

Thank you for ordering a C.L.U.E.<sup>®</sup> Home Seller's Disclosure Report. In order to fulfill your order, we will need the below C.L.U.E. authorization form signed and returned to us either via fax (866-347-2723) or email ([customersupport@disclosuresave.com](mailto:customersupport@disclosuresave.com)).

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**DISCLOSURE SAVE**   
**C.L.U.E.<sup>®</sup> Home Seller's Disclosure Report**  
Authorization Form  
(Loss History Report)

Please provide a loss history report (up to 5 years) for the following address:

Order Id: 1675765

Address: 14910 Larga Vista Dr

City: Los Gatos State: CA Zip: 95032

County: Santa Clara County APN: 527-18-009

By signing below, I authorize DisclosureSave to obtain a C.L.U.E.<sup>®</sup> report, which contains insurance claims information about the subject property (up to 5 years). The following signature also allows DisclosureSave to provide a copy of the C.L.U.E.<sup>®</sup> report to all parties involved with the transaction for which this report was issued; including, but not limited to, buyer, buyer's agent, and escrow officers.

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Signature (Owner)	Print Name	Date
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Signature (Co-Owner)	Print Name	Date
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**Please return form to:**

**Fax: 866-347-2723**

**Email: [customersupport@disclosuresave.com](mailto:customersupport@disclosuresave.com)**

# DISCLOSURE SAVE

*DisclosureSave Platinum - NHD + Notice of Special Tax Assessment Report + Environmental Report*

## **NATURAL HAZARD DISCLOSURE STATEMENT AND ADDITIONAL REPORTS**

### **DETAILS OF REQUEST:**

#### **PERSON/ENTITY MAKING REQUEST**

George Sudol  
744 San Antonio Rd. #21  
Palo Alto CA, 94303

#### **ADDRESS OF PROPERTY SUBJECT OF DISCLOSURE REPORT**

14910 Larga Vista Dr  
Los Gatos CA, 95032

#### **RECIPIENT OF DISCLOSURE REPORT**

Seller	Seller Agent
Buyer	Buyer Agent

#### **ESCROW NUMBER**

98320119

#### **ORDER NUMBER**

1675765

#### **ASSESSOR'S PARCEL NUMBER**

527-18-009

#### **DATE OF ISSUANCE**

02/19/2013

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.**

**Thank You, DisclosureSave**

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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 X 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 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 X Map not yet released by state \_\_\_

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. 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 \_\_\_\_\_

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 booklet from the Broker(s) 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" and "The Homeowner's Guide to Earthquake Safety"- includes Natural Gas Safety. I hereby acknowledge the receipt of all information identified on page 3 and 4 of this report.

SIGNATURE OF TRANSFEEEE \_\_\_\_\_ Date \_\_\_\_\_

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

**Local Jurisdiction Hazards- (depending on county)**

Active Fault, Airport Noise Contour, Airport, Alquist Priolo Earthquake Fault Zones, Coastal Bluffs, Compressible Soils, Dam Inundation, Expansive soils, FEMA Flood Zones, Fire Hazard Severity Zones, Fire History, Fire Protection Responsibility Area, Flight Safety Corridor, Flood Prone Urban Area, Groundwater, Landslide, Levee, Liquefaction, Long Term Noise, Major River, Naturally Occurring Asbestos, Potential Avalanche Hazard Area, Rockfall Debris Flow, Seismic Shaking, Seismic Surface Bearing, Pressure Area, Serpentine Rock, Slide zone formation, Slope Stability, Snow Avalanche Hazard Overlay, Snowload Area, Special Fire Protection Area, State Responsibility Areas SRA, Subsidence, Tsunami Run Up zone, Very High Hazard Severity Zone, Water Body, Waterway, Wildfire Rating Zone, Wildland Urban Interface

**Additional Statutory Disclosures-**

Industrial Use Zone, Airport Influence Area, Radon Zone, Former Military Ordnance Site , California Right to Farm: California Abandoned & Active Mines, Energy Efficiency Standards & Duct Sealing Requirements, Protected Species-Habitat Area, California Fire Wild land Fire Prevention Supplement , Mello-Roos and Special Assessment

**Industrial Use Zone-** California Civil Code 1102.17

The seller of residential real property subject to this article who has actual knowledge that the property is affected by or zoned to allow an industrial use described in Section 731a (Refer to bottom of page) of the Code of Civil Procedure shall give written notice of that knowledge as soon as practicable before transfer of title.

**YES**, the seller DOES have actual knowledge that the property is affected by or is in an industrial use zone.

**NO**, the seller DOES NOT have actual knowledge that the property is affected by or is in an industrial use zone.

**731a.** Whenever any city, city and county, or county shall have established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted, except in an action to abate a public nuisance brought in the name of the people of the State of California, no person or persons, firm or corporation shall be enjoined or restrained by the injunctive process from the reasonable and necessary operation in any such industrial or commercial zone or airport of any use expressly permitted therein, nor shall such use be deemed a nuisance without evidence of the employment of unnecessary and injurious methods of operation. Nothing in this act shall be deemed to apply to the regulation and working hours of canneries, fertilizing plants, refineries and other similar establishments whose operation produce offensive odors.

**Supplements/Notices**

Megan's Law: California Civil Code 2079.10a, Mold: California Senate Bill 732, Methamphetamine Contaminated Property: Methamphetamine Contaminated Property Clean Up Act 2005, Notice of Supplemental Property Tax: California Civil Code 1102.6(c)

**Environment Concerns**

Final National Priorities List Sites (NPL), EnviroStor (Envirostor), Leaking Underground Storage Tanks Cleanup Sites ( LUST), Solid Waste Information System (SWIS)

**Tax**

Supplemental Tax Disclosure

**Booklets**

Residential Environmental Hazard Guide, Protect Your Family from Lead In Home Guide, Homeowners Guide to Earthquake Safety, Home Energy Rating, Full Homeowner Guide, Commercial Property Owner's Guide to Earthquake Safety, and Mold Remediation in Schools and Commercial Buildings

**Terms and conditions**

This Natural Hazard Disclosure report is for the use of the transactional parties and their agents. It is valid for these parties and this transaction only. The report is (1) based on known and available information published by selected government agencies for public use at the time this report was prepared; (2) invalid if the escrow number in this report does not match the escrow number of the transaction for which it was issued; and (3) covered by our professional Liability Insurance Policy which indemnifies the above parties for damages caused by our negligent acts, errors or omissions in the performance of our services. The tax portion of the report is provided by California Tax Data, Inc. who is solely responsible for the accuracy and timeliness of that data. The disclosure Company is not responsible for incomplete, out of date, or inaccurate information supplied by government agencies. No liability is assumed until the disclosure Company is paid in full.

**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 residential real estate. Recipient is cautioned and warned that no on site inspection is performed by the disclosure Company in preparing the report

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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/>.

## **EARTHQUAKE FAULT ZONE**

### **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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## Santa Clara County Local Hazard Disclosure Statement

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

#### **Fault Rupture Hazard Zone**

No In Hazard Zone

#### **Liquefaction Hazard Zone**

No In Hazard Zone

#### **Combined Hazard Zone**

Yes County Landslide

No Compressible Soils

No Dike Failure Flooding

#### **Local Hazard Definitions:**

##### 1. Fault

A fault is a fracture in the Earth along which blocks of crust on either side have moved relative to one another.

##### 2. Liquefaction

The phenomenon that occurs when ground shaking causes loose soils to lose strength and act like viscous fluid. Liquefaction causes two types of ground failure: lateral spread and loss of bearing strength. During an earthquake, the shaking forces enable the sand particles, which are generally porous and often filled with water, to settle down and force the trapped water out. When this occurs, the sandy soil loses its strength and behaves like a fluid and is considered liquefied. Structures built on this type of soil region will sink or float in the liquefied soil.

##### 3. Landslide

The downslope transport under gravitational influence of soil and rock material en masse. Usually the displaced material moves over a relatively confined zone or surface of shear.

##### 4. Compressible soils

Poorly consolidated or highly compressible soils are expected to have low bearing capacities and therefore liable to differential settlement. Examples of highly compressible materials are areas of fill such as dumping grounds and peat deposits at surface or at depth. The amount of settlement is dependent on the applied load (such as a single-storey house), the moisture content and structure of the soil. Risk of differential settlement and therefore damage to structures. A moderate to high cost factor requiring compaction techniques to reduce compressibility.

##### 5. Dike Failure

The area that would be inundated in the event of a dike/dam failure.

For further information, please contact the Santa Clara Department of Planning and Development in the Environmental Resources Agency, 70 West Hedding Street, East Wing, 7th Floor, San Jose, CA 95110. For further information, please access the Santa Clara County web site at <http://www.sccgov.org>.

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## City of Los Gatos Local Disclosure

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

No Subject Property is within 500ft of an earthquake fault as identified by the USGS Quaternary Fault and Fold Database, November 3, 2010.

No Subject Property is in a Liquefaction Area as identified by the California Geologic Survey.

No Subject Property is in a Landslide Area as identified by the California Geologic Survey.

The Subject Property is in a Very High Fire Area, Zone: Town of Los Gatos - CalFire as identified on the Town of Los Gatos 2020 General Plan Safety Element.

No Subject Property is in a Dam Inundation Area as identified by the Association of Bay Area Governments, 1995.

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## **SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION JURISDICTION**

(Applicable in the following counties only: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma)

### **DISCUSSION:**

As of July 1, 2005, Civil Code Section 1103.4 mandates disclosure to buyers of certain real estate if that property is located within the jurisdictional boundaries of the BCDC.

For purpose of this disclosure, the BCDC's jurisdiction is defined as the following:

San Francisco Bay, which includes Suisun, San Pablo, Honker, Richardson, San Rafael, San Leandro and Grizzly Bays and the Carquinez Strait. Certain waterways that flow into the *Bay*; Salt ponds or managed wetlands around the *Bay*; The Commission's shoreline and jurisdiction which extends 100 feet inland from the *Bay*; The primary management area of the Suisun Marsh.

It is necessary to obtain Commission approval before undertaking any of the following activities In the BCDC jurisdictional area:

Filling-placing solid material, building pile-supported or cantilevered structures, disposing of material or permanently mooring vessels in the Bay or in certain tributaries of the Bay; Dredging-extracting material from the Bay bottom; Shoreline Projects-nearly all work, including grading, on the land within 100 feet of the Bay shoreline; Suisun Marsh Projects-nearly all work, including land divisions, in the portion of the Suisun Marsh below the ten-foot contour level; Other Projects-any filling, new construction, major remodeling, substantial change in use, and many land subdivisions in the Bay, along the shoreline, in salt ponds, duck hunting preserves or other managed wetlands adjacent to the Bay; Federal Projects-in addition to carrying out its regulatory authority under state law, the federal Coastal Zone Management Act allows the Commission to review federal projects and projects that require federal approval or are supported with federal funds. The Commission carries out its "federal consistency" responsibilities by reviewing federal projects much like it does permit applications. However, the Commission cannot require federal agencies to submit permit applications and cannot impose conditions in its federal consistency decisions. Nevertheless, federal agencies and applicants for federal approvals must provide the project details, data and other material required by the form to assure that the Commission has the information it needs to evaluate federal projects. Work on a project needing Commission authorization cannot begin until the necessary approval has been secured.

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## Additional Statutory Disclosures

### AIRPORT INFLUENCE AREA DISCLOSURE STATEMENT

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.

#### AIRPORT INFLUENCE AREA DISCLOSURE

***If this property is presently located in the vicinity of an airport, within what is known as an airport influence area the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (noise, vibration, or odors for example). Individual sensitivities to such annoyances can vary from person to person. You may wish to consider what airport annoyances effects related to aircraft operations, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.***

For purposes of this disclosure, an "airport influence area," also known as an "airport referral area," is the area in which current or future airport-related noise, over flight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission. The disclosure Company relies on maps provided by County Land Use authorities to determine Airport Influence Area exposure. Where Land Use authorities have not provided explicit areas, the following four Federal Aviation Administration landing facilities databases were utilized and to determine if an airport is located within 2 miles of the subject property.

- National Flight Data Center (NFDC) database for February 1994
- National Plan of Integrated Airport Systems (NPIAS) database, current as of May 1994
- Air Carrier Activity Information System \*ACAIS) database for calendar year 1992
- Terminal Area Forecast (TAF) for FY91
- AirNav.com
- Other known credible sources

Inclusion of private and military airports varies by county and may or may not be included in this disclosure report.

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### ***Radon Disclosure Hazard Statement***

The EPA Map of Radon Zones was developed using five factors to determine radon potential: indoor radon measurements; geology; aerial radioactivity; soil permeability; and, foundation type. Radon potential assessment is based on geologic provinces. Radon Index Matrix is the quantitative assessment of radon potential. Confidence Index Matrix shows the quantity and quality of the data used to assess radon potential. Geologic Provinces were adapted to county boundaries for the Map of Radon Zones.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. EPA's Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential:

<u>No</u>	Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (pico curies per liter) (red zones)	Highest Potential
<u>Yes</u>	Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (orange zones)	Moderate Potential
<u>No</u>	Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L (yellow zones)	Low Potential

This report is for informational purposes only.

Radon Map can be reviewed at the following address: [www.epa.gov/radon/zonemap/california.htm](http://www.epa.gov/radon/zonemap/california.htm)

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## **FORMER MILITARY ORDNANCE SITE DISCLOSURE SUPPLEMENT**

Former Military Ordnance (FUD) sites can include sites with common industrial waste (such as fuels), ordnance or other warfare materiel, unsafe structures to be demolished, or debris for removal. California Civil Code 1102 requires disclosure of those sites containing unexploded ordnance. "Military ordnance" is any kind of munitions, explosive device/material or chemical agent used in military weapons. Unexploded ordnance are munitions that did not detonate. NOTE: most FUD sites do not contain unexploded ordnance. Only those FUD sites that the U.S. Army Corps of Engineers (USACE) has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this report. Additional sites may be added as military installations are released under the Federal Base Realignment and Closure (BRAC) Act. Active military sites are NOT included on the FUD site list.

Data contained in Inventory Project Reports, Archives Search Reports, and related materials produced for, and made publicly available in conjunction with, the Defense Environmental Restoration Program for Formerly Used Defense Sites by the U.S. Army Corps of Engineers. Sites for which no map has been made publicly available shall not be disclosed.

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**Details of locations found within 1 mile of subject property:**

**Location Name**

**FUDS#**

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## California Right to Farm Disclosure Statement

### This real property lies within One Mile of a Right to Farm Area:

No Prime Farmland (P)  
No Farmland of Statewide Importance (S)  
Yes Unique Farmland (U)  
No Farmland of Local Importance (L)  
No Grazing Land (G)

### Discussion

If the property is presently located within one mile of a parcel of real property designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or Grazing Land on the most current Important Farmland Map, issued by the California Department of Conservation, Division of Land Resource Protection, the following notice is required:

### Notice of Right to Farm

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

California has a Right to Farm Act-Civil Code Section 3482.5 to protect farming operations. When agricultural land within the state's agricultural areas is bought and sold, the purchasers are often not made aware of the fact that there are right -to-farm laws. This has lead to confusion and a misunderstanding of the actual uses of the land or uses of the surrounding agricultural lands.

In 2008 the state of California enacted Assembly Bill 2881 to limit the exposure of farmers to nuisance lawsuits by homeowners in neighboring developments. The mechanism of this bill is a formal notification of the buyer, through a Notice of Right to Farm in an expert disclosure report, that advises the buyer if the subject property is within one mile as defined by the bill.

If the seller has actual knowledge of an agricultural operation in the vicinity of the subject property that is not disclosed in this report, and that is material to the transaction, the seller should disclose this actual knowledge in writing to the buyer.

### Public Record

Based on the most current publicly available version of the Important Farmland Map issued by the California Department of Conservation, Division of Land Resource Protection, utilizing solely the county level GIS map data, if any available on the Divisions Farmland Mapping and Monitoring Program website, pursuant to Section 11010 of the Business and Professions Code, Section 1103.4 of the California Civil Code.

### Reporting Standard

YES shall be reported and the Notice to Right to Farm provided if any portion of the property situated within or within one mile of a parcel of real property designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or Grazing Land in the public record. NO shall be reported if no portion of the property is within that area.



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**Definitions:**

Prime Farmland (P) - irrigated land with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has soil quality, growing season and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to mapping date.

Farmland of Statewide Importance (S) - irrigated land similar to prime farmland that has good combination of physical and chemical characteristics for the production of agricultural crops. This land has minor shortcomings, such as greater slopes or less ability to store soil moisture than prime farmland. Land must have been used for production of irrigated crops at some time during the four years prior to mapping date.

Unique Farmland (U) - less quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to mapping date.

Farmland of Local Importance (L) -farmlands growing dryland pasture, dryland small grains and irrigated pasture.

Grazing Land (G) - land on which the existing vegetation is suited to the grazing of livestock, This category is used only in California and was developed in cooperation with the California Cattleman's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.

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## ***California Abandoned & Active Mines Disclosure Statement***

### **Definitions:**

The Abandoned Mine Lands Unit (AMLU) was created in 1997 to prepare a report to the governor and legislature on the "magnitude and scope" of the abandoned mine lands issue in California. AMLU estimates of the number of abandoned mines in California include the following:

- Approximately 165,000 mine features on more than 47,000 abandoned mine sites exist statewide.
- More than 39,400 abandoned mines (84 percent of 47,000 sites) present physical safety hazards, and approximately 5,200 (11 percent) present environmental hazards.
- More than 62,000 abandoned mine features (38 percent of 165,000 features) are hazardous openings.
- Federal lands contain approximately 67 percent of the abandoned mines in the State (primarily on Bureau of Land Management, National Park Service, and U.S. Forest Service property). Approximately 31 percent are on private lands, and about 2 percent are on State or local lands.

Abandoned Mine is a feature that is a single human-made object or disturbance associated with mining, such as a shaft or adit (vertical or horizontal opening), tailings, machinery and facilities, etc. A mine can be comprised of one or more features.

For further information, please contact the California Department of Conservation, Office of Mine Reclamation 801 K Street, Sacramento, California 95814 You may visit the AMLU at [http://www.conservation.ca.gov/omr/abandoned\\_mine\\_lands/pages/index.aspx](http://www.conservation.ca.gov/omr/abandoned_mine_lands/pages/index.aspx)

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## ***Energy Efficiency Standards & Duct Sealing Requirements Disclosure Statement***

**Please Note:** DisclosureSave cannot physically determine the condition of the HVAC system at the subject property, the testing required or the sealing needed for the system to meet CEC requirements.

### **Definitions:**

The numbers used in the climate zone map don't have a title or legend. The California climate zones shown in this map are not the same as what we commonly call an area like desert or alpine climate. The climate zones are based on energy use, temperature, weather and other factors. They are basically a geographic area that has similar climatic characteristics. "The Energy Commission established 16 climate zones that represent a geographic area for which an energy budget is established. These energy budgets are the basis for the standards...." "(An) energy budget is the maximum amount of energy that a building, or portion of a building...can be designed to consume per year." "The Energy Commission originally developed weather data for each climate zone by using unmodified (but error-screened) data for a representative city and weather year (representative months from various years). The Energy Commission analyzed weather data from weather stations selected for (1) reliability of data, (2) currency of data, (3) proximity to population centers, and (4) non-duplication of stations within a climate zone. "Using this information, they created representative temperature data for each zone. The remainder of the weather data for each zone is still that of the representative city. The representative city for each climate zone (CZ) is:

CZ 1: Arcata  
CZ 2: Santa Rosa  
CZ 3: Oakland  
CZ 4: Sunnyvale  
CZ 5: Santa Maria  
CZ 6: Los Angeles  
CZ 7: San Diego  
CZ 8: El Toro  
CZ 9: Pasadena  
CZ10: Riverside  
CZ11: Red Bluff  
CZ12: Sacramento  
CZ13: Fresno  
CZ14: China Lake  
CZ15: El Centro  
CZ16: Mount Shasta

### **2008 Building Energy Efficiency Standards Effective January 1, 2010**

The Energy Commission adopted the 2008 Standards on April 23, 2008, and the Building Standards Commission approved them for publication on September 11, 2008. The 2008 Residential Compliance Manual was adopted by the Commission on December 17, 2008, and the 2008 Non-residential Compliance Manual was adopted January 14, 2009.

The requirement for when the 2008 standards must be followed is dependent on when the application for the building permit is submitted. If the application for the building permit is submitted on or after 1/1/10, the 2008 standards must be met.

The Energy Commission adopted the 2008 changes to the Building Energy Efficiency Standards for a number of compelling reasons:

To provide California with an adequate, reasonably-priced, and environmentally-sound supply of energy.

To respond to Assembly Bill 32, the Global Warming Solutions Act of 2006, which mandates that California must reduce its greenhouse gas emissions to 1990 levels by 2020.

To pursue California energy policy that energy efficiency is the resource of first choice for meeting California's energy needs.

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To act on the findings of California's Integrated Energy Policy Report (IEPR) that Standards are the most cost effective means to achieve energy efficiency, expects the Building Energy Efficiency Standards to continue to be upgraded over time to reduce electricity and peak demand, and recognizes the role of the Standards in reducing energy related to meeting California's water needs and in reducing greenhouse gas emissions.

To meet the West Coast Governors' Global Warming Initiative commitment to include aggressive energy efficiency measures into updates of state building codes.

To meet the Executive Order in the Green Building Initiative to improve the energy efficiency of nonresidential buildings through aggressive standards.

For further information, please contact the California Energy Commission, California Energy Commission Media and Public Communications Office 1516 Ninth Street, MS-29 Sacramento, CA 95814-5512. You may visit the CEC website for further information at: <http://www.energy.ca.gov/title24/2008standards/index.html>

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## Protected Species-Habitat Area

### This real property lies within the following Protected Species-Habitat Area(s):

No California Red-Legged Frog  
No California Tiger Salamander  
No Southwestern Willow Flycatcher  
No Parish's Gooseberry  
No Mesa Horkelia  
No Greata's Aster  
No Casey's June Beetle

### Definitions:

The California Natural Diversity Database (CNDDDB) is a "natural heritage program" and is part of a nationwide network of similar programs overseen by NatureServe (formerly part of The Nature Conservancy). All natural heritage programs provide location and natural history information on special status plants, animals, and natural communities to the public, other agencies, and conservation organizations. The data help drive conservation decisions, aid in the environmental review of projects and land use changes, and provide baseline data helpful in recovering endangered species and for research projects.

The goal of the CNDDDB is to provide the most current information available on the state's most imperiled elements of natural diversity and to provide tools to analyze these data. The CNDDDB concentrates its work on areas with active NCCP/HCPs, and high priority areas identified by DFG and other biologists.

For further information, please contact the California Department of Fish and Game website at:  
<http://www.dfg.ca.gov/>

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## California Land Conservation Act Disclosure-Williamson Act

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

No A Williamson Act contract exists on this property

### **Definitions:**

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.

For more information please contact the California Department of Conservation, Division of Land Resource Protection, <http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx>

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## California Tsunami Inundation Area Disclosure Statement

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

According to the California Department of Conservation maps referenced below, the Subject property is located within the following hazard area:

No Tsunami Inundation area

### **Definitions:**

A tsunami is a wave or series of waves, generated by an earthquake, landslide, volcanic eruption, or even large meteor hitting the ocean. The general cause of a tsunami is when a large earthquake with a magnitude of 8 or higher creates a significant upward movement of the sea floor resulting in a rise of water at the ocean surface. This rise or mound of water moves away from the center of where the earthquake occurred in all directions. A tsunami can travel at over 500MPH and as the wave approaches land and the ocean shallows, the wave will slow down to around 30MPH and will then grow in height.

These maps used in this disclosure represent worst-case scenarios and were only meant to be used for emergency managers to prepare tsunami evacuation plans.

For further information, please contact the: California Department of Conservation.

[http://www.consrv.ca.gov/cgs/geologic\\_hazards/Tsunami/Inundation\\_Maps/Pages/index.aspx](http://www.consrv.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Pages/index.aspx)

For Tsunami Information:

[http://www.consrv.ca.gov/cgs/information/publications/cgs\\_notes/Documents/CGS\\_Note\\_55.pdf](http://www.consrv.ca.gov/cgs/information/publications/cgs_notes/Documents/CGS_Note_55.pdf)

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## California Coastal Protection Zones Disclosure Statement

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

Subject property is located within ¼ mile of a California Coastal Commission Jurisdiction Area

No Coastal Commission Jurisdiction area

### **Definitions:**

Local Coastal Programs (LCPs) are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. LCPs contain the ground rules for future development and protection of coastal resources in the 76 coastal cities and counties. The LCPs specify appropriate location, type, and scale of new or changed uses of land and water. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). Prepared by local government, these programs govern decisions that determine the short- and long-term conservation and use of coastal resources. While each LCP reflects unique characteristics of individual local coastal communities, regional and statewide interests and concerns must also be addressed in conformity with Coastal Act goals and policies. Following adoption by a city council or county board of supervisors, an LCP is submitted to the Coastal Commission for review for consistency with Coastal Act requirements.

Many of the 76 coastal counties and cities have elected to divide their coastal zone jurisdictions into separate geographic segments, resulting in some 128 separate LCP segments. As of 2011, approximately 72% of the LCP segments have been effectively certified, representing about 85% of the geographic area of the coastal zone, and local governments are issuing coastal permits in these areas. To determine the status of the LCP in any given geographic area, contact the appropriate district office of the Coastal Commission or see the current LCP Status Report.

After an LCP has been finally approved, the Commission's coastal permitting authority over most new development is transferred to the local government, which applies the requirements of the LCP in reviewing proposed new developments. The Commission retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands, and the Commission also acts on appeals from certain local government coastal permit decisions. The Commission reviews and approves any amendments to previously certified Local Coastal Programs.

For further information, please contact the California Coastal Commission Offices:

Headquarters	415-904-5200	San Francisco
North Coast District	707-445-7833	Eureka
North Central Coast District	415-904-5260	San Francisco
Central Coast District	831-427-4863	Santa Cruz
South Central Coast District	805-585-1800	Ventura
South Coast District	562-590-5071	Long Beach
San Diego Coast District	619-767-2370	San Diego



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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](http://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](mailto: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.

## 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 affect 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. Multi family 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

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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.

Approved Carbon Monoxide Devices:

For a list of approved Devices: [http://osfm.fire.ca.gov/strucfireengineer/strucfireengineer\\_bml.php](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](http://www.fire.ca.gov/communications/communications_firesafety_carbonmonoxide.php).

## **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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## ***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

**Property Address:** 14910 Larga Vista Dr  
Los Gatos CA, 95032  
**County:** Santa Clara County  
**APN:** 527-18-009  
**Current Owner:** Barbara Garrison

**Requestor:** George Sudol  
**Escrow Number:** 98320119  
**Order Number:** 1675765  
**Date of Issuance:** 02/19/2013  
**Recipient:** Chicago Title

### ***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 clean up 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.

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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](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_1051-1100/ab_1078_bill_20051006_chaptered.html)).

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### ***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 1<sup>st</sup> and May 31, the result will be two supplemental assessments levied on two supplemental tax bills. If the event occurs between June 1<sup>st</sup> and December 31<sup>st</sup>, 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](http://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** 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 property identified on the Disclosure 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.

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 state-mandated county-specific natural hazard area, as set forth on any applicable Local Hazard Disclosure Statements, (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 and 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 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. Except for disclosures made under Section 2(c) above for which the data is updated annually, information contained in the reports should be current as of the first day of the previous calendar quarter prior to the review, but 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 THE DISCLOSURE COMPANY REPORT.

#### **4. LIMITED WARRANTY.**

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), (b) and (c) 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 against losses 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 REPORTS.

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 THE DISCLOSURE COMPANY Reports do 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 REPORTS NOR DOES THE DISCLOSURE COMPANY MAKE ANY REPRESENTATIONS ABOUT THE LACK OF OTHER ENVIRONMENTAL ISSUES ASSOCIATED WITH THE SUBJECT PROPERTY.

4.04 **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 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 BREACH(ES) 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, 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:1675765

## MELLO-ROOS AND SPECIAL ASSESSMENT DISCLOSURE REPORT

### Property Description

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County:	SANTA CLARA
Assessor's Parcel Number:	52718009
Property Address:	14910 LARGA VISTA DR, LOS GATOS
Last Taxed Owner:	GARRISON BARBARA TRUSTEE & ET AL

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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: 52718009  
Property Address or Legal Description: 14910 LARGA VISTA DR, LOS GATOS  
Report Date: 2/19/2013

**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 \$150.00 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.

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**Fire Prevention Maximum Fee** *(per each habitable structure located within State Responsibility Areas)*..... **\$ 150.00**

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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.)

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

Report Number:1675765

**PROPERTY TAX BREAKDOWN****Property Description**

<b>County:</b>	<b>SANTA CLARA</b>
<b>Assessor's Parcel Number:</b>	<b>52718009</b>
<b>Property Address:</b>	<b>14910 LARGA VISTA DR, LOS GATOS</b>
<b>Last Taxed Owner:</b>	<b>GARRISON BARBARA TRUSTEE &amp; ET AL</b>

**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 2012-2013 property tax roll data and will vary from year to year.

<b>Ad Valorem Charges</b>	
<b>County of Santa Clara</b> Basic 1% Levy Contact: Martha Williams (408) 808-7900	\$4,302.03
<b>County of Santa Clara</b> Voter Approved Debt Contact: Martha Williams (408) 808-7900	\$24.99
<b>Total Ad Valorem Charges:</b>	
	\$4,327.02

<b>Direct Assessments</b>	
<b>Union Elementary School District</b> School District Parcel Tax Contact: Mrs. Georgia Robinson (408) 377-8010	\$96.00
<b>Campbell Union High School District</b> School District Special Tax Contact: Patrick K. Gaffney (408) 371-0960	\$85.00
<b>Santa Clara Valley Water District</b> Clean Safe Creeks Benefit Assessment Contact: Special Tax Benefit Assessment Hotline (408) 265-2607	\$55.02
<b>Santa Clara Valley Water District</b> Flood Control Assessment (Central) Contact: Mrs. Julie Watson (408) 265-2607	\$29.56
<b>West Valley Sanitation District</b> Sewer Service Assessment Contact: Joanna Fuller (408) 378-2407	\$20.38
<b>County of Santa Clara</b> Mosquito Assessment No. 2 Contact: Muriel Fulford (408) 299-2521	\$8.36
<b>County of Santa Clara</b> Vector Control District Contact: Tim Mulligan (408) 792-5010	\$5.08
<b>Total Direct Assessment Charges:</b>	
	\$299.40
<b>Total Amount:</b>	
	\$4,626.42

## NOTICE OF SUPPLEMENTAL TAX BILL

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

Assessor's Parcel Number: 52718009  
 Property Address or Legal Description: 14910 LARGA VISTA DR, LOS GATOS  
 Report Date: 2/19/2013

**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.....	\$	\$362,154.00
3.	Increase / Decrease (Subtract line #2 from line #1) Estimated Supplemental Assessed Value.....	\$	
4.	Ad Valorem Tax Rate.....		
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

## NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL

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**California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.**

**The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.**

**If you have any question concerning this matter, please call your local Tax Collector's Office.**

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 1<sup>st</sup> and May 31<sup>st</sup>, the result will be two supplemental assessments levied on two supplemental tax bills. If the event occurs between June 1<sup>st</sup> and December 31<sup>st</sup>, 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](http://www.californiataxdata.com) and order a complete Notice of Supplemental Tax Report.

## **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.

Report Number:1675765

**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, 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
1	<b>West Valley-Mission Community College District</b>	<b>General Obligation Bond</b>	<b>6/5/2012</b>
	Measure C: To provide affordable education at West Valley and Mission Colleges by updating academic facilities and technology to prepare students for 21st century jobs/transfer to universities, upgrading healthcare, public safety and job-training facilities, and aging buildings for earthquake safety, and acquiring, constructing, repairing and equipping sites, buildings, classrooms and facilities, shall West Valley-Mission Community College District issue \$350,000,000 of bonds, at legal rates with citizens' oversight, no money for Sacramento, administrators' salaries or employee pensions.		
2	<b>Santa Clara Valley Water District</b>	<b>Parcel Tax</b>	<b>11/6/2012</b>



# NOTICE OF SUPPLEMENTAL TAX BILL

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

Assessor's Parcel Number: 527-18-009  
 Property Address or Legal Description: 14910 Larqa Vista Dr Los Gatos CA. 95032  
 Report Date: 02/19/2013

**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..... \$ \_\_\_\_\_
  - 3. Increase / Decrease (Subtract line #2 from line #1)  
 Estimated Supplemental Assessed Value..... \$ \_\_\_\_\_
  - 4. Ad Valorem Tax Rate..... \_\_\_\_\_
  - 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

---

# NOTICE OF FIRE PREVENTION FEE (ABx1 29)

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

Assessor's Parcel Number: 527-18-009  
Property Address or Legal Description: 14910 Larga Vista Dr Los Gatos CA. 95032  
Report Date: 02/19/2013

**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 \$150.00 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 Fee** (per each habitable structure located within State Responsibility Areas)..... **\$ 150.00**



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.)

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**County:** Santa Clara County  
**APN:** 527-18-009  
**Current Owner:** Barbara Garrison

**Requestor:** George Sudol  
**Escrow Number:** 98320119  
**Order Number:** 1675765  
**Date of Issuance:** 02/19/2013  
**Recipient:** Chicago Title

## 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 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.

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**Listing of site's point of reference within 1/4 mile of the Subject Property**

<b>ID</b>	<b>Type</b>	<b>Name</b>	<b>Location</b>	<b>Distance</b>
T0608502114	LUST	Williams Property	Las Flores Ln	0.13

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**County Specific Sites in the Subject Property's county but for which the reporting agency lacks geographic coordinates**

<b>ID</b>	<b>Type</b>	<b>Name</b>	<b>Location</b>
T0608520719	LUST	A Foreign Auto	Monterey Hwy
T0608522350	LUST	Agnews Developmental Center 1	Montague & Lafayette
T0608502101	LUST	AT&T Loma Prieta Facility	Loma Prieta Rd
T0608511210	LUST	Barberi Property-Uvas Creek	Thomas Rd
T0608514458	LUST	Berger Drive Vacant Lot	Berger & East Gish Dr
T0608502100	LUST	Ca.Dept.Forestry-Loma Prieta	Loma Prieta Peak
T0608547020	LUST	Caltrans Gilroy Maint. Sta. #2	Pacheco Pass Hwy
T0608502029	LUST	Chambers Property	Page Mill Rd
T0608566552	LUST	Dulcidia Chaviel Property	Ferguson Rd
T0608501915	LUST	Kikunaga Nursery	Box 542 B Miramonte
T0608517122	LUST	KSBW TV Transmitter Site	Summit Road
T0608501797	LUST	MCCARTHY RANCH AT BELLEW	COYOTE CREEK REACH 3
T0608501736	LUST	PRIVATE RESIDENCE	PRIVATE RESIDENCE
T0608501965	LUST	PRIVATE RESIDENCE	PRIVATE RESIDENCE
T0608502097	LUST	PRIVATE RESIDENCE	PRIVATE RESIDENCE
T0608502113	LUST	PRIVATE RESIDENCE	PRIVATE RESIDENCE
T0608502398	LUST	PRIVATE RESIDENCE	PRIVATE RESIDENCE
T0608514755	LUST	PRIVATE RESIDENCE	PRIVATE RESIDENCE
T0608531186	LUST	PRIVATE RESIDENCE	PRIVATE RESIDENCE
T0608537668	LUST	PRIVATE RESIDENCE	PRIVATE RESIDENCE
T0608553250	LUST	PRIVATE RESIDENCE	PRIVATE RESIDENCE
T0608508503	LUST	Purcell Residence	Coolidge Avenue
T0608501109	LUST	Riverside Golf Course	Monterey Rd
T0608569965	LUST	Sargent Ranch	Highway 25 at 101
T0608501215	LUST	SCVTA - Mt.Hamilton Roads Yard	Del Puerto Rd
T0608502106	LUST	SJSU	San Carlos & 7th
T0608501361	LUST	STANFORD UNIVERSITY	MECHANICAL ENG BLDG
T0608501235	LUST	St. Joseph's College	Saint Joseph Ave
T0608500425	LUST	Sunnyvale, City of	Fair Oaks & 237 Hwy
43-007-431212	UST	Facility 43-007-431212	

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**County Specific Sites in the Subject Property's county but for which the reporting agency lacks geographic coordinates**

<b>ID</b>	<b>Type</b>	<b>Name</b>	<b>Location</b>
43-007-602892	UST	Facility 43-007-602892	
43-007-606498	UST	Facility 43-007-606498	
43-007-606630	UST	Facility 43-007-606630	
43-007-607566	UST	Facility 43-007-607566	
43-011-000064-0	UST	MILPITAS - PENNITENCIA PUMP	782 LA HONDA
26	UST	QUITO FIRE STATION	18870 SARATOGA-LOS GATOS RD
25	UST	REDWOOD FIRE STATION	21452 MADRONE DR.
0	UST	VALLEY OIL COMPANY	785 YUBA DRIVE
0	UST	WEBEX COMMUNICATIONS, INC.	364 FERGUSON DRIVE
24	UST	WEST VALLEY FIRE STATION	19800 COX AV

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## Environmental Concerns Discussion

### 1. NPL

**Discussion:** Final National Priorities List Sites (NPL)

The *National Priorities List* (NPL) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

**Basic Information:** Sites are listed on the National Priorities List (NPL) upon completion of Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.

The NPL primarily serves as an information and management tool. It is a part of the Superfund [cleanup process](#). The NPL is updated periodically. The [Federal Register Notices for NPL Updates](#) page provides a list of Federal Register Notices for proposed and final NPL Updates. The list is ordered by year and provides the rule type, rule date, FR citation, and a short content description for each FR.

Section 105(a)(8)(B) of CERCLA ([CERCLA Overview](#)) as amended, requires that the statutory criteria provided by the HRS be used to prepare a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. This list, which is Appendix B of the National Contingency Plan, is the NPL.

The identification of a site for the NPL is intended primarily to guide EPA in:

determining which sites warrant further investigation to assess the nature and extent of the human health and environmental risks associated with a site; identifying what CERCLA-financed remedial actions may be appropriate; notifying the public of sites EPA believes warrant further investigation; and serving notice to potentially responsible parties that EPA may initiate CERCLA-financed remedial action.

Inclusion of a site on the NPL does not in itself reflect a judgment of the activities of its owner or operator, it does not require those persons to undertake any action, nor does it assign liability to any person. The NPL serves primarily informational purposes, identifying for the States and the public those sites or other releases that appear to warrant remedial actions.

For more information please visit: <http://www.dtsc.ca.gov/database/index.cfm>

U.S. EPA OSRTI  
Ariel Rios Building  
Mailstop (5204G)  
1200 Pennsylvania Ave., N.W.  
Washington, DC 20460  
(800) 424-9346

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## 2/3. LUST/UST

### **Discussion:** Division of Water Quality – Underground Storage Tank Program

An underground storage tank (UST) is defined by law as "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground" (certain exceptions apply).

The purpose of the UST Program is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. There are four program elements:

#### Leak Prevention

The Leak Prevention Program element includes requirements for tank installation, construction, testing, leak detection, spill containment, and overflow protection. Certified Unified Program Agencies (CUPAs) are the implementing agencies for the Leak Prevention program element.

#### Cleanup

Cleanup of leaking tanks often involves a soil and groundwater investigation and remediation, under the direction of a regulatory agency. Responsible parties (RPs) who believe cleanup at their site is complete and are denied case closure by the regulatory agency, may consider filing a closure petition.

#### Enforcement

The State Water Resources Control Board provides assistance to local agencies enforcing UST requirements.

#### Tank Tester Licensing

Tank integrity testing is required by law, must meet the requirements of the State Water Resources Control Board, and must be conducted by State licensed tank testers.

For more information please visit: <http://www.swrcb.ca.gov/ust/>  
State Water Resources Control Board  
P.O. Box 100  
Sacramento, CA 95812-0100  
916 341-5272  
fax: 916 341-5896



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#### 4. EnviroStor

##### Discussion: EnviroStor

Department of Toxic Substances Control Site Mitigation and Brownfield Reuse Program

The California Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The EnviroStor database is used by the Site Mitigation and Brownfield Reuse Program's staff as a tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The files do not include information on sites where DTSC has made a "No Action Required" determination as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.

For more information please visit: <http://www.epa.gov/region9/EnviroStor.html>  
1-877-7TOXICS (1-877-786-9427)

##### Status Definitions:

- Active: Identifies that an investigation and/or remediation is currently in progress and that DTSC is actively involved, either in a lead or support capacity.
- Backlog: Identifies non-active sites which DTSC is not currently investigating or remediating. These sites generally become active when staff and/or financial resources are available. Priorities for placing a site on backlog status versus active are based on the degree of long-term threat posed by the property. Before placing a property on backlog status, DTSC considers whether interim actions are necessary to protect the public and the environment from any immediate hazard posed by the property. Often there are no parties available to fund the full cleanup of these properties.
- Border Zone/Haz Waste Property (BZP/HWP): Identifies properties that went through the Border Zone Property or Hazardous Waste Property process of evaluation. Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste; Hazardous Waste Property facilities/sites have a significant disposal of hazardous waste.
- Certified: Identifies completed sites with previously confirmed release that are subsequently certified by DTSC as having been remediated satisfactorily under DTSC oversight.
- Certified O&M: Identifies sites that have certified cleanups in place but require ongoing Operation and Maintenance (O&M) activities. The Certified O&M status designation means that all planned activities necessary to address the contamination problems have been implemented. However, some of these remedial activities (such as pumping and treating contaminated groundwater) must be continued for many years before complete cleanup will be achieved. Prior to the Certified O&M designation, all institutional controls (e.g., land use restrictions) that are necessary to protect public health must be in place.
- Hazardous Waste Disposal Land Use (NOT BZP/HWP): Identifies facilities/sites that went through the Hazardous Waste or Border Zone Property process and entered into voluntary deed restrictions, but were not formally designated as either a "Border Zone" or "Hazardous Waste Property."
- Inactive – Action Required: Identifies non-active sites where, through a Preliminary Endangerment Assessment (PEA) or other evaluation, DTSC has determined that a removal or remedial action or further extensive investigation is required.
- Inactive – Needs Evaluation: Identifies non-active sites where DTSC has determined a PEA or other evaluation is required.
- No Action Required: Identifies sites where a Phase I Environmental Assessment was completed and resulted in a no action required determination.
- No Further Action: Identifies completed sites where DTSC determined after investigation, generally a PEA (an initial assessment), that the property does not pose a problem to public health or the environment.
- Non-Operating: A Treatment, Storage, Disposal or Transfer Facility (TSDTF) with no operating hazardous waste management unit(s).
- Non-Operating Permit: A facility that has received a hazardous waste facility permit but, has no hazardous waste management operating unit(s). This could be a post-closure permit.
- Operating: A Treatment, Storage, Disposal or Transfer (TSDTF) Facility with an operating hazardous waste management unit(s).

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- Referred: 1248 Local Agency: Identifies sites that were referred to a local agency (through the SB 1248 determination process) to supervise the cleanup of a simple waste release. For more information, go to: <http://www.dtsc.ca.gov/SiteCleanup/Brownfields/upload/sb-1248.pdf>
- Referred: EPA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the United States Environmental Protection Agency (U.S. EPA).
- Referred: IWMB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Integrated Waste Management Board (IWMB).
- Referred: Other Agency: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by another state or local environmental regulatory agency.
- Referred: RCRA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by DTSC's Hazardous Waste Management Program and are identified as Resource Conservation and Recovery Act (RCRA).
- Referred: RWQCB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Regional Water Quality Control Boards (RWQCBs).

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## 5. Solid Waste Information System (SWIS)

### **Discussion:** Solid Waste Information System

The Solid Waste Information System (SWIS) database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

For more information please visit: <http://www.calrecycle.ca.gov/SWFacilities/Directory/>  
801 K Street, MS 19-01  
Sacramento, CA 95814  
(916) 341-6322

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## 6. Mapped Oil or Gas Well(s) Disclosure

### Background:

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).

### Definitions: Oil and Gas Wells

Definitions of types of wells are as follows:

N drilling  
D dual well  
AP active producer  
AI active injector  
AB abandoned producer  
DH dry hole

Manner in which the data was collected include:

HUD - Heads up digitized (from scanned, georeferenced mylar map)  
GPS - Collected via Global Positioning System  
MIP - Location derived from MapInfo Plot of section corner calls  
OPR - Data provided by operator

### The Disclosure:

This disclosure reports on whether the subject property is within 1/4 mile of a mapped gas or oil well. The data for this disclosure is obtained maintained by the California Dept. of Conservation, Division of Oil, Gas and Geothermal Resources. Wells may exist in the area of the subject property which are not contained in the California Dept. of Conservation database. Wells that do not have valid geographic coordinates in the California Dept. of Conservation database are not disclosed. The physical property boundaries of well locations and the subject property are not factored into the calculation of the 1/4 mile radius.

### For further information, please contact:

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