NATURAL HAZARD DISCLOSURE STATEMENT

THIS NATURAL HAZARD DISCLOSURE STATEMENT APPLIES TO THE FOLLOWING PROPERTY:
27 SUNSET AVENUE, VENICE, CA 90291 ("PROPERTY")

The seller and the seller's agent(s) or a third-party consultant 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 subject 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 the seller's 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 seller and buyer.
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 __X__ No ____ Information is not available from local jurisdiction

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to section 8589.5 of the Government Code.
____ Yes __X__ No ____ Information is not available from local jurisdiction

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.
____ Yes __X__ No

____ High FHSZ in a state responsibility area
____ Very High FHSZ in a state responsibility area
____ High FHSZ in a local responsibility area
____ Very High FHSZ in a local responsibility area

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 __X__ No

AN EARTHQUAKE FAULT ZONE pursuant to section 2622 of the Public Resources Code.
____ Yes __X__ No ____ Information is not available from local jurisdiction

A SEISMIC HAZARD ZONE pursuant to section 2696 of the Public Resources Code.
____ Yes (Landslide Zone) __X__ No ____ Map is not yet released by the state

____ Yes (Liquefaction Zone) __X__ No ____ Map is not yet released by the state

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE 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. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Seller(s): _____ Date: _____
Signature of Seller(s): _____ Date: _____
Seller's Agent(s): _____ Date: _____
Seller's Agent(s): _____ Date: _____

Check only one of the following:
☐ Seller(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 seller(s) and agent(s).

☒ Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, 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 Section 1103.4 of the Civil Code. Neither seller(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:

This statement was prepared by the following third-party disclosure provider: NHD Partners on 09/28/26

PLEASE VERIFY THE STREET ADDRESS AND ASSESSOR'S PARCEL NUMBER PROVIDED TO NHD PARTNERS FOR ACCURACY.

Buyer represents that Buyer has read and understands this document. Pursuant to Section 1103.8 of the Civil Code, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.
There are other statutory disclosures, determinations and legal information in the Report. Refer to the Report for these additional disclosures, determinations and legal information. With their signature below, Transferee(s) also acknowledge(s) they have received, read, and understand this document, the Terms and Conditions, and the additional disclosures, determinations and legal information provided in this Report, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklet/information regarding Earthquake Safety which booklet/information are available at **order.nhdpartners.com/resources**. Irrespective of the flood and fire zone determinations, insurance companies may, at their discretion, require additional flood and/or fire insurance based upon their assessment and the location of the parcel. Please check with your insurance provider for up to date quotes, coverages and insurability.

Signature of Buyer(s): _____ Date: _____
Signature of Buyer(s): _____ Date: _____

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STANDARD RESIDENTIAL NHD REPORT

NHD PARTNERS · CALIFORNIA NATURAL HAZARD DISCLOSURE

27 SUNSET AVENUE, VENICE, CA 90291

APN 4286022011 · LOS ANGELES COUNTY · STANDARD RESIDENTIAL NHD REPORT

AT-A-GLANCE

Statutory Hazard Determinations

OUT
§1103.2(A)(1)
Special Flood Hazard Area
FEMA NFHL

OUT
§1103.2(A)(2) · GOV §8589.5
Dam Inundation Area
CalOES / DWR

OUT
§1103.2(A)(3) · GOV §51178
Very High Fire Hazard Severity Zone
CAL FIRE FRAP

OUT
§1103.2(A)(4) · PRC §4125
Wildland Fire Area (State Responsibility)
CAL FIRE SRA

OUT
§1103.2(A)(5) · PRC §2622
Earthquake Fault Zone (Alquist-Priolo)
CGS Alquist-Priolo

OUT
§1103.2(A)(6) · PRC §2696
Seismic Hazard Zone (Landslide/Liquefaction)
CGS Seismic Hazards

7
ADDITIONAL DISCLOSURES FLAGGED

0
CITY / COUNTY DISCLOSURES

5
ENVIRONMENTAL DATABASES WITH NEARBY SITES

SUBSTITUTED-DISCLOSURE ATTESTATION

This report is provided by NHD Partners as a third-party disclosure provider pursuant to **California Civil Code §1103.4**. The determinations herein are based on the most recent maps and datasets published by the agencies cited. Sellers and their agents may rely on this report as a substituted disclosure under §1103.7.NHD Partners maintains errors-and-omissions coverage as required.

NHD Partners · Issued September 28, 2026

SAMPLE

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- Toxic Mold Addendum
- Megan's Law Notice
- Water-conserving Plumbing Fixtures
- Federal Flood Insurance Notice
- Abandoned Mines Advisory
- Oil and Gas Well Advisory
- California's 2016 Energy Efficiency Standards Advisory
- Duct Sealing and Testing Requirement Advisory
- Naturally Occurring Asbestos Advisory
- Carbon Monoxide Alarm Requirement Advisory
- Methamphetamine or Fentanyl Contaminated Property Disclosure
- Mudslide / Debris Flow Advisory
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- Abandoned Wells Advisory
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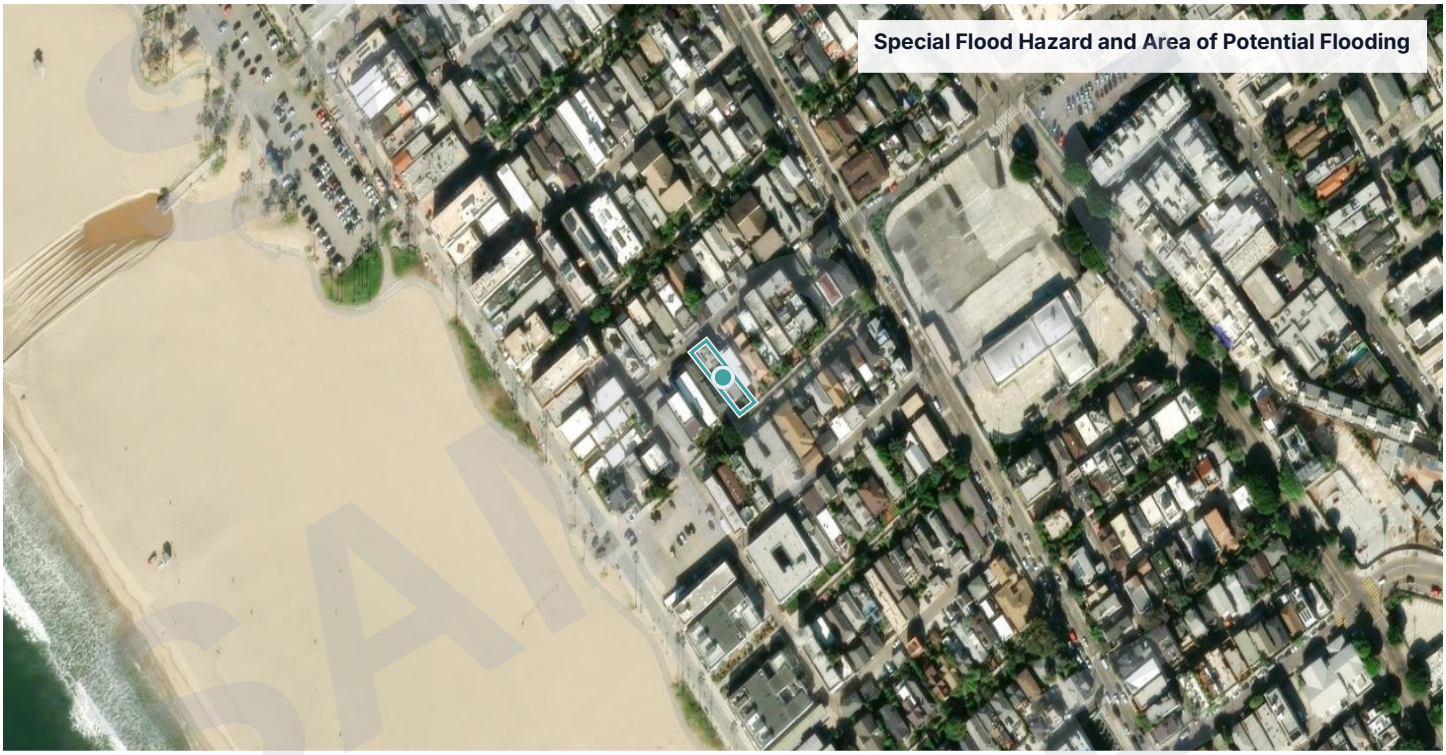
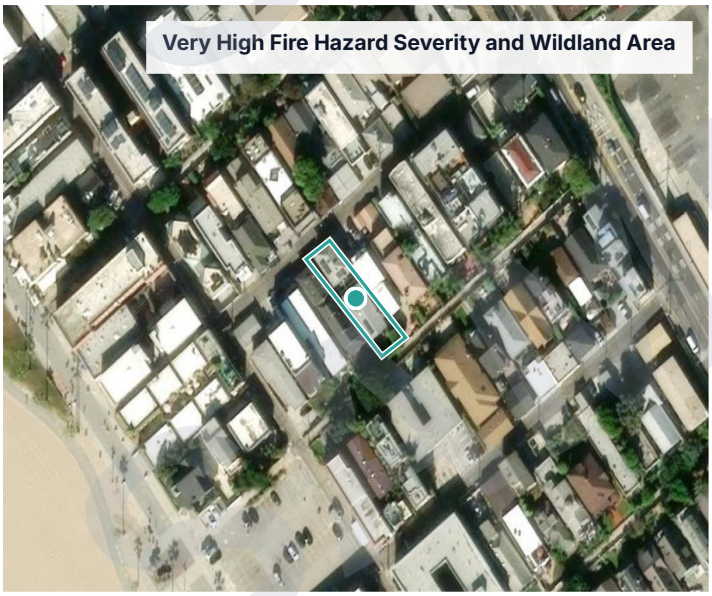
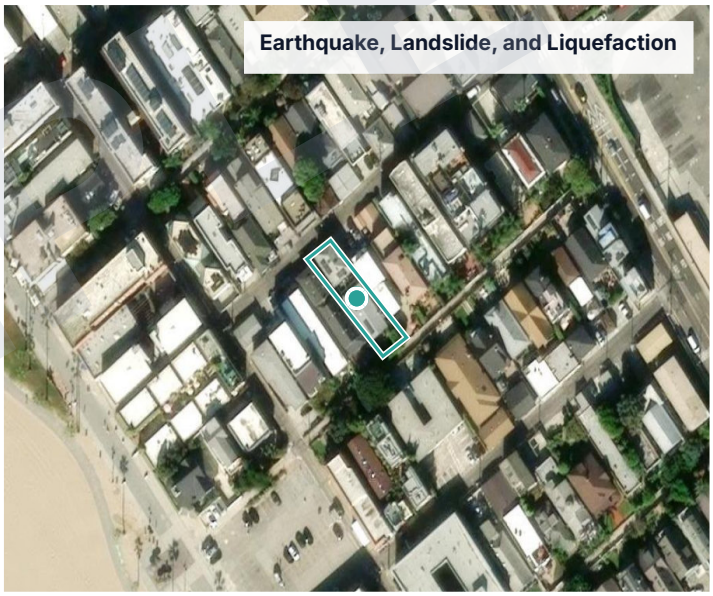
HAZARD MAPS







Each color marks the boundary of that hazard zone. A shaded area is drawn on the maps above only where the subject property falls within the zone — a property clear of a hazard shows no shading for it.

Special Flood | Potential Flooding | Very High Fire | Wildland Area | Earthquake Fault | Landslide | Liquefaction

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CALIFORNIA NATURAL HAZARD DISCLOSURES

Pursuant to the Natural Hazards Disclosure Act (California Civil Code sections 1103-1103.14), sellers of real property and their agents are required to provide prospective buyers with a "Natural Hazard Disclosure Statement" when the property being sold lies within one or more state-mapped hazard areas. In addition to the Natural Hazard Disclosure Statement, this report includes the following information to aid prospective buyers in understanding the purpose and potential impacts associated with the statutorily-required natural hazard disclosures.

SPECIAL FLOOD HAZARD AREA

The Federal Emergency Management Agency (FEMA) identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard and risk data. Flood hazard mapping is an important part of the National Flood Insurance Program (NFIP) because it serves as the basis for flood insurance requirements. Special Flood Hazard Areas are land areas that are at a high risk for flooding, meaning there is at least a one in four chance of flooding during a 30-year period. When a property is identified as a Special Flood Hazard Area, the cost and availability of flood insurance may be impacted.

Based on the maps examined, the subject property **IS NOT** located in a Special Flood Hazard Area.

AREA OF POTENTIAL FLOODING / DAM INUNDATION

The California Office of Emergency Services (CalOES) Dam Safety Program requires dam owners to submit copies of inundation maps developed by civil engineers to help determine if a property is within an inundation area. Inundation maps approximate the maximum water surface extents resulting from a complete dam breach and draining of the full reservoir, which can only be verified in the event of an actual dam breach. The actual risk of dam failure is not defined by the inundation maps. In addition to the inundation maps, the CalOES Dam Safety Program coordinates with other state and federal agencies to assure effective dam incident emergency response procedures and planning.

Based on the maps examined, the subject property **IS NOT** located in an Area of Potential Flooding/Dam Inundation.

FIRE HAZARD SEVERITY ZONE CLASSIFICATION

CAL FIRE maps fire hazard severity in two classes, High and Very High, within each of two responsibility areas: State Responsibility Areas, where the state bears primary financial responsibility for wildfire protection, and local responsibility areas, where a city, county or fire district does. The classification drives building standards, defensible space obligations and, in many cases, the cost and availability of insurance.

Based on the maps issued by the California Department of Forestry and Fire Protection, this property is not mapped within a High or Very High Fire Hazard Severity Zone in either a State or a local responsibility area.

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VERY HIGH FIRE SEVERITY ZONE

Very High Fire Hazard Severity Zones have been mapped by the California Department of Forestry and Fire Protection (CAL FIRE) to indicate areas with increased fire risk. Fire Hazard is a way to measure the physical fire behavior so that people can predict the damage a fire is likely to cause. Fire hazard measurements include the speed at which a wildfire moves, the amount of heat the fire produces, and most importantly, the burning fire brands that the fire send ahead of the flaming front. Fire Hazard maps are used to guide building construction standards, defensible space clearance around buildings, and property development standards. A Very High Fire Hazard Severity Zone may fall within either a local responsibility area or a State Responsibility Area — see the separate Wildland (Fire) Area determination below.

Based on the maps examined, the subject property **IS NOT** located in a Very High Fire Severity Zone.

WILDLAND (FIRE) AREA

The State of California Department of Forestry and Fire Protection (CAL FIRE) designates the Wildland Area or State Fire Responsibility Areas (SRA). SRA lands are those where the State of California is financially responsible for the prevention and suppression of wildfires. Owners of habitable structures located in areas identified as SRA lands may pay a State Responsibility Area Fire Prevention Fee (SRA Fee), which is used to fund a variety of fire prevention activities including fuel reduction projects, evacuation routes, and infrastructure. Fee Payers are still responsible for paying SRA Fee bills that were generated prior to July 1, 2017. No new bills for periods on or after July 1, 2017 will be generated after July 1, 2017.

Based on the maps examined, the subject property **IS NOT** located in a Wildland (Fire) Area.

EARTHQUAKE FAULT ZONE

The Alquist-Priolo Earthquake Fault Zoning Act (AP Act) was passed into law following the destructive 1971 San Fernando earthquake. The AP Act provides a mechanism for reducing losses from surface fault rupture projects on a statewide basis. The intent of the AP Act is to ensure public safety by prohibiting the siting of most structures for human occupancy across traces of active faults that constitute a potential hazard to structures from surface faulting or fault creep. Earthquake Fault Zone maps are delineated and compiled by the California State Geologist. This report is not a substitute for a fault study conducted by a State Licensed geologist.

Based on the maps examined, the subject property **IS NOT** located in an Earthquake Fault Zone.

LANDSLIDE SEISMIC HAZARD ZONE

Landslide Seismic Hazard Zones are regulatory zones that encompass areas prone to earthquake-induced landslides. If a property is identified as part of a Landslide Seismic Hazard Zone, it means the state has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Landslide Seismic Hazard Zones, undeveloped properties are required to obtain a site-specific investigation by a licensed engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted. The Natural Hazards Disclosure Act requires the State Geologist to establish regulatory zones and to issue appropriate maps to all affected cities, counties and state agencies for their use in planning and controlling construction and development.

Based on the maps examined, the subject property **IS NOT** located in a Landslide Seismic Hazard Zone.

SAMPLE SAMPLE SAMPLE

LIQUEFACTION SEISMIC HAZARD ZONE

Liquefaction Seismic Hazard Zones are regulatory zones that encompass areas prone to liquefaction or the failure of water-saturated soil. If a property is identified as part of a Liquefaction Seismic Hazard Zone, it means the state has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Liquefaction Seismic Hazard Zones, undeveloped properties are required to obtain a site-specific investigation by a licensed engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted.

Based on the maps examined, the subject property **IS NOT** located in a Liquefaction Seismic Hazard Zone.

LOCAL AND SUPPLEMENTAL HAZARD DISCLOSURES

Beyond the six statutory hazards above, this report screens additional official maps that supplement them. Each finding below is drawn from a determination made elsewhere in this report; the detail, the source and the mapping caveats accompany those determinations. Supplemental findings are not part of the Civil Code section 1103.2 statutory disclosure.

Supplemental Flood Hazard

This property IS within an area that may be inundated by a tsunami.

Supplemental Fire Hazard

Based on the supplemental maps screened, this property is not within any mapped area in this category.

Supplemental Earthquake Fault Hazard

No supplemental map beyond the statutory Alquist-Priolo Earthquake Fault Zone determination was available for this property.

Supplemental Seismic / Geologic Hazard

Based on the supplemental maps screened, this property is not within any mapped area in this category.

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SAMPLE

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0040
Expires: 02-28-2027

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

SECTION I — LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS	2. COLLATERAL DESCRIPTION (Property)
—	**27 SUNSET AVENUE, VENICE, CA 90291**

3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED
—	—	**$0 (not required)**

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
LOS ANGELES, CITY OF	**LOS ANGELES**	**CA**	**060137**

B. NFIP DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map / Community-Panel Number	2. Panel Effective/Revised Date	3. Is there a Letter of Map Change (LOMC)?
06037C1751G	**04/21/21**	☒ NO ☐ YES
4. Flood Zone	5. No NFIP Map	
X	☐ No NFIP map published for this community	

C. FEDERAL FLOOD INSURANCE AVAILABILITY

☒ 1. Federal Flood Insurance is available (community participates in the NFIP). ☒ Regular Program ☐ Emergency Program
☐ 2. Federal Flood Insurance is not available (community does not participate in the NFIP).
☐ 3. Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA).

D. DETERMINATION

IS BUILDING/MOBILE HOME IN A SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING "A" OR "V")? ☐ YES ☒ NO

If NO, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any FEMA revisions to it, and other information needed to locate the building/mobile home on the NFIP map.

E. COMMENTS

This flood determination is provided to the lender pursuant to the Flood Disaster Protection Act. It should not be used for any other purpose.

Item C3 determined against the parcel boundary: no part of the parcel lies within a Coastal Barrier Resources System unit or Otherwise Protected Area.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER	DATE OF DETERMINATION
NHD Partners Flood Determination Services support@nhdpartners.com (714) 528-2999	**09/28/26** Flood Cert #: 1A7E961A

FEMA FORM FF-206-FY-21-116 (SFHDF) · Produced by NHD Partners · Cert #1A7E961A

SAMPLE

NOTICE TO BORROWER NOT IN SPECIAL FLOOD HAZARD AREA

Property Location: **27 SUNSET AVENUE, VENICE, CA 90291** Notice Date: **09/28/26**

NFIP Community: **LOS ANGELES, CITY OF**

Attached is the completed Standard Flood Hazard Determination Form indicating that the improved real estate or mobile home securing the loan is **not** located in an area designated by FEMA as a Special Flood Hazard Area (SFHA). As a result, you will not be required to obtain mandatory flood insurance in connection with the making of this loan.

However, the property may be near an SFHA. You or your lender may want to consider the advisability of obtaining flood insurance at reduced rates. You should check with your insurance agent or company as to the coverage types and amounts available.

If, during the term of the loan, the property is re-mapped by FEMA into an area having special flood hazards, you will be so notified and advised that you must obtain flood insurance. If you fail to purchase such insurance within 45 days after notification, the lender may purchase it on your behalf at your expense, as authorized under the Flood Disaster Protection Act of 1973, as amended.

Borrower/Applicant Date

Borrower/Applicant Date

SAMPLE
SAMPLE
SAMPLE

27 SUNSET AVENUE, VENICE, CA 90291

Flood Cert #	Flood Zone	CBRA/OPA
1A7E961A	**X**	**NO**

Community	FEMA Map	Map Date
LOS ANGELES, CITY OF (060137)	**06037C1751G**	**04/21/21**

Property is NOT within a Special Flood Hazard Area boundary.

This map is an approximation of the FEMA Flood Insurance Rate Map (FIRM), provided for illustrative purposes only. Properties near an SFHA may require a site survey to determine the exact location of structures relative to the flood zone. All spatial information is approximate. Prepared by NHD Partners.

SAMPLE

CITY / COUNTY DISCLOSURES

Although not required by the Natural Hazard Disclosure Act (California Civil Code sections 1103-1103.14), this report provides the following information which is in addition to and intended to supplement the information disclosed by the Natural Hazard Disclosure Statement. In some cases, local agencies may apply more restrictive criteria in determining hazard zones than required by state law. If the subject property is located within one of the following hazard zones, the buyer is advised to contact the appropriate City or County Planning Department regarding any possible building restrictions.

CITY/COUNTY FLOOD HAZARD ZONE

City and County flood zones include information in addition to, or different from, the areas mapped on Flood Insurance Rate Maps by the Federal Emergency Management Agency. These can include but are not limited to significant run-off events, tsunamis, seiches/inland lake tsunamis, historical flood data and additional dike failure hazards. If a portion or all of the property is located within one of these hazard areas, lending institutions may require flood insurance.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY/COUNTY DAM INUNDATION

An Inundation map shows flooding that could result from a hypothetical failure of a dam or its critical appurtenant structure. In 2017, the California Legislature passed a law requiring all state jurisdictional dams, except low hazard dams, to develop inundation maps and emergency action plans. California Government Code section 65302 (g) includes the requirements that should be addressed in a community's general plan safety element, including subsection (1), Dam Failure. While Dam Inundation is required for the Natural Hazard Disclosure at the state level, some cities and counties have made information available to the public regarding dams within their jurisdiction.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY/COUNTY FIRE HAZARD ZONE

Local agencies may include or exclude certain areas from the requirements of California Government Code Section 51182, which requires imposition of fire prevention measures on property owners, so long as a finding supported by substantial evidence in the record demonstrates that those requirements either are, or are not necessary for effective fire protection within the area. In most cases, if a property is in a Fire Hazard Area, insurance rates may be affected, and the seller may be required to provide specific disclosures in accordance with AB 38.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

SAMPLE

CITY/COUNTY EARTHQUAKE FAULTS

Local jurisdictions often have higher standards than the State of California for identifying earthquake faults. Those jurisdictions manage their own maps which indicate whether active or potentially active faults exist according to those standards. Additionally, many local jurisdictions require geologic studies before any significant development or construction and may restrict certain types of development and/or construction.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY/COUNTY LIQUEFACTION SEISMIC HAZARD ZONE

Liquefaction Seismic Hazard Zones are regulatory zones that encompass areas prone to liquefaction or the failure of water-saturated soil. If a property is identified as part of a Liquefaction Seismic Hazard Zone, it means the city or county has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY/COUNTY GEOHAZARD ZONE

Cities and Counties monitor geologic hazards for various planning and building permitting standards. These geologic hazards may include Coastal Bluff Zones, Fault Zones, Landslide zones, liquefaction zones, and areas prone to sliding. If the subject property is in a geohazard area, please view the additional information below provided by the agency.

Based on the maps examined, the subject property **IS NOT** identified within a more restrictive city or county hazard zone for this category beyond the statewide determination disclosed above.

CITY POINT-OF-SALE & TRANSFER DISCLOSURES

Many California cities impose point-of-sale or transfer obligations beyond state law — upgrade-on-sale retrofits, sewer-lateral compliance, water-conservation certificates, documentary transfer taxes, rent-control disclosures, and local hazard overlays. The following reflects city-level obligations on record for Venice. Requirements can change; the buyer is advised to confirm with the city before close of escrow.

Based on the records examined, Venice **HAS NO** city-specific point-of-sale or transfer disclosure obligation on record beyond state law.

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ADDITIONAL DISCLOSURES

AB38 FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE

In 2007, CalFire mapped the State into various Fire Hazard Severity Zones consisting of Moderate, High, or Very High Fire Hazards. Homes located in High and Very High Fire Hazard zones have special Fire Hardening and Defensible Space requirements. As of January 1, 2025, sellers in such zones must also provide documentation of compliance with Public Resources Code §4291 defensible space, OR contractually obligate the buyer to obtain it (per AB-38's deferred clause).

Fire Hardening consists of various building standards or retrofits that protect the home itself from catching fire. Embers produced by nearby wildfires can ignite vulnerable areas of a home if the structure is not properly adapted. Replacing wood or combustible building materials with non-combustible materials, covering vents and rain gutters with metal mesh, dual paned windows with tempered glass, as well as having walls, decks, and other exterior surfaces made of non-combustible materials are all examples of building standards or retrofits that can harden a home against wildfires.

For an extensive list of steps to harden a home, visit:
https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/

Properties within High and Very High Fire Hazard Severity Zones are required to comply with defensible space rules for the safety of the property. Defensible space consists of two zones; one for the area within 50 feet of the structure, and one for the area within 100 feet of the structure. Each zone requires homeowners to take specific measures to keep a nearby fire away from structures. Requirements for defensible space zones consist of horizontal and vertical spacing between plants and the structure or other plants, removal of dead plants, grass, and weeds, keeping woodpiles at least 50 feet away from the structure, as well as various other ways to landscape the area within 100 feet of structures.

For a complete list of requirements for each zone, visit:
https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/defensible-space/

If the property is in a High or Very High Fire Hazard Severity Area and was built before January 1, 2010, we recommend the seller include a Home Fire Hardening Disclosure and Advisory like C.A.R. Form FHDS to satisfy the seller's disclosure requirements regarding Home Fire Hardening. The seller may also obtain an inspection through CalFire regarding compliance with applicable defensible space and fire hardening requirements.

Property Address: 27 Sunset Avenue, Venice, CA 90291

Property County: Los Angeles

Parcel Number (APN): 4286022011

Based on the maps examined, the subject property **IS NOT** located in a High or Very High Fire Hazard Severity Area.

AIRPORT INFLUENCE AREA

Pursuant to California Civil Code Section 1103.4, notice to potential buyers is required if a property is encompassed within an airport influence area, which is defined as "an area in which current or future airport related noise, overflight, safety or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses." Airport influence area maps come from county Airport Land Use Commissions (ALUCs).

Based on the maps examined, the subject property **IS** located in an Airport Influence Area (Santa Monica Muni).

SAMPLE

FAA APPROVED LANDING SITES (2 MILES)

Aircraft landing facilities reported here are those owned by the United States federal government (military aviation) and public and privately owned civil and commercial aviation facilities identified by the Federal Aviation Administration. Private landing facilities with restricted public access, glider ports, facilities without a current FAA location identifier, and airports outside California are not included.

A property need not lie within a mapped airport influence area, or within a few miles of a landing facility, to be exposed to noise, vibration, odors or overflight associated with aircraft operations. No finding or opinion is expressed or implied regarding take-off and landing patterns, the noise levels experienced at the subject property, or the impact of any planned or approved airport expansion.

Based on the records examined, the subject property **IS** located within 2 miles of an FAA Approved Landing Site (The Ritz-Carlton Hotel Company).

COMMERCIAL/INDUSTRIAL USE ZONE (1 MILE)

Pursuant to California Civil Code Section 1102.17, certain sellers of residential real property who have actual knowledge that the property is adjacent to, or zoned to allow, an industrial use must give written notice of that knowledge.

Based on the maps examined, the subject property **IS** located within 1 mile of a property zoned for commercial/industrial use (nearest commercial zoning in Los Angeles ~155 ft away).

FORMER MILITARY ORDNANCE SITE (1 MILE)

California Civil Code Section 1102.15 requires certain sellers of residential real property who have actual knowledge of any former federal or state ordnance locations within one mile of the subject property to give written notice of that knowledge as soon as practicable before transfer of title.

Based on the records examined, the subject property **IS NOT** located within 1 mile of a Former Military Ordnance (FUDS) Site.

CALIFORNIA LAND CONSERVATION ACT ("WILLIAMSON ACT")

The California Land Conservation Act of 1965, also known as the Williamson Act, allows for voluntary contracts between landowners and local governments that restrict parcels of land to agricultural or open space use in exchange for reduced property tax assessments. A Williamson Act contract is initially for a minimum term of ten years.

Based on the records examined, the subject property **IS NOT** located in a California Land Conservation Act ("Williamson Act") contract.

TSUNAMI INUNDATION HAZARD AREA

A tsunami is a sea wave typically generated by a submarine earthquake, but may be caused by an offshore landslide or volcanic action. Properties located along the California coastline have a potential for inundation from a tsunami. Although early warning systems may provide sufficient warning from distant tsunamis, near-shore generated tsunamis may reach the coast in a matter of minutes.

Based on the maps examined, the subject property **IS** located in a Tsunami Inundation Hazard Area.

SAMPLE

MINING OPERATIONS (1 MILE)

The California Department of Conservation, Office of Mine Reclamation, maintains a database of map coordinate data submitted annually by mine operators in the State. Section 1103.4 of the California Civil Code requires notice if a property is within one mile of a mine operation.

Based on the records examined, the subject property **IS NOT** located within 1 mile of a Mining Operation.

CRITICAL HABITAT AREA

The California Endangered Species Act establishes critical habitats for any species listed under the Act. A critical habitat is defined as a specific area within the geographical area occupied by the species at the time of listing, if the area contains physical or biological features essential to conservation.

Based on the records examined, no indication was found that the subject property is located in a Critical Habitat Area.

This disclosure also depends on the seller's actual knowledge. Buyers should confirm with the appropriate local agency where applicable.

SUSTAINABLE GROUNDWATER MANAGEMENT ACT

The Sustainable Groundwater Management Act (SGMA) provides local agencies with a framework for managing groundwater basins in a manner ensuring basin resiliency and benefiting both present and future generations.

Based on the maps examined, the subject property **IS** located in a basin identified by the Sustainable Groundwater Management Act (COASTAL PLAIN OF LOS ANGELES - SANTA MONICA).

OIL AND GAS WELLS PROXIMITY DISCLOSURE

The California Geologic Energy Management Division (CalGEM) maintains a database of all active, idle, and plugged oil and gas wells statewide. Properties within 500 feet of an active well may be subject to noise, vibration, fumes, and other inconveniences. Recent legislation (SB-1137) restricts new oil and gas drilling within 3,200 feet of homes, schools, and healthcare facilities.

Based on the CalGEM WellSTAR database, the subject property **IS** within 500 ft of an oil or gas well (1 well, 0 active).

RADON GAS POTENTIAL

Radon is a naturally occurring, colorless, odorless radioactive gas produced by the breakdown of uranium in soil, rock, and water. It can accumulate indoors and is a recognized health concern. The U.S. EPA Map of Radon Zones classifies each county by its predicted average indoor radon screening level: Zone 1 (High, at or above 4 pCi/L — the EPA action level), Zone 2 (Moderate, 2 to 4 pCi/L), and Zone 3 (Low, below 2 pCi/L). The zone is a screening indicator only; actual indoor levels vary by structure and can only be confirmed by testing.

Based on the EPA Map of Radon Zones, the subject property's county is classified as **EPA Radon Zone 3 (Low Potential)**. Zone 3 counties have a predicted average indoor radon screening level below 2 pCi/L.

CALIFORNIA COASTAL ZONE

The California Coastal Zone is the area of state jurisdiction established by the California Coastal Act of 1976 and administered by the California Coastal Commission. Development within the Coastal Zone generally requires a Coastal Development Permit and may be subject to enhanced review and disclosure. The Coastal Zone boundary is defined by the Coastal Commission and generally extends inland from the mean high tide line.

Based on the maps examined, the subject property **IS** located within the California Coastal Zone.

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PETROCHEMICAL COMPLEX AREA

The California Geologic Energy Management Division (CalGEM) maintains the administrative boundaries of every designated oil and gas field in the State. Property located within a designated field boundary lies within an active or historic petrochemical production area, which may involve wells, gathering lines, and related infrastructure. Buyers concerned about proximity to petrochemical operations should review the CalGEM Well Finder and consult the field operator.

Based on the maps examined, the subject property **IS NOT** located within a Petrochemical Complex Area.

METHANE GAS AREA (CITY OF LOS ANGELES)

The City of Los Angeles maps Methane Zones and Methane Buffer Zones under the City's Methane Seepage Regulations (LAMC §91.7101). Properties within a Methane Zone or Methane Buffer Zone are subject to methane mitigation requirements and enhanced plan-check review at the time of construction. This determination applies only within the City of Los Angeles boundary.

Based on the maps examined, the subject property **IS** located within a Methane Zone.

FOGHORN PROXIMITY DISCLOSURE

Foghorns are navigational aids used to assist mariners in periods of reduced visibility and are maintained by the Coast Guard. Foghorns range from 140-150 decibels, a volume that can be heard from 3-5 miles away depending on conditions.

Based on the records examined, no indication was found that the subject property is located within 5 miles of an operational Foghorn.

This disclosure also depends on the seller's actual knowledge. Buyers should confirm with the appropriate local agency where applicable.

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TAX INFORMATION

TRANSFER FEE NOTICE

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 home owner 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 as a result of transfer of the real property.

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL EXCEPTIONS LISTED ON THE PRELIMINARY TITLE REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE.

NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL

California Civil Code §1102.6c states that the seller, or his or her agent, is responsible for delivering notice specifying information about supplemental tax assessments. California property tax law requires the Assessor to revalue real property at the time of ownership change. You may receive one or two supplemental tax bills depending on when your loan closes. Supplemental tax bills are not mailed to your lender; if you have arranged for tax payments to be paid through an impound account, the supplemental bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

PROPERTY ASSESSED CLEAN ENERGY (PACE) ASSESSMENT

Property Assessed Clean Energy (PACE) Assessments are contractual assessment liens against the property for financing energy efficiency and renewable energy improvements on private property. PACE assessments are a debt of property, meaning the debt is tied to the property as opposed to the owner of the property. Some lending institutions may require that any PACE assessments be paid off before lending money in a real estate transaction. This report discloses any PACE assessments that are included on the most recent property tax roll published by the county.

Based on the most recent property tax roll examined, the subject property **HAS NO RECORDED** PACE Assessment.

Note: A PACE assessment can also be recorded between annual tax-roll publications. Per Streets & Highways Code §5898.24, a definitive determination may require a county recorder lien search. Buyers are advised to confirm through the preliminary title report.

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1915 IMPROVEMENT BOND ACT ASSESSMENT DISTRICT

A 1915 Bond Act Assessment District is a public improvement financing tool under the Improvement Bond Act of 1915 (Streets and Highways Code §8500 et seq.). Per Civil Code §1102.6b, the seller must make a good-faith effort to obtain notice of any continuing fixed-lien assessment from the local agency and deliver it to the buyer.

Based on the most recent property tax roll examined, the subject property **IS** shown within a 1915 Improvement Bond Act Assessment District.

LA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT — $38.54 levied annually on the secured tax bill.

Note: Fixed-lien assessments under the 1915 Act are levied as direct charges on the tax bill. Per Civil Code §1102.6b, the seller should confirm any continuing assessment with the local agency and deliver notice to the buyer.

SPECIAL TAX AND ASSESSMENT NOTICE RIGHTS

California gives a buyer of property subject to a Mello-Roos special tax specific rights to information, and which rights apply depends on who is selling.

If you are buying in a new subdivision, from the subdivider

Government Code §53341.5 requires the subdivider, or their agent, to give you a notice headed "NOTICE OF SPECIAL TAX" before you sign a purchase contract, deposit receipt, or a lease longer than five years. That notice carries a right to cancel: you may terminate the contract or deposit receipt within THREE DAYS of receiving the notice in person, or within FIVE DAYS of it being deposited in the mail, by giving written notice of termination. You are also asked to sign an acknowledgement that you received the notice before entering into the contract. A willful failure to give it exposes the seller to your actual damages and a civil penalty.

If you are buying an existing home (a resale)

Civil Code §1102.6b applies instead, and it does NOT carry a three-day or five-day right to cancel. It is the provision that covers all three of the obligations in this section — a Mello-Roos special tax, a fixed-lien assessment collected in installments to secure Improvement Bond Act of 1915 bonds, and a contractual assessment program such as PACE. It requires the seller to make a good faith effort to obtain a disclosure notice from each agency that levies one, and to deliver it to you, so far as the agency makes such notices available.

For a Mello-Roos special tax the statute further specifies what that notice must contain: the name of the district, the annual tax due for the current tax year, the maximum tax that may be levied against the property in any year, the percentage by which that maximum may increase per year, and the date until which the tax may be levied. Ask for it, and compare it against the figures in this report.

What happens if a special tax or assessment goes unpaid

A Mello-Roos special tax or a 1915 Act assessment that is not paid when due can lead to foreclosure, and the property may be sold to satisfy the obligation. By statute the lien is senior to private liens such as mortgages and deeds of trust, even where the mortgage was recorded first. Unlike an ordinary county tax sale, which requires a five-year wait, this foreclosure can be started within months of a delinquency.

MELLO-ROOS COMMUNITY FACILITIES DISTRICT

A Community Facilities District (CFD) under the Mello-Roos Community Facilities Act of 1982 (Gov. Code §53311 et seq.) finances public infrastructure and services via a special tax levied on properties within the district. Per Civil Code §1102.6b, the seller must make a good-faith effort to obtain the CFD Notice of Special Tax from the local agency and deliver it to the buyer. This Notice must include the CFD name, current-year tax, maximum tax, annual escalation cap, and end date.

NOTE: An NHD report does not satisfy the §1102.6b CFD notice requirement; the seller must still obtain the formal Notice of Special Tax from the local agency.

Based on the data examined, the subject property **IS NOT** within a Mello-Roos Community Facilities District.

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2025-26 PROPERTY TAX BILL BREAKDOWN

THESE FIGURES ARE FOR THE PARCEL THIS PROPERTY SITS ON

No assessment is recorded against this address separately. The charges shown below are the secured property tax charges for Assessor's Parcel Number 4286022011, 27 SUNSET AVE LOS ANGELES CA 90291, LOS ANGELES CA, which is the parcel this property is located on, and they cover that entire parcel rather than this property alone. Where a parcel contains multiple homes, sites or units, no part of these charges should be read as the amount payable for this property.

A manufactured or mobile home on such a parcel is either assessed separately under its own Assessor's Parcel Number, which is not indexed to this address and is not reflected below, or is registered with the California Department of Housing and Community Development and pays an annual licence fee in place of county property tax, which does not appear on any county tax bill. Confirm the home's registration and assessment status with the County Assessor and with HCD.

This is an estimate of the original secured property tax bill charges for the parcel identified above, using information obtained from the County on a given date. Changes made by the County or by the underlying public agencies levying charges against the parcel after the date of this Report may not be reflected in this Report.

Under California Proposition 13, property tax bills are categorized into three components: General Tax Levy (1% ad valorem), Voted Indebtedness (general obligation bonds), and Direct Charges & Special Assessments (CFDs, 1915 Act, PACE, sewer, vector, lighting).

Assessor's Parcel Number (APN)	**4286-022-011**
Owner of Record	**JAMES E PRICE TRUST**
Total Assessed Value	**$1,678,157**
Land Value	**$1,286,527**
Improvement Value	**$391,630**
Tax Year	**2026**
Annual Tax Amount	**$19,873**

GENERAL AD VALOREM TAXES

General Tax Levy — Prop 13 (1% of assessed value)	**$16,452.52**
Voter-Approved Indebtedness (general obligation bonds)	**$3,082.87**

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DIRECT & SPECIAL ASSESSMENTS

The following non-ad-valorem direct charges and special assessments are levied on the property tax bill. Each is collected by the county on behalf of the levying agency or its special-tax administrator; contact the agency below with questions about a specific charge.

ASSESSMENT NAME	CONTACT AGENCY	CONTACT NUMBER	LEVY
LA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT	—	(626) 588-5031	**$38.54**
LOS ANGELES CITY LIGHT MAINTENANCE	—	(213) 847-1431	**$34.53**
LOS ANGELES COUNTY FLOOD CONTROL	—	(626) 458-4330	**$16.08**
LOS ANGELES COUNTY TRAUMA/EMERG SRVS	—	(626) 525-5800	**$127.13**
LOS ANGELES LANDSCAPE & LIGHTING DIST #96-1	—	(213) 485-4795	**$21.99**
LOS ANGELES-STORMWATER POLLUTION ABATEMENT	—	(213) 485-4094	**$12.82**
SAFE, CLEAN WATER PROGRAM FUNDING MEASURE W	—	(626) 458-7146	**$74.84**
WEST VECTOR MOSQUITO	—	(310) 915-7370	**$11.33**
Total direct & special assessments			**$337.26 / yr**

This report reflects the Community Facilities District (Mello-Roos) special taxes of record for this parcel from the Los Angeles County Auditor-Controller's Direct Assessment listing. Los Angeles County does not publish other per-parcel direct assessments (e.g., lighting, sewer, landscaping) in bulk; buyers should confirm all direct and special assessments on the county tax bill or with the Auditor-Controller / Treasurer-Tax Collector.

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PROPERTY TAX DESCRIPTIONS

Basic Property Taxes

The Basic Levy is the primary property tax charged by the county on behalf of government agencies. Under Proposition 13 (Article XIII A, section 1 of the California Constitution), the maximum ad valorem tax on real property may not exceed one percent of the property's full cash value. Proceeds are divided by the county and help fund most functions that state, county, city and other local agencies provide.

Voter Approved Taxes

Voter-approved debt is levied on a parcel and calculated from its assessed value. Article XIII A, section 1(b) allows an ad valorem tax above the one percent limit to service bonded indebtedness approved by the voters: debt approved before July 1978, bonds for the acquisition or improvement of real property approved since by two-thirds of those voting, and school and community college facility bonds approved by 55 percent, whose proceeds are restricted to constructing, rebuilding, rehabilitating or replacing facilities and may not be spent on other purposes such as teacher and administrator salaries. Separately, under Article XIII A, section 4, a city, county or special district may impose a special tax only with a two-thirds vote of its qualified electors. Because these charges are value-based, the amount changes when the property is reassessed.

Direct Assessments

Direct assessments are charges levied by an agency for a specific benefit or service — Mello-Roos special taxes, 1915 Act assessments, PACE assessments, sewer, water, lighting, vector control and landscaping among them. They are NOT based on the property's assessed value, so they do not change when the property is reassessed on sale, and a Proposition 13 reassessment neither raises nor lowers them. Increases or modifications are subject to public notice and hearing requirements; under Proposition 218 (Article XIII D) a new or increased assessment generally requires notice to the record owners and a ballot proceeding in which the ballots are weighted by each parcel's proportional financial obligation. Further information is available from the agency levying the assessment.

ESTIMATED ANNUAL TAX

General Ad Valorem (Prop 13 1% + voter-approved bonds)	$19,535
Direct & Special Assessments	$337
Total Estimated Annual Tax	**$19,873**

The following worksheet has two sections to help buyers estimate their property taxes and supplemental tax bills. It is for estimation purposes only and is not a substitute for the County's property tax bill. Supplemental tax bills are not paid through escrow and are not accounted for in a mortgage lender's impound account. Undeveloped properties, and any exemptions that may apply, are not reflected in these estimates.

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PROPERTY TAX ESTIMATOR

Estimate the total annual property tax after a sale: multiply the estimated purchase price by this parcel's effective ad valorem tax rate to get the estimated ad valorem tax, then add the direct & special assessments (which include any Mello-Roos and 1915 Bond Act assessments).

Estimated Purchase Price (buyer-supplied)	$ _____
× Estimated Ad Valorem Tax Rate	0.0118738
= Estimated Ad Valorem Tax (Purchase Price × Rate)	$ _____
+ Direct Assessments Total (includes Mello-Roos and 1915 Bond Act Assessments)	$337.26
= Total Estimated Annual Tax Amount after sale	**$ _____**

SUPPLEMENTAL TAX BILL ESTIMATOR

When ownership changes, the Assessor re-values the property and issues a supplemental tax bill for the difference between the new value (typically the purchase price) and the current net taxable value, prorated from the close of escrow. Enter the purchase price to estimate the full-year supplemental tax using this parcel's figures:

Estimated Purchase Price (buyer-supplied)	$ _____
Less: Current Net Taxable Value (NTV)	$1,645,252
= Supplemental Assessed Value	$ _____
× Estimated Ad Valorem Tax Rate	0.0118738
= Estimated Full-Year Supplemental Tax	**$ _____**

Note: The supplemental bill is prorated by the number of months remaining in the fiscal year after the close-of-escrow month, so the amount you actually owe will be less than the full-year figure unless escrow closes in July. You may receive one or two supplemental bills depending on the close date. This is an estimate only — the Assessor's enrolled value governs.

Closing-Month Proration Factor — multiply the Estimated Full-Year Supplemental Tax above by the factor for the month escrow closes to estimate the prorated first supplemental bill.

CLOSING MONTH	FACTOR	CLOSING MONTH	FACTOR
January	**0.4167**	July	**0.9167**
February	**0.3333**	August	**0.8333**
March	**0.2500**	September	**0.7500**
April	**0.1667**	October	**0.6667**
May	**0.0833**	November	**0.5833**
June	**1.0000**	December	**0.5000**

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NOTICES & ADVISORIES

TOXIC MOLD ADDENDUM

Health & Safety Code §26100 requires disclosure of the presence of mold in the property if visible. Mold can grow in any wet or damp area of a home and may cause serious health problems including respiratory illness, allergic reactions, and chronic conditions. Buyers are encouraged to inspect for visible mold and water damage and request a professional inspection if any is found.

METHAMPHETAMINE OR FENTANYL CONTAMINATED PROPERTY DISCLOSURE

Health & Safety Code §25400.28 applies where a local health officer has issued an order under §25400.25 concerning methamphetamine or fentanyl contamination. Until the officer issues a notice that no further action is required, the property owner must notify a prospective buyer in writing of the pending order and provide a copy of it. The duty runs from the order and is not lifted until the health officer clears the property. Local health authorities maintain the records.

MEGAN'S LAW NOTICE

Pursuant to California Penal Code §290.46, information about specified registered sex offenders is made available to the public via an internet website maintained by the Department of Justice at https://www.meganslaw.ca.gov. Depending on an offender's criminal history, that information will include either the address at which the offender resides or the community of residence and ZIP Code in which the offender resides. Under Civil Code §2079.10a, once this notice is given, a seller or broker is not required to provide any further information about the proximity of registered offenders; the section does not alter any duty arising under other law. This report does not search that database. Buyers who wish to know whether registered offenders live in the vicinity should search it themselves.

MUDSLIDE / DEBRIS FLOW ADVISORY

Property located on or below a slope, or downstream of a recently burned watershed, may be subject to mudslides and debris flows. Heavy or sustained rainfall can mobilize saturated soil, rock and vegetation and carry it downhill at speed, and the risk is sharply elevated for several years after a wildfire removes stabilizing vegetation. Standard homeowners policies generally exclude damage from earth movement, and flood insurance may not cover all of it. Buyers should consult a geotechnical professional and their insurer regarding slope stability, drainage and coverage.

WATER-CONSERVING PLUMBING FIXTURES

California Civil Code §1101.4 and §1101.5 require any properties built on or before January 1, 1994 — single-family, multifamily, and commercial — to have water-conserving plumbing fixtures including toilets, urinals, showerheads, and faucets. Sellers must disclose whether the property's plumbing fixtures meet these standards.

GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE

California Civil Code §2079.10.5 requires the seller of residential real property to disclose the location of any gas or hazardous liquid transmission pipelines. The National Pipeline Mapping System is available at https://www.npms.phmsa.dot.gov for buyers to research pipelines in their area.

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FEDERAL FLOOD INSURANCE NOTICE

Even if your property is not in a FEMA-designated Special Flood Hazard Area, flooding can still occur. The National Flood Insurance Program (NFIP) offers flood insurance to homeowners, renters, and business owners in participating communities. Visit https://www.floodsmart.gov for more information.

WOOD BURNING HEATER ADVISORY

California Health & Safety Code §41960 restricts the installation of new wood-burning fireplaces, stoves, and inserts in many California air quality districts. Existing wood burners must comply with EPA Phase II emissions standards. Buyers should verify compliance with local air quality regulations.

ABANDONED MINES ADVISORY

California has thousands of abandoned mine features including shafts, adits, and pits that may present physical hazards. The California Department of Conservation maintains a map of known abandoned mine features at https://maps.conservation.ca.gov.

ABANDONED WELLS ADVISORY

Abandoned water and oil/gas wells can pose physical and environmental hazards. The State Water Resources Control Board and CalGEM maintain databases of well locations. Buyers should investigate whether any abandoned wells are present on the property.

OIL AND GAS WELL ADVISORY

Properties located near active or idle oil and gas wells may be subject to noise, vibration, fumes, and other inconveniences. The California Geologic Energy Management Division (CalGEM) maintains a database of all wells at https://www.conservation.ca.gov/calgem.

RADON GAS ADVISORY

Radon is a naturally occurring radioactive gas that can accumulate in homes and cause lung cancer. The U.S. EPA recommends testing all homes below the third floor. Visit https://www.epa.gov/radon for testing information.

CALIFORNIA'S 2016 ENERGY EFFICIENCY STANDARDS ADVISORY

California's 2016 Building Energy Efficiency Standards (Title 24) require new homes and major renovations to meet specific energy efficiency requirements. Buyers should verify compliance with current Title 24 standards for any recent improvements.

HOME ENERGY EFFICIENCY IMPROVEMENTS TAX CREDIT ADVISORY

Federal and California tax credits may be available for energy efficiency improvements including insulation, windows, HVAC systems, and renewable energy installations. Consult a tax professional for current tax credit information.

DUCT SEALING AND TESTING REQUIREMENT ADVISORY

California Title 24 requires duct sealing and testing for HVAC system replacements and significant alterations. Sellers should disclose any non-compliance with these requirements.

ENDANGERED SPECIES ACT ADVISORY

Properties located near critical habitat for endangered species may be subject to restrictions on development, vegetation removal, and other activities. Contact the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife for property-specific information.

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NATURALLY OCCURRING ASBESTOS ADVISORY

Naturally occurring asbestos (NOA) is found in certain rock formations throughout California, particularly in the Sierra Nevada foothills and Coast Range. Disturbing NOA-containing rock or soil can release asbestos fibers. The California Air Resources Board maintains maps of NOA locations.

SOLAR ENERGY SYSTEMS NOTICE

California Civil Code §714.6 protects a property owner's right to install solar energy systems. HOAs and CC&Rs may not unreasonably restrict solar installations.

CARBON MONOXIDE ALARM REQUIREMENT ADVISORY

Health & Safety Code §17926 requires carbon monoxide alarms in all dwelling units intended for human occupancy with fossil fuel-burning appliances, fireplaces, or attached garages. Sellers must install compliant alarms before transfer of title.

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ENVIRONMENTAL DISCLOSURES

The following environmental databases are screened for sites within the radii prescribed by California NHD industry standard. Proximity to an environmental site does not necessarily mean the subject property is contaminated, but may be material to a buyer's evaluation of the property and should be considered in conjunction with any Phase I Environmental Site Assessment.

DATABASE SCREENED	RADIUS	RESULT
TOXIC RELEASE INVENTORY SITES	1 MILE	OUT
DTSC ENVIROSTOR CLEANUP SITES	1 MILE	IN (9)
SPILLS, LEAKS, INVESTIGATIONS & CLEANUPS (SLIC)	1/2 MILE	IN
LEAKING UNDERGROUND STORAGE TANKS (LUST)	1/4 MILE	IN (2)
UNDERGROUND STORAGE TANKS (UST)	1/4 MILE	IN
SUPERFUND / NPL SITES	1 MILE	OUT
RCRA HAZARDOUS WASTE FACILITIES	1 MILE	IN (427)
MUNICIPAL SOLID WASTE FACILITIES	1/2 MILE	OUT

REGULATORY PROGRAMS SCREENED

Each program below was screened at its standard radius. A count of zero means the program was searched and no site was found within that radius of the subject property.

National Priorities List (NPL)	0
Proposed for NPL	0
CERCLIS / SEMS — EPA site inventory	0
NFRAP — No Further Remedial Action Planned	0
RCRA CORRACTS — corrective action	0
RCRA TSD — treatment, storage, disposal	0
RCRA generators — LQG / SQG / VSQG	32
Other RCRA-regulated handlers	395
DTSC EnviroStor cleanup sites	9
Leaking Underground Storage Tanks (LUST)	2
Underground Storage Tanks (UST)	1
Solid waste facilities (SWIS)	0
Cleanup Program / SLIC sites	1
Toxic Release Inventory (TRI)	0

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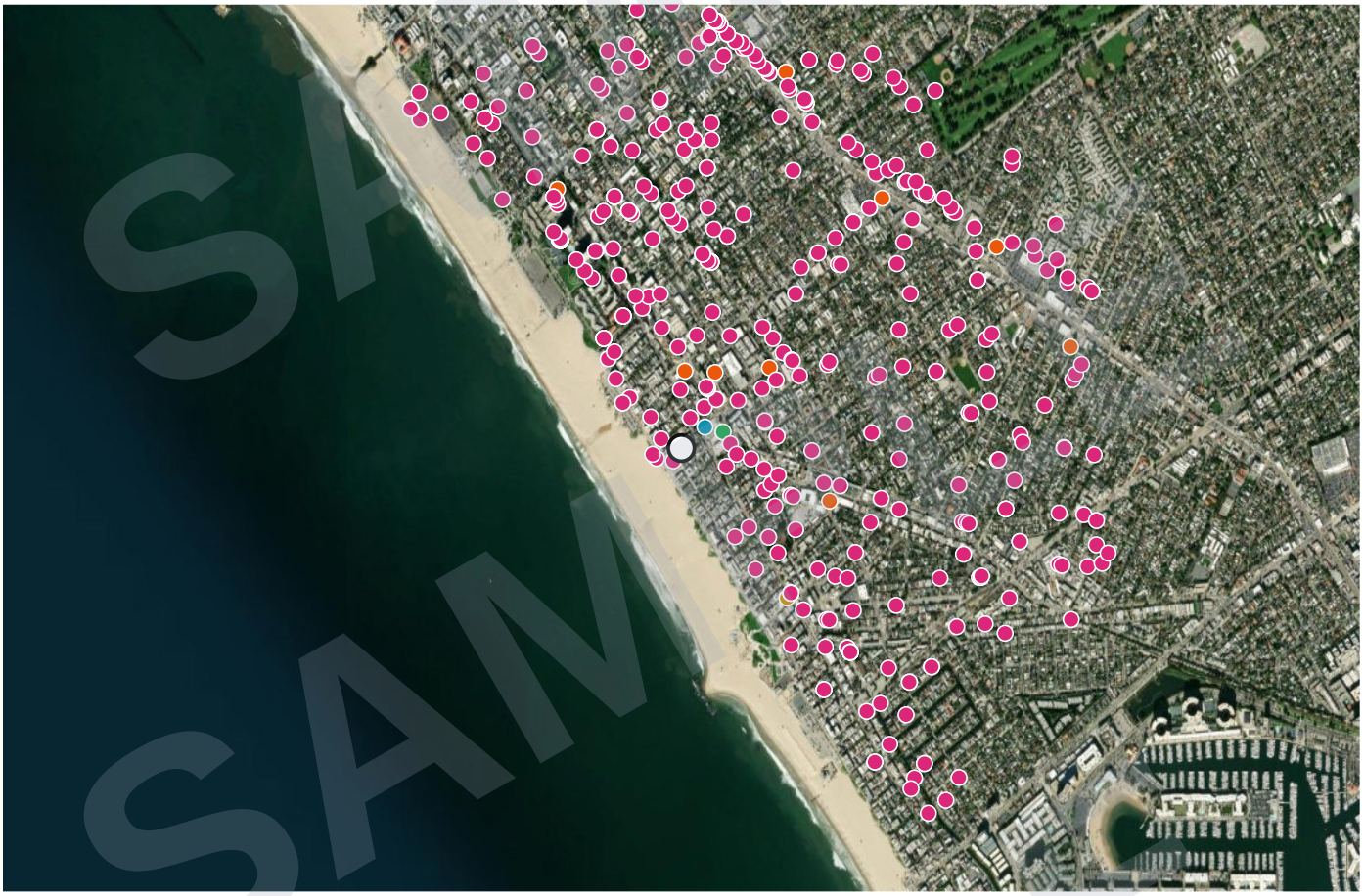
ENVIRONMENTAL SITES MAP

Screened sites within one mile of the subject property. The subject parcel is the white marker at the centre.



- DTSC ENVIROSTOR CLEANUP SITES (9)
- SPILLS, LEAKS, INVESTIGATIONS & CLEANUPS (SLIC) (1)
- LEAKING UNDERGROUND STORAGE TANKS (LUST) (2)
- UNDERGROUND STORAGE TANKS (UST) (1)
- RCRA HAZARDOUS WASTE FACILITIES (427)

A plotted site is a record of regulatory activity at that location and does not indicate that the subject property is contaminated.

ENVIRONMENTAL SITES SUMMARY BY DISTANCE

Sites identified in each database, counted by how far they lie from the subject property. Proximity to a listed site does not by itself indicate that the subject property is contaminated.

DATABASE	UP TO 1/8 MILE	1/8 TO 1/2 MILE	1/2 TO 1 MILE	TOTAL
DTSC ENVIROSTOR CLEANUP SITES	0	4	5	**9**
SPILLS, LEAKS, INVESTIGATIONS & CLEANUPS (SLIC)	0	1	0	**1**
LEAKING UNDERGROUND STORAGE TANKS (LUST)	2	0	0	**2**
UNDERGROUND STORAGE TANKS (UST)	1	0	0	**1**
RCRA HAZARDOUS WASTE FACILITIES	11	101	315	**427**

SAMPLE

TOXIC RELEASE INVENTORY SITES (1 MILE)

The Toxic Release Inventory (TRI) program, administered by the U.S. EPA, tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. U.S. industrial facilities are required to report releases of more than 800 listed toxic chemicals.

Based on the maps examined, the subject property **IS NOT** located within 1 mile of a Toxic Release Inventory (TRI) site.

DTSC ENVIROSTOR CLEANUP SITES (1 MILE)

EnviroStor is the California Department of Toxic Substances Control's (DTSC) data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination.

Based on the maps examined, the subject property **IS** located within 1 mile of a DTSC EnviroStor cleanup site (9 sites identified).

EDISON/VENICE MGP PARCEL A — 340 MAIN ST, VENICE, CA, 90291
ID: 19490212 · Status: Certified · 914 ft N from subject property

EDISON/VENICE MGP PARCEL B — 321 HAMPTON DRIVE, LOS ANGELES, CA, 90291
ID: 19490202 · Status: Certified · 983 ft NE from subject property

PIONEER FRENCH BAKERY — 354 THIRD AVE., VENICE, CA, 90291
ID: 19730200 · Status: Refer: 1248 Local Agency · 1418 ft NE from subject property

Westminster Elementary School ADA — 1010 Abbot Kinney Boulevard, Los Angeles, CA, 90291
ID: 60003469 · Status: Inactive - Action Required · 0.36 mi E from subject property

2651 Main Street Santa Monica LLC — 2651 Main Street, Santa Monica, CA, 90405
ID: 60003084 · Status: No Further Action · 0.65 mi NW from subject property

SPILLS, LEAKS, INVESTIGATIONS & CLEANUPS (SLIC) (1/2 MILE)

The State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards maintain the GeoTracker database of Spills, Leaks, Investigations, and Cleanups (SLIC), now formally called Cleanup Program Sites. These are non-tank sites where soil or groundwater contamination is being investigated or cleaned up under SWRCB oversight.

Based on the maps examined, the subject property **IS** located within 1/2 mile of a Cleanup Program / SLIC site (1 site identified).

CITY OF LOS ANGELES - DAMSON OIL FIELD SITE — 40 W. HORIZON AVE, VENICE, CA
ID: SL163752343 · Status: Completed - Case Closed · 0.41 mi SE from subject property

LEAKING UNDERGROUND STORAGE TANKS (LUST) (1/4 MILE)

Leaking Underground Storage Tanks (LUSTs) are tracked by the SWRCB in the GeoTracker database. LUST sites represent past or present releases from underground petroleum or chemical storage tanks that may have impacted soil or groundwater.

Based on the maps examined, the subject property **IS** located within 1/4 mile of a Leaking Underground Storage Tank (LUST) site (2 sites identified).

MTA, DIVISION 6 BUS TERMINAL — 100 SUNSET AVE, VENICE, CA, 90291
ID: T0603701338 · Status: Completed - Case Closed · 529 ft E from subject property

Los Angeles County MTA — 100 Sunset Ave., Venice, CA, 90291
ID: T10000003249 · Status: Completed - Case Closed · 533 ft E from subject property

SAMPLE SAMPLE SAMPLE

SUPERFUND / NPL SITES (1 MILE)

Superfund is the federal U.S. EPA program that funds the cleanup of the nation's worst hazardous-waste sites. The National Priorities List (NPL) identifies the most contaminated sites that warrant long-term federal cleanup. CERCLIS includes both NPL and non-NPL sites that EPA is evaluating or has evaluated.

Based on the maps examined, the subject property **IS NOT** located within 1 mile of a Superfund (CERCLIS/NPL) site.

RCRA HAZARDOUS WASTE FACILITIES (1 MILE)

The Resource Conservation and Recovery Act (RCRA) authorizes the U.S. EPA to control the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA-regulated handlers include generators (LQG/SQG/VSQG), transporters, and treatment/storage/disposal facilities (TSDFs).

Based on the maps examined, the subject property **IS** located within 1 mile of a RCRA hazardous-waste handler (427 sites identified).

JEREMY BLANK — 13 SUNSET AVE., VENICE, CA, 90291
ID: CAC003310590 · Status: Active · 179 ft SW from subject property

LANCE JAY ROBBINS PALOMA PARTNERSHIP — 15 PALOMA AVE, VENICE, CA, 90291
ID: CAC003181383 · Status: Active · 262 ft NW from subject property

VAL ZINGARO — 511 OCEAN FRONT WALK, VENICE, CA, 90291
ID: CAC003251273 · Status: Active · 320 ft SW from subject property

PHOENIX HOUSES — 503 OCEAN FRONT WALK, VENICE, CA, 90291
ID: CAL000443243 · Status: Active · 350 ft W from subject property

NASIM KABLAN — 58 PALOMA AVE, LOS ANGELES, CA, 90291
ID: CAC003107447 · Status: Active · 373 ft N from subject property

MUNICIPAL SOLID WASTE FACILITIES (1/2 MILE)

The California Department of Resources Recycling and Recovery (CalRecycle) maintains the Solid Waste Information System (SWIS), which tracks landfills, transfer stations, composting operations, and other solid-waste facilities permitted to operate in California.

Based on the maps examined, the subject property **IS NOT** located within 1/2 mile of a Municipal Solid Waste Facility.

SAMPLE

APPENDIX — ALL SCREENED ENVIRONMENTAL SITES

The following is a complete list of every site identified in the environmental database screening above, grouped by database and ordered as screened, with each site's distance from the subject property. Proximity to a listed site does not by itself indicate that the subject property is contaminated.

DTSC ENVIROSTOR CLEANUP SITES (1 MILE) — 9 sites

EDISON/VENICE MGP PARCEL A — 340 MAIN ST, VENICE, CA, 90291
ID: 19490212 · Status: Certified · 914 ft N from subject property

EDISON/VENICE MGP PARCEL B — 321 HAMPTON DRIVE, LOS ANGELES, CA, 90291
ID: 19490202 · Status: Certified · 983 ft NE from subject property

PIONEER FRENCH BAKERY — 354 THIRD AVE., VENICE, CA, 90291
ID: 19730200 · Status: Refer: 1248 Local Agency · 1418 ft NE from subject property

Westminster Elementary School ADA — 1010 Abbot Kinney Boulevard, Los Angeles, CA, 90291
ID: 60003469 · Status: Inactive - Action Required · 0.36 mi E from subject property

2651 Main Street Santa Monica LLC — 2651 Main Street, Santa Monica, CA, 90405
ID: 60003084 · Status: No Further Action · 0.65 mi NW from subject property

Combined Properties Inc. — 201 Lincoln Boulevard, Venice, CA, 90291
ID: 60000337 · Status: Certified · 0.72 mi NE from subject property

GUARANTEED MUFFLER — 609 LINCOLN BLVD., VENICE, CA, 90291
ID: 19000040 · Status: Refer: 1248 Local Agency · 0.84 mi NE from subject property

FISHER AUTO WRECKING — 2827 LINCOLN BLVD., SANTA MONICA, CA, 90407
ID: 19750074 · Status: Refer: Other Agency · 0.88 mi N from subject property

Animo Venice Charter High School — 841 California Avneue, Venice, CA, 90291
ID: 60000387 · Status: No Further Action · 0.91 mi E from subject property

SPILLS, LEAKS, INVESTIGATIONS & CLEANUPS (SLIC) (1/2 MILE) — 1 site

CITY OF LOS ANGELES - DAMSON OIL FIELD SITE — 40 W. HORIZON AVE, VENICE, CA
ID: SL163752343 · Status: Completed - Case Closed · 0.41 mi SE from subject property

LEAKING UNDERGROUND STORAGE TANKS (LUST) (1/4 MILE) — 2 sites

MTA, DIVISION 6 BUS TERMINAL — 100 SUNSET AVE, VENICE, CA, 90291
ID: T0603701338 · Status: Completed - Case Closed · 529 ft E from subject property

Los Angeles County MTA — 100 Sunset Ave., Venice, CA, 90291
ID: T10000003249 · Status: Completed - Case Closed · 533 ft E from subject property

UNDERGROUND STORAGE TANKS (UST) (1/4 MILE) — 1 site

METROPOLITAN TRANSPORTATION AUTHORI — 100 E SUNSET AVE, VENICE, CA, 90291
ID: 10241875 · Status: Los Angeles City Fire Department · 375 ft NE from subject property

RCRA HAZARDOUS WASTE FACILITIES (1 MILE) — 427 sites

JEREMY BLANK — 13 SUNSET AVE., VENICE, CA, 90291
ID: CAC003310590 · Status: Active · 179 ft SW from subject property

LANCE JAY ROBBINS PALOMA PARTNERSHIP — 15 PALOMA AVE, VENICE, CA, 90291
ID: CAC003181383 · Status: Active · 262 ft NW from subject property

VAL ZINGARO — 511 OCEAN FRONT WALK, VENICE, CA, 90291
ID: CAC003251273 · Status: Active · 320 ft SW from subject property

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PHOENIX HOUSES — 503 OCEAN FRONT WALK, VENICE, CA, 90291
ID: CAL000443243 · Status: Active · 350 ft W from subject property

NASIM KABLAN — 58 PALOMA AVE, LOS ANGELES, CA, 90291
ID: CAC003107447 · Status: Active · 373 ft N from subject property

58 PALOMA AVE — 58 PALOMA AVE, VENICE, CA, 90291
ID: CAC003113480 · Status: Active · 373 ft N from subject property

A & E ALGER FAMILY TRUST — 24 & 24 1/2 DUDLEY AVE., VENICE, CA, 90291
ID: CAC003227398 · Status: Active · 518 ft NW from subject property

LISA TALBOT — 114 PALOMA AVE UNIT 2, VENICE, CA, 90291
ID: CAC003321590 · Status: Active · 557 ft NE from subject property

LISA TALBOT — 114 PALOMA AVE #2, VENICE, CA, 90291
ID: CAC003321593 · Status: Active · 557 ft NE from subject property

RESIDENCE — 704 PACIFIC AVE UNIT 12, VENICE, CA, 90291
ID: CAC003357629 · Status: Active · 580 ft E from subject property

L.A.C.M.T.A. — 100 SUNSET AVE, VENICE, CA, 90012-0000
ID: CAD980813745 · Status: Active · 587 ft E from subject property

TRI WEST DEVELOPMENT — 116 THORTON PLACE, VENICE, CA, 90291
ID: CAC002968379 · Status: Active · 661 ft E from subject property

NESIS, ELLY — 101 DUDLEY AVENUE, VENICE, CA, 90291
ID: CAC002998041 · Status: Active · 692 ft N from subject property

TRI-STAR ELECTRONICS INC — 362 MAIN ST, VENICE, CA, 90291
ID: CAD040949869 · Status: Active · 712 ft NE from subject property

HOWARD BUILDING CORPORATION — 340 MAIN ST, VENICE, CA, 90291-2524
ID: CAC003027524 · Status: Active · 772 ft NE from subject property

GOOGLE LLC - LAX-BIN — 340 MAIN STREET, VENICE, CA, 90291
ID: CAP000352831 · Status: Active · 776 ft NE from subject property

GOOGLE VENICE — 340 MAIN ST, VENICE, CA, 90291
ID: CAD000369660 · Status: Active · 786 ft N from subject property

ALAN FREEDMAN — 127 VISTA PLACE #1, VENICE, CA, 90291
ID: CAC003088021 · Status: Active · 842 ft E from subject property

THE ROSE HOTEL LLC — 15 ROSE AVE, VENICE, CA, 90291
ID: CAC003044147 · Status: Active · 857 ft NW from subject property

CHECK MATE, LP — 5 ROSE AVENUE, VENICE, CA, 90291
ID: CAC003113394 · Status: Active · 879 ft NW from subject property

CHECK MATE, LP — 5 ROSE AVENUE, VENICE, CA, 90291-2411
ID: CAC003051285 · Status: Active · 879 ft NW from subject property

GOOGLE LLC - VENICE — 275 SUNSET AVENUE, VENICE, CA, 90291
ID: CAP000357343 · Status: Active · 882 ft NE from subject property

135 PARK PLACE LLC — 135 PARK PLACE, VENICE, CA, 90291
ID: CAC003333053 · Status: Active · 1017 ft E from subject property

STEPHENS MACHINING — 705 HAMPTON DR, VENICE, CA, 90291
ID: CAD981577117 · Status: Active · 1042 ft E from subject property

MARTIN AUTO REPAIR — 703 S HAMPTON DR, VENICE, CA, 90291
ID: CAL000494355 · Status: Active · 1045 ft E from subject property

RESIDENCE — 120 BROOKS AVE, VENICE, CA, 90291
ID: CAC003361400 · Status: Active · 1112 ft SE from subject property

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RESIDENCE — 120 BROOKS AVE, VENICE, CA, 90291
ID: CAC003362806 · Status: Active · 1112 ft SE from subject property

KAREN TISHKOFF — 17 OZONE AVE UNIT 5, VENICE, CA, 90291
ID: CAC003317776 · Status: Active · 1132 ft NW from subject property

CHUCK ARNOLDI — 721 HAMPTON DR, VENICE, CA, 90291
ID: CAC003129231 · Status: Active · 1149 ft E from subject property

JORDAN YOUNG — 133 BROOKS AVE., VENICE, CA, 90291
ID: CAC003010155 · Status: Active · 1154 ft E from subject property

314 SUNSET AVE — 314 SUNSET AVE, VENICE, CA, 90291-2632
ID: CAC003045721 · Status: Active · 1195 ft NE from subject property

GOOGLE LLC — 248 MAIN ST, VENICE, CA, 90291-2522
ID: CAL000418329 · Status: Active · 1199 ft N from subject property

CPF WTB LLC/CPIF 812 MAIN, LLC — 812 MAIN ST., VENICE, CA, 90291
ID: CAC003196047 · Status: Active · 1200 ft E from subject property

SMITH, MARTIN — 19 BREEZE AVENUE, VENICE, CA, 90291
ID: CAC002983671 · Status: Active · 1231 ft SE from subject property

36 BREEZE AVE — 36 BREEZE AVE, VENICE, CA, 90291
ID: CAC003133713 · Status: Active · 1238 ft SE from subject property

RESIDENCE — 118 BREEZE AVE, VENICE, CA, 90291
ID: CAC003381356 · Status: Active · 1311 ft SE from subject property

248 HAMPTON DRIVE — 248 HAMPTON DRIVE, VENICE, CA, 90291
ID: CAC003238878 · Status: Active · 1350 ft N from subject property

22 NAVY ST — 22 NAVY ST, VENICE, CA, 90291
ID: CAC003063341 · Status: Active · 1372 ft NW from subject property

334 SUNSET AVENUE LLC — 334 SUNSET AVENUE, VENICE, CA, 90291
ID: CAC003381857 · Status: Active · 1389 ft NE from subject property

33 NAVY WAY — 33 NAVY WAY, VENICE, CA, 90291
ID: CAC003017669 · Status: Active · 1392 ft NW from subject property

CVS PHARMACY # 6582 — 255 MAIN STREET, VENICE, CA, 90291-0000
ID: CAR000233759 · Status: Active · 1418 ft SE from subject property

FORMER MAIN STREET CLEANERS — 1720 MAIN STREET, VENICE, CA, 90291
ID: CAP000217299 · Status: Active · 1418 ft SE from subject property

SEA HOUR PHOTO INC — 218 MAIN ST, VENICE, CA, 90291
ID: CAR000049247 · Status: Active · 1445 ft N from subject property

LAUSD/ WESTMINSTER AVE CHILD CTR — 1010 MAIN STRREET, VENICE, CA, 90291-0000
ID: CAD982352288 · Status: Active · 1450 ft SE from subject property

PIONEER BAKING CO — 354 3RD ST, VENICE, CA, 90291
ID: CA0000348755 · Status: Active · 1452 ft NE from subject property

RESIDENCE — 50 WAVECREST AVE UNIT 3, VENICE, CA, 90291
ID: CAC003405384 · Status: Active · 1482 ft SE from subject property

RESIDENCE — 50 WAVECREST AVE UNIT 3, VENICE, CA, 90291
ID: CAC003406255 · Status: Active · 1482 ft SE from subject property

LACDPW - ELECTRIC AVE PP — 314 BROOKS AVE, VENICE, CA, 90291-0000
ID: CAL000005013 · Status: Active · 0.29 mi E from subject property

3356 BARNARD WAY — 3356 BARNARD WAY, SANTA MONICA, CA, 90405
ID: CAC003235252 · Status: Active · 0.30 mi NW from subject property

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THOMAS SAFRAN & ASSOCIATES — 3356 BARNARD WAY, SANTA MONICA, CA, 90405
ID: CAC003289644 · Status: Active · 0.30 mi NW from subject property

3356 BARDARD WAY — 3356 BARDARD WAY, SANTA MONICA, CA, 90405
ID: CAC003255848 · Status: Active · 0.30 mi NW from subject property

BARNARD PARK HOUSING, LP A CALIFORNIA LIMITED PARTNERSHIP — 3356 BARNARD WAY, SANTA MONICA, CA, 90405
ID: CAC003267233 · Status: Active · 0.30 mi NW from subject property

UNIVERSAL TOTAL CARE INC — 645 N AVE 4, LOS ANGELES, CA, 90042
ID: CAL000443697 · Status: Active · 0.31 mi NE from subject property

232 3RD AVE LLC — 232 3RD AVENUE, LOS ANGELES, CA, 90291
ID: CAC003379108 · Status: Active · 0.31 mi N from subject property

FOURTH AVENUE LP — 345 4TH AVENUE, VENICE, CA, 90291
ID: CAP000356147 · Status: Active · 0.31 mi NE from subject property

119 CLUBHOUSE AVE — 119 CLUBHOUSE AVE, VENICE, CA, 90291
ID: CAC003243127 · Status: Active · 0.32 mi SE from subject property

ERIKA ORDAZ — 354 4TH AVE APT. 1, VENICE, CA, 90291
ID: CAC003307971 · Status: Active · 0.32 mi NE from subject property

356 4TH AVENUE — 356 4TH AVENUE UNIT #2, LOS ANGELES, CA, 90291
ID: CAC003129684 · Status: Active · 0.32 mi NE from subject property

LAURA LEE — 17 1/2 CLUBHOUSE AVE, VENICE, CA, 90291
ID: CAC002989286 · Status: Active · 0.32 mi SE from subject property

OVERALL MURALS — 47 CLUBHOUSE AVE, VENICE, CA, 90291
ID: CAL000475038 · Status: Active · 0.32 mi SE from subject property

JOE YOUNG — 326 4TH AVE., VENICE, CA, 90291
ID: CAC002985395 · Status: Active · 0.32 mi NE from subject property

NEILSON VILLA, L.P. C/O GOLDRICH KEST MANAGEMENT — 3100 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC002972373 · Status: Active · 0.32 mi NW from subject property

NEILSON VILLA-PHASE 2 — 3100 NEILSON WAY, SANTA MONICA, CA, 90405-5305
ID: CAC002990430 · Status: Active · 0.32 mi NW from subject property

NEILSON VILLAS CLUB HOUSE — 3100 NEILSON WAY, SANTA MONICA, CA, 90405-5305
ID: CAC002979001 · Status: Active · 0.32 mi NW from subject property

PHOTO GRAFICA INC — 3110 MAIN ST NO 102, SANTA MONICA, CA, 90405
ID: CAD981967466 · Status: Active · 0.33 mi N from subject property

BRANDI BAILEY — 315 S 4TH AVE, VENICE, CA, 90291
ID: CAC003299202 · Status: Active · 0.33 mi NE from subject property

BRANDI BAILEY — 315 S 4TH AVE, VENICE, CA, 90291
ID: CAC003277677 · Status: Active · 0.33 mi NE from subject property

WESTMINISTER AVENUE ELEMENTARY SCHOOL — 1010 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAR000198390 · Status: Active · 0.33 mi E from subject property

212 MARINE ST — 212 MARINE ST #305, SANTA MONICA, CA, 90405
ID: CAC003009286 · Status: Active · 0.35 mi N from subject property

OCEAN PARK SUBSTATION — 3110 SECOND ST, SANTA MONICA, CA, 90405
ID: CAC003201561 · Status: Active · 0.35 mi N from subject property

FLINKMAN MANAGEMENT — 3005 MAIN ST, SANTA MONICA, CA, 90405
ID: CAC003313660 · Status: Active · 0.36 mi N from subject property

DAN ABRAM/WYNKOOP PROPERTIES LLC — 1025 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAC003205998 · Status: Active · 0.37 mi E from subject property

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LAUSD/ VENICE SKILLS CTR — 611 FIFTH AVE, VENICE, CA, 90291-0000
ID: CAD982353187 · Status: Active · 0.38 mi NE from subject property

LINAS ALLISON — 622 5TH AVE, LOS ANGELES, CA, 90043
ID: CAC003296637 · Status: Active · 0.39 mi NE from subject property

33 HORIZON, LLC — 33 HORIZON AVE, UNIT 301, VENICE, CA, 90291
ID: CAC003171711 · Status: Active · 0.41 mi SE from subject property

33 HORIZON LLC — 33 HORIZON AVE, UNIT 104, VENICE, CA, 90291
ID: CAC003338442 · Status: Active · 0.41 mi SE from subject property

PAM ARMSTEAD — 33 HORIZON AVE, VENICE, CA, 90291
ID: CAC003275738 · Status: Active · 0.41 mi SE from subject property

PAM ARMSTEAD — 33 HORIZON AVENUE #105, VENICE, CA, 90291
ID: CAC003206452 · Status: Active · 0.41 mi SE from subject property

33 HORIZON LLC — 33 HORIZON AVE, VENICE, CA, 90291
ID: CAC003329111 · Status: Active · 0.41 mi SE from subject property

1320 INNES PL — 1320 INNES PL, VENICE, CA, 90291
ID: CAC003036805 · Status: Active · 0.41 mi SE from subject property

ADAM FELDMAN — 2925 1/2 MAIN ST, SANTA MONICA, CA, 90405
ID: CAC003283104 · Status: Active · 0.41 mi N from subject property

RESIDENCE — 3111 4TH ST UNIT 19, SANTA MONICA, CA, 90405
ID: CAC003388611 · Status: Active · 0.42 mi N from subject property

RESIDENCE — 3111 4TH ST APT 315, SANTA MONICA, CA, 90405
ID: CAC003389118 · Status: Active · 0.42 mi N from subject property

MAYLING YU — 3111 4TH ST #17, SANTA MONICA, CA, 90405
ID: CAC003326102 · Status: Active · 0.42 mi N from subject property

MAY LING YU — 3111 4TH STREET, SANTA MONICA, CA, 90405
ID: CAC003086187 · Status: Active · 0.42 mi N from subject property

MAY LING YU — 3111 4TH ST UNIT 17, SANTA MONICA, CA, 90403
ID: CAC003328303 · Status: Active · 0.42 mi N from subject property

RESIDENCE — 3114 4TH STREET, SANTA MONICA, CA, 90405
ID: CAC003336741 · Status: Active · 0.43 mi N from subject property

RYAN TENPAS — 919 S. 5TH AVE, VENICE, CA, 90291
ID: CAC003030933 · Status: Active · 0.43 mi E from subject property

RESIDENCE — 2910 NEILSON WAY #503, SANTA MONICA, CA, 90405
ID: CAC003383063 · Status: Active · 0.43 mi NW from subject property

ROSE VENICE — 512 ROSE AVE, VENICE, CA, 90291
ID: CAC003044255 · Status: Active · 0.43 mi NE from subject property

RESIDENCE — 3104 FOURTH ST., SANTA MONICA, CA, 90405
ID: CAC003339646 · Status: Active · 0.44 mi N from subject property

RESIDENCE — 3104 FOURTH ST. #103, SANTA MONICA, CA, 90408
ID: CAC003366954 · Status: Active · 0.44 mi N from subject property

VENICE CLEANERS — 1411 MAIN ST, VENICE, CA, 90291
ID: CAD981624372 · Status: Active · 0.45 mi SE from subject property

DOUGLAS EMMETT PROPERTIES, LP — 2800 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003389578 · Status: Active · 0.45 mi NW from subject property

RESIDENCE — 60 MARKET STREET, VENICE, CA, 90291
ID: CAC003393991 · Status: Active · 0.46 mi SE from subject property

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RESIDENCE — 226 HORIZON AVE, VENICE, CA, 90291
ID: CAC003340808 · Status: Active · 0.46 mi SE from subject property

MOSS AND COMPANY PROPERTY MANAGEMENT — 300 SAN JUAN AVE, VENICE, CA, 90291-3782
ID: CAC003061591 · Status: Active · 0.46 mi E from subject property

1110 ABBOT KINNEY BLVD — 1110 ABBOT KINNEY BLVD, LOS ANGELES, CA, 90291
ID: CAC003091403 · Status: Active · 0.46 mi E from subject property

RESIDENCE — 534 INDIANA AVE, LOS ANGELES, CA, 90291
ID: CAC003382162 · Status: Active · 0.47 mi E from subject property

ANTHONY CORTELLESSA — 534 INDIANA AVE, LOS ANGELES, CA, 90291
ID: CAC003327536 · Status: Active · 0.47 mi E from subject property

212 ASHLAND AVE — 212 ASHLAND AVE, SANTA MONICA, CA, 90405-5416
ID: CAC003116656 · Status: Active · 0.47 mi N from subject property

RESIDENCE — 2913 3RD STREET #104, SANTA MONICA, CA, 90405
ID: CAC003376504 · Status: Active · 0.47 mi N from subject property

JOHN KHOE DDS — 1426 MAIN ST STE E, VENICE, CA, 90291-0000
ID: CAL000115303 · Status: Active · 0.48 mi SE from subject property

540 INDIANA AVENUE — 540 INDIANA AVENUE, VENICE, CA, 90291
ID: CAC003328602 · Status: Active · 0.48 mi E from subject property

TRUST X — 2816 MAIN STREET, SANTA MONICA, CA, 90405
ID: CAC003164985 · Status: Active · 0.48 mi NW from subject property

WILLIAM BRIGGS — 2816 MAIN STREET, SANTA MONICA, CA, 90405
ID: CAC003161596 · Status: Active · 0.48 mi NW from subject property

DOUGLAS EMMETT PROPERTIES LP — 2820 NEILSEN WAY, SANTA MONICA, CA, 90405
ID: CAC003007413 · Status: Active · 0.48 mi NW from subject property

RESIDENCE — 249 DIMMICK AVE, LOS ANGELES, CA, 90291
ID: CAC003374647 · Status: Active · 0.49 mi NE from subject property

JANICE LEE — 3101 5TH STREET UNIT 7, SANTA MONICA, CA, 90405
ID: CAC003267660 · Status: Active · 0.49 mi N from subject property

JANICE LEE — 3101 5TH STREET UNIT 7, SANTA MONICA, CA, 90405
ID: CAC003263452 · Status: Active · 0.49 mi N from subject property

506 WESTMINSTER AVENUE — 506 WESTMINSTER AVENUE, VENICE, CA, 90291
ID: CAC003015617 · Status: Active · 0.49 mi E from subject property

425 MARINE ST — 425 MARINE ST CARPORT 3 AND 4, SANTA MONICA, CA, 90405
ID: CAC002969058 · Status: Active · 0.50 mi N from subject property

SCOTT BRODY — 2925 4TH ST 7, SANTA MONICA, CA, 90405
ID: CAC003325166 · Status: Active · 0.50 mi N from subject property

VILLA EUGENI — WINWARD AVE & PACIFIC AVE, VENICE, CA, 90292
ID: CAC003176690 · Status: Active · 0.51 mi SE from subject property

SREE RAOS — 534 BROADWAY ST, VENICE, CA, 90291
ID: CAC003110953 · Status: Active · 0.51 mi E from subject property

VENICE BEACH PAVILION — 1530 OCEAN FRONT WALK, VENICE, CA, 90291
ID: CAP000064139 · Status: Active · 0.51 mi SE from subject property

LA PUMPING PLANT #47 — 100 WINDWARD ST, VENICE, CA, 90291
ID: CAD981987472 · Status: Active · 0.51 mi SE from subject property

LE LABO 21 — 1138 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAL000434551 · Status: Active · 0.51 mi E from subject property

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2918 4TH ST. — 2918 4TH ST., SANTA MONICA, CA, 90405
ID: CAC002989532 · Status: Active · 0.52 mi N from subject property

RESIDENCE — 807 6TH AVE, VENICE, CA, 90291
ID: CAC003383540 · Status: Active · 0.53 mi E from subject property

ALLIED COMMERCIAL — 1601 MAIN STREET, VENICE, CA, 90291
ID: CAC003196279 · Status: Active · 0.53 mi SE from subject property

2901 4TH STREET #318 — 2901 4TH STREET #318, SANTA MONICA, CA, 90405
ID: CAC003092730 · Status: Active · 0.53 mi N from subject property

MIKE REES — 245 6TH AVE UNIT 1, VENICE, CA, 90291
ID: CAC003315432 · Status: Active · 0.54 mi NE from subject property

MIKE REES — 245 6TH AVE #2, VENICE, CA, 90291
ID: CAC003324184 · Status: Active · 0.54 mi NE from subject property

2817 3RD STREET — 2817 3RD STREET, SANTA MONICA, CA, 90405
ID: CAC002983788 · Status: Active · 0.54 mi N from subject property

SHORES BARRINGTON — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003129839 · Status: Active · 0.54 mi NW from subject property

THE SHORES APARTMENTS — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003278365 · Status: Active · 0.54 mi NW from subject property

THE SHORES APARTMENTS — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003306980 · Status: Active · 0.54 mi NW from subject property

THE SHORES APARTMENTS — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003249346 · Status: Active · 0.54 mi NW from subject property

SHORES BARRINGTON — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003360892 · Status: Active · 0.54 mi NW from subject property

SHORES BARRINGTON — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003321917 · Status: Active · 0.54 mi NW from subject property

THE SHORES APARTMENTS — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003266336 · Status: Active · 0.54 mi NW from subject property

SHORES BARRINGTON — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003160367 · Status: Active · 0.54 mi NW from subject property

THE SHORES APARTMENTS — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003315789 · Status: Active · 0.54 mi NW from subject property

SHORES BARRINGTON — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003184673 · Status: Active · 0.54 mi NW from subject property

THE SHORES BARRINGTON — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003073666 · Status: Active · 0.54 mi NW from subject property

THE SHORES APARTMENTS — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003292176 · Status: Active · 0.54 mi NW from subject property

RESIDENCE — 601 MARINE ST, SANTA MONICA, CA, 90405
ID: CAC003397580 · Status: Active · 0.54 mi N from subject property

TRI WEST DEVELOPMENT — 436 PIER AVE., SANTA MONICA, CA, 90405
ID: CAC003037614 · Status: Active · 0.54 mi N from subject property

DOUGLAS EMMETT PROPERTIES LP — 2800 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003344875 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROPERTIES, LP — 2800 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003277994 · Status: Active · 0.54 mi NW from subject property

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THE SHORES — 2800 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003121419 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROPERTIES LP/THE SHORES APTS — 2800 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003375657 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROPERTIES LP/THE SHORES APTS — 2800 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003360487 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROPERTIES LP/THE SHORES APARTMENTS — 2800 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003163543 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROPERTIES LP-THE SHORES APTS — 2800 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003320643 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROPERTIES LP/SHORES BARRINGTON — 2700 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003360486 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROPERTIES LP/SHORES BARRINGTON — 2700 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003295920 · Status: Active · 0.54 mi NW from subject property

2700 NIELSON WAY — 2700 NIELSON WAY, SANTA MONICA, CA, 90405
ID: CAC003220299 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT BUILDERS — 2700 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003347165 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT BUILDERS — 2700 NIELSON WAY, SANTA MONICA, CA, 90405
ID: CAC003240217 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROP LP/SHORES BARRINGTON — 2700 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003375655 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROPERTIES LP/SHORES BARRINGTON — 2700 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003310954 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT BUILDERS — 2700 NEILSON WAY, SANTA MONICA, CA, 90401
ID: CAC003355502 · Status: Active · 0.54 mi NW from subject property

DOUGLAS EMMETT PROPERTIES, LP — 2700 NIELSON WAY, SANTA MONICA, CA, 90405
ID: CAC003389573 · Status: Active · 0.54 mi NW from subject property

ACE TROPHY — 609 ROSE AVE, VENICE, CA, 90291
ID: CAD981633241 · Status: Active · 0.54 mi NE from subject property

RICHARD STILLER — 2700 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003019009 · Status: Active · 0.54 mi NW from subject property

2811 3RD ST UNIT 11 — 2811 3RD ST UNIT 11, SANTA MONICA, CA, 90405
ID: CAC003015984 · Status: Active · 0.55 mi N from subject property

SIMON LUDWIG — 2811 3RD ST, SANTA MONICA, CA, 90405
ID: CAC003042504 · Status: Active · 0.55 mi N from subject property

JENNIFER BURR — 2811 3RD ST, UNIT 3, SANTA MONICA, CA, 90405
ID: CAC003277938 · Status: Active · 0.55 mi N from subject property

RESIDENCE — 2811 3RD ST UNIT 7, SANTA MONICA, CA, 90405
ID: CAC003342785 · Status: Active · 0.55 mi N from subject property

BRYAN GORTIKOV — 2811 3RD ST, SANTA MONICA, CA, 90405
ID: CAC003053423 · Status: Active · 0.55 mi N from subject property

LA VENICE FAMILY CLINIC — 604 ROSE AVE, VENICE, CA, 90291
ID: CAD981987613 · Status: Active · 0.55 mi NE from subject property

24 SEVENTEENTH AVENUE, LLC — 24 17TH AVE, UNIT 217, VENICE, CA, 90291
ID: CAC003376525 · Status: Active · 0.55 mi SE from subject property

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CRAIG PROPERTIES NO 2 LLC / GROSHER R GROSHER TRUST — 2721 2ND ST 115, SANTA MONICA, CA, 90405
ID: CAC003313303 · Status: Active · 0.55 mi N from subject property

MARK COSO — 2721 SECOND ST #202, SANTA MONICA, CA, 90405
ID: CAC003298849 · Status: Active · 0.55 mi N from subject property

STEVE JAKOBSEN — 623 VERNON AVE, VENICE, CA, 90291
ID: CAC003137768 · Status: Active · 0.56 mi NE from subject property

2721 2ND ST — 2721 2ND ST UNIT 104, SANTA MONICA, CA, 90405
ID: CAC002970834 · Status: Active · 0.56 mi N from subject property

SHORES BARRINGTON — 2720 NEILSON WAY, SANTA MONICA, CA, 90405
ID: CAC003397151 · Status: Active · 0.56 mi NW from subject property

WASHINGTON PRESCHOOL — 2802 4TH ST, SANTA MONICA, CA, 90405
ID: CAC003136098 · Status: Active · 0.58 mi N from subject property

THE GROWING PLACE — 401 ASHLAND AVE, SANTA MONICA, CA, 90405
ID: CAC003390122 · Status: Active · 0.58 mi N from subject property

WINDWARD VILLAGE APARTMENTS, LP — 1720 PACIFIC AVE, VENICE, CA, 90291
ID: CAC002986053 · Status: Active · 0.58 mi SE from subject property

1720 PACIFIC AVE. — 1720 PACIFIC AVE., VENICE, CA, 90291
ID: CAC002991580 · Status: Active · 0.58 mi SE from subject property

2722 3RD STREET HOA — 2722 3RD STREET, SANTA MONICA, CA, 90405
ID: CAC003227085 · Status: Active · 0.59 mi N from subject property

2722 3RD ST — 2722 3RD ST, SANTA MONICA, CA, 90405
ID: CAC003089050 · Status: Active · 0.59 mi N from subject property

2722 3RD ST. — 2722 3RD ST., SANTA MONICA, CA, 90405
ID: CAC003071581 · Status: Active · 0.59 mi N from subject property

241 RUTH AVE — 241 RUTH AVE, VENICE, CA, 90291
ID: CAC003148943 · Status: Active · 0.59 mi NE from subject property

RESIDENCE — 437 ASHLAND AVE, SANTA MONICA, CA, 90405
ID: CAC003337110 · Status: Active · 0.59 mi N from subject property

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT — 2802 4TH STREET, SANTA MONICA, CA, 90405
ID: CAC003017556 · Status: Active · 0.59 mi N from subject property

1720 PACIFIC AVE. — 1720 PACIFIC AVE., VENICE, CA, 90291
ID: CAC003068770 · Status: Active · 0.60 mi SE from subject property

1720 PACIFIC AVE. — 1720 PACIFIC AVE., VENICE, CA, 90291
ID: CAC003099178 · Status: Active · 0.60 mi SE from subject property

WINDWARD VILLAGE — 1720 PACIFIC AVE, VENICE, CA, 90291
ID: CAC003059599 · Status: Active · 0.60 mi SE from subject property

PROPERTY MANAGEMENT ASSOCIATES (NATIONAL — 1720 PACIFIC AVENUE, VENICE, CA, 90291
ID: CAC003376361 · Status: Active · 0.60 mi SE from subject property

1720 PACIFIC AVE — 1720 PACIFIC AVE, VENICE, CA, 90291
ID: CAC003026872 · Status: Active · 0.60 mi SE from subject property

1720 PACIFIC AVE. — 1720 PACIFIC AVE., VENICE, CA, 90291
ID: CAC003150845 · Status: Active · 0.60 mi SE from subject property

1720 PACIFIC AVE. — 1720 PACIFIC AVE., VENICE, CA, 90291
ID: CAC003090484 · Status: Active · 0.60 mi SE from subject property

PROPERTY MANAGEMENT ASSOCIATES — 1720 PACIFIC AVENUE, VENICE, CA, 90291
ID: CAC003401429 · Status: Active · 0.60 mi SE from subject property

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TETRA TECH — 313 GRAND BLVD., LOS ANGELES, CA, 90291
ID: CAC003313003 · Status: Active · 0.60 mi SE from subject property

CHRISTIAN STILLER — 630 BROOKS AVE, LOS ANGELES, CA, 90291
ID: CAC003160509 · Status: Active · 0.60 mi E from subject property

630 BROOKS AVE — 630 BROOKS AVE, VENICE, CA, 90291
ID: CAC003252756 · Status: Active · 0.60 mi E from subject property

2654 MAIN STREET — 2654 MAIN STREET, SANTA MONICA, CA, 90405
ID: CAC003013614 · Status: Active · 0.61 mi NW from subject property

DIANA TOM — 642 E. SUNSET AVE, LOS ANGELES, CA, 90291
ID: CAC003303689 · Status: Active · 0.62 mi NE from subject property

VCA SANTA MONICA MAIN STREET ANIMAL HOSPITAL — 2671 MAIN ST, SANTA MONICA, CA, 90405
ID: CAL000472595 · Status: Active · 0.62 mi NW from subject property

VENICE OFW INVESTMENTS, LLC — 1825 OCEAN FRONT WALK, VENICE, CA, 90291
ID: CAC003222080 · Status: Active · 0.63 mi SE from subject property

THE WINDOW — 1827 OCEAN FRONT WALK, VENICE, CA, 90291
ID: CAC003207259 · Status: Active · 0.63 mi SE from subject property

NEIL DUFFY — 524 SANTA CLARA AVE., VENICE, CA, 90291
ID: CAC003368881 · Status: Active · 0.63 mi E from subject property

533 ASHLAND AVE UNIT 105 — 533 ASHLAND AVE UNIT 105, SANTA MONICA, CA, 90405
ID: CAC003159742 · Status: Active · 0.63 mi N from subject property

533 ASHLAND AVE #210 — 533 ASHLAND AVE #210, SANTA MONICA, CA, 90405
ID: CAC003137853 · Status: Active · 0.63 mi N from subject property

533 ASHLAND AVE — 533 ASHLAND AVE UNIT 101, SANTA MONICA, CA, 90405
ID: CAC003134653 · Status: Active · 0.63 mi N from subject property

2651 MAIN STREET SANTA MONICA LLC — 2651 MAIN STREET, SANTA MONICA, CA, 90405
ID: CAC003203075 · Status: Active · 0.63 mi NW from subject property

2651 MAIN STREET SANTA MONICA LLC — 2651 MAIN STREET, SANTA MONICA, CA, 90405
ID: CAC003113477 · Status: Active · 0.63 mi NW from subject property

GINA MASLOW — 234 BERNARD AVE, VENICE, CA, 90291-2705
ID: CAC003116599 · Status: Active · 0.64 mi NE from subject property

234 BERNARD AVE — 234 BERNARD AVE, LOS ANGELES, CA, 90291
ID: CAC003091552 · Status: Active · 0.64 mi NE from subject property

GINA MASLOW — 234 BERNARD AVE, VENICE, CA, 90291
ID: CAC003267774 · Status: Active · 0.64 mi NE from subject property

OLE SANDERS — 663 FLOWER AVENUE, VENICE, CA, 90291
ID: CAC003228974 · Status: Active · 0.64 mi NE from subject property

FRED & JOANNE WILSON — 433 RIALTO AVE., VENICE, CA, 90291
ID: CAC002967354 · Status: Active · 0.65 mi SE from subject property

TRI WEST DEVELOPMENT — 633 WESTMINSTER AVENUE, VENICE, CA, 90291
ID: CAC002972835 · Status: Active · 0.65 mi E from subject property

TRI WEST DEVELOPMENT — 633 WESTMINSTER AVENUE, VENICE, CA, 90291
ID: CAC002968502 · Status: Active · 0.65 mi E from subject property

DROP IT MODERN INC — 1327 1/2 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAL000467830 · Status: Active · 0.66 mi E from subject property

OMID SADEGHI & YALDA PAYDAR — 634 WESMINSTER AVE #2, VENICE, CA, 90291
ID: CAC003213206 · Status: Active · 0.66 mi E from subject property

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664 INDIANA AVE — 664 INDIANA AVE, VENICE, CA, 90291
ID: CAC003208249 · Status: Active · 0.66 mi NE from subject property

SMASHBOX 100 — 1335 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAL000432208 · Status: Active · 0.66 mi E from subject property

TODD SNYDER 5527 — 1337 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAL000492907 · Status: Active · 0.67 mi E from subject property

STEVE SCHLEIKORN — 519 RAYMOND AVENUE, SANTA MONICA, CA, 90405
ID: CAC003321704 · Status: Active · 0.67 mi N from subject property

702 MARINE ST. — 702 MARINE ST., SANTA MONICA, CA, 90405
ID: CAC003214051 · Status: Active · 0.67 mi N from subject property

407 HILL ST. — 407 HILL ST., SANTA MONICA, CA, 90405
ID: CAC003135482 · Status: Active · 0.68 mi N from subject property

MOSS AND COMPANY PROPERTY MANAGMENT — 517 ALTAIR PLACE, VENICE, CA, 90291
ID: CAC003012731 · Status: Active · 0.68 mi E from subject property

RESIDENCE — 1921 CANAL ST UNIT 2, VENICE, CA, 90291
ID: CAC003348623 · Status: Active · 0.68 mi SE from subject property

OWEN FERTEL — 672 INDIANA AVE, VENICE, CA, 90291
ID: CAC003129719 · Status: Active · 0.68 mi NE from subject property

702 ROSE AVE. — 702 ROSE AVE., VENICE, CA, 90291
ID: CAC002967061 · Status: Active · 0.68 mi NE from subject property

TATIANA MORRISON — 233 SEVENTH AVE, VENICE, CA, 90291
ID: CAC003267472 · Status: Active · 0.69 mi NE from subject property

TATIANA MORRISON — 233 7TH AVE, VENICE, CA, 90291
ID: CAC003328150 · Status: Active · 0.69 mi NE from subject property

20 OCEAN PARK #10 — 20 OCEAN PARK #10, SANTA MONICA, CA, 90405
ID: CAC003176742 · Status: Active · 0.69 mi NW from subject property

MOSS AND COMPANY PROPERTY MANAGEMENT — 2727 6TH STREET, SANTA MONICA, CA, 90405
ID: CAC003059588 · Status: Active · 0.69 mi N from subject property

MOSS & COMPANY PROPERTY MANAGEMENT — 2727 6TH STREET, SANTA MONICA, CA, 90405
ID: CAC003209706 · Status: Active · 0.69 mi N from subject property

CALIFORNIA HERITAGE MUSEUM — 2612 MAIN STREET, SANTA MONICA, CA, 90405
ID: CAC003111103 · Status: Active · 0.69 mi NW from subject property

2603 3RD STREET APARTMENTS — 2603 3RD STREET UNIT 2, SANTA MONICA, CA, 90405
ID: CAC003247668 · Status: Active · 0.69 mi N from subject property

ALEXIS HOVEY — 2806 HIGHLAND AVENUE, SANTA MONICA, CA, 90405
ID: CAC003322695 · Status: Active · 0.70 mi N from subject property

2638 4TH STREET — 2638 4TH STREET, SANTA MONICA, CA, 90405
ID: CAC003263040 · Status: Active · 0.70 mi N from subject property

662 WESTMINSTER AVE — 662 WESTMINSTER AVE, VENICE, CA, 90291-3448
ID: CAC003118265 · Status: Active · 0.70 mi E from subject property

LA VENICE COMMUNITY PLAY GROUP — 682 BROADWAY, VENICE, CA, 90291
ID: CAD981986821 · Status: Active · 0.71 mi E from subject property

628 SANTA CLARA AVE — 628 SANTA CLARA AVE, VENICE, CA, 90291-3446
ID: CAC003047414 · Status: Active · 0.71 mi E from subject property

PRIME WEST MANAGEMENT — 2721 6TH ST., SANTA MONICA, CA, 90405
ID: CAC003195510 · Status: Active · 0.71 mi N from subject property

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JKW PROPERTIES — 630 SANTA CLARA AVE UNIT 2, VENICE, CA, 90291
ID: CAC003395735 · Status: Active · 0.72 mi E from subject property

PATRICK ARMSTRONG — 511 HILL ST #101, SANTA MONICA, CA, 90405
ID: CAC003244523 · Status: Active · 0.72 mi N from subject property

L.A. LOUVER — 45 N VENICE BLVD, VENICE, CA, 90291
ID: CAC003318798 · Status: Active · 0.72 mi SE from subject property

GREM ANN EVEREST-VENICE/MICHAEL YEHOSHUA — 70 N VENICE BLVD., VENICE, CA, 90291
ID: CAC003338419 · Status: Active · 0.73 mi SE from subject property

MONTANA SKY LLC — 519 HILL ST, SANTA MONICA, CA, 90405
ID: CAC003392008 · Status: Active · 0.73 mi N from subject property

WOLF STONWOLF — 700 BROOKS AVE, VENICE, CA, 90291
ID: CAC003054358 · Status: Active · 0.73 mi E from subject property

VENICE COMMUNITY HOUSING — 718 ROSE AVE 720 ROSE, VENICE, CA, 90291-2710
ID: CAC003066255 · Status: Active · 0.73 mi NE from subject property

RESIDENCE — 526 RIALTO AVENUE, VENICE, CA, 90291
ID: CAC003400808 · Status: Active · 0.73 mi SE from subject property

2714 HIGHLAND AVE — 2714 HIGHLAND AVE, SANTA MONICA, CA, 90405
ID: CAC003097335 · Status: Active · 0.73 mi N from subject property

CITY OF LOS ANGELES - DGS CFD — 206 N VENICE BLVD, VENICE, CA, 90291
ID: CAC003331427 · Status: Active · 0.74 mi SE from subject property

CITY OF LOS ANGELES - DGS CFD — 206 N. VENICE BLVD., VENICE, CA, 90291
ID: CAC003331442 · Status: Active · 0.74 mi SE from subject property

RESIDENCE — 528 RIALTO AVE UNIT 2, VENICE, CA, 90291
ID: CAC003375211 · Status: Active · 0.74 mi SE from subject property

576 RIALTO AVE VENICE CA 90291 — 576 RIALTO AVE, VENICE, CA, 90291
ID: CAP000270397 · Status: Active · 0.74 mi SE from subject property

BRETT BERNS — 436 VENICE WAY, VENICE, CA, 90291
ID: CAC003275836 · Status: Active · 0.74 mi SE from subject property

RESIDENCE — 2614 4TH STREET, SANTA MONICA, CA, 90405
ID: CAC003382445 · Status: Active · 0.74 mi N from subject property

2614 4TH STREET — 2614 4TH ST, SANTA MONICA, CA, 90405
ID: CAC003226349 · Status: Active · 0.74 mi N from subject property

2614 4TH STREET — 2614 4TH ST, SANTA MONICA, CA, 90405
ID: CAC003159216 · Status: Active · 0.74 mi N from subject property

LA VENICE LIBRARY — 610 CALIFORNIA AVE, VENICE, CA, 90291
ID: CAD981990609 · Status: Active · 0.74 mi E from subject property

LA CITY, DEPT. OF GENERAL SERVICES — 610 CALIFORNIA AVE, VENICE, CA, 90291
ID: CAC003018178 · Status: Active · 0.74 mi E from subject property

713 BROOKS AVENUE — 713 BROOKS AVENUE, VENICE, CA, 90291
ID: CAC003132311 · Status: Active · 0.75 mi E from subject property

WIL JORDAN — 314 N VENICE BLVD, LOS ANGELES, CA, 90291
ID: CAC003156200 · Status: Active · 0.75 mi SE from subject property

314 NORTH VENICE BOULEVARD — 314 NORTH VENICE BOULEVARD, LOS ANGELES, CA, 90291
ID: CAC003156606 · Status: Active · 0.75 mi SE from subject property

RESIDENCE — 644 CALIFORNIA AVE, VENICE, CA, 90292
ID: CAC003335875 · Status: Active · 0.75 mi E from subject property

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LINCOLN DISCT TIRE — 109 S LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000255399 · Status: Active · 0.76 mi NE from subject property

RESIDENCE — 2616 5TH ST, SANTA MONICA, CA, 90405
ID: CAC003374106 · Status: Active · 0.76 mi N from subject property

JESSE SPENCER — 665 SANTA CLARA AVE, VENICE, CA, 90291
ID: CAC003013829 · Status: Active · 0.77 mi E from subject property

743 VERNON AVE APT D — 743 VERNON AVE APT D, VENICE, CA, 90291
ID: CAC003118323 · Status: Active · 0.77 mi NE from subject property

743 VERNON AVE — 743 VERNON AVE, VENICE, CA, 90291-2762
ID: CAC003116583 · Status: Active · 0.77 mi NE from subject property

665 SANTA CLARA AVE — 665 SANTA CLARA AVE, LOS ANGELES, CA, 90291
ID: CAC003257665 · Status: Active · 0.77 mi E from subject property

OTTOS EUROPEAN COACH WERKS — 3300 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000414160 · Status: Active · 0.77 mi NE from subject property

PACIFIC COVE DEVELOPMENT — 2501 2ND STREET, SANTA MONICA, CA, 90405
ID: CAC003110110 · Status: Active · 0.78 mi NW from subject property

CINDY PAYTON — 730 ASHLAND AVENUE, SANTA MONICA, CA, 90405
ID: CAC003088541 · Status: Active · 0.78 mi N from subject property

J MOTORS LLC — 3202 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000421527 · Status: Active · 0.78 mi NE from subject property

J&S PRECISION AUTO — 104 S LINCOLN BLVD, VENICE, CA, 90291-0000
ID: CAL000093856 · Status: Active · 0.78 mi NE from subject property

2628 6TH STREET LLC — 2628 6TH STREET UNIT 3, SANTA MONICA, CA, 90403
ID: CAC003389979 · Status: Active · 0.78 mi N from subject property

MRS GOOCH'S NATURAL FOODS MARKET INC DBA WHOLE FOODS MARKET VEN 43 — 225 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000397847 · Status: Active · 0.78 mi NE from subject property

M'S BODY & PAINT — 3110 LINCOLN BLVD, SANTA MONICA, CA, 90405-0000
ID: CAL000093719 · Status: Active · 0.78 mi NE from subject property

RESIDENCE — 156 HART AVE UNIT 1, SANTA MONICA, CA, 90405
ID: CAC003380268 · Status: Active · 0.78 mi NW from subject property

2204 STRONGS DR — 2204 STRONGS DR, VENICE, CA, 90291
ID: CAC003067495 · Status: Active · 0.79 mi SE from subject property

2621-2625 8TH STREET HOMEOWNERS ASSOCIATION — 2621 6TH STREET UNIT 2, SANTA MONICA, CA, 90405
ID: CAC003072370 · Status: Active · 0.79 mi N from subject property

2621 6TH STREET — 2621 6TH STREET #3, SANTA MONICA, CA, 90405
ID: CAC003193343 · Status: Active · 0.79 mi N from subject property

NAYLOR PAINT — 132 LINCOLN BLVD., VENICE, CA, 90291
ID: CAC002978175 · Status: Active · 0.79 mi NE from subject property

NAYLORS PAINT — 132 LINCOLN BLVD, VENICE, CA, 90291
ID: CAR000077594 · Status: Active · 0.79 mi NE from subject property

VISTA PAINT CORPORATION #46 — 132-136 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000439234 · Status: Active · 0.79 mi NE from subject property

ADEEB SAHAR — 754 PIER AVE, SANTA MONICA, CA, 90405
ID: CAC003275432 · Status: Active · 0.79 mi N from subject property

537 VENICE WAY — 537 VENICE WAY, VENICE, CA, 90291
ID: CAC003137394 · Status: Active · 0.79 mi SE from subject property

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99 CENTS ONLY STORES — 241 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000369780 · Status: Active · 0.79 mi NE from subject property

AESOP ABBOT KINNEY - 06012 — 1504 1/2 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAL000497428 · Status: Active · 0.79 mi E from subject property

AESOP ABBOT KINNEY 06012 — 1504 1/2 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAL000495381 · Status: Active · 0.79 mi E from subject property

MAREDAND, LLC — 251 LINCOLN BLVD, VENICE, CA, 90291
ID: CAC003205498 · Status: Active · 0.79 mi NE from subject property

H&S ENERGY PRODUCTS LLC #2061 — 251 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000472076 · Status: Active · 0.79 mi NE from subject property

PREMIER INVESTORS GROUP INC DBA VENICE CHEVRON — 251 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000396016 · Status: Active · 0.80 mi NE from subject property

MODMD, A PROFESSIONAL CORPORATION — 208 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000462380 · Status: Active · 0.80 mi NE from subject property

TRI WEST DEVELOPMENT — 758 SUNSET AVENUE, VENICE, CA, 90291
ID: CAC002968414 · Status: Active · 0.80 mi NE from subject property

ROSE 1 HOUR PHOTO & STUDIO — 144 LINCOLN BLVD, VENICE, CA, 90291-2808
ID: CAL000343295 · Status: Active · 0.80 mi NE from subject property

WESTSIDE MOTORS SPORTS — 110 S LINCOLN BLVD, VENICE, CA, 90291
ID: CAD983672833 · Status: Active · 0.80 mi NE from subject property

UCLA VENICE DENTAL CENTER — 323 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000163843 · Status: Active · 0.81 mi NE from subject property

VENICE DENTAL CLINIC — 323 LINCOLN BOULEVARD, LOS ANGELES, CA, 90291
ID: CAC002984305 · Status: Active · 0.81 mi NE from subject property

ASHLEY COSKEY — 574 GRAND BLVD, UNIT #2, VENICE, CA, 90261
ID: CAC003258705 · Status: Active · 0.81 mi SE from subject property

YOSSIS 76 — 300 S LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000443836 · Status: Active · 0.81 mi NE from subject property

23 23RD AVE UNIT 2 — 23 23RD AVE UNIT 2, VENICE, CA, 90291
ID: CAC003103487 · Status: Active · 0.82 mi SE from subject property

PENMAR GOLF SVC YD — 1233 ROSE AVE, VENICE, CA, 90291
ID: CAD983616244 · Status: Active · 0.82 mi NE from subject property

AHMED KABIR — 2903 LINCOLN BLVD., SANTA MONICA, CA, 90405
ID: CAC003097134 · Status: Active · 0.83 mi N from subject property

LINCOLN LOT 7 (SM), LLC — 2903 LINCOLN BLVD., SANTA MONICA, CA, 90405
ID: CAC003059485 · Status: Active · 0.83 mi N from subject property

2526 5TH STREET — 2526 5TH STREET, SANTA MONICA, CA, 90405
ID: CAC003055920 · Status: Active · 0.83 mi N from subject property

OAKWOOD RECREATION CENTER — 767 CALIFORNIA ST, VENICE, CA, 90291
ID: CAP000078295 · Status: Active · 0.83 mi E from subject property

PARK LANE CLEANERS — 401 LINCOLN BLVD, VENICE, CA, 90291
ID: CAD981655624 · Status: Active · 0.83 mi NE from subject property

CO OF LA DEPT OF BEACHES & HARBORS VENICE BEACH SERVICE YARD — 2300 OCEAN FRONT WALK, VENICE, CA, 90291
ID: CAL000386388 · Status: Active · 0.83 mi SE from subject property

LA COUNTY DEPT BEACHES & HARBORS — 2300 OCEAN FRONT WALK, VENICE, CA, 90291
ID: CAD981633464 · Status: Active · 0.83 mi SE from subject property

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RESIDENCE — 160 WADSWORTH AVENUE, SANTA MONICA, CA, 90405
ID: CAC003374180 · Status: Active · 0.83 mi NW from subject property

EUROPEAN ONE AUTO REPAIR — 2907 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000436161 · Status: Active · 0.83 mi N from subject property

KALAHARI MOTORSPORT — 2905 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000430636 · Status: Active · 0.83 mi N from subject property

2520 5TH STREET — 2520 5TH STREET, SANTA MONICA, CA, 90405
ID: CAC003206031 · Status: Active · 0.84 mi N from subject property

501 VENICE BLVD — 501 VENICE BLVD, VENICE, CA, 90291
ID: CAC003171971 · Status: Active · 0.84 mi SE from subject property

BONUS CAR WASH — 2800 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAR000353664 · Status: Active · 0.84 mi N from subject property

EDGEMARE CENTER SEQUOIA SHORES LLP C/O CAL SELECT PROPERTIES INC — 2415 MAIN ST, SANTA MONICA, CA, 90405-3539
ID: CAL000321785 · Status: Active · 0.84 mi NW from subject property

LINCOLN COURT APARTMENTS — 2807 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003335478 · Status: Active · 0.85 mi N from subject property

JOHN CALOYERAS — 709 COPELAND CT, SANTA MONICA, CA, 90405-4417
ID: CAC003067476 · Status: Active · 0.86 mi N from subject property

JOHN CALOYERAS — 709 COPELAND COURT, SANTA MONICA, CA, 90405
ID: CAC003068025 · Status: Active · 0.86 mi N from subject property

SAMPE, HERBERT — 729 MILWOOD AVENUE, VENICE, CA, 90291
ID: CAC003009718 · Status: Active · 0.86 mi E from subject property

THE BIKE SHOP — 2400 MAIN ST STE C1, SANTA MONICA, CA, 90405
ID: CAL000447115 · Status: Active · 0.86 mi NW from subject property

WORLD PHOTO — 2400 MAIN ST #A3, SANTA MONICA, CA, 90405
ID: CAD982490146 · Status: Active · 0.86 mi NW from subject property

BILL SKINNER — 729 MILWOOD AVE #D, VENICE, CA, 90291
ID: CAC003224881 · Status: Active · 0.86 mi E from subject property

RESIDENCE — 729 MILWOOD AVE UNIT C, VENICE, CA, 90291
ID: CAC003355222 · Status: Active · 0.86 mi E from subject property

627 PALMS BLVD. — 627 PALMS BLVD., VENICE, CA, 90291
ID: CAC003121944 · Status: Active · 0.86 mi E from subject property

BIG Q AUTO REPAIR LLC — 2700 LINCOLN BLVD LOT 1, SANTA MONICA, CA, 90405
ID: CAL000480640 · Status: Active · 0.87 mi N from subject property

BIG Q AUTO — 2700 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003383522 · Status: Active · 0.87 mi N from subject property

NEW SUN LLC — 2700 LINCOLN BLVD STE 12, SANTA MONICA, CA, 90405
ID: CAL000499683 · Status: Active · 0.87 mi N from subject property

EUROPEAN ONE AUTO REPAIR — 2700 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003358839 · Status: Active · 0.87 mi N from subject property

EUROPEAN ONE AUTO REPAIR — 2700 LINCOLN BLVD #6, SANTA MONICA, CA, 90405
ID: CAL000486101 · Status: Active · 0.87 mi N from subject property

BIG Q AUTO — 2700 LINCOLN BLVD, SANTA MONICA, CA, 90505
ID: CAC003358943 · Status: Active · 0.87 mi N from subject property

JOHN MUIR ELEMENTARY SCHOOL — 2526 6TH STREET, SANTA MONICA, CA, 90405
ID: CAC003354308 · Status: Active · 0.87 mi N from subject property

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835 COMMONWEALTH AVENUE — 835 COMMONWEALTH AVENUE, LOS ANGELES, CA, 90291
ID: CAC003261607 · Status: Active · 0.87 mi NE from subject property

SANTA MONICA FIRE STATION #2 — 222 HOLLISTER AVE, SANTA MONICA, CA, 90405
ID: CAD981570500 · Status: Active · 0.87 mi NW from subject property

SEPP ESTEPHANI — 2525 BEVERLY AVE UNIT 9, SANTA MONICA, CA, 90405
ID: CAC003302945 · Status: Active · 0.87 mi N from subject property

EUROPEAN ONE AUTO REPAIR — 2700 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003408181 · Status: Active · 0.87 mi N from subject property

HIGH TECH AUTO SERVICE INC — 2700 LINCOLN BLVD STE 13 & 14, SANTA MONICA, CA, 90405-4629
ID: CAL000352836 · Status: Active · 0.87 mi N from subject property

LAURA DURHAM TRUST — 2402 3RD ST, UNIT 301, SANTA MONICA, CA, 90405
ID: CAC003101501 · Status: Active · 0.88 mi NW from subject property

SMART & FINAL #332 — 604 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000379474 · Status: Active · 0.88 mi NE from subject property

650 OCEAN PARK — 650 OCEAN PARK UNIT 6 & CARPORT, SANTA MONICA, CA, 90405
ID: CAC003175457 · Status: Active · 0.88 mi N from subject property

2521 BEVERELY AVE APT 3 — 2521 BEVERELY AVE APT 3, SANTA MONICA, CA, 90405
ID: CAC003258449 · Status: Active · 0.88 mi N from subject property

2521 BEVERELY PARTNERS, LLC — 2521 BEVERLY AVE UNIT 4 & 5, SANTA MONICA, CA, 90405
ID: CAC003306318 · Status: Active · 0.88 mi N from subject property

GERMAN MOTORS — 2660 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000498691 · Status: Active · 0.89 mi N from subject property

DT AUTOMOTIVE — 2660 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000451210 · Status: Active · 0.89 mi N from subject property

717 COPELAND CT — 717 COPELAND CT, SANTA MONICA, CA, 90405
ID: CAC003025646 · Status: Active · 0.89 mi N from subject property

CITY OF LA PUBLIC WORKS BUREAU OF STREET SERVICES — 2000 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAD981988686 · Status: Active · 0.89 mi E from subject property

2418 PACIFIC AVE — 2418 PACIFIC AVE, VENICE, CA, 90291
ID: CAC003176273 · Status: Active · 0.90 mi SE from subject property

2418 PACIFIC AVE — 2418 PACIFIC AVE, VENICE, CA, 90291
ID: CAC003179999 · Status: Active · 0.90 mi SE from subject property

RESIDENCE — 826 CALIFORNIA AVE, VENICE, CA, 90291
ID: CAC003377377 · Status: Active · 0.90 mi E from subject property

1639 & 1641 ABBOT KINNEY BLVD — 1639 & 1641 ABBOT KINNEY BLVD, VENICE, CA, 90291
ID: CAC003178205 · Status: Active · 0.90 mi E from subject property

MASTER TRANSMISSION AND AUTO REPAIR — 2717 LINCOLN BLVD, SANTA MONICA, CA, 90405-0000
ID: CAL000235823 · Status: Active · 0.90 mi N from subject property

840 AND 836 CALIFORNIA AVE — 840 AND 836 CALIFORNIA AVE, VENICE, CA, 90291
ID: CAC003022639 · Status: Active · 0.91 mi E from subject property

MELIKA MAHER AND LAILA TRS; MAHER AND LAILA MELIKA TRUST — 712 LINCOLN BLVD, VENICE, CA, 90291
ID: CAC002999412 · Status: Active · 0.91 mi NE from subject property

2433 6TH ST. — 2433 6TH ST., SANTA MONICA, CA, 90405
ID: CAC003021414 · Status: Active · 0.91 mi N from subject property

EMPIRE LANDING QUARRY — 32°40'48" N 118°36'25" W, AVALON, CA, 90704
ID: CAL000441584 · Status: Active · 0.91 mi SE from subject property

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2632 LINCOLN BLVD — 2632 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003071071 · Status: Active · 0.91 mi N from subject property

OLYMPIC HIGH SCHOOL — 721 OCEAN PARK BLVD, SANTA MONICA, CA, 90405
ID: CAC003394589 · Status: Active · 0.91 mi N from subject property

GELSON'S MARKETS #29 — 2627 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000414168 · Status: Active · 0.91 mi N from subject property

ASTRO DONUTS — 2309 MAIN STREET, SANTA MONICA, CA, 90405
ID: CAC002972633 · Status: Active · 0.91 mi NW from subject property

TIKI APARTMENTS LLC — 2501 BEVERLEY AVE 1, SANTA MONICA, CA, 90405
ID: CAC003371798 · Status: Active · 0.91 mi N from subject property

MELIKA EUROPEAN MOTORS — 700 SOUTH LINCOLN BLVD, VENICE, CA, 90291-0000
ID: CAL912894944 · Status: Active · 0.92 mi NE from subject property

JUST TIRES 8640 — 801 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000410835 · Status: Active · 0.92 mi NE from subject property

835 ASHLAND AVE APT 3 — 835 ASHLAND AVE APT 3, SANTA MONICA, CA, 90405
ID: CAC003009691 · Status: Active · 0.92 mi N from subject property

835 ASHLAND AVENUE — 835 ASHLAND AVENUE, SANTA MONICA, CA, 90405
ID: CAC003008451 · Status: Active · 0.92 mi N from subject property

DRY CLEAN X PRESS — 2611 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAD981969348 · Status: Active · 0.92 mi N from subject property

1624 CRESCENT PLACE, LLC C/O JIM SANGSTER MANAGEMENT — 1624 CRESCENT PL., LOS ANGELES, CA, 90291
ID: CAC002979912 · Status: Active · 0.92 mi E from subject property

WESTSIDE INDEPENDENT — 2624 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000070848 · Status: Active · 0.92 mi N from subject property

WLA MERCEDES AUTO SERVICE INC — 2624 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000473751 · Status: Active · 0.92 mi N from subject property

846 CALIFORNIA AVE — 846 CALIFORNIA AVE, VENICE, CA, 90291
ID: CAC003258990 · Status: Active · 0.92 mi E from subject property

OLYMPIC HIGH SCHOOL — 721 OCEAN PARK BLVD., SANTA MONICA, CA, 90405
ID: CAC003018374 · Status: Active · 0.92 mi N from subject property

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT — 721 OCEAN PARK BLVD., SANTA MONICA, CA, 90404
ID: CAC003007552 · Status: Active · 0.92 mi N from subject property

12-12.5 25TH PL — 12-12.5 25TH PL UNIT #1, VENICE, CA, 90291
ID: CAC003216902 · Status: Active · 0.92 mi SE from subject property

OLYMPIC HIGH SCHOOL (OBAMA CENTER) — 721 OCEAN PARK BLVD., SANTA MONICA, CA, 90405
ID: CAC003090758 · Status: Active · 0.93 mi N from subject property

MAD PARTNERS, LLC. — 122 STRAND STREET, SANTA MONICA, CA, 90405
ID: CAC003037254 · Status: Active · 0.93 mi NW from subject property

RESIDENCE — 1002 ASHLAND AVE, SANTA MONICA, CA, 90401
ID: CAC003350584 · Status: Active · 0.93 mi N from subject property

ROBERT CLYDESDALE — 738 E PALMS BL, VENICE, CA, 90291
ID: CAC003147759 · Status: Active · 0.93 mi E from subject property

TRI WEST DEVELOPMENT — 1128 MARINE STREET, SANTA MONICA, CA, 90405
ID: CAC003010960 · Status: Active · 0.93 mi NE from subject property

TRI WEST DEVELOPMENT — 1128 MARINE STREET, SANTA MONICA, CA, 90405
ID: CAC002972838 · Status: Active · 0.93 mi NE from subject property

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DICK BLICK ART SUPPLIES — 2602 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003082481 · Status: Active · 0.94 mi N from subject property

DICK BLICK ART SUPPLIES — 2602 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003108781 · Status: Active · 0.94 mi N from subject property

DICK BLICK ART SUPPLIES — 2602 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003142552 · Status: Active · 0.94 mi N from subject property

DICK BLICK ART SUPPLIES — 2602 LINCOLN BLVD., SANTA MONICA, CA, 90405
ID: CAC003173153 · Status: Active · 0.94 mi N from subject property

GERARDO MARTINEZ — 2919 11TH STRET, SANTA MONICA, CA, 90405
ID: CAC003277847 · Status: Active · 0.94 mi NE from subject property

1027 ASHLAND AVENUE — 1027 ASHLAND AVENUE, SANTA MONICA, CA, 90405
ID: CAC003210119 · Status: Active · 0.94 mi N from subject property

2917 11TH ST. — 2917 11TH ST., SANTA MONICA, CA, 90405
ID: CAC003076310 · Status: Active · 0.94 mi NE from subject property

AFFORDABLE LIVING — 2323 4TH STREET, SANTA MONICA, CA, 90405
ID: CAC003154047 · Status: Active · 0.94 mi N from subject property

AFFORDABLE LIVING FOR THE AGING/ALA — 2323 4TH STREET, SANTA MONICA, CA, 90405
ID: CAC003318225 · Status: Active · 0.94 mi N from subject property

RESIDENCE — 2221 OCEAN AVE #203, SANTA MONICA, CA, 90405
ID: CAC003352414 · Status: Active · 0.94 mi NW from subject property

RESIDENCE — 2221 OCEAN APT 301, SANTA MONICA, CA, 90405
ID: CAC003358821 · Status: Active · 0.94 mi NW from subject property

RESIDENCE — 2221 OCEAN AVE #203, SANTA MONICA, CA, 90405
ID: CAC003354086 · Status: Active · 0.94 mi NW from subject property

RESIDENCE — 2221 OCEAN AVENUE, SANTA MONICA, CA, 90405
ID: CAC003362795 · Status: Active · 0.94 mi NW from subject property

PETER'S MARINA MOTORS — 800 LINCOLN BLVD, VENICE, CA, 90291-2847
ID: CAL000021307 · Status: Active · 0.95 mi NE from subject property

LINCOLN CLEANERS — 839 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000410539 · Status: Active · 0.95 mi NE from subject property

JONATHAN NEWHALL — 3021 GLENN AVE, SANTA MONICA, CA, 90405
ID: CAC003050228 · Status: Active · 0.95 mi NE from subject property

GELLER, LORI — 1639 CRESCENT PLACE, VENICE, CA, 90291
ID: CAC002987716 · Status: Active · 0.95 mi E from subject property

APARTMENT HOUSE — 227 STRAND, SANTA MONICA, CA, 90405
ID: CAC002570955 · Status: Active · 0.95 mi NW from subject property

CITY CLEANERS — 837 LINCOLN BLVD, VENICE, CA, 90291
ID: CAL000496444 · Status: Active · 0.95 mi NE from subject property

NOWHERE VENICE LLC DBA EREWHON VENICE — 585 VENICE BLVD, VENICE, CA, 90291
ID: CAL000498659 · Status: Active · 0.96 mi E from subject property

SPEEDWAY #6173 — 2555 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000463138 · Status: Active · 0.96 mi N from subject property

TESORO REFINING & MARKETING COMPANY LLC #63248 — 2555 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000373928 · Status: Active · 0.96 mi N from subject property

BALLARD LEE — 3007 GLENN AVE, SANTA MONICA, CA, 90405-5808
ID: CAC003042583 · Status: Active · 0.96 mi NE from subject property

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SPARKLEYARD — 1756 WASHINGTON WAY, VENICE, CA, 90291
ID: CAL000406369 · Status: Active · 0.96 mi SE from subject property

THE LITHO SHOP INCORPORATED — 589 VENICE BLVD, VENICE, CA, 90291
ID: CAD981578222 · Status: Active · 0.96 mi E from subject property

LINCOLN AUTO ELECTRIC, INC. — 2545 LINCOLN BLVD, SANTA MONICA, CA, 90405-0000
ID: CAL912975360 · Status: Active · 0.96 mi N from subject property

2545 LINCOLN BLVD — 2545 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003160330 · Status: Active · 0.96 mi N from subject property

SILVER — 2311 4TH ST, SANTA MONICA, CA, 90405
ID: CAC003106504 · Status: Active · 0.96 mi N from subject property

2311 4TH ST HOA — 2311 4TH ST, SANTA MONICA, CA, 90405
ID: CAC003105869 · Status: Active · 0.96 mi N from subject property

2311 4TH ST HOA — 2311 4TH ST, SANTA MONICA, CA, 90405
ID: CAC003082961 · Status: Active · 0.96 mi N from subject property

BMW AUTO REPAIR — 2323 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAD982410078 · Status: Active · 0.96 mi N from subject property

QUALITY EXPRESS CLEANERS — 1908 LINCOLN BLVD UNIT A, SANTA MONICA, CA, 90405
ID: CAD981997992 · Status: Active · 0.96 mi N from subject property

ALBERTSONS 6162 — 2627 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAL000384172 · Status: Active · 0.96 mi N from subject property

SANTA MONICA AUTO MART INC — 2515-B LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAD982050585 · Status: Active · 0.96 mi N from subject property

MILAD HASSANI — 2611 GRAND CANAL, VENICE, CA, 90291
ID: CAC003284016 · Status: Active · 0.97 mi SE from subject property

EMPIRE PROPERTY GROUP — 2537 LINCOLN BLVD, SANTA MONICA, CA, 90405
ID: CAC003160332 · Status: Active · 0.98 mi N from subject property

CAMPBELL GRIFFITH TRUSTS — 2537 LINCOLN BLVD, SANTA MONICA, CA, 90405-3803
ID: CAC003049571 · Status: Active · 0.98 mi N from subject property

RESIDENCE — 2203 OCEAN AVENUE, SANTA MONICA, CA, 90405
ID: CAC003344783 · Status: Active · 0.98 mi NW from subject property

SMRP LLC — 2203 OCEAN AVENUE, SANTA MONICA, CA, 90405
ID: CAC003345458 · Status: Active · 0.98 mi NW from subject property

BENITO & CATHY O'HARA — 2203 OCEAN AVENUE, UNIT 105, SANTA MONICA, CA, 90405
ID: CAC003280129 · Status: Active · 0.98 mi NW from subject property

GUERRA, JUAN — 900 ROSE AVENUE, VENICE, CA, 90291
ID: CAC003011877 · Status: Active · 0.98 mi NE from subject property

JULIA IVEY — 940 VERNON AVE, LOS ANGELES, CA, 90291
ID: CAC002971833 · Status: Active · 0.98 mi NE from subject property

SNAP INC — 606 VENICE BLVD, VENICE, CA, 90291
ID: CAL000427362 · Status: Active · 0.98 mi E from subject property

2916 GLENN AVE — 2916 GLENN AVE, SANTA MONICA, CA, 90405
ID: CAC003264005 · Status: Active · 0.99 mi NE from subject property

RALPHS GROCERY #281 — 910 LINCOLN BLVD, VENICE, CA, 90291-3505
ID: CAL000320465 · Status: Active · 0.99 mi E from subject property

1226 MARINE ST — 1226 MARINE ST, SANTA MONICA, CA, 90405-5815
ID: CAC003041912 · Status: Active · 0.99 mi NE from subject property

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HAYNER, MEGHAN — 2438 7TH STREET, SANTA MONICA, CA, 90405
ID: CAC003011696 · Status: Active · 0.99 mi N from subject property

LADWP DS-44 — 911 LINCOLN BOULEVARD, VENICE, CA, 90291
ID: CAC003379319 · Status: Active · 0.99 mi E from subject property

LADWP DS-44 — 911 LINCOLN BOULEVARD, VENICE, CA, 90291
ID: CAC003379320 · Status: Active · 0.99 mi E from subject property

LADWP - DISTRIBUTING STATION 44 — 911 LINCOLN BLVD, VENICE, CA, 90291
ID: CAC003362886 · Status: Active · 0.99 mi E from subject property

ELIZABETH MICHALAK — 55 27TH AVE, VENICE, CA, 90291
ID: CAC003274204 · Status: Active · 0.99 mi SE from subject property

MARS B/S INC — 595 VENICE BLVD, VENICE, CA, 90291-0000
ID: CAL000091008 · Status: Active · 0.99 mi E from subject property

11 E. 27TH AVE. UNIT 101 — 11 E. 27TH AVE. UNIT 101, VENICE, CA, 90291
ID: CAC003069723 · Status: Active · 0.99 mi SE from subject property

JOEL T CAHN AND THE MARGERY CAHN TRUST — 904 ROSE AVE, VENICE, CA, 90291
ID: CAC003303223 · Status: Active · 0.99 mi NE from subject property

116 PACIFIC STREET — 116 PACIFIC STREET, SANTA MONICA, CA, 90405
ID: CAC003086305 · Status: Active · 0.99 mi NW from subject property

731 PINE STREET — 731 PINE STREET, SANTA MONICA, CA, 90405
ID: CAC002994884 · Status: Active · 1.00 mi N from subject property

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DATABASES RESEARCHED

The environmental screening in this report draws on the following public databases. Each is maintained by the agency named; that agency's own record is authoritative and is where a listing should be verified or disputed.

DATABASE	MAINTAINED BY	VERIFY AT
Toxic Release Inventory (TRI)	U.S. EPA	enviro.epa.gov
DTSC EnviroStor	CA Dept. of Toxic Substances Control	envirostor.dtsc.ca.gov
Cleanup Program Sites (SLIC)	CA State Water Resources Control Board	geotracker.waterboards.ca.gov
Leaking Underground Storage Tanks (LUST)	CA State Water Resources Control Board	geotracker.waterboards.ca.gov
Superfund / SEMS (CERCLIS)	U.S. EPA	epa.gov/superfund
RCRA hazardous-waste handlers	U.S. EPA	rcrapublic.epa.gov/rcrainfoweb
Solid Waste Facilities (SWIS)	CalRecycle	www2.calrecycle.ca.gov/SWFacilities/Directory

STATUS DEFINITIONS

Site records above carry the status word used by the agency that maintains them. The most common are explained here. These vocabularies belong to the agencies and are revised from time to time; where a status matters to a decision, confirm it against the agency record.

Active

The site or handler is currently listed as active in the agency's system. For a RCRA handler this reflects registration status, not a finding of contamination.

LQG / SQG / VSQG

RCRA generator categories by monthly hazardous-waste quantity: Large (more than 1,000 kg), Small (100 to 1,000 kg), Very Small (under 100 kg). A category describes how much waste is generated, not whether any release occurred.

Open — Remediation

Cleanup is underway under agency oversight.

No Further Action

The overseeing agency has determined that no further remedial action is required.

Certified O&M — Land Use Restrictions Only

Cleanup has been certified complete, with ongoing operation and maintenance obligations and recorded restrictions on how the land may be used.

Refer: (named agency)

Oversight of the site has been referred to the named agency; that body, not the listing agency, holds the current record.

Inactive — Action Required

The site is not currently active in the program but the agency has identified outstanding work.

A site appearing in any of these databases is a record of regulatory activity at that location. It does not by itself indicate that the subject property is contaminated.

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GOVERNMENT BOOKLETS

GOVERNMENT BOOKLETS

Government agencies have provided booklets for the education of homeowners containing important information about Mold, Home Energy Conservation, Earthquake Safety, Lead in the Home, and other hazards. Additional copies of these booklets in English and Spanish can be found on our website at https://order.nhdpartners.com/resources.

RESIDENTIAL GOVERNMENT BOOKLETS

A Brief Guide to Mold, Moisture, and Your Home

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/mold.pdf

What Is Your Home Energy Rating?

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/energyrating.pdf

The Homeowner's Guide to Earthquake Safety (2020)

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/homeowners-guide-to-earthquake-safety-2020.pdf

Protect Your Family from Lead in Your Home

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/lead.pdf

Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords, and Tenants

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/environmentalhazards.pdf

COMMERCIAL GOVERNMENT BOOKLETS

Mold Remediation in Schools and Commercial Buildings

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/moldremediation.pdf

The Commercial Property Owner's Guide to Earthquake Safety

https://yhzndssqpnetfeaaaiku.supabase.co/storage/v1/object/public/resources/booklets/commercialearthquakesafety.pdf

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TERMS & CONDITIONS

1. SCOPE OF THIS REPORT

This Natural Hazard Disclosure Report ("Report") is prepared by NHD Partners for the property identified in the cover page. It is based on the most current information available from the data sources listed in Section 5 below as of the report date. NHD Partners has no obligation to update the Report after the report date.

2. SUBSTITUTED DISCLOSURE AUTHORITY

Pursuant to California Civil Code §1103.4, the Report is provided as a substituted disclosure on behalf of the seller and the seller's agent(s) for the natural hazards specified in §1103.2(a). The liability of the seller and the seller's agent(s) is limited as provided in §1103.4(b). The buyer's recourse for any error or omission in the Report is against NHD Partners directly.

3. LIMITATION OF LIABILITY

NHD Partners's aggregate liability for any claim arising out of or related to the Report is limited to actual and proven damages, capped at the maximum E&O coverage in effect at the time of claim, except where applicable law provides otherwise.NHD Partners is not liable for consequential, incidental, indirect, special, or punitive damages of any kind.

4. INDEMNIFICATION

NHD Partners agrees to indemnify and hold harmless the Owner or Seller, the real estate broker(s) and agent(s), HCD dealer(s) and HCD salesperson(s), transaction coordinator(s), the escrow company, and the settlement agent(s), together with each of their respective employees and office managers, who order or reasonably rely upon this Report, against damages to the extent such damages are directly caused by NHD Partners's own negligent acts, errors, or omissions in the preparation or delivery of this Report — and only to the extent of, and subject to, the Professional Liability (Errors & Omissions) coverage and the limitations set forth in this Report. The foregoing parties shall not be liable for any error or omission contained in this Report so long as they exercise ordinary care in ordering, transmitting, delivering, or relying upon it. (Cal. Civ. Code §1102.4.)

5. LIMITATION OF LIABILITY

The Report is prepared using information obtained from federal, state, and local governmental agencies, public records, geographic information systems (GIS), flood hazard maps, tax assessors, and other independent third-party data sources. The Company does not independently verify the accuracy, completeness, or timeliness of such information and relies upon the accuracy of the information provided by these sources.

The Company shall not be liable for any error, omission, inaccuracy, or delay in the Report resulting from inaccurate, incomplete, outdated, or unavailable information supplied by any governmental agency, public record, or third-party data provider. The Company further shall not be liable for any matter known by, or reasonably discoverable by, the Recipient as of the effective date of the Report.

The Report reflects information available only as of its effective date and is not a warranty or guarantee of the condition, status, or future classification of the subject property.

The Company's total liability to all Recipients for any claim arising out of or relating to the Report, whether based in contract, negligence, or otherwise, shall be limited to the actual direct damages proven to have been caused by the Company's error. Under no circumstances shall the Company be liable for any indirect, consequential, incidental, special, or punitive damages.

6. INACCURACY AND CORRECTION

Pursuant to Civil Code §1103.10, any amended disclosure must be delivered to the buyer at least three days before close of escrow. Buyer must provide written notice of any claimed inaccuracy to NHD Partnerswithin thirty (30) days of close of escrow.

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7. NO SUBSTITUTE FOR PROFESSIONAL INSPECTION

The Report is not a substitute for a property inspection by a licensed engineer, geologist, or surveyor. The maps on which the Report is based estimate where natural hazards exist and are not definitive indicators of whether the property will be affected by a natural disaster.

8. NO WARRANTY

NHD Partners makes no representation or warranty as to the accuracy of the underlying public data, the precision of the maps examined, or the future development of natural hazards in the area of the property.

9. GOVERNING LAW AND VENUE

This Report and any claim arising from or related to it shall be governed by the laws of the State of California, without regard to conflict-of-laws principles. Exclusive venue for any dispute shall be Los Angeles County, California.

10. COMPLAINT RESOLUTION

Buyers and sellers with concerns regarding this Report should contact NHD Partners customer service at (714) 528-2999 or support@nhdpartners.com. NHD Partners will acknowledge any written complaint within five (5) business days.

11. CONTACT

NHD Partners
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