



JCP-LGS Residential Property Disclosure Reports

For SAN MATEO COUNTY

Property Address: 1466 MADERA WAY ,
MILLBRAE, SAN MATEO COUNTY, CA
("Property")

APN: 024-461-060
Report Date: 05/28/2010
Report Number: 763832

AERIAL PHOTO COVER PAGE



This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

NOTE TO READER: *High-resolution aerial photographs are obtained through periodic surveys by low-altitude aircraft. Surveys are repeated at intervals of several years, and their coverage is limited to populated areas. On rare occasions, the air photo on this page will display a black area, or vacant land where buildings now exist. In these cases, the photo happens to be at the edge of the survey coverage area, or it shows land that has been developed since the time of the latest aerial survey. We apologize for these rare instances, which are beyond our control.*

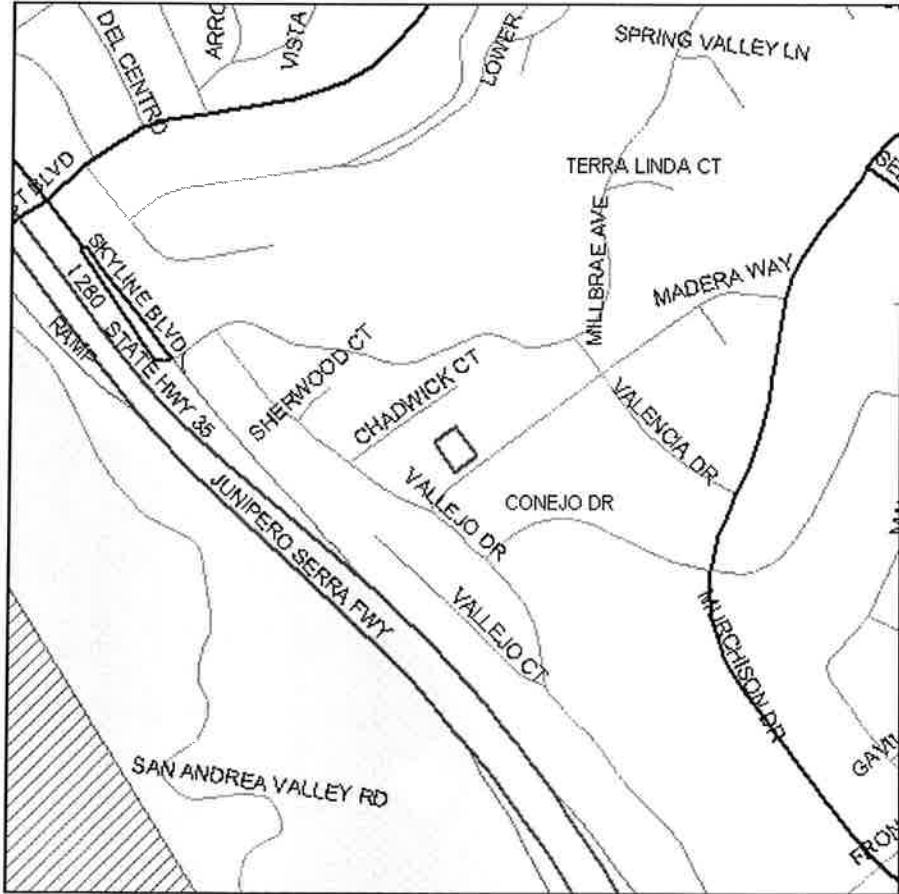
JCP-LGS Property Disclosure Reports | MAP COVER PAGE

Natural Hazard Disclosure Report



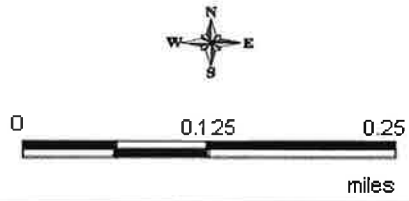
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Subject Property

- Special Flood Hazard Area
- Area of Potential Flooding, Dam Failure
- Very High Fire Hazard Severity Zone
- Wildland Area, Substantial Forest Fire Risk
- Earthquake Fault Zone
- Seismic Hazard Zone, Landslide
- Seismic Hazard Zone, Liquefaction



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This INDUSTRY STANDARD REPORT contains the Natural Hazard Disclosure Report, the Tax Report and the Enviro Report.

THIS REPORT PROVIDES THE STATUTORY DISCLOSURES MANDATED BY CALIFORNIA CIVIL CODE SECTION 1103.2 AND DELIVERY OF THIS REPORT AND THE EXECUTED STATUTORY FORM IS SUFFICIENT TO MEET THE SAFE HARBOR FOR THE SELLER AND SELLER'S AGENT. THIS REPORT ALSO CONTAINS OTHER IMPORTANT DISCLOSURES AND INFORMATION. SELLER AND SELLER'S AGENT MAY HAVE ADDITIONAL RESPONSIBILITIES FOR CERTAIN DISCLOSURES WITHIN THEIR ACTUAL KNOWLEDGE.



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The Natural Hazard Disclosure Report
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Summary Declaration of Liability Provisions

JCP-LGS Reports Natural Hazard Disclosures ("JCP-LGS" or "The Company"), a division of First American Natural Hazard Disclosures LLC and a member of The First American Family of Companies, hereby declares that Recipients of a natural hazard disclosure report issued by a Member Company ("Report") pursuant to California Civil Code §1103 *et seq.* for a transaction are provided the following assurances and protections.

Recipients

- Buyers, Sellers and their respective real estate agents and brokers involved in the sale of the Property for which the Report was issued.

Member Companies

- First American Natural Hazard Disclosures, LLC.
- JCP-LGS Disclosures.com

Protections

All Recipients of a Report shall enjoy the following assurances and protections if their Report contains an error which results in damages as defined in the Report ("Error") upon proper tender of the claim:

- (1) JCP-LGS will resolve the claim promptly and in good faith.
- (2) JCP-LGS will defend a Recipient against legal action brought against that Recipient as a result of the Error or otherwise resolve the Error without economic loss to the Recipient.
- (3) Recipients will enjoy the benefits of amounts received by JCP-LGS from its errors and omissions ("E&O") insurance carrier as a result of the Error.
- (4) To the extent that economic loss resulting from the Error is not paid by the E&O insurance proceeds, JCP-LGS shall be liable for any remaining loss.

Recipients are entitled to rely on the provisions of the Report as of the close of escrow for the transaction for which said Report was issued.

By: JCP-LGS Disclosure Reports

Greg Rufe, Chief Operating Officer

Date: 05/28/2010

THIS IS A PUBLIC RECORD REPORT ONLY: This Report only provides information concerning the Property derived from the Public Records identified in this Report. While JCP-LGS has made good faith efforts to report from the Public Records as accurately as possible, the quality, accuracy, and currency of the information contained in these Public Records can vary greatly. For more information regarding a specific disclosure and the related Public Record, please read Sections 1 through 3, inclusive, of this Report.

NOT AN INSPECTION REPORT: This Report is not the same thing as a physical inspection report nor a full environmental or geological assessment report. JCP-LGS has not physically inspected the Property. This Report only summarizes the information from the specified Public Records.

LIABILITY PROTECTIONS: Upon consummation of the sale of the Property to Buyer ("Sale Date"), the Parties in the sale are protected against loss caused by any error in this Report as specified in the section below entitled "Methods and Limitations."

NOT AN INSURANCE POLICY: This Report is a binding contract but is not an insurance policy. The price charged for the Report does not cover the costs that would be necessary to provide all of the protections of an insurance policy.



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NATURAL HAZARD DISCLOSURE REPORT
TABLE OF CONTENTS

This Report includes the sections as identified in this Table of Contents and is not complete if any one of these components is missing. Additional information may also be included in the form of addendums which are provided as an accommodation and are not an official part of this Report.

Sections		PAGE
SIGNATURE SECTION		
Statutory Form	The statutory disclosures applicable to the Property as required by California Civil Code 1103 (the "Law")..... SIGNATURE REQUIRED	1
Acknowledgement of Receipt	A document summarizing all of the disclosures and advisories contained in the report SIGNATURE REQUIRED	2
Summary Declaration of Liability Provisions	Explains the liability protection offered in relying on this report.....	3
Table of Contents	Summary of report contents. (This page.).....	4
SUMMARY OF DISCLOSURES SECTION		
Summary of Natural Hazard Disclosure Determinations	A summary of the Statutory (State level) natural hazard disclosures and additional "Local" natural hazard disclosures officially adopted by the County and/or City wherein the subject property is located. Not all Counties or Cities have officially adopted maps of sufficient scale to make determinations specific to the Property.....	5 - 6
Summary of Additional Property Specific Disclosures & Advisories	A summary of some of the additional disclosures that could affect the value of the property that the State of California along with the California Association of REALTORS® have required.....	7 - 8
DISCLOSURE EXPLANATION SECTION		
Explanation of Mandatory State Level Disclosures	State Level Disclosures are defined and explained, and official Public Records used for the determinations as well as the reporting standards are identified.....	9 - 11
Explanation of County and City Disclosures (if applicable)	"Local" County and City Level Disclosures are defined and explained, and official Public Records used for the determinations as well as the reporting standards are identified. Any and all disclosures made in this section are based on the local jurisdictions' officially adopted, publicly available hazard maps that are of useable scale in order to make parcel specific determinations	12 - 15
Explanation of Additional Property Specific Disclosures	The State of California along with the California Association of REALTORS® have required that various property specific disclosures be made that could affect the value of the property. Some of these disclosures are made in this section.	16 - 21
Advisories	Important advisories and notices dealing with potential general concerns related to home ownership in California but not specific to the Property. These advisories are not mandated.....	22 - 27
Methods and Limitations (IMPORTANT)	A summary explanation of the methods used to make the disclosure determinations and limitations on liability.....	28 - 30
Local Addenda	Additional local and "point of sale" disclosures may be added as appropriate and solely as an accommodation. ADDENDA MAY REQUIRE ADDITIONAL SIGNATURES.	31 - 36



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SUMMARY OF NATURAL HAZARD DISCLOSURES

*Map N/A: Map not available, and/or not officially adopted by the jurisdiction, and/or not of sufficient scale from which to make parcel specific determinations.

STATE LEVEL DETERMINATIONS

IN	NOT IN	MAP N/A*	Hazards	The Property is:	Refer to page:
	✓		Flood	NOT IN a Special Flood Hazard Area. The Property is IN a FEMA-designated Flood Zone C.	9
	✓		Dam	NOT IN an area of potential dam inundation.	9
	✓		Very High Fire Hazard Severity	NOT IN a very high fire hazard severity zone.	10
	✓		Wildland Fire Area	NOT IN a state responsibility area.	10
	✓		Fault	NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	11
		✓	Landslide	Map Not Available	11
		✓	Liquefaction	Map Not Available	11

COUNTY LEVEL DETERMINATIONS

IN	NOT IN	MAP N/A*	Hazards	The Property is:	Refer to page:
✓			Fault	IN a mapped active or potentially active fault zone or within one-eighth of one mile of an inactive fault trace	13
✓			Landslide	IN a landslide-prone area that includes defined, probable, suspected, or conjectured landslides or within one-quarter of one-mile of a small landslide	13
	✓		Liquefaction	NOT IN a mapped area of identified liquefaction potential	13
	✓		Tsunami	NOT IN a mapped area of potential inundation from tsunami or seiche	13
	✓		Coastal Bluff	NOT IN a mapped coastal bluff area subject to retreat, slides, rock falls, and extensive erosion from ground water surface runoff and wave action	13
	✓		Dam Inundation	NOT IN a mapped area of potential inundation from dam failure	13



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CITY LEVEL DETERMINATIONS

IN	NOT IN	MAP N/A*	Hazards	The Property is:	Refer to page:
	✓		Fault	NOT IN a designated city fault or fault elevation zone	15



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SUMMARY OF ADDITIONAL PROPERTY SPECIFIC DISCLOSURES

IN	NOT IN	MAP N/A	Hazards	The Property is:	Refer to page:
	✓		Former Military Ordnance	NOT WITHIN one mile of a formerly used ordinance site.	16
✓			Commercial or Industrial	WITHIN one mile of a property zoned to allow commercial or industrial use.	16
✓			Airport Influence Area	IN an airport influence area: San Francisco International Airport	17
	✓		Airport Noise Area for 65 Decibel	NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	18
	✓		Bay Conservation and Development Commission	NOT IN an area that is within the jurisdiction of the San Francisco Bay Conservation and Development Commission.	19
	✓		California Energy Commission	NOT IN a climate zone where properties are usually subject to duct sealing and testing requirements	20
	✓		Right to Farm Act	NOT IN a one mile radius of designated Important Farmland.	21