

Your "Same Day" Source for Natural Hazard Disclosure Reports

Your "Best" Source for Natural Hazard Disclosure Reports

August 8, 2005

Attention: Kim Harwood
Chicago Title
2410 Fair Oaks Blvd. #110
Sacramento, CA 95825

RE: 924 Stetson Street, Wooland, CA 95776
Escrow Number: 60302736
GTS Number: 508088340452

Dear Kim Harwood:

Thank you for providing Geo-Tech with the opportunity to serve you. Please call me if you have any questions.

Sincerely,

Keith Alan Betchley
Environmental Assessor

This Report Includes:

- * *California's Natural Hazard Disclosure Reporting Requirements (AB1195)*
- * *Military Ordnance*
- * *Airport Proximity*
- * *Megan's Law*
- * *Industrial Disclosures*
- * *65db Airport Noise Disclosure*
- * *Mello Roos and 1915 Act Bond Disclosure*
- * *Lead and Mold Disclosure*
- * *Agricultural Use, Farm Use, Endangered Species and Wetlands*

The execution and delivery of this report fulfills California's Natural Hazard Disclosure Requirements as specified in AB1195



Geo-Tech Information Solutions

Home Disclosure Division

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2410 Fair Oaks Blvd. #110
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RE: 924 Stetson Street, Wooland, CA 95776

Escrow Number 60302736

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INVOICE

Natural Hazard Disclosure Statement:	\$45.00
Tax Disclosure Report:	\$20.00
TOTAL DUE THIS INVOICE:	\$65.00

THANK YOU FOR YOUR ORDER



Geo-Tech Information Solutions

Home Disclosure Division

"Your Best Source for Natural Hazard Disclosure Reports"

Finally – ON-Line Ordering!

Login at www.geo-techsolutions.com

\$45 SAME DAY SERVICE!

- Please send a Tax Disclosure Report (\$20 with paid NHD order) - (Please Check Box)*
- Please send a free Mold and Lead Disclosure (Free with paid NHD order) (Please Check Box)*
- Please Include an Agricultural Use, Farm Use, Endangered Species and Wetlands Disclosure!*

CAR Mandated for Undeveloped Land - (Free with paid NHD Order) - (Please Check Box)

PROPERTY INFORMATION:

Property Address _____ City _____ Zip _____
 County _____ Assessors Parcel Number _____
 Approx. Acreage (if over 1/2 acre) _____ Nearest Cross Street _____

SELLERS REAL ESTATE AGENT:

New Address or Phone Number? - Please Check Box

DO NOT FAX ME! PLEASE MAIL THE REPORT TO ME!

Agent Name _____ Company/Branch _____
 Address _____ City _____ Zip _____
 Telephone Number _____ Fax Number _____
 E-Mail Report to: _____

BUYERS REAL ESTATE AGENT:

New Address or Phone Number? - Please Check Box

DO NOT FAX ME! PLEASE MAIL THE REPORT TO ME!

Agent Name _____ Company/Branch _____
 Address _____ City _____ Zip _____
 Telephone Number _____ Fax Number _____
 E-Mail Report to: _____

ESCROW INFORMATION:

Payment Through Escrow

New Address or Phone Number? - Please Check B

harwkim

DO NOT FAX ME! PLEASE MAIL THE REPORT TO

Escrow Number _____

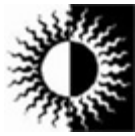
Escrow Officer Kim Harwood Company/Branch Chicago Title

Address 2410 Fair Oaks Blvd. #110 City Sacramento

Zip Code 95825 Telephone Number (916) 481-0393 Fax Number (916) 482-6770

E-Mail Report to: _____

PLEASE FAX COMPLETED ORDER TO (916) 294-9562 or (877) 581-6928



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Home Disclosure Division

"Your Best Source for Natural Hazard Disclosure Reports"

STATUTORY NATURAL HAZARD DISCLOSURE REPORT

This statement applies to the following property: **924 Stetson Street, Wooland, CA.**

APN: 066-221-04

City/County: Wooland

Escrow # 60302736

Date August 8, 2005

GTS # 508088340452

The Transferor and his or her agent(s) disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. Seller 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 seller and his or her agent(s) based on their knowledge and maps drawn by the state. 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):

YES	NO	HAZARD DESCRIPTION
	X	SPECIAL FLOOD HAZARD AREA Any type Zone "A" or "V" designated by the Federal Emergency Management Agency. Panel: 0604230420D 4/2/2002 Zone: X Comments: <input type="checkbox"/> Do not know and information not available from local jurisdiction.
X		AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code. <input type="checkbox"/> Do not know and information not available from local jurisdiction.
	X	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.
	X	A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS Pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the State's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for the purposes pursuant to Section 4142 of the Public Resources Code.
	X	AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.
		A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code. <input type="checkbox"/> YES (Landslide Zone) <input type="checkbox"/> YES (Liquefaction Zone) <input checked="" type="checkbox"/> 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 PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Transferor Signature _____

Date _____

Transferor Signature _____

Date _____

Agent Signature _____

Date _____

Agent Signature _____

Date _____



Keith Alan Betchley
Environmental Assessor

Check only one of the following:

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

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

Third-Party Disclosure Provider Keith Betchley

Date August 8, 2005

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

Transferee Signature _____

Date _____

Transferee Signature _____

Date _____

=====**END OF STATUTORY NATURAL HAZARD DISCLOSURE REPORT.**=====



Geo-Tech Information Solutions

Home Disclosure Division

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NON-STATUTORY DISCLOSURE SUMMARY REPORT

This statement applies to the following property: **924 Stetson Street, Wooland, CA.**

APN: 066-221-04

City/County: Wooland

Escrow # 60302736

Date August 8, 2005

GTS # 508088340452

YES	NO	HAZARD DESCRIPTION
	X	WITHIN one mile of a Formerly Used Military Ordnance Site
	X	LOCATED within five miles of a public airport CITY: AIRPORT: FAA CONTACT:
	X	LOCATED within a delineated 65 dB CNEL or greater aviation noise zone CITY: AIRPORT:
Mello-Roose and 1915 Act Bonds		
	X	ONE OR MORE MELLO-ROOS COMMUNITY FACILITIES DISTRICTS Total Mello-Roos Assessments: \$0.00
	X	ONE OR MORE 1915 BOND ACT SPECIAL ASSESSMENT DISTRICTS Total 1915 Bond Assessments: \$0.00
		ONE OR MORE DIRECT ASSESSMENTS Total Direct Assessments: \$0.00
		X DIRECT ASSESSMENTS NOT VERIFIED

Agricultural Use, Farm Use, Endangered Species and Wetlands Disclosure

The Transferor hereby states to his/her/their actual knowledge of the following subject property:

- IS IS NOT DON'T KNOW subject to restrictions for agricultural use pursuant to the Williamson Act (Government Code Section 51200-51295. (please check appropriate box)
- IS IS NOT DON'T KNOW in or adjacent to an area with Right to Farm rights (Civil Code Section 3482.5 3482.6. (please check appropriate box)
- IS IS NOT DON'T KNOW subject to the presence of endangered, threatened, or "candidate" species. (please check appropriate box)
- IS IS NOT DON'T KNOW subject to the presence of wetland on the property. (please check appropriate box)

WE HAVE READ AND UNDERSTOOD THE ADDED MELLO-ROOS, 1915 ACT BOND, LEAD AND MOLD, AGRICULTURE, MILITARY ORDNANCE, AIRPORT PROXIMITY AND MEGANS LAW DISCLOSURES CONTAINED IN THIS REPORT.

Transferor Signature _____

Date _____

Transferor Signature _____

Date _____

Transferee Signature _____

Date _____

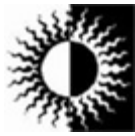
Transferee Signature _____

Date _____



END OF NON-STATUTORY N.H.D. REPORT.





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INDUSTRIAL/COMMERCIAL DISCLOSURE

This statement applies to the following property: **924 Stetson Street, Wooland, CA.**

APN: 066-221-04

City/County: Wooland

Escrow # 60302736

Date August 8, 2005

GTS # 508088340452

Commercial and Industrial Zone Disclosure

Defined by and subject to article 1102.17 of the California Civil Code, any seller of residential real property who has actual knowledge that the said property is affected by, or zoned to allow, industrial use as described in Section 731a of the Code of Civil Procedure, shall give written notice of that knowledge as soon as is practicable before transfer of title.

Section 731a defines in detail certain expressly permitted uses and areas involving manufacturing, commercial, or airport areas.

Referenced Codes for Review:

Whenever any city, city and county, or county shall have established zones or districts under authority of law wherein California Civil Code of Procedures 731a 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.

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 of the Code of Civil Procedure shall give written notice of that knowledge as soon as practicable before transfer of title.

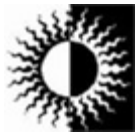
Does the seller have actual knowledge that the property is located in and/or is affected by an industrial/commercial use zone?

_____ YES _____ NO _____ Do Not Know

Signed on this Day, _____ in the month of _____ 20____

Seller

Seller



EXPLANATIONS FOR NATURAL HAZARD ZONES

SPECIAL FLOOD HAZARD AREAS

The Federal Emergency Management Agency has compiled information to determine the effect of unusual amounts of rain and or melting snow packs that would result in a special flood hazard (100 year flood) identified as zones A, A1-30, AE, AH, AO, A99, V, VI, and VE. Zone V relates to properties identified within a coastal area and Zone A for inland areas. A 100 year flood has a one-percent chance of occurrence in any given year. Flood insurance is required by federally regulated lending institutions for properties located with Zones A or V or any derivation thereof (to wit: Zones A99 and Zone VE). The flood risk of a specific property or geographic area may be modified by and updated through a Letter of Map Change filed with FEMA. Specific flood risk information that has not been included on a FEMA map (for example a Letter of Map Change), have not been reviewed and are not included at part of this disclosure. Letter of Map Change information may be obtained from FEMA or in some cases from the county in which the property is situated. This disclosure should in no way be construed to predict whether flooding will occur, but rather to identify properties for which flood insurance may be required. This report was drawn from maps supplied by the Federal Emergency Management Agency. In some cases, the scales used in preparing the maps are not the same as local agencies, therefore, the findings are limited to what a reasonable person can determine. If an area is determined to be uncertain as to the actual location within the specific hazard zone it shall be answered "yes" as being within a Special Flood Hazard Area.

AREAS OF POTENTIAL FLOODING DUE TO DAM FAILURE

The California Office of Emergency Services has provided Dam Inundation Maps that delineate areas that may be subject to flooding as a result of a sudden and catastrophic failure of a dam with a full reservoir. Maps are not available for each of the dams within the state; however, additional maps may become available when approved by the California Office of Emergency Office. It is therefore possible that a property currently identified as being outside a dam inundation area, may be located within one in the future. Cities and counties within areas mapped by the California Office of Emergency Services as being within a dam inundation zone are required to adopt emergency procedures for the evacuation of populated areas.

VERY HIGH FIRE HAZARD SEVERITY ZONES

The California Department of Forestry and Fire Protection has established Very High Fire Hazard Severity Zones. Fire defense improvements are required for properties located within a Very High Fire Hazard Severity Zone and may include, but are not limited to, brush clearing requirements and requirements for providing a Class A roof. For a comprehensive listing of required fire defense improvements, the local fire department may be contacted. As a result of the scale in which the California Department of Forestry provides the subject maps, if the map is not of sufficient accuracy or scale that a reasonable person can determine if the subject property is included in a very high fire hazard zone, we will identify the property as being within the subject zone.

WILDLAND AREA

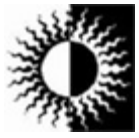
The California Department of Forestry and Fire Protection has established maps identifying properties that fall within a Wildland Area. The Wildland areas are properties for which the primary financial responsibility for the prevention and suppression of fires falls with the state. However, the state is not responsible for protecting structures within these areas. As a result of the scale in which the California Department of Forestry provides the subject maps, if the map is not of sufficient accuracy or scale that a reasonable person can determine if the subject property is included in a Wildland Area, we will identify the property as being within the subject zone.

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES

The Alquist-Priolo Earthquake Fault Zoning Act (the "Act") was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The state law was enacted as a direct result of the 1971 San Fernando earthquake, which was associated with extensive surface fault ruptures that damaged numerous homes, commercial buildings, and other structures. The purpose of the Act was to provide assistance to cities and counties in their land use planning to prevent the construction of buildings, used for human occupancy, on the surface trace of active faults. The Act established regulatory zones around the mapped surface traces of active faults. The identified zones, which are typically one-quarter mile or less in width, are delineated on the maps. The Earthquake Fault Zoning program is ongoing and therefore it should be understood that a property currently identified as being outside a fault zone may be included within one in the future.

SEISMIC HAZARD ZONE

The California Division of Mines and Geology, under the Seismic Hazards Mapping Act, has prepared maps identifying zones of potential seismic hazards. The purpose of the Mapping Act is to provide cities and counties with zones where site-specific geotechnical studies are or may be required prior to development. Currently available maps identify zones for the seismic hazards of liquefaction and earthquake-induced landslides have been provided for limited geographic areas within the State of California. It is anticipated that future maps will include other areas of the state currently not delineated. Our report will identify if a property is situated or not located within a mapped Seismic Hazard Zone. If the property is not located within an area that has been mapped pursuant to the Seismic Hazards Mapping Act, our report will reflect that the map for the property has not been released by the state.



Agricultural Use Disclosure Discussion and 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. It was originally drafted to slow the loss of prime agricultural land, regardless of soil quality. In addition, it now provides protection for wild life habitats, marshlands, salt flats and certain scenic highways. Once the land is contractually committed, for specified uses of twenty years or more, the land is to be valued as open space land pursuant to open space valuation laws (Revenue Taxation Code Sections 421, et seq.)

Farm Use Disclosure:

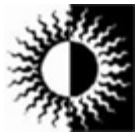
Right-to-farm (farm use) laws are designed to accomplish one or both of the following objectives: (1) to strengthen the legal position of farmers when neighbors sue them for private nuisance; and (2) to protect farmers from anti-nuisance ordinances and unreasonable controls on farming operations. A growing number of counties and municipalities are passing their own right-to-farm legislation to supplement the protection provided by state law.

Endangered Species:

Before an animal species can receive protection under the Endangered Species Act, it must first be placed on the Federal list of endangered and threatened wildlife and plants. The U.S. Fish Wildlife Service (the "Service") follows a strict legal process to determine whether to list a species, depending on the degree of threat it faces. An "endangered" species is one that is in danger of extinction throughout all or a significant portion of its range. A "threatened" species is one that is likely to become endangered in the foreseeable future. The Service also maintains a list of plant and animals native to the United States that are candidates or proposed for possible addition to the Federal list. All of the Service's actions, from proposals to listing to removals ("delisting"), are announced through the Federal Register.

Wetlands:

The term "Wetlands" covers a wide variety of aquatic habitats including swamps, marshes, bogs, prairie pot holes, flood plains and fen. Natural wetlands are lands which, due to ecological or geological factors, have a natural supply of water, either from tidal flows, connections with groundwater, or because they are perched above aquifers or potholes. Wetlands are covered or soaked for at least a part, and often all, of the year. This makes wetlands wetlands intermediaries between terrestrial and aquatic ecosystems. They are neither one nor the other and yet they are both.



LEAD DISCLOSURE STATEMENT

This statement applies to the following property **924 Stetson Street, Wooland, CA.**

APN: 066-221-04

City/County: Wooland

Escrow # 60302736

GTS # 508088340452

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

MOLD DISCLOSURE STATEMENT

In recent months there has been a great deal of publicity regarding the existence of toxic and non-toxic mold in homes, apartments and commercial buildings. Current information indicates that certain types of mold may cause severe health problems for some individuals.

Not all molds are detectable by a visual inspection by a Realtor or even a professional whole house inspector. It is also possible that the property could have hidden mold that the seller is not aware of.

The only way to provide a reasonable assurance that the property does not have a mold or other health hazard problem is to retain the services of an environmental expert who will conduct specific tests. Normally, these tests will consist of an interior and exterior examination for airborne spores and a carpet test but other procedures may be necessary.

A buyer should consider having a specific mold test performed by an environmental professional if any of the inspection reports or disclosure documents indicate that there is evidence of past or present moisture, standing water or water intrusion at the property, since most mold thrives on moisture.

All inspections, including those to detect mold, should be complete within the inspection period established in the purchase contract.



MILITARY ORDNANCE DISCLOSURE

This statement applies to the following property: **924 Stetson Street, Wooland, CA.**

APN: 066-221-04

City/County: Wooland

Escrow # 60302736

The subject property has been determined to be:

NOT WITHIN one mile of a Formerly Used Military Ordnance Site

WITHIN one mile of a Formerly Used Military Ordnance Site

Name:

Site Status (RAC):

Type of Ordnance Site:

Name:

Site Status (RAC):

Type of Ordnance Site:

Name:

Site Status (RAC):

Type of Ordnance Site:

RAC Scoring

A risk assessment procedure was developed by the USACE to prioritize the remedial actions at FUD sites. Each FUD site is given a Risk Assessment Code (RAC) score to describe the site status. The risk assessment is based on the best available information resulting from record searches, reports of Explosive Ordnance Disposal (EOD) detachment actions, field observations, interviews, and measurements. The Risk Assessment Code is dependent on two factors: hazard severity and hazard probability.

RAC 1 – Imminent Hazard

RAC 2 – Action required to mitigate hazard

RAC 3 – Action required to evaluate potential threat – Archives search and site investigation

RAC 4 – Action required to evaluate potential threat – Archives search

RAC 5 – No action required

Explanation

The Department of Defense (DOD) is involved in the cleanup of "Formerly Used Defense Sites" (FUDS). Cleanup of FUD properties are managed by the Army Corps of Engineers (USACE) as part of the Defense Environmental Restoration Program (DERP). FUD properties were once owned or used by the DOD, but are no longer within their ownership or control. The subject properties range from privately owned farms to National Parks. FUD properties also include residential areas, schools, colleges, and industrial areas. More sites will be added as active military installations are released under the Base Realignment and Closure Act. The FUDS program includes former Air Force, Navy and Army, National Guard, Reserve facilities and other defense agency properties. Active military sites are NOT included on the FUDS list. Other properties that are not included on the FUDS list include, but are not limited to: (1) Sites outside U.S. jurisdiction; (2) Sites in which the current owners utilized the former DOD facilities and have started clean-up; (3) Sites for which the DOD component that owned or used the site has accepted full restoration responsibility; (4) United Services Organization sites, (5) Civil Works sites; (6) Sites for which no records are available; (7) Sites with no reported USACE action planned; and (8) Cemeteries.

FUD properties can include properties with common industrial waste, ordnance or other warfare material, unsafe structures to be demolished, or debris removal. Most FUDS properties do not contain unexploded ordnance. Only those FUD sites that the USACE has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this report.



AIRPORT PROXIMITY DISCLOSURE

This statement applies to the following property **924 Stetson Street, Wooland, CA.**

APN: 066-221-04

City/County: Wooland

Escrow # 60302736

The subject property has been determined to be:

- NOT LOCATED within five miles of a public airport
 LOCATED within five miles of a public airport

AIRPORT

CITY

FAA CONTACT

The determination made as to the proximity of the subject property (the "Site") to a public airport is based upon existing airport locations as provided by governmental authorities. The five-mile proximity determination is predicated upon existing physical airport configurations and boundaries and is not based upon planned or approved airport expansions, modifications, flight patterns or airspace considerations. A physical inspection of the Site has not been conducted in connection with the rendering of this disclosure.

AIRPORT NOISE DISCLOSURE

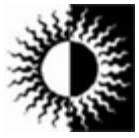
Based upon published 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps produced under the Federal Aviation Administrations voluntary Airport Noise Compatibility Planning Program, the subject property has been determined to be:

- NOT LOCATED within a delineated 65 dB CNEL or greater aviation noise zone
 LOCATED within a delineated 65 dB CNEL or greater aviation noise zone

AIRPORT

CITY

The Airport Noise Compatibility program is voluntary and was devised to help airports produce and implement noise reduction programs that affect the surrounding communities. Not all airports have elected to participate in this program and it should be noted that airport noise can change seasonally. Updated maps are obtained yearly on January 1st.



REGISTERED SEX OFFENDER DATA BASE DISCLOSURE

This statement applies to the following property: **924 Stetson Street, Wooland, CA.**

APN: 066-221-04

City/County: Wooland

Escrow # 60302736

All parties acknowledge that the following disclosure is hereby incorporated into the Residential Purchase Agreement and Deposit Receipt for the subject property of this report.

Notice: The California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and is a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

Once this notice is provided to the buyer, the seller and agent are not required to provide additional information, and the information provided is deemed adequate, unless they have personal knowledge of the existence or proximity of a registered sex offender.

LOCAL INFORMATION LOCATIONS FOR THE SUBJECT 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 for free to the public for viewing. Many other police departments in smaller jurisdictions make the CD-ROM available as well. Please call your local police to investigate availability.

The following are the law enforcement departments in your county that are required to make information available.

Yolo County Sheriff's Department

(530) 668-5245

The information is also available at (900) 463-0400 for \$10 per call to inquire about up to two individuals.

HOW TO OBTAIN INFORMATION

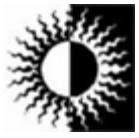
For over 50 years, California has required certain sex offenders to register with their local law enforcement agencies. However, information on the whereabouts of the sex offenders was not available to the public until implementation of the Child Molester Identification Line in July 1995. The available information was expanded by California's "Megan's Law" in 1996 (Chapter 908, Stats. Of 1996). California's Megan's Law provides public access to certain information on the whereabouts of "serious" and "high-risk" sex offenders in their local community. The law specifically prohibits using the information to harass or commit any crime against the offender. The information on a registered sex offender includes: name and known aliases; age and sex; physical description, including scars; marks, and tattoos; photograph, if available; crimes resulting in registration; county of residence; and zip code (from last registration).

To view the CD-ROM, you must:

- Be at least 18 years of age
- Provide a California driver's license or California Identification card
- Sign a statement that you are not a registered sex offender; that you understand the purpose of the release of information is for the public to protect themselves and their children from sex offenders; and that it is illegal to use the information to harass, discriminate or commit a crime against any registrant
- You may be required by local law enforcement to state a distinct purpose for viewing the CD-ROM

To obtain information using the (900) 463-0400 Sex Offender Identification Line you must:

- Be at least 18 years of age
- Provide your name and California driver's license or California Identification card number, or date of birth or Social Security Number
- Provide the name of the individual on whom you are checking. If you only know the subject's name, you will need to provide a description of the subject
- Provide the individual's exact street address; or exact date of birth; or California driver's license person identification number or Social Security Number



TAX DISCLOSURE REPORT

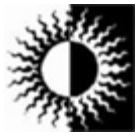
This report satisfies the seller's obligation (as specified in Civil Code Section 1102.6b) to disclose all Mello Roos Community Facilities Districts and 1915 Bond Act Special Assessment Districts affecting the subject property

This report has been prepared with respect to the property identified as:

*924 Stetson Street
Wooland, CA 95776
APN: 066-221-04
GTS # 508088340452*

Geo Tech Information Solutions IS

Your BEST source for Natural Hazard, Special Assessment District and Mello-Roos Disclosures



Geo-Tech Information Solutions

Home Disclosure Division

"Your Best Source for Natural Hazard Disclosure Reports"

MELLO-ROOS, SPECIAL TAX & DIRECT ASSESSMENT DISCLOSURE SUMMARY

924 Stetson Street
Wooland, CA 95776

APN: 066-221-04

GTS # 508088340452

The transferor herewith makes the following disclosure, without warranty being either expressed or implied, with the knowledge that the prospective transferee may rely upon the disclosed information in deciding whether or not to purchase the subject property. In connection therewith, the transferor hereby authorizes the agents representing the principal parties to this transaction, to present a copy of this disclosure to prospective or actual purchasers of the subject property.

The following representations are made by the transferor pursuant to California Civil Code 1102.6b based upon information provided by a third party data provider who has obtained its data from state and local government sources. The transferor has not verified the information provided in this report, but is not personally aware of any errors or inaccuracies contained therein. The information contained herein is being provided solely for disclosure purposes and is not intended as a substitute for a title report and is not intended to constitute a modification or amendment of any contract or agreement between the transferor and

THE ABOVE REFERENCED PROPERTY LIES WITHIN THE FOLLOWING MELLO-ROOS, SPECIAL TAX AND/OR DIRECT ASSESSMENT DISTRICTS

ONE OR MORE MELLO-ROOS COMMUNITY FACILITIES DISTRICTS

YES NO

ONE OR MORE 1915 BOND ACT SPECIAL ASSESSMENT DISTRICTS

YES NO

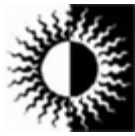
Mello-Roos, Special Tax and Direct Assessment Disclosure Summary Tables

The following table(s) present a summary of the Mello-Roos, 1915 Bond Act & Direct Assessment District tax breakdown.

Total Tax Charges **\$0.00**

The Transferor represents that he or she has read and understands the information contained in this report and is not personally aware of any errors or inaccuracies contained therein.

This report is subject to the terms, conditions, disclaimers and limitations of liability identified herein and at the end of this report. Please take time to read them. The transferor and transferee should each contact and/or retain a qualified real estate agent and/or broker to advise them on real estate transactions, and if you desire legal or tax advice contact a qualified professional.



NOTICE OF MELLO-ROOS COMMUNITIES FACILITES DISTRICT

924 Stetson Street
Wooland, CA 95776
APN: 066-221-04
GTS # 508088340452

Based upon a search of Mello-Roos District Databases, the property noted above:

IS

IS NOT

Located in one or more Mello-Roos Communities Facilities District(s)

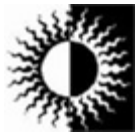
IN THE EVENT THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE WITHIN ONE OR MORE MELLO-ROOS COMMUNITIES FACILITIES DISTRICTS, SUPPLEMENTAL INFORMATION HAS BEEN PROVIDED IN THE FOLLOWING "NOTICE OF SPECIAL TAX". THE TRANSFEROR MUST PROVIDE A COPY OF THE NOTICE OF SPECIAL TAX TO THE TRANSFEREE AND OBTAIN A COPY OF HIS AND/OR HER SIGNATURE ON THE NOTICE TO COMPLETE THIS DISCLOSURE REQUIREMENT.

The Mello-Roos Community Facilities District Act allows any county, city, special district, school district or joint powers of authority to establish a "Community Facilities District" ("CFD") which allows for the financing of public services and facilities. The services and facilities Mello-Roos Districts can provide include streets, police protection, fire protection, ambulatory, elementary schools, parks, libraries, museums, and cultural facilities. A requisite for the Mello-Roos districts' establishment is that it be approved by two-thirds margin of qualified voters in the district. If there are fewer than twelve registered voters within the proposed district, the vote may be passed by current landowners. At the close of legal proceedings, an established Mello-Roos District has all the legal privileges of a legally sanctioned governmental body. When a CFD is established, the maximum amount of bonded indebtedness is authorized. The bonds may be issued at one time or in phases.

Property owners within Mello-Roos Districts are responsible for payment of the "special tax". The amount of the "special tax" is not directly based on the value of the property. Special taxes are based on mathematical formulas that take into account property characteristics such as square footage of the home and parcel size. The special tax is typically included in the annual County tax bill, however, it can also be paid off on a monthly basis.

DISCLAIMER: Geo Tech Information Solutions ("GTS") can only provide notice of CFD's that are currently levying special taxes. Resultingly, only properties that have had a Mello-Roos tax levied against them during the time period covered by GTS's database are reported. As a result, if a Mello-Roos tax was levied in a previous year but not in the year covered by our database, the property will not appear as having a Mello-Roos tax, even though a Mello-Roos tax from an existing CFD could be levied in subsequent years. It is understood and agreed that GTS cannot be responsible and GTS hereby disclaims responsibility for the data it receives from governmental agencies and their representatives. There are a variety of reasons that Mello-Roos Special Taxes may not appear or may appear in error on the County's tax roll and the transferor and transferee herby acknowledge and accept that GTS shall not be responsible fort the same. Under no circumstances shall GTS be responsible or liable for (a) special taxes that do not appear on the County's secured tax roll, or (b) errors or omissions on the County's Secured Tax Roll . The information contained in GTS's data base is updated annually and as soon as reasonably possible after the governmental authorities release this information to the general public. GTS's determination is made based upon the assessors parcel number information provided to GTS by the transferor. GTS shall not be responsible for incorrect or inaccurate information provided to us for the purposes of making the within determinations and disclosures.

It is acknowledged and agreed that the information provided herein is preliminary in nature and is not a substitute for information contained in a title report or title insurance. The transferee must rely on the transferor's disclosure and a title report for the final determination of whether the subject property is located within a CFD. This report is not a "Notice of Special Tax" issued by a CFD.



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1915 BOND ACT SPECIAL ASSESSMENT DETERMINATION

924 Stetson Street
Wooland, CA 95776
APN: 066-221-04
GTS # 508088340452

Based upon a search of Geo Tech Information Solution’s Database for 1915 Improvement Bond Act Special Assessment District Database, the property noted above:

IS

IS NOT

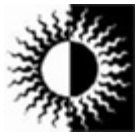
Located in a 1915 Improvement Bond Act Special Assessment District

IN THE EVENT THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE WITHIN ONE OR MORE 1915 BOND ACT SPECIAL ASSESSMENT DISTRICTS, SUPPLIMENTAL INFORMATION HAS BEEN PROVIDED IN THE FOLLOWING “NOTICE OF SPECIAL ASSESSMENT”. THE TRANSFEROR MUST PROVIDE A COPY OF THE NOTICE OF SPECIAL TAX TO THE TRANSFEREE AND OBTAIN A COPY OF HIS AND/OR HER SIGNATURE ON THE NOTICE TO COMPLETE THIS DISCLOSURE REQUIREMENT.

The 1915 Bond Act allows any county, city, special district, school district or joint powers of authority to establish an 'Assessment District' in order to finance infrastructure improvements which include roads, sewer and water development. A property located within an Assessment District is subject to taxation which is in addition to other assessments and regular property taxes.

DISCLAIMER: Geo Tech Information Solutions (“GTS”) can only provide notice that a property is located within an Assessment District if the 1915 Bond Act Special Assessment District has levied a tax against the property. It is understood and agreed that GTS cannot be responsible and GTS hereby disclaims responsibility for the data it receives from governmental agencies and/or their representatives. There are a variety of reasons that accurate assessment information for Special Assessment Districts may not appear or may appear in error on the County’s tax roll and the transferor and transferee herby acknowledge and accept that GTS shall not be responsible fort any such errors or omissions. Under no circumstances shall GTS be responsible or liable for (a) Special Assessments that do not appear on the County’s secured tax roll, or (b) errors or omissions on the County’s Secured Tax Roll. The information contained in GTS’s data base is updated annually and as soon as reasonably possible after the governmental authorities release this information to the general public. GTS’s determination is made based upon the assessors parcel number information provided to GTS by the transferor. GTS shall not be responsible for incorrect or inaccurate information provided to us for the purposes of making the within determinations and disclosures.

It is acknowledged and agreed that the information provided herein is preliminary in nature and is not a substitute for information contained in a title report or title insurance. The transferee must rely on the transferor’s disclosure and a title report for the final determination of whether the subject property is located within a CFD. This report is not a “Notice of Special Tax” issued by a CFD



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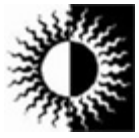
NOTICE OF DIRECT ASSESSMENTS

924 Stetson Street
Wooland, CA 95776
APN: 066-221-04
GTS # 508088340452

Based upon a search of Geo Tech Information Solution's Database for
DIRECT ASSESSMENTS, the property noted above:

IS IS NOT NOT VERIFIED

Subject to DIRECT ASSESSMENTS



Terms, Conditions and Limitation of Liability

This report is for the exclusive benefit and reliance of the specific transferor and transferee to the ordered transaction. This report is time sensitive and resultingly, this report may not be utilized for any subsequent transaction affecting the subject property. The information contained herein may only be considered accurate as of the date shown herein. Government actions and the formation of new bond and assessment districts and/or the levying of charges from formerly established assessment districts not levying taxes for the reported tax year are not disclosed. Geo Tech Information Solutions is under no duty, express or implied to release new tax information as it becomes available. There are no third party beneficiaries to this transaction and this report.

The sole purpose of this report is to (1) make determinations regarding whether current tax rolls contain Mello-Roos Facilities District Assessments and/or 1915 Bond Act Special Assessments against the subject property and to (2) assist the transferor in fulfilling his/her duty to comply with the disclosure requirements specified in California Civil Code Section 1102.6b. This report is not and should not be considered a substitute for a title report (or for the matters contained therein) or for title insurance and cannot be relied upon as such. This report addresses specifically special tax assessments. It is understood and agreed that it does not address matters related to natural hazard zones, land use and/or zoning, restrictions affecting the use, development and occupancy of the property and/or for the fitness of the property for the uses intended, title or title defect issues and any other legal and/or equitable concerns that might affect the subject property.

Geo Tech Information Solutions (GTS) has prepared this report based exclusively upon records and information obtained from various government and private sources and agencies. GTS has assumed that the records and information provided to us is accurate, however, we have not undertaken to independently verify the accuracy and completeness of the same. GTS specifically disclaims any and all liability, of any nature or extent, for inaccuracies or omissions in the public records and information supplied to us by various governmental and private agencies.

In preparing this report, GTS has relied upon information provided to us by the transferor and/or the transferor's agent, which includes the assessors parcel number (APN) for the identified property. GTS has not independently verified the APN number or accuracy of information provided to us for the purposes of GTS's preparation of this report. This report was prepared based upon the APN provided to us and as a result, GTS is not and shall not be held responsible and/or liable for any losses, liabilities, damages or expenses, of any sort or classification, resulting from an incorrect APN.

BY ACCEPTING OR USING THIS REPORT: (1) THE TRANSFEROR AND TRANSFEREE ACKNOWLEDGE AND AGREE THAT GTS SHALL NOT BE LIABLE FOR, AND GTS HEREBY DISCLAIMS ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES THAT MAY BE INCURRED AS A RESULT OF ANY ERROR OR OMISSION IN THE PREPARATION AND/OR ISSUANCE OF THIS REPORT; AND (2) NOT WITHSTANDING THE FOREGOING GTS SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES THAT MAY BE INCURRED AS A RESULT OF ANY ERROR OR OMISSION IN THE PREPARATION AND/OR ISSUANCE OF THIS REPORT IF A TITLE REPORT FOR THE SUBJECT PROPERTY CORRECTLY IDENTIFIED THE MELLO ROOS COMMUNITY FACILITIES DISTRICT, 1915 BOND ACT SPECIAL ASSESSMENT DISTRICT AND DIRECT ASSESSMENT LEVIES THAT WERE THE SUBJECT OF GTS' ERROR OR OMISSION; AND (3) THE TRANSFEROR AND TRANSFEREE HERBY AGREE TO BE BOUND BY ALL OF THE TERMS, CONDITIONS, AND LIMITATIONS CONTAINED HEREIN AND IN THIS REPORT.