



California Natural Hazard Disclosure Report

Report Details

Silver

Order Details

Subject Address:

San Leandro, CA 94578
Assessor's Parcel Number:

Order ID:

Date of Issuance: 9/20/2013

Escrow Number:

DISCLOSURESAVE

Disclose and Protect

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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State Level Determinations

FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code, this determination by the disclosure Company is based on a review of maps including the Flood Insurance Rate Maps published by the Director of the Federal Emergency Management Agency.

The Federal Emergency Management Agency (FEMA) is the federal agency with the responsibility to produce Flood Insurance Rate Maps. These maps are used to determine whether structures, such as private residences are contained within designated Special Flood Hazard Areas. This information is then used to determine the need for obtaining flood insurance through the National Flood Insurance Program and also for floodplain management purposes. The fact that a structure lies with a designated Special Flood Hazard Area does not guarantee that it will necessarily flood; nor does the fact that a structure lies outside a flood zone guarantee that it will not flood.

For more information about flood zones, please contact your local FEMA Regional Office or access this department's Internet address through the World Wide Web at <http://www.fema.gov/>.

AN AREA OF POTENTIAL FLOODING DUE TO DAM INUNDATION

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code and Section 8589.5 of the California Government Code, this determination by the disclosure Company is based on a review of inundation maps showing areas of potential flooding in the event of sudden or total failure of any dam. Section 8589.5 of the California Government Code requires that inundation maps be prepared for certain dams and debris basins. Should there be a catastrophic breakdown of a basin or dam during peak capacity, the dam inundation maps indicate the areas that could potentially be inundated by this breakdown. Potential causes of catastrophic breakdowns include heavy rainfall, watershed runoff, foundation failure, earthquakes, etc. Not all California dams have dam inundation maps associated with them, so there may be circumstances where specialized consultants may need to be consulted for detailed analyses.

Maps approved pursuant to section 8589.5 of the California Government Code are kept on file with the Department of Water Resources and the Office of Emergency Services. For more information, please contact the California Office of Emergency Services in Sacramento or access this department's Internet address, <http://www.oes.ca.gov/>.

VERY HIGH FIRE HAZARD SEVERITY ZONE

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code and Section 51183.5 of the California Government Code, this determination by the disclosure Company is based on a review of maps issued by the Director of Forestry and Fire Protection for the State of California

Section 51178 of the California Government Code requires that the California Director of Forestry and Fire Protection identify and prepare maps showing certain Very High Fire Hazard Severity Zones. Placement within these zones is based on criteria that includes, but is not limited to, structure density, weather, topography, fuels, and other relevant considerations. Buyers are subject to fines for failing to provide for proper brush clearance and other preventive measures in these zones. For more information, please contact the California Department of Forestry and Fire Protection in Sacramento or access this department's Internet address access the World Wide Web at, <http://www.fire.ca.gov/>.

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WILDLAND AREA THAT MAY CONTAIN SUBSTANTIONAL FOREST FIRE RISKS AND HAZARDS

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code, Sections 4102, 4125, 4136 of the California Public Resources Code, and Section 13811 of the Health and Safety Code, this determination by the disclosure Company is based on a review of maps including those issued by the Director of Forestry and Fire Protection for the State of California

Section 4125 of the California Public Resources Code requires that the California Director of Forestry and Fire Protection identify and prepare maps showing certain State Responsibility Areas that designate wildland areas that may contain substantial forest fire risks and hazards. These State Responsibility Areas are subject to the requirements of Section 4291 of the California Public Resources Code governing any person who own, controls, operates leases, or maintains a building or structure in a designated area in reference to firebreaks, trimming of trees, installation of chimney screens and regulation of these matters by the State Forester.

In the exercise of its responsibility for identifying State Responsibility Areas, the California Department of Forestry and Fire Protection is also responsible for identifying lands outside of cities and federal lands for which the state takes primary financial responsibility for protecting natural resources from fire damage. These designated locations are determined in part on vegetation and other natural resource characteristics within the area. Public Resources Code Section 4291 imposes a duty on the seller of real property to disclose whether the property is within a State Responsibility Area and that the buyer must take specific fire mitigation measures to be in compliance with California law. For more information, please contact the California Department of Forestry and Fire Protection in Sacramento or access this department's Internet address through the World Wide Web at, <http://www.fire.ca.gov/>.



DISCUSSION:

Pursuant to Section 1103 of the California Civil Code and Sections 2621.9 and 2622 of the California Public Resources Code, this determination by the disclosure Company is based on a review of maps issued by the Division of Mines and Geology of the Department of Conservation.

The California State Geologist has the responsibility for mapping earthquake fault zones. Fault zones lie on either side of known faults and are generally a quarter mile or less in width. Faults can be categorized as active or inactive and are subject to continual revision as new findings dictate. Just as with FEMA flood zones, lying outside of the fault zone boundary does not ensure that there is no danger from earthquake-generated ground shaking, but it is presumed that there is a greater statistical danger within the zone. More information may be obtained from the California Department of Conservation, Division of Mines and Geology through their nearest office or through the world wide web address, <http://www.consrv.ca.gov/>.

For more information, please contact the California Office of Emergency Services in Sacramento or access this department's Internet address through the World Wide Web at, <http://www.oes.ca.gov/>.

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SEISMIC HAZARD ZONE

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code, Sections 2621.9, 2622, and 2296 of the California Public Resources Code, this determination by the disclosure Company is based on a review of maps issued by the Division of Mines and Geology of the Department of Conservation,

The California State Geologist and the Division of Mines and Geology of the Department of Conservation, have the responsibility for mapping seismic hazard zones and must identify areas of potential danger to the public from ground failure caused by earthquake ground shaking. These dangers include landslides and liquefaction (liquefaction refers to the earth taking on a fluid consistency under conditions of prolonged shaking). More information may be obtained from the California Department of Conservation, Division of Mines and Geology through their nearest office or access this department's Internet address through the World Wide Web at, <http://www.consrv.ca.gov/>.

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County and City Locals Disclosure

In the process of approving land use and development permit applications many counties and cities have created additional disclosures to federal and states maps under California Civil Code Section 1103 to reflect various seismic and geologic hazards. The Disclosure Company utilizes good-faith efforts to research, identify and collect local-disclosures identified in County and City General Plan Safety Elements. If the spatial data is in a usable format, is made available by the municipality and is of quality and scale, The Disclosure Company collects and integrates the hazard layers into the Disclosure Report. In some circumstances, the hazard data is not available or accessible in a usable format and The Disclosure Company cannot include the determination in its local-disclosure. In some circumstances, The Disclosure Company may supplement hazards identified in the County or City General Plan Safety Element with more current or more accessible data identified by The Disclosure Company.

The Disclosure Company researches local-disclosure information annually by identifying if any new County or City General Plan Safety Elements have been published.

- If an officially adopted Safety Element or Seismic Safety Element map relies on data which is redundant of that used for state-level disclosures, the Disclosure Report, in most cases, will not include redundant information on the local-level disclosure.
- If an officially adopted Safety Element or Seismic Safety Element cites underlying maps are created by another agency, those maps may be regarded as incorporated by reference and may be used as the basis for parcel-specific determinations.
- Because county- and city-level maps are developed independently and do not necessarily define or delineate a given hazard the same way, the boundaries for the "same" hazard may be different. If one or more maps contained in the Safety Element and/or Seismic Safety Element of an officially adopted General Plan are used as the basis for local disclosure, those sources will be identified for that county or city on the local-disclosure page.

Report Recipients should always contact their county and city's local planning agency, prior to any transaction, to determine if any of the local disclosures made in this Report or any other hazard could affect the Subject Property and/or its use.

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Alameda County Local Disclosure

This real property lies within the following LOCAL Disclosure Area(s):

No

Subject Property is within 660ft of an Active Fault as identified by the Alameda County Planning Department.

Subject Property is in the following area of Quaternary Deposits and Liquefaction as identified by the USGS, 2006-1037. Area: Moderate

Yes

Subject Property is in a Landslide Area as identified by the USGS, Map OFR 99-504, January 28, 2000.
Area: Not Landslide Deposit

Subject Property is in the following Quaternary Deposits area identified by the USGS.
Area: Alluvial Fan and Fluvial Deposits (Holocene)

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City of San Leandro Local Disclosure

This real property lies within the following LOCAL Disclosure Area(s):

Subject Property is in a Shaking Intensity of a Southern Hayward Fault Quake
Magnitude 6.9: Violent See Note 1.

Yes

Subject Property is in a Liquefaction Susceptibility area of the Southern Hayward Fault,
Area: High See Note 1.

No

Subject Property is in an Alquist- Priolo Zone as identified by California Department of Conservation California Geological Survey.

Note 1: Association of Bay Area Governments

The Association of Bay Area Governments (ABAG) provides spatial and attribute data (also referred to as "information") "as-is" and shall incur no responsibility or liability as to the completeness, currentness, or accuracy of this information. ABAG assumes no responsibility arising from use of this information by individuals, businesses, or other public entities. The data is provided with no warranty of any kind, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Do not make any decisions based on this data before validating your decision with the appropriate city, county, or government entity. This determination is intended for planning use only, and is not intended to be site-specific. Rather, it depicts the general risk within neighborhoods and the relative risk from community to community. Intensities may be incorrect by one unit higher or lower.