



# NATURAL HAZARD DISCLOSURE STATEMENT

Report Date: 5/26/2026  
Report Number: 79251-213  
Subject Property: 304 FAIRMOUNT AVE 1-4

APN: 10-804-17  
Page Number: 1 (Signature Page)

**NOTICE: This acknowledgement page does not represent the entire natural hazard disclosure report issued by MyNHD. Buyer acknowledges receipt of the entire NHD report and agrees to be bound by the terms and conditions thereof.**

APN: 10-804-17 ADDRESS: 304 FAIRMOUNT AVE, 1-4 OAKLAND, CA 94611

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

**THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):**

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

Yes  No  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 (SRA)  Yes  No

Very High FHSZ in a state responsibility area (SRA)  Yes  No

High or Very High FHSZ in a local responsibility area (LRA)  Yes  No

**A WILDLAND AREA (State Responsibility Area/SRA) 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

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

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

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

**THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEEE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.**

Signed by:  
Signature of Seller(s) Gerard F. Keena II, Partition Referee Date 5/16/2026  
Signature of Agent(s) Ruben Martinez Date 6/2/2026

**Check only one of the following:**

Transferor(s) (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 transferor(s) and agent(s).

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

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

This statement was prepared by the following provider: **Third-Party Disclosure Provider(s) MyNHD, Inc. Date 5/26/2026**

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

There are other statutory disclosures, determinations and legal information in the Report. Refer to 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 AB 38 Advisory and information, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklets/information regarding Environmental Hazards, Earthquake Safety, Home Energy Rating System, Lead-Based Paint and Mold, which booklets/information are available at [https://www.MyNHD.com/booklets/combined\\_booklets\\_engl.pdf](https://www.MyNHD.com/booklets/combined_booklets_engl.pdf). 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 \_\_\_\_\_



[VIEW MAPS](#)

**Report Date:** 5/26/2026  
**Report Number:** 79251-213  
**Subject Property:** 304 FAIRMOUNT AVE 1-4

**APN:** 10-804-17  
**Page Number:** 2 (Summary Page)

## NATURAL HAZARD DISCLOSURE REPORT SUMMARY

**Subject Property:** 304 FAIRMOUNT AVE, 1-4 OAKLAND, CA 94611

**APN:** 10-804-17

**This property is located in/within:**

|  | Yes                                 | No                                  | Details:                                     |
|--|-------------------------------------|-------------------------------------|--|
| A Special Flood Hazard Area                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 4</a>                       |
| An Area of Potential Flooding Due to Dam Inundation              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 4</a>                       |
| A state level High or Very High Fire Hazard Severity Zone        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 4</a>                       |
| A WILDLAND AREA (State Responsibility Area or SRA)               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 4</a>                       |
| A High or Very High Fire Hazard Zone in the SRA                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 4</a>                       |
| An Earthquake Fault Zone   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 4</a>                       |
| A Landslide Seismic Hazard Zone                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 5</a>                       |
| A Liquefaction Seismic Hazard Zone                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 5</a>                       |
| 1 Mile of a Former Military Ordnance Site                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 5</a>                       |
| 1 Mile of a Commercial/Industrial Use Zone                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <a href="#">Page 5</a>                       |
| 2 Miles of FAA Approved Landing Facility                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <a href="#">Page 5</a>                       |
| An Airport Influence Area  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 5</a>                       |
| Tsunami Inundation Hazard  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 5</a>                       |
| Right to Farm/Important Farmland                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 6</a>                       |
| A Naturally Occurring Asbestos Area                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 6</a>                       |
| Critical Habitats  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 6</a>                       |
| 1 Mile of a Mining Operation                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 6</a>                       |
| Sustainable Groundwater Management Act                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <a href="#">Page 6</a>                       |
| Within an Oil Field Boundary                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 7</a>                       |
| Bay Area Earthquake Intensity Zone                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <a href="#">Page 7</a>                       |
| S.F. Bay Conservation and Development Commission Jurisdiction    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 8</a>                       |
| Gas and Hazardous Liquid Transmission Pipelines                  | Included                            |                                     | <a href="#">Page 9</a>                       |
| <b>City/County Hazard Disclosures</b>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Seismic,Soils<br><a href="#">Page 10, 11</a> |
| <b>City/County Supplemental Fire Zone</b>                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <a href="#">Page 10, 11</a>                  |
| Notice of Supplemental Property Tax Bill/Transfer Tax Disclosure | Included                            |                                     | <a href="#">Page 12</a>                      |
| Notice of Database Disclosure/Duct Sealing Requirements          | Included                            |                                     | <a href="#">Page 15</a>                      |
| Contaminated Water Advisory                                      | Included                            |                                     | <a href="#">Page 15</a>                      |
| Notice of Energy Efficiency Standards/Tax Credit Advisory        | Included                            |                                     | <a href="#">Page 16</a>                      |
| Notice of Williamson Act/Fire Burn Area/Insurance Advisory       | Included                            |                                     | <a href="#">Page 16</a>                      |
| Mold Addendum/Notice of Methamphetamine Contamination            | Included                            |                                     | <a href="#">Page 17</a>                      |
| Notice of Abandoned Water Wells and Oil/Gas Wells                | Included                            |                                     | <a href="#">Page 17</a>                      |
| Notice of Naturally Occurring Asbestos / Radon Gas Advisory      | Included                            |                                     | <a href="#">Page 18</a>                      |
| Notice of Abandoned Mines/Wood-Burning Heater Advisory           | Included                            |                                     | <a href="#">Page 18</a>                      |
| Bay Area Air Quality Management District Disclosure Form         | Included                            |                                     | <a href="#">Page 19</a>                      |
| Environmental Report   | Included                            |                                     | <a href="#">Page 20</a>                      |
| Notice of Terms and Conditions                                   | Included                            |                                     | <a href="#">Page 29</a>                      |

**This Report Summary merely summarizes the research results contained in this full MyNHD Report, and does not, in any way, reduce or eliminate the need to read the Report in its entirety. Please verify the street address and APN for accuracy.**