Statement | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| California Land Conservation Act (Williamson) Determination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Former Military Ordnance Site Disclosure Supplement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Duct Sealing and Testing Requirement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Commercial or Industrial Use | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| California Right To Farm Disclosure Statement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Notice Of Mining Operations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| California Tsunami Inundation Disclosure Statement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| California Coastal Protection Zones Disclosure Statement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Supplements and Notices | | | | |
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| Supplemental Tax Disclosure (Gold And Platinum Only) | | | | 12 |
| Enviromental | | | | |
| Environmental Concerns (Platinum Only) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | N/A |

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Supplements and Notices

Registered Sex Offender Database Disclosure Requirement ("Megan's Law")

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

DISCUSSION:

California law (AB 488), signed by the Governor on September 24, 2004, provides the public with Internet access to detailed information on registered sex offenders. The Sex Offender Tracking Program of the California Department of Justice (DOJ) maintains the database of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.46 of the Penal Code. The online database is updated with data provided by local sheriff and police agencies on an ongoing basis. It presents offender information in 13 languages; may be searched by a sex offender's specific name, zip code, or city/county; provides access to detailed personal profile information on each registrant; and includes a map of your neighborhood.

California Department of Justice Information Sources:

Megan's Law Sex Offender Locator Web Site: <http://www.meganslaw.ca.gov>
California Department of Justice Megan's Law Email Address: meganslaw@doj.ca.gov

Local Information Locations For The Property:

All sheriffs' departments and every police department in jurisdictions with a population of 200,000 or more are required to make a CD-ROM available free to the public for viewing. Although not required, many other law enforcement departments in smaller jurisdictions make the CD-ROM available as well. Please call the local law enforcement department to investigate availability.

Notice Regarding Gas and Hazardous Liquid Transmission Pipelines

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. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

(b) Upon delivery of the notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in the notice regarding gas and hazardous liquid transmission pipelines in subdivision (a). The information in the 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.

(c) 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.

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Carbon Monoxide Devices Safety Law Supplemental Advisory

In May 2010, a new public safety measure was signed into law (Senate Bill 183) requiring all California homes to be equipped with carbon monoxide alarms. This law went into effect on July 1, 2011 and requires all single family homes with attached garage or a fossil fuel source to install a carbon monoxide alarm within the home. Multifamily dwellings must comply by January 1, 2013.

Carbon monoxide (CO) is known as the "Silent Killer" because it is an odorless, colorless and tasteless gas that can catch its victims completely unaware. CO is the leading cause of accidental poisoning deaths in the United States and accounts for up to 700 emergency room visits in California each year. CO poisoning can cause severe and chronic brain, lung and heart injuries and can lead to death. The only safe way to know if there is CO in your home is to install a working CO alarm.

New Home Construction Law (*Required beginning January 1, 2011*):

Residential (CA Residential Code, 2010)

All newly constructed detached one- and two-family dwellings and townhouses not more than three stories in height that contain fuel burning appliances or an attached garage in as well as when such an existing dwelling requires a permit for alterations, repairs or additions exceeding \$1,000.

Commercial (CA Building Code, 2010)

Group homes, assisted living facilities housing more than 16 persons in a supervised environment who are capable of responding to an emergency. Also includes hotels, boarding houses, apartments, dorms, adult and child day care facilities (all I-1, R-1, R-2 and R-3 dwellings and facilities).

CO Device must be hardwired with battery backup and interconnected.

Existing Home Law:

Single-Family Dwellings – Required beginning July 1, 2011

Multi-Family Dwellings – Required beginning January 1, 2013

Any single-family dwelling, duplex, lodging house, private dormitory, hotel, motel, condo, time-share or multiple unit dwelling that contains a fossil-fuel burning heater, appliance, fireplace or attached garage.

CO device may be battery operated, plug-in with battery backup, or hardwired with battery backup.

Installation: CO alarms must be installed outside each separate sleeping area in the immediate vicinity and on every level.

For a list of Approved Carbon Monoxide Devices Visit: http://osfm.fire.ca.gov/strucfireengineer/strucfireengineer_bml.php

For further information, please go to the California Department of Forestry and Fire Protection (CAL FIRE) web site at http://www.fire.ca.gov/communications/communications_firesafety_carbonmonoxide.php.

Endangered Species Act Notice

When Congress passed the Endangered Species Act (ESA) in 1973, it recognized that our rich natural heritage is of "esthetic, ecological, educational, recreational, and scientific value to our Nation and its people." It further expressed concern that many of our nation's native plants and animals were in danger of becoming extinct.

Under the Federal Endangered Species Act and the California Endangered Species Act, (ESA), all species that have been listed as "endangered", "threatened", or in some cases species that are "candidates" for declaration as endangered or threatened are protected. In California alone, over 300 species of plants and animals have been designated under the ESA as threatened or endangered, and over 80 species have critical habitats designated for them. Most California counties are host to a dozen or more protected species and, in many cases, 10 or more species have designated critical habitats within a county.

The presence of a listed plant or animal on the property can have consequences for Buyer's future plans, including but not limited to, prohibition or limitations on building, remodeling, grading, landscaping, and agricultural, livestock and equestrian activities and costs relating to governmental requirements for environmental mitigation of the effects of the buyer's plans or activities. Violation of these laws could result in fines, civil penalties, forfeiture of personal property and imprisonment.

For further information please go to <http://www.dfg.ca.gov> or <http://www.fws.gov/endangered/laws-policies/index.html>

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Mold Supplement

Background

In 2001, California Senate Bill 732 was passed, which amended the transfer disclosure statement, to include a disclosure about mold. It also provides for a revision of the Environmental Hazards Booklet by the California Department of Toxic Substances Control to include a chapter on mold (Chapter VI).

A real estate agent is required to use the new transfer disclosure statement form. An agent should also provide a buyer with a current copy of the above-referenced Environmental Hazards Booklet. Buyers should be advised that if there is any question as to whether mold exists, they may elect to have a mold inspection conducted by a qualified expert.

About Mold

Mold growth on surfaces can often be seen in the form of discoloration, frequently green, gray, brown, or black, but also white and other colors are possible. Warping floors and discoloration of walls and ceilings can be indications that moisture problems exist. Molds can release tiny spores into the air and often have a musty or earthy odor

The following are common sources of indoor moisture that may lead to mold problems:

- Past flooding
- Roof leaks
- Plumbing leaks
- Damp basement or crawl space
- Improper lawn irrigation procedures
- Steam build-up from showers or cooking
- Humidifiers
- Clothes dryers exhausting indoors

Additional Information Can Be Found in the [Homeowner's Guide to Earthquake Safety and Environmental Hazards](#), referenced in the first paragraph of this document, and in the Following Publication:

Mold in My Home: What Do I Do?

This document is available on the internet, or at no cost from:
California Department of Health Services
Indoor Air Quality Section
2151 Berkeley Way (EHLB)
Berkeley, CA 94704
Telephone: (510) 540-2476

Naturally Occurring Asbestos Notice

Asbestos is the common name for a group of silicate minerals that are made of thin, strong fibers. It occurs naturally in certain geologic settings in California, most commonly in ultrabasic and ultramafic rock, including serpentine rock, and along associated faults. Serpentine rock is a typically grayish -green to bluish-black color rock that may be shiny in appearance, and is commonly found in the Sierra foothills, the Klamath Mountains, and Coast Ranges. While asbestos formation is more likely in the formations of these rocks, its presence is not certain. Because asbestos is a mineral, asbestos fibers are generally stable in the environment. The fibers will not evaporate in the air. Some naturally occurring asbestos can become friable, or crushed into a powder. This may occur when vehicles drive over unpaved roads or driveways that are surfaced with ultrabasic, ultramafic or serpentine rock, when land is graded for building purposes, or at quarrying operations. Weathering and erosion may also naturally release asbestos. Friable asbestos can become suspended in the air, and under these conditions, asbestos fibers represent a significant risk to human health. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer.

The Disclosure Company recommends that the transferee visit the California Department of Conservation, Division of Mines and Geology website for further information and maps at:

http://www.consrv.ca.gov/CGS/minerals/hazardous_minerals/asbestos/Pages/Index.aspx

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Methamphetamine Contaminated Property Supplement

The Methamphetamine Contaminated Property Cleanup Act of 2005, makes it required for a property owner to disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the occupancy or use of a property contaminated by methamphetamine (meth) laboratory activity. The owner must also provide a copy of the order to the Buyer to acknowledge receipt in writing. Failure to comply with these requirements may subject the owner to, among other things, a civil penalty up to \$5000.00. This law also sets forth procedures for local authorities to deal with meth contaminated properties, including the filing of a lien against a property until contamination is cleaned up, or the owner has paid for cleanup costs.

Note: The manufacture of methamphetamine has a severe impact on the environment. The production of one pound of meth releases poisonous gases into the atmosphere and creates 5 to 7 pounds of toxic waste. Many lab operators dump the toxic waste down household drains, in fields and yards, or on rural roads.

The Methamphetamine Contaminated Property Cleanup Act of 2005; Enforcement and Liability No later than five days after a prospective buyer signs a contract to, purchase the property identified in the order, the property owner shall notify the prospective buyer in writing of all methamphetamine laboratory activities that have taken place on the property, and provide the prospective buyer with a copy of the order. (a) A property owner who does not provide a notice or disclosure required by this chapter is subject to a civil penalty in an amount of up to five thousand dollars (\$5,000). A property owner shall also be assessed the full cost of all harm to public health or to the environment resulting from the property's owner's failure to comply with this chapter. (b) A person who violates an order issued by a local health officer pursuant to this chapter prohibiting the use or occupancy of a property contaminated by a methamphetamine laboratory activity is subject to a civil penalty in an amount of up to five thousand dollars (\$5,000). (for more information go to: http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_1051-1100/ab_1078_bill_20051006_chaptered.html).

Oil and Gas Well Notice

California has been producing oil and gas since the early 1900s. Many of these wells have been shut down over the years and abandoned. Often, these wells are improperly shut down and will leak oil, natural gas, or water into the area near the well. The California Division of Oil, Gas and Geothermal Resources (DOGGR) is mandated to monitor and administer the program to locate these abandoned wells as well as the remediation process. Health and safety hazards may be associated with oil and gas wells, whether active or not, including, but not limited to, soil and groundwater contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals. If an abandoned well that has not been safely plugged exists on a property, the landowner may be subject to additional costs for "re-abandonment" of the well in compliance with current State laws and regulations.

California has established laws with respect to well drilling, operation, maintenance, and abandonment to "prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil and gas deposits from infiltrating water and other causes; loss of oil, gas, or reservoir energy, and damage to underground and surface waters suitable for irrigation or domestic purposes by the infiltration of, or the addition of, detrimental substances." (California Public Resources Code §3106).

For further information, please contact:

801 K Street, MS 20-20
Sacramento, CA 95814-3530
Phone: (916) 445-9686, Fax: (916) 323-0424
[DOGGR Headquarters@conservation.ca.gov](mailto:DOGGR.Headquarters@conservation.ca.gov)

<http://www.conservation.ca.gov/dog/maps/Pages/GISMapping2.aspx>

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Radon Notice

While California may have, on average, a small percentage of houses expected to have elevated radon it has a huge population. Also there are areas of high radon potential located in densely populated areas of the state. As a result some urban areas may have large numbers of houses with elevated radon levels.

Radon Potential Maps

The Indoor Radon Abatement Act of 1988 directed the U.S. Environmental Protection Agency (USEPA) to identify areas of the United States that have the potential to produce elevated levels of radon. US EPA, along with U.S. Geological Survey (USGS) and the Association of American State Geologists, produced a series of maps and documents (EPA's Map of Radon Zones, CALIFORNIA 402-R-93-025). The full report is available upon request--contact CDPH's [Radon Program](#).

The maps of Radon Zones identify areas of each state that have the highest potential for elevated indoor radon levels (greater than 4 pCi/L) ([California map](#), [U.S. map](#)). The maps were designed to assist national, State and local governments and organizations to target their radon program activities and resources and should not be used to determine radon levels of a given area or house within a particular county. California's Indoor Radon Program, along with [California Geological Survey](#), is developing detailed radon potential maps for counties of the state.

<http://www.cdph.ca.gov/HealthInfo/environhealth/Pages/RadoninCalifornia.aspx>

Contact Information

California Department of Public Health
ATTN: Radon Program Manager, Radonprogram@cdph.ca.gov
Indoor Radon Program, 1616 Capitol Avenue, MS 7404
P.O. Box 997377 | Sacramento, CA 95899-7377

Additionally, in a 1999 study published by the Lawrence Berkeley National Laboratory and the Columbia University (<http://eetd.lbl.gov/IEP/high-radon/USgm.htm>), the predicted median annual-average of all fifty eight counties in California is below 2.0 pCi/L (picoCuries per liter of air). If the radon level is greater than 4 pCi/L, the Environmental Protection Agency (EPA) suggests remediation. It is important to note that the median annual -average listed is a prediction, and the actual median is subject to some uncertainty. Also, radon concentrations in a county may be highly variable. Some structures may have five times as high, or five times as low, a concentration as the median for a county. All areas have some high radon structures. More information may be found at the Radon Project web site from the Columbia University Department of Statistics and Lawrence Berkeley National Laboratory at <http://www.stat.columbia.edu/radon>. Long-term (up to one year) measurement is generally recommended for the most accurate determination of radon levels.

Notice of Supplemental Property Tax Bill

In accordance with Section 1102.6(c) of the California Civil Code, it is the sole responsibility of the seller of any real property, or his or her agent, to deliver to the prospective purchaser a disclosure notice of the following:

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.

As stated above, California law requires that the Assessor re-appraise property upon a change of ownership or the completion of new construction. This re-appraisal results in a supplemental tax assessment which is based on the difference between the new value and the old value of the property, multiplied by the property's Ad Valorem tax rate. The resulting Supplemental Tax amount is then pro-rated, based upon the number of months remaining in the fiscal year in which the event occurred. The number of tax bills which will be issued also depends on the date the event occurred. If the change of ownership or new construction is completed between January 1st and May 31, the result will be two supplemental assessments levied on two supplemental tax bills. If the event occurs between June 1st and December 31st, then only one supplemental bill will be issued. For a complete explanation and estimation of the supplemental tax bills affecting this parcel you can go to www.californiataxdata.com and order a complete notice of supplemental Tax Report.

TERMS AND CONDITIONS GOVERNING REPORTS AND DISCLOSURES

Please read carefully.

1. **DEFINITIONS.** As used herein, the following terms shall have the following definitions:

1.01 "THE DISCLOSURE COMPANY" shall mean the legal entity that provides the Disclosure Report.

1.02 "Disclosure Report" (or "Report") shall mean the attached Natural Hazard Disclosure Report provided by THE DISCLOSURE COMPANY that relates a Subject Property to specified zones or locations, as determined by the identified sources, and all other reports or disclosure statements provided by THE DISCLOSURE COMPANY regarding the Subject Property.

1.02 "Date of Issue" shall mean the date identified by THE DISCLOSURE COMPANY as of which the Report is issued.

1.03 "Subject Property" shall mean the residential or 1-4 multifamily property identified on the Report which is the focus of the Report. It shall not include any interest, title or easement in streets, roads, alleys, waterways, or any abutting or adjacent structures. Subject Property may not be a commercial property as defined by the local Tax Assessor. A Commercial NHD must be ordered for a commercial property.

1.04 "Recipient" shall mean only the seller of the Subject Property, the seller's agent(s)(if applicable), the buyer of the Subject Property, and the buyer's agent(s)(if applicable) and no other party, specifically excluding any other person to whom the Recipient(s) disclose(s) the Report.

2. **SCOPE OF REPORT.** Subject strictly to the terms and conditions of this Agreement and to the searches ordered and paid for by Recipient, THE DISCLOSURE COMPANY will conduct a review of such public records as are available at the time of the search, and will provide Recipient with a written report disclosing whether the Subject Property is (a) located within any of the FEMA Flood Hazard Zones, Dam Inundation Zones, Very High Fire Hazard Severity Zones, Wildland Area — State Fire Responsibility Area Zones, Alquist Priolo Earthquake Fault Zones, or Seismic Hazard Zones, as those terms are defined under California Civil Code § 1103; (b) located within a county or city municipality natural hazard disclosure, (c) subject to a lien securing a special tax levy pursuant to the Mello-Roos Community Facilities Act, California Civil Code § 1102.6(b) as identified by private sector information suppliers, and (d) near environmental concerns identified by certain governmental agencies or private sector information suppliers.

3. **LIMITATIONS OF REPORT.** The Report will not extend to, and THE DISCLOSURE COMPANY accepts no responsibility or liability in respect of, any of the following:

3.01 No Reliance By Anyone Other Than Recipient. No other individuals or parties except for Recipients are intended with respect to this Report or any undertaking by THE DISCLOSURE COMPANY. The Report is prepared by THE DISCLOSURE COMPANY solely to assist the Recipient in complying with the requirements of California Civil Code Sections 1103 & 1102.6(b) and for no other purpose. Without limiting the generality of the above, this Report is not to be used directly or indirectly to provide insurance related to the Subject Property or to disclose information relating to compliance or non-compliance with applicable laws and regulations. The Report is not to be relied upon by any person or entity other than the Recipient, and the Recipient is expressly denied to the right, and shall take no action to induce or which may induce, a third party to rely on Report or any of the information provided therein.

3.02 No Duty to Update After Review. The Report is issued as of the Date of Issue. It is based upon information made available to THE DISCLOSURE COMPANY as of the time when THE DISCLOSURE COMPANY reviewed such information, and THE DISCLOSURE COMPANY shall have no obligation to update the Report after the Date of Issue.

Information contained in this Report is updated by the agency responsible for the data used in the determination. The agency responsible for the data determines their own updating process and many agencies update without notice. The DISCLOSURE COMPANY maintains a regimented update process for the Information used in this Report and makes reasonable efforts to use updated information but it cannot feasibly do so on a constant basis, and the complexities of obtaining and adapting the data into a usable format for preparing this Report necessitates some delay once the updated information is obtained. Therefore, our data research team, methodically reviews and incorporate any newly published data from the respective agencies. THE DISCLOSURE COMPANY shall not be responsible for any failure on the part of the governmental agencies or private sector information suppliers to update the information. THE DISCLOSURE COMPANY shall also not be responsible for inaccuracies that may occur due to map changes, updates, or other changes, which may occur after such time.

3.03 Recipient's Duty to Identify Subject Property Accurately. It shall be the Recipient's sole responsibility to ensure that the address and assessor parcel number (APN) of the Subject Property are correct. Upon receipt of a Report from THE DISCLOSURE COMPANY, the Recipient shall verify that the Report accurately reflects the Subject Property address, APN, property description and other location information. Recipient shall notify THE DISCLOSURE COMPANY within ten (10) days of any discrepancy in the Subject Property.

3.04 No Site Inspection. The Report will be based solely on automated review of certain databases and maps which have been generated or approved by certain governmental agencies or subdivisions, and on no other study or review, including but not limited to personal site inspection. No personal site inspection or other site-specific studies or inspections have been or will be done.

3.05 Report Limited to Inquiry Regarding Specific Statutes and No Other. The Report will address compliance with Sections 1103 and 1102.6(b) of the California Civil Code and no other inquiry. Without limiting the generality of the above, unless a specific additional search has been ordered by the Recipient, THE DISCLOSURE COMPANY accepts no responsibility for reviewing all, or any other, public records related to the Subject Property or for reporting on all, or any other, natural hazards, other disclosures, and/or special tax or assessment requirements which may require disclosure under applicable law. THE DISCLOSURE COMPANY accepts no duty or responsibility to disclose or identify any other information concerning the Subject Property, even if such information is, may be, or ought to be known to THE DISCLOSURE COMPANY.

3.06 No Guarantee of Substance of Information Contained Within Report. In preparing its Report, THE DISCLOSURE COMPANY will rely entirely on information contained in the public records referred to above. It shall not be responsible for the accuracy or inaccuracy of the substance, or contents, of such records.

3.07 Recipient's Duty to Disclose. In the event that the Report omits any information of which the Recipient is aware, the Recipient shall notify THE DISCLOSURE COMPANY within (10) days of the omission so that THE DISCLOSURE COMPANY can issue a revised Report. THE DISCLOSURE COMPANY SHALL HAVE NO LIABILITY WHATSOEVER TO RECIPIENT OR ANY AGENT OF RECIPIENT FOR ANY OMISSIONS IF RECIPIENT WAS AWARE OF THE INFORMATION PRIOR TO THE ISSUANCE OF THE REPORT.

4. **LIMITED WARRANTY.**

10

4.01 Limited Warranty. THE DISCLOSURE COMPANY warrants to the Recipient that as of the Date of Issue, and subject strictly to the Limitations contained in Section 3 above, the Report will accurately reflect the information contained within the public records referred in Section 2(a) and (b) to above. In the event that THE DISCLOSURE COMPANY's breach of this limited warranty results in a claim for damages by a Party, and subject to the conditions and limitations set forth in Section 5 below, THE DISCLOSURE COMPANY shall indemnify and hold the affected Party harmless for direct damages related to this claim. This recovery shall be the Parties' sole and exclusive remedy for claims or damages arising out of or relating in any way to the breach of the limited warranty.

4.02 No Warranty for Private Sector Information. Some reports contain information provided to THE DISCLOSURE COMPANY from private sector third party data suppliers that are not government agencies. THE DISCLOSURE COMPANY makes no representations or warranties about any private sector information contained in the Report. In particular, THE DISCLOSURE COMPANY DOES NOT WARRANT THE ACCURACY, CURRENCY OR COMPLETENESS OF ANY PRIVATE SECTOR INFORMATION CONTAINED IN THE REPORT.

4.03 No Warranty for Environmental Information. Some reports contain information regarding the possible proximity of the Subject Property to certain environmental concerns. These determinations are made in good faith using location data for the Subject Property, but Recipient understands and agrees that location data is based on one geographic point provided for both the Subject Property and the particular environmental concern. THE DISCLOSURE COMPANY makes no representations or warranties about any environmental disclosures contained in the Report. Additionally, the Report does not contain any information on environmental concerns other than those specifically listed on the Report, including (without limitation) any environmental concerns associated with the structure(s) located on the Subject Property. In particular, THE DISCLOSURE COMPANY DOES NOT WARRANT THE ACCURACY, CURRENCY OR COMPLETENESS OF ANY ENVIRONMENTAL INFORMATION CONTAINED IN THE REPORT NOR DOES THE DISCLOSURE COMPANY MAKE ANY REPRESENTATIONS ABOUT THE LACK OF OTHER ENVIRONMENTAL ISSUES ASSOCIATED WITH THE SUBJECT PROPERTY.

4.04 Limited Indemnification of Escrow Agents. Subject to all of the exclusions and limitations of liability set forth herein, THE DISCLOSURE COMPANY shall indemnify and hold harmless any licensed Escrow Company that procures a Report from any third party claim against it directly resulting from THE DISCLOSURE COMPANY's gross negligence or willful misconduct in preparing the Report.

4.05 Limited Indemnification of Transaction Coordinators. Subject to all of the exclusions and limitations of liability set forth herein, THE DISCLOSURE COMPANY shall indemnify and hold harmless any Transaction Coordinator that procures a Report from any third party claim against it directly resulting from THE DISCLOSURE COMPANY's gross negligence or willful misconduct in preparing the Report.

4.06 NO OTHER WARRANTY. THE DISCLOSURE COMPANY MAKES NO OTHER WARRANTY OR REPRESENTATION OF ANY KIND, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE REPORT OR THE INFORMATION CONTAINED THEREIN, AND EXPRESSLY DISCLAIMS AND EXCLUDES ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO THE DISCLOSURE COMPANY EMPLOYEE OR REPRESENTATIVE IS AUTHORIZED TO MAKE ANY ADDITION OR MODIFICATION TO THIS WARRANTY.

5. LIMITATION OF LIABILITY. Each Recipient, Escrow Company, and Transaction Coordinator understands and agrees that this Report does not provide any insurance, and THE DISCLOSURE COMPANY is not and will not underwrite any risks in connection with the sale of the Subject Property. Therefore, as part of the consideration for this Report, each Recipient understands and agrees to the following limitations on liability:

5.01: SUBJECT TO SECTIONS 5.02-5.04 BELOW, THE DISCLOSURE COMPANY'S TOTAL LIABILITY TO ALL RECIPIENTS COLLECTIVELY FOR ANY AND ALL BREACHES OF THE LIMITED WARRANTY GIVEN IN SECTION 4 ABOVE OR ANY OTHER CLAIMS ASSERTED BY ANY PARTY WHATSOEVER IS HEREBY LIMITED TO THE ACTUAL PROVEN DIRECT DAMAGES MEASURED BY THE DIFFERENCE IN THE FAIR MARKET VALUE OF THE SUBJECT PROPERTY AS OF THE DATE OF ISSUE, CAUSED AS A DIRECT RESULT OF THE BREACH.

5.02: NOTWITHSTANDING THE LIMITED WARRANTY, THE DISCLOSURE COMPANY SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY MATTER KNOWN TO ANY RECIPIENT (OR WHICH SHOULD REASONABLY HAVE BEEN KNOWN BY THE RECIPIENT) AND NOT DISCLOSED TO THE DISCLOSURE COMPANY AND ALL OTHER RECIPIENTS IN WRITING WITHIN TEN (10) DAYS OF RECEIPT OF THE REPORT.

5.03 ADDITIONALLY, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT WILL THE DISCLOSURE COMPANY BE LIABLE FOR ANY OTHER DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR RELATED DIRECTLY OR INDIRECTLY TO ANY ACTION, OR FAILURE TO ACT, BY THE DISCLOSURE COMPANY, EVEN IF THE DISCLOSURE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND REGARDLESS OF THE LEGAL OR EQUITABLE THEORY (CONTRACT, TORT OR OTHERWISE) UPON WHICH THE CLAIM IS BASED.

5.04 IN ORDER FOR ANY PARTY TO BE ENTITLED TO ANY COMPENSATION FOR BREACH OF THE LIMITED WARRANTY OR OTHER INDEMNIFICATION, SUCH PARTY MUST NOTIFY THE DISCLOSURE COMPANY WITHIN THIRTY (30) DAYS AFTER DISCOVERY OR RECEIPT ANY CLAIM TO REQUEST INDEMNIFICATION. THE DISCLOSURE COMPANY SHALL HAVE THE RIGHT TO ASSUME THE DEFENSE OF, COMPROMISE OR SETTLE THE CLAIM AT ITS EXPENSE. EACH PARTY SHALL ALSO PROVIDE THE DISCLOSURE COMPANY WITH ALL INFORMATION, ASSISTANCE AND AUTHORITY REASONABLY REQUESTED IN ORDER TO EVALUATE THE CLAIM AND ADMINISTER ANY DEFENSE, COMPROMISE OR SETTLEMENT THEREOF.

6. GENERAL PROVISIONS.

6.01 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California, excluding its conflict of laws provisions. Any action or proceeding to enforce, or related directly or indirectly to, this Agreement shall be brought in the federal or state courts located in California and in no other jurisdiction.

6.02 Entire Agreement. This Agreement sets forth the entire understanding of the parties and supersedes all prior agreements or understandings, whether written or oral. No modification or amendment will be binding unless in writing signed by the parties.

6.03 Arbitration. Any claim, dispute or controversy which arises from or relates directly or indirectly to this Agreement or to the Report to be generated hereunder will be resolved by binding arbitration in California according to the then-current Commercial Arbitration Rules of the American Arbitration Association, and judgment may be entered upon the award in any court of competent jurisdiction; provided, however, that either party may apply for temporary or preliminary injunctive relief in the federal or state courts located in California.

Report Number:4857160

MELLO-ROOS AND SPECIAL ASSESSMENT DISCLOSURE REPORT

Property Description

| | |
|---------------------------|--------------------------|
| County: | MONTEREY |
| Assessor's Parcel Number: | 011483012000 |
| Property Address: | 1946 LINCOLN ST, SEASIDE |
| Last Taxed Owner: | KRISTL ROMAN & CLAIRE |

As of the date of this report, the subject property has been determined to be:

IN NOT IN

Mello-Roos Community Facilities District(s)

A Mello-Roos Community Facilities District, known as a CFD, is a special tax district formed by a local government (a city, county, special district, etc...) in order to finance certain designated facilities and/or services which benefit the properties within the CFD. Often, a CFD will include the ability to issue municipal bonds to finance facilities and the debt is paid over time from the levy of the special tax. The levy of the special tax may also be used to directly finance facilities and/or services.

IN NOT IN

1915 Act Bond Assessment District(s)

A 1915 Act Assessment District is a special assessment district created pursuant to the Improvement Act of 1911 (Streets and Highways Code Section 5000 et seq.) or the Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq.) upon majority approval of the property owners during an assessment balloting procedure. A 1915 Act Assessment District may be formed by a local government (a city, county, special district, etc...) in order to finance certain designated facilities that benefit the properties within the district. A 1915 Act Assessment District must provide special benefit to the properties within the district in order to levy special assessments. A 1915 Act Assessment District will include the ability to issue municipal bonds to finance facilities pursuant to the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq.) and the debt is paid over time from the levy of the special assessments.

NOTICE OF FIRE PREVENTION FEE (ABx1 29)

TO: THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

Assessor's Parcel Number: 011483012000
Property Address or Legal Description: 1946 LINCOLN ST, SEASIDE
Report Date: 10/9/2014

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY.

FIRE PREVENTION FEE

The State of California authorized a new State Responsibility Fire Prevention Fee (FPF) to be assessed on each habitable structures located within **State Responsibility Areas (SRA)**. The FPF will be collected in order to pay for fire prevention activities and to protect structures that fall within the SRA. The State Board of Forestry and Fire Protection (State Board) has established the FPF in an amount not to exceed \$152.33 to be assessed on each habitable structure located within the SRA. The FPF will be adjusted annually by the State Board, beginning July 1, 2013, to reflect the percentage of change in the average annual value of the Implicit Price Deflator for State and Local Government Purchases of Goods and Services . The State Board is currently working on regulations to implement the FPF and set the rate for 2011-12 fiscal year. The legislation requires the State Board to adopt these regulations by September 1, 2011.

Fire Prevention Maximum Fee (*per each habitable structure located within State Responsibility Areas*)..... **\$152.33***

Commencing with the 2011-12 fiscal year, the Board of Equalization (BOE) is required to annually assess and collect the FPF on behalf of the Department of Forestry and Fire Protection (CAL FIRE) in accordance with the Fee Collection Procedures Law. CAL FIRE is responsible for providing the BOE with a list identifying the names and addresses of persons who are liable for the FPF and the amount of the fee(s) to be assessed. In addition to assessing the FPF, the BOE is responsible for registering and maintaining fee payer accounts, issuing refunds, adjusting liabilities and performing fee collection duties. CAL FIRE is responsible for evaluating all petitions and claims for refunds submitted in regard to the FPF assessed. CAL FIRE is currently working on preliminary development of the list of fee-payers, but will not be able to finalize the list until the State Board adopts the implementing regulations.

(Fire Prevention Fee (ABx1 29), 2011, California State Board of Equalization, 1 September 2011, www.boe.ca.gov.)
*If the habitable structure is within the boundaries of a local agency that provides fire protection services, the owner will receive a \$35.00 reduction for each habitable structure.

THIS PROPERTY IS NOT SUBJECT TO FIRE PREVENTION FEE (ABx1 29).

Report Number:4857160

PROPERTY TAX BREAKDOWN**Property Description**

| | |
|----------------------------------|----------------------------------|
| County: | MONTEREY |
| Assessor's Parcel Number: | 011483012000 |
| Property Address: | 1946 LINCOLN ST, SEASIDE |
| Last Taxed Owner: | KRISTL ROMAN & CLAIRE |

Property Tax Breakdown

The following section shows the current property tax charges levied on the subject property, including (when available) Ad Valorem, Mello-Roos Special Taxes, 1915 Bond Act Assessments, and other Special Assessments. The assessments are based on 2014-2015 property tax roll data and will vary from year to year.

| Ad Valorem Charges | |
|---|-----------------|
| County of Monterey Countywide 1% Rate Contact: Patty Babine (831) 755-5035 | \$466.82 |
| Monterey Peninsula Community College District Monterey Peninsula Community College Bond 2002 Election Series A Contact: Mr. Joe Bissell (831) 646-4040 | \$15.16 |
| Monterey Peninsula Unified School District General Obligation Bonds, Election of 2010, Series A Contact: Marilyn Shepard (831) 645-1203 | \$10.64 |
| Total Ad Valorem Charges: | \$492.62 |

| Direct Assessments | |
|--|-----------------|
| Monterey Peninsula Water Management District Water Supply Charge Contact: David Potter (831) 658-5600 | \$39.06 |
| Monterey Peninsula Regional Parks District Monterey Peninsula Regional Parks District Contact: Joe Splane (831) 372-3196 | \$23.88 |
| County of Monterey County Service Area No. 74 Contact: Chris Leventon (831) 755-5013 | \$12.00 |
| North Salinas Valley Mosquito Abatement District North Salinas Valley Mosquito Abatement Contact: Peter Ghormley (831) 422-6438 | \$7.08 |
| Total Direct Assessment Charges: | \$82.02 |
| Total Amount: | \$574.64 |

NOTICE OF SUPPLEMENTAL TAX BILL

TO: THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

Assessor's Parcel Number: 011483012000
 Property Address or Legal Description: 1946 LINCOLN ST, SEASIDE
 Report Date: 10/9/2014

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY.

On July 1, 1983, California State law was changed to require the reassessment of property following a change of ownership or the completion of new construction. This reassessment may result in one or more supplemental tax bills being mailed to the assessed owner, *in addition* to the annual property tax bill. The calculator below is provided to be an *estimate* of the potential amount of supplemental taxes to be billed on the listed property.

SUPPLEMENTAL TAX CALCULATOR

| | | | |
|----|---|----|-------------|
| 1. | Estimated Sale Price..... | \$ | |
| 2. | Estimated Current Assessed Value..... | \$ | \$46,681.00 |
| 3. | Increase / Decrease (Subtract line #2 from line #1) Estimated Supplemental Assessed Value..... | \$ | |
| 4. | Ad Valorem Tax Rate..... | | 1.055 |
| 5. | Multiply line #3 by line #4 Estimated Supplemental Tax Amount Obligation..... | \$ | |

If a supplemental event occurs between **June 1 and December 31**, only **one** supplemental tax bill or refund check is issued. This bill or refund accounts for the property's change in value for the period between the first day of the month following the event date and the end of the current fiscal year (i.e., the following June 30). If, however, a supplemental event occurs between **January 1 and May 31**, **two** supplemental tax bills or refund checks are issued. The second bill or refund accounts for the property's change in value for the entire 12 months of the coming fiscal year, beginning on the following July 1.

IF SALE DATE FOR THE RESIDENTIAL PROPERTY IS BETWEEN THE MONTHS OF JANUARY THROUGH MAY:

| | | | |
|----|--|----|--|
| 6. | Enter Proration Month Factor (See table below)..... | | |
| 7. | Multiply line #5 by line #6 Estimated Supplemental Tax Bill #1..... | \$ | |
| 8. | Enter the amount from line #5 Estimated Supplemental Tax Bill #2..... | \$ | |
| 9. | Add lines #7 and line #8. Total Estimated Supplemental Tax Bill..... | \$ | |

IF SALE DATE FOR THE RESIDENTIAL PROPERTY IS BETWEEN THE MONTHS OF JUNE THROUGH DECEMBER:

| | | | |
|-----|--|----|--|
| 10. | Enter Proration Month Factor (See Table below)..... | | |
| 11. | Multiply line #5 by line #10 Total Estimated Supplemental Tax Bill..... | \$ | |

Proration Month Factor Table

| Sale Month | Factor | Sale Month | Factor |
|------------|--------|------------|--------|
| January | 0.4170 | June | 1.0000 |
| February | 0.3333 | July | 0.9167 |
| March | 0.2500 | August | 0.8333 |
| April | 0.1667 | September | 0.7500 |
| May | 0.0866 | October | 0.6670 |
| | | November | 0.5830 |
| | | December | 0.5000 |

SPECIAL ALERT

New Mandatory Transfer Fee Disclosure Required 1/1/08

1. Private Transfer Fee

This is commonly known as a "Private Transfer Tax". It is a fee imposed by a private entity such as a property developer, home builder, or homeowner association, when a property within a certain type of subdivision is sold or transferred. A private transfer fee may also be imposed by an individual property owner. Private transfer fees are different from city or county Documentary Transfer Taxes. Private Transfer Fees may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property.

California Civil Code Section 1098 defines a "Transfer Fee" as "any fee payment requirement imposed within a covenant, restriction, or condition 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." Certain existing fees such as governmental fees, court ordered fees, mechanic lien fees, common interest development fees, etc. are specially excluded from the definition of "Transfer Fee"

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL THE EXCEPTIONS LISTED ON THE PRELIMINARY (TITLE) REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE. Please be aware that private transfer fees may be difficult to identify by simply reading the title report.

Effective January 1, 2008, Civil Code Section 1102.6e requires the Seller to notify the Buyer of whether a private transfer fee applies and if present, to disclose certain specific information about the fee.

Content of Disclosure. Civil Code Section 1102.6e requires the Seller to disclose specific information about any Transfer Fee that may affect the property. Please refer to the legal code or to the C.A.R Form NTF (11/07), provided by the California Association of Realtors, for a standard format to use in making the Transfer Fee Disclosure if you elect to investigate and make this disclosure personally.

How to Determine the Existence of a Transfer Fee. If a Transfer Fee does exist affecting the property, the document creating the fee may be on file with the County Recorder as a notice recorded against the property and should be disclosed in the preliminary (title) report on the property. However, the preliminary (title) report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a transfer fee is included in its terms. Accordingly Seller should (a) request the title company which issued the preliminary (title) report to provide copies of the documents shown as "exceptions," and (b) review each document to determine if it contains a transfer fee.

2. Documentary Transfer Taxes

This is a government tax imposed by a city or county when a property within the jurisdiction is sold or transferred. (It is commonly known as a "Real Estate Transfer Tax".) It is NOT the same as a private transfer fee, which may be imposed by a private entity such as a property developer, home builder, or homeowner association. However, it is a similar fee due upon closing, calculated based on a percentage of the purchase price.

Transfer Tax Defined. Under California Revenue and Taxation Code Sections 11911-11929, counties and cities are authorized to impose a tax on the transfer of property located within their jurisdiction. The tax is commonly known by various names,

Report Number:4857160

including the Documentary Transfer Tax, or Real Property Transfer Tax, or Real Estate Transfer Tax (hereinafter, the "Transfer Tax").

How Much? The tax is due at closing and payable through escrow. This tax does not expire. All future sales of this property will be charged this tax at close of escrow. The amount of the transfer tax is based on the value or sale prices of the property that is transferred. The county rate is one dollar and ten cents (\$1.10) for each one thousand dollars (\$1.000) of value. The rate for non-charter ("general law") cities is one-half of the county rate and is credited against the county tax due. Charter cities may impose a transfer tax at a rate higher than the county rate.

For any city or county in California, the Transfer Tax rate ("Tax Rate Table") is available at no charge from many sources, most conveniently on the website of the California Local Government Finance Almanac (sponsored by the California League of Cities): <http://www.californiacityfinance.com/PropTransfTaxRates.pdf>

To estimate the transfer tax for the property, multiply the Property's estimated sales price (in thousands of dollars) by the amount shown in the Tax Rate Table for the city and county in which the property is located.

Who Pays? The law states that, "the Transfer Tax must be paid by the person who makes, signs or issues any document subject to the tax, or for whose use or benefit the document is made, signed or issued." In practice, this means that the payment of the Transfer Tax is customarily made by the Seller or the Buyer, or shared by both, depending on the jurisdiction in which the transferred property is located.

Are there any exemptions? The California Revenue and Taxation Code, which provides the statutory authority for counties to impose the transfer tax, specifically exempts from the transfer tax the following transactions:

1. Instruments in writing given to secure a debt.
2. Transfers whereby the federal or any state government, or agency, instrumentality or political subdivision thereof, acquires title to realty.
3. Transfers made to effect a plan of reorganization or adjustment (i) confirmed under the Federal Bankruptcy Act, (ii) approved in certain equity receivership proceedings or (iii) whereby a mere change in identity, form or place of organization is effected.
4. Certain transfers made to effect an order of the Securities and Exchange Commission relating to the Public Utility Holding Company Act of 1935.
5. Transfers of an interest in a partnership (or, beginning January 1, 2000, an entity treated as a partnership for federal income tax purposes) that holds realty, if (i) the partnership is treated as continuing under IRC § 708 and (ii) the continuing partnership continues to hold the realty.
6. Certain transfers in lieu of foreclosure.
7. Transfers, divisions or allocations of community, quasi-community or quasi-marital property between spouses pursuant to, or in contemplation of, a judgment under the Family Code.
8. Transfers by the State of California, or any political subdivision, agency or instrumentality thereof, pursuant to an agreement whereby the purchaser agrees to immediately reconvey the realty to the exempt agency.
9. Transfers by the State of California, or any political subdivision, agency or instrumentality thereof, to certain nonprofit corporations.
10. Transfers pursuant to certain *inter vivos* gifts or inheritances.

Future Taxes

The following represents recent elections held in the County that may affect the subject property. This information has been collected from third-party sources on a given date, and may not represent all property tax elections that will affect this property. Additional property tax districts may be in the process of formation that will not be listed here. Changes made by the County or the underlying public agencies levying charges against this property after the date of this report may not be reflected in this report.

| Public Agency | Charge Type | Elected On |
|---------------|-------------|------------|
| | | |

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY.



Property Assessed Clean Energy (PACE) programs are a means of financing energy efficiency upgrades or renewable energy installations for your home. PACE partners with local governments to make energy efficient, water efficient and renewable energy products more affordable for homeowners. These programs allow homeowners to finance energy improvements for their homes, and to repay the financing through special assessments on their property taxes.



Property Assessed Clean Energy (PACE) Tax Amount..... \$ 0.00



PACE programs finances 100% of the cost to purchase and install eligible products. It offers low-fixed interest rates, flexible payment terms including 5, 10, 15, or 20 years for most products. The repayment of PACE is included in your property tax bill, which is delivered and collected by the County. You will see a line item titled with the name of the PACE program you are participating in on your property tax bill. If you make property tax payments through an impound escrow account, your lender will adjust your monthly payment to include the amount due for PACE Financing. Just like a mortgage, interest paid on the principal balance is tax deductible. A property owner's initial payments will be comprised of more interest and less principle. Over time, payments will be comprised of more principle and less interest. Therefore, the amount that is tax deductible will vary over the term of the financing, just like it would be with a mortgage. Property taxes typically stay with the property when it is sold. Under the PACE programs, when you sell or refinance your property, your remaining payments may stay with the property. However, your lender may require you to pay off the remaining balance when you refinance or sell your home.

THIS PROPERTY IS NOT PARTICIPATING IN A PACE PROGRAM.

Property Address: 1946 Lincoln St
Seaside, CA 93955
County: Monterey County
APN: 011-483-012-000

Order Number: 4857153
Date of Issuance: 10/9/2014

Site Specific Environmental Concerns

1. Final National Priorities List Sites (NPL)

Subject to the qualifications provided below, the Subject Property is not within 1/4 mile of a Final National Priorities List Site point of reference.

2. Leaking Underground Storage Tank (LUST) Cleanup Sites

Subject to the qualifications provided below, the Subject Property is not within 1/4 mile of a LUST Cleanup Site point of reference.

3. Underground Storage Tank (UST)

Subject to the qualifications provided below, the Subject Property is not within 1/4 mile of a Permitted Underground Storage Tank point of reference.

4. EnviroStor

Subject to the qualifications provided below, the Subject Property is not within 1/4 mile of an EnviroStor Site point of reference.

5. Solid Waste Information System (SWIS)

Subject to the qualifications provided below, the Subject Property is not within 1/4 mile of a Solid Waste Information System Site point of reference.

6. Mapped Oil or Gas Well(s)

Subject to the qualifications provided below, the Subject Property is not within 1/4 mile of a mapped oil or gas well(s) point of reference.

Note: Some sites are indexed based on geographic points of reference, which may be a set of longitude and latitude coordinates corresponding to a point within a larger site. See the following pages for the listing of site's point of reference within one mile of the Subject Property.

DisclosureSave only provides determinations for those sites assigned a specific longitude and latitude by the reporting agency. The agency may have additional records on file that they do not report a longitude and latitude on and these sites may be within 1 mile of the subject property. For NPL, LUST, EnviroStor and SWIS, see the following pages for a listing of County Specific Sites in the Subject Property's county but for which the reporting agency lacks geographic coordinates. Wells that do not have valid geographic coordinates in the California Dept. of Conservation database are not disclosed.