



ADDRESS: 170 NUT TREE ROAD, VACAVILLE, CA 95687
REPORT TYPE: STANDARD COMMERCIAL NHD REPORT | APN: 0131-430-210
REPORT DATE: 09/28/26 | REPORT #: 86F6189F

STANDARD COMMERCIAL NHD REPORT

NHDPRO · CALIFORNIA NATURAL HAZARD DISCLOSURE

170 NUT TREE ROAD, VACAVILLE, CA 95687

APN 0131-430-210 · SOLANO COUNTY · STANDARD COMMERCIAL 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 Severi-
ty Zone**

CAL FIRE FRAP

OUT

§1103.2(A)(4) · PRC §4125
**Wildland Fire Area (State Re-
sponsibility)**

CAL FIRE SRA

OUT

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

CGS Alquist-Priolo

NO MAPS

§1103.2(A)(6) · PRC §2696
**Seismic Hazard Zone (Land-
slide/Liquefaction)**

CGS Seismic Hazards

4

ADDITIONAL DISCLOSURES FLAGGED

0

CITY / COUNTY DISCLOSURES

1

ENVIRONMENTAL DATABASES WITH
NEARBY SITES

SUBSTITUTED-DISCLOSURE ATTESTATION

This report is provided by NHDpro 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. NHDpro maintains errors-and-omissions coverage as required.

NHDpro · Issued September 28, 2026



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NATURAL HAZARD DISCLOSURE STATEMENT

THIS NATURAL HAZARD DISCLOSURE STATEMENT APPLIES TO THE FOLLOWING PROPERTY:
170 NUT TREE ROAD, VACAVILLE, CA 95687 ("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 ☒ 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 ☒ 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 ☒ No

☐ High FHSZ in a state responsibility area

☐ High FHSZ in a local responsibility area

☐ Very High FHSZ in a state 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 ☒ No

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

☐ Yes ☒ No ☐ Information is not available from local jurisdiction

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

☐ Yes (Landslide Zone) ☐ No ☒ Map is not yet released by the state

☐ Yes (Liquefaction Zone) ☐ 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: NHDpro on 09/28/26

PLEASE VERIFY THE STREET ADDRESS AND ASSESSOR'S PARCEL NUMBER PROVIDED TO NHDPRO 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.nhdpro.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:

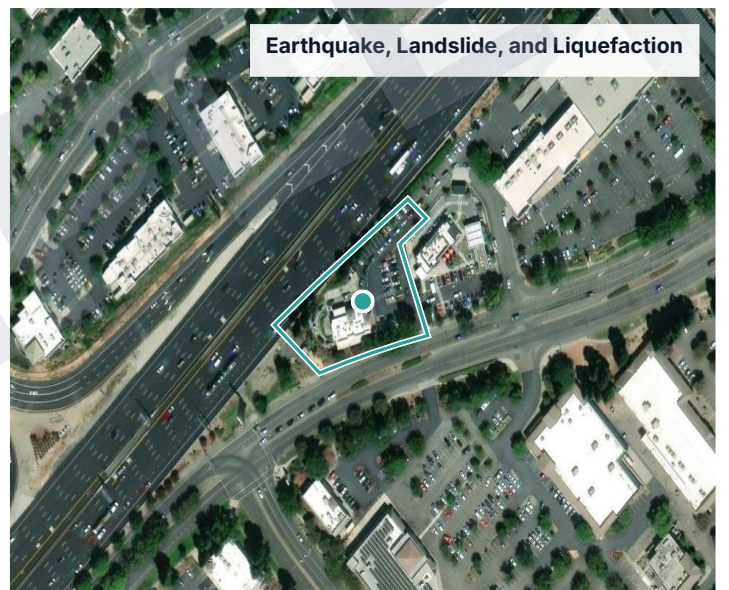
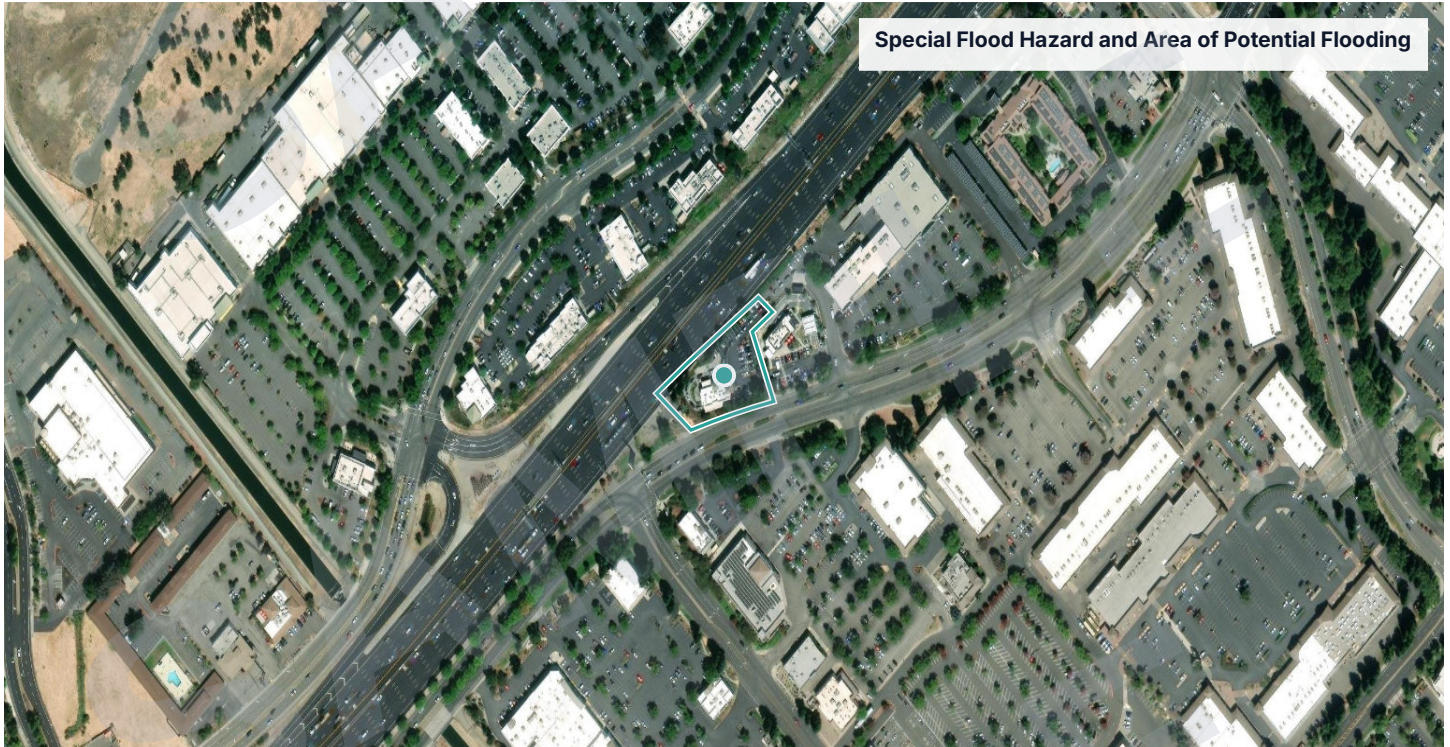


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HAZARD MAPS



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.





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.

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 MAPPED**. (CGS has not yet released regulatory zone maps for this quadrangle.)

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 MAPPED**. (CGS has not yet released regulatory zone maps for this quadrangle.)

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

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

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.

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. If a property is in a Fire Hazard Area, insurance rates may be affected.

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 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 Vacaville. Requirements can change; the buyer is advised to confirm with the city before close of escrow.

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



ADDITIONAL DISCLOSURES

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 (Nut Tree).

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 (Nut Tree).

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 NOT** located in a Tsunami Inundation Hazard Area.

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 (SACRAMENTO VALLEY - SOLANO).

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 NOT** within 500 ft of an oil or gas well.

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 NOT** located within the California Coastal Zone.

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.

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

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.

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 NOT** shown within a 1915 Improvement Bond Act Assessment District.

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.

\$3,863 in other (non-CFD) direct assessments is levied on this parcel.

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 0131-430-210, 170 NUT TREE PKWY, VACAVILLE, 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)	0131-430-210
Owner of Record	BURGERS IN-N-OUT
Total Assessed Value	\$3,140,131
Land Value	\$2,198,095
Improvement Value	\$942,036
Tax Year	2026
Annual Tax Amount	\$39,092

GENERAL AD VALOREM TAXES

General Tax Levy — Prop 13 (1% of assessed value)	\$31,401.31
Voter-Approved Indebtedness (general obligation bonds)	\$3,827.85

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
7665-ALLISON ULATIS SETBACK LNDSCP	SCI Consulting	(800) 273-5167	\$324.22
7680-ALLISON/ULATIS LIGHTING DISTR	SCI Consulting	(800) 273-5167	\$108.70
7801-S.I.D. ASSESSMENT	—	(707) 455-4008	\$3,417.82
7810-SF BAY REST AUTH-MEASURE AA	NBS Government Finance Group	(800) 676-7516	\$12.00
Total direct & special assessments			\$3,862.74 / yr

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)	\$35,229
Direct & Special Assessments	\$3,863
Total Estimated Annual Tax	\$39,092

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.

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	0.0112190
= Estimated Ad Valorem Tax (Purchase Price × Rate)	\$ _____
+ Direct Assessments Total (includes Mello-Roos and 1915 Bond Act Assessments)	\$3,862.74
= Total Estimated Annual Tax Amount after sale	\$ _____

SAMPLE

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)	\$3,140,131
= Supplemental Assessed Value	\$ _____
× Estimated Ad Valorem Tax Rate	0.0112190
= 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

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.

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.

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.

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.



ENVIRONMENTAL DISCLOSURES

The following environmental databases are screened for sites within the radii prescribed by the commercial 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
NATIONAL PRIORITIES LIST (NPL)	1 MILE	OUT
PROPOSED NPL SITES	1 MILE	OUT
SEMS / CERCLIS ACTIVE SITES	1/2 MILE	OUT
SEMS-ARCHIVE (NFRAP) SITES	1/2 MILE	OUT
RCRA CORRECTIVE ACTION (CORRACTS)	1 MILE	OUT
RCRA TREATMENT, STORAGE & DISPOSAL (TSD)	1/2 MILE	OUT
RCRA LARGE QUANTITY GENERATORS (LQG)	1/4 MILE	OUT
RCRA SMALL QUANTITY GENERATORS (SQG)	1/4 MILE	IN (6)
DTSC ENVIROSTOR CLEANUP SITES	1 MILE	OUT
STATE BROWNFIELDS / VOLUNTARY CLEANUP	1/2 MILE	OUT
STATE RESPONSE SITES (SRS)	1 MILE	OUT
DEED / LAND-USE RESTRICTION SITES	1/2 MILE	OUT
STATE CORTESE / INSTITUTIONAL CONTROL (CDL)	1/4 MILE	OUT
TOXIC RELEASE INVENTORY (TRI)	1/4 MILE	OUT
SPILLS, LEAKS, INVESTIGATIONS & CLEANUPS (SLIC)	1/2 MILE	OUT
LEAKING UNDERGROUND STORAGE TANKS (LUST)	1/2 MILE	OUT
SOLID WASTE FACILITIES / LANDFILLS (SWF/LF)	1/2 MILE	OUT
UNDERGROUND STORAGE TANKS (UST)	1/4 MILE	OUT
FEDERAL BROWNFIELDS (EPA ACRES)	1/2 MILE	OUT
OIL & GAS WELLS (CALGEM)	1/4 MILE	OUT

NATIONAL PRIORITIES LIST (NPL) (1 MILE)

The National Priorities List (NPL) is the U.S. EPA's list of the nation's most seriously contaminated hazardous-waste sites identified for long-term federal Superfund cleanup. Listing follows a Hazard Ranking System evaluation of the threat to human health and the environment.

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

PROPOSED NPL SITES (1 MILE)

Proposed NPL sites are sites the U.S. EPA has formally proposed for addition to the National Priorities List but has not yet finalized. They are undergoing the public-comment and evaluation process that precedes a final Superfund listing.

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

SEMS / CERCLIS ACTIVE SITES (1/2 MILE)

The Superfund Enterprise Management System (SEMS), formerly CERCLIS, is the U.S. EPA's inventory of sites that have been reported as potentially contaminated and are being assessed or addressed under the federal Superfund program but are not on the NPL.

Based on the maps examined, the subject property **IS NOT** located within 1/2 mile of an EPA SEMS (CERCLIS) site.

SEMS-ARCHIVE (NFRAP) SITES (1/2 MILE)

SEMS-Archive (NFRAP — No Further Remedial Action Planned) sites are former CERCLIS/SEMS sites where the U.S. EPA has determined no further Superfund cleanup action is planned. They are retained for historical reference because past contamination may have occurred.

Based on the maps examined, the subject property **IS NOT** located within 1/2 mile of an EPA SEMS-Archive (NFRAP) site.

RCRA CORRECTIVE ACTION (CORRACTS) (1 MILE)

CORRACTS facilities are RCRA-regulated hazardous-waste handlers that are subject to corrective-action requirements to investigate and clean up releases of hazardous waste or constituents to soil, groundwater, surface water, or air.

Based on the maps examined, the subject property **IS NOT** located within 1 mile of a RCRA Corrective Action (CORRACTS) facility.

RCRA TREATMENT, STORAGE & DISPOSAL (TSD) (1/2 MILE)

RCRA TSD facilities are permitted to treat, store, and/or dispose of hazardous waste. Because they manage hazardous waste on site, they are tracked separately from generators and are subject to stricter permitting and oversight.

Based on the maps examined, the subject property **IS NOT** located within 1/2 mile of a RCRA Treatment, Storage & Disposal (TSD) facility.

RCRA LARGE QUANTITY GENERATORS (LQG) (1/4 MILE)

Large Quantity Generators (LQGs) generate 1,000 kilograms or more of hazardous waste, or more than 1 kilogram of acutely hazardous waste, per month. They are subject to the most comprehensive RCRA generator requirements.

Based on the maps examined, the subject property **IS NOT** located within 1/4 mile of a RCRA Large Quantity Generator (LQG).

RCRA SMALL QUANTITY GENERATORS (SQG) (1/4 MILE)

Small Quantity Generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. They are subject to RCRA management standards that, while less stringent than LQGs, still regulate the handling and disposal of hazardous waste.

Based on the maps examined, the subject property **IS** located within 1/4 mile of a RCRA Small Quantity Generator (SQG) (6 sites identified).

SAVEMART SUPERMARKETS LLC DBA LUCKY #783 — 777 E MONTE VISTA AVE, VACAVILLE, CA, 95688

ID: CAR000249680 · Status: Active · 575 ft from subject property

LOWE'S OF VACAVILLE #1143 — 1751 EAST MONTE VISTA AVENUE, VACAVILLE, CA, 95688

ID: CAR000279216 · Status: Active · 575 ft from subject property

SHELLWORTH CHEVY OLDS — 1250 E MONTA VISTA AVE, VACAVILLE, CA, 95688

ID: CAD982017485 · Status: Active · 575 ft from subject property

TOSCO NORTHWEST CO NO 02489 — 1491 E MONTE VISTA, VACAVILLE, CA, 95688

ID: CAR000000893 · Status: Active · 575 ft from subject property

SAMS CLUB #6433 — 1500 HELEN POWER DR, VACAVILLE, CA, 95687

ID: CAR000207159 · Status: Active · 978 ft from subject property

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 NOT** located within 1 mile of a DTSC EnviroStor cleanup site.

STATE BROWNFIELDS / VOLUNTARY CLEANUP (1/2 MILE)

State Brownfields sites include properties enrolled in DTSC's Voluntary Cleanup, CalMortgage, or school-cleanup programs. Brownfields are properties whose redevelopment may be complicated by the presence or potential presence of contamination.

Based on the maps examined, the subject property **IS NOT** located within 1/2 mile of a State Brownfields / Voluntary Cleanup site.

STATE RESPONSE SITES (SRS) (1 MILE)

State Response Sites are contaminated properties where DTSC is directing or overseeing investigation and cleanup under state authority — the California analog to federal Superfund response actions.

Based on the maps examined, the subject property **IS NOT** located within 1 mile of a State Response (SRS) cleanup site.

DEED / LAND-USE RESTRICTION SITES (1/2 MILE)

Deed-restriction sites carry a recorded land-use covenant that limits how the property may be used because residual contamination remains in place. The restriction runs with the land and may affect future development or financing.

Based on the maps examined, the subject property **IS NOT** located within 1/2 mile of a site with a Deed / Land-Use Restriction.

STATE CORTESE / INSTITUTIONAL CONTROL (CDL) (1/4 MILE)

Institutional-control sites have engineering or administrative controls — such as use limitations, monitoring, or maintenance obligations — imposed to protect against residual contamination. These appear on DTSC's institutional-control / land-use-restriction lists.

Based on the maps examined, the subject property **IS NOT** located within 1/4 mile of a site with an Institutional Control (State CDL).

TOXIC RELEASE INVENTORY (TRI) (1/4 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. Industrial facilities report releases of more than 800 listed toxic chemicals.

Based on the maps examined, the subject property **IS NOT** located within 1/4 mile of a Toxic Release Inventory (TRI) site.

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

The State Water Resources Control Board (SWRCB) maintains the GeoTracker database of Spills, Leaks, Investigations, and Cleanups (SLIC) — 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 NOT** located within 1/2 mile of a Cleanup Program / SLIC site.

LEAKING UNDERGROUND STORAGE TANKS (LUST) (1/2 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 NOT** located within 1/2 mile of a Leaking Underground Storage Tank (LUST) site.

SOLID WASTE FACILITIES / LANDFILLS (SWF/LF) (1/2 MILE)

CalRecycle's Solid Waste Information System (SWIS) 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 Solid Waste Facility (SWF/LF).

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

Permitted Underground Storage Tank (UST) facilities store petroleum or hazardous substances in tanks beneath the ground. They are tracked by the SWRCB / CERS; an active permitted UST nearby is distinct from a confirmed LUST release.

Based on the maps examined, the subject property **IS NOT** located within 1/4 mile of a permitted Underground Storage Tank (UST) facility.

FEDERAL BROWNFIELDS (EPA ACRES) (1/2 MILE)

The U.S. EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES) tracks Brownfields properties assessed or cleaned up under EPA Brownfields grants. Brownfields are properties whose reuse may be complicated by real or perceived contamination.

Based on the maps examined, the subject property **IS NOT** located within 1/2 mile of a Federal Brownfields (EPA ACRES) site.

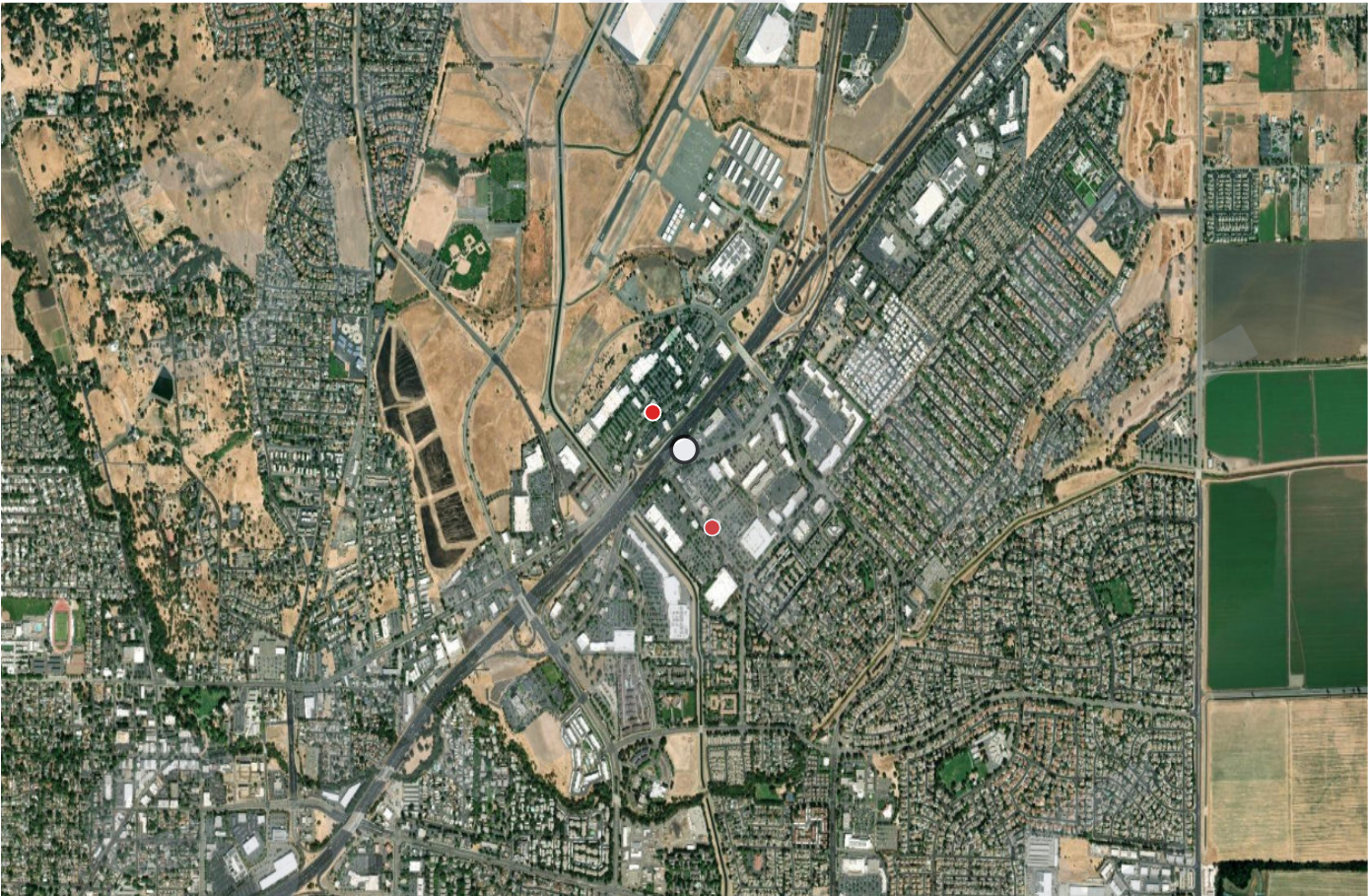
OIL & GAS WELLS (CALGEM) (1/4 MILE)

CalGEM (formerly DOGGR) tracks the location and status of oil, gas, and geothermal wells throughout California. Proximity to active, idle, or plugged wells may be material to a buyer and is disclosed for awareness.

Based on the maps examined, the subject property **IS NOT** located within 1/4 mile of an oil or gas well (CalGEM).

ENVIRONMENTAL SITES MAP

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



● RCRA SMALL QUANTITY GENERATORS (SQG) (6)

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
RCRA SMALL QUANTITY GENERATORS (SQG)	4	2	0	6

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.

RCRA SMALL QUANTITY GENERATORS (SQG) (1/4 MILE) — 6 sites

SAVEMART SUPERMARKETS LLC DBA LUCKY #783 — 777 E MONTE VISTA AVE, VACAVILLE, CA, 95688

ID: CAR000249680 · Status: Active · 575 ft NW from subject property

LOWE'S OF VACAVILLE #1143 — 1751 EAST MONTE VISTA AVENUE, VACAVILLE, CA, 95688

ID: CAR000279216 · Status: Active · 575 ft NW from subject property

SHELLWORTH CHEVY OLDS — 1250 E MONTA VISTA AVE, VACAVILLE, CA, 95688

ID: CAD982017485 · Status: Active · 575 ft NW from subject property

TOSCO NORTHWEST CO NO 02489 — 1491 E MONTE VISTA, VACAVILLE, CA, 95688

ID: CAR000000893 · Status: Active · 575 ft NW from subject property

SAMS CLUB #6433 — 1500 HELEN POWER DR, VACAVILLE, CA, 95687

ID: CAR000207159 · Status: Active · 978 ft S from subject property

WALMART SUPERCENTER #1704 — 1501 HELEN POWER DR, VACAVILLE, CA, 95687

ID: CAR000206979 · Status: Active · 978 ft S from subject property

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.

GOVERNMENT BOOKLETS

GOVERNMENT BOOKLETS

Government agencies have provided booklets for the education of commercial property owners containing important information about Mold Remediation in Commercial Buildings and Commercial Property Earthquake Safety. Additional copies of these booklets in English and Spanish can be found on our website at <https://order.nhdpro.com/resources>.

COMMERCIAL GOVERNMENT BOOKLETS

Mold Remediation in Schools and Commercial Buildings

<https://yhznssqpnetaaiku.supabase.co/storage/v1/object/public/resources/booklets/moldremediation.pdf>

The Commercial Property Owner's Guide to Earthquake Safety

<https://yhznssqpnetaaiku.supabase.co/storage/v1/object/public/resources/booklets/commercialearthquakesafety.pdf>



ADDRESS: 170 NUT TREE ROAD, VACAVILLE, CA 95687
REPORT TYPE: STANDARD COMMERCIAL NHD REPORT | APN: 0131-430-210
REPORT DATE: 09/28/26 | REPORT #: 86F6189F

TERMS & CONDITIONS

1. SCOPE OF THIS REPORT

This Natural Hazard Disclosure Report ("Report") is prepared by NHDpro 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. NHDpro 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 NHDpro directly.

3. LIMITATION OF LIABILITY

NHDpro'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. NHDpro is not liable for consequential, incidental, indirect, special, or punitive damages of any kind.

4. INDEMNIFICATION

NHDpro 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 NHDpro'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 NHDpro within thirty (30) days of close of escrow.

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

NHDpro 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 NHDpro customer service at (858) 321-3151 or support@nhdpro.com. NHDpro will acknowledge any written complaint within five (5) business days.

11. CONTACT

NHDpro
Los Angeles, CA
(858) 321-3151
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<https://www.nhdpro.com>