INVOICE

Enhanced Natural Hazard Disclosure Report

4160 Suisun Valley Rd #F | Fairfield, CA 94534
Email: billing@californianhd.com

INVOICE NUMBER: NHD-20261125-004
INVOICE DATE: November 25, 2026
REPORT ID: 938252b8-1f06-4380-882f-3f7c2598a377

BILL TO:

Property Owner
1908 Vintage Ln, Fairfield, CA 94534, USA

PROPERTY INFORMATION:

Address: 1908 Vintage Ln, Fairfield, CA 94534, USA
APN: 0025-200-290

SERVICES PROVIDED:

Description	Quantity	Price
Enhanced Natural Hazard Disclosure Report • Fire Hazard Severity Zone Assessment • Flood Zone Assessment • Earthquake Hazard Assessment (Alquist-Priolo, Seismic Hazard Zones, USGS) • Tsunami Inundation Zone Assessment • Wildfire Hazard Area Assessment • California-Compliant PDF Report	1	$0.00

SUBTOTAL: $0.00
TAX: $0.00

TOTAL DUE: $0.00

PAYMENT TERMS:

No payment is due at the time of order. If this report is used in a real estate transaction, the title company will remit a $59 check at closing to California NHD, 4160 Suisun Valley Rd #F, Fairfield, CA 94534. Make checks payable to California NHD and include the invoice number on the check. No charge applies if the report is not used or the transaction does not close.

Thank you for choosing California NHD!
For support: support@californianhd.com

NATURAL HAZARD DISCLOSURE STATEMENT

California Civil Code Section 1103 et seq.

Form version nhd-2025.1 — Natural Hazard Disclosure Statement (Civil Code §1103.2, 2025 fire-map update) (effective 2026-01-01)

This statement applies to the following property: 1908 Vintage Ln, Fairfield, CA 94534, USA, APN: 0025-200-290

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.

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 [X] Do not know and information 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 [X] Do not know and information not available from local jurisdiction [ ]

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes [X] No [ ]

	Yes	No
High FHSZ in a state responsibility area	[X]	[ ]
Very High FHSZ in a state responsibility area	[ ]	[X]
High FHSZ in a local responsibility area	[ ]	[X]
Very High FHSZ in a local responsibility area	[ ]	[X]

All classifications intersecting the parcel: High FHSZ in SRA.
Map provenance: State Responsibility Area: dataset FHSZSRA_23_3, effective April 1, 2024; State Fire Marshal adopted the SRA FHSZ map on January 31, 2024.

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code.

Yes [X] No [ ]

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

Yes [ ] No [X]

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

Yes (Landslide Zone) [ ] Yes (Liquefaction Zone) [ ] No [ ] Map not yet released by state [X]

Official seismic hazard mapping has not been released/evaluated for this parcel. This does not establish that seismic hazards are absent.

Supplemental: AIRPORT INFLUENCE AREA (adopted ALUCP geometry).

Yes [X] No [ ] Do not know and information not available from local jurisdiction [ ]

Supplemental: TSUNAMI HAZARD AREA (CGS mapped coverage confirmed).

Yes [ ] No [X] Do not know and information not available from local jurisdiction [ ]

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. 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).

[X] 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:
California NHD, LLC on 11/25/2026

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.

By signing below, Buyer(s) also acknowledge(s) they have received, read, and understand the additional disclosures, materials and legal information provided in this Report.

Signature of Buyer(s): _____ Date: _____

Signature of Buyer(s): _____ Date: _____

REPORT SNAPSHOT

WHAT YOU NEED TO KNOW ABOUT THIS NHD REPORT

1908 VINTAGE LN, FAIRFIELD, CA 94534, USA

APN: 0025-200-290

The Natural Hazards Disclosure Act under Sec. 1103 of the California Civil Code states that real estate sellers and brokers are legally required to disclose if the property being sold lies within one or more state or locally mapped hazard areas.

2 positive statutory hazard determinations were identified for review.

Official seismic hazard mapping has not been released/evaluated for this parcel. This does not establish that seismic hazards are absent.

[OUT] FLOOD ZONE

Property IS NOT located in a Special Flood Hazard Area.

[IN] FIRE HAZARD

Property IS located in a Fire Hazard Severity Zone.

[IN] WILDFIRE AREA

Property IS located in a Wildfire Hazard Area.

[OUT] DAM INUNDATION

Property IS NOT located in a Dam Failure Inundation Zone.

[OUT] EARTHQUAKE FAULT ZONE

Property IS NOT located in an Alquist-Priolo Earthquake Fault Zone.

[N/A] SEISMIC HAZARD ZONE

Unable to determine. Map not yet released by state for this area.

[OUT] TSUNAMI ZONE

Property IS NOT located in a Tsunami Inundation Zone.

ENHANCED HAZARD DATA

Additional wildfire risk factors analyzed for this property

[IN] 300FT FIRE PROXIMITY

Property IS located within 300 feet of a High/Very High fire zone.

[IN] WILDLAND-URBAN INTERFACE

Property IS located within a Wildland-Urban Interface area shown by the supplemental USFS 2020 dataset (Uninhabited vegetation, Low-density intermix); advisory only, not a statutory NHD determination.

WILDLAND-URBAN INTERFACE ADVISORY

1908 VINTAGE LN, FAIRFIELD, CA 94534, USA
APN: 0025-200-290

USFS 2020 WUI RESULT **IN**

Official classification

Uninhabited vegetation, Low-density intermix

USFS wuiflag2020: 0, 1; wuiclass2020: Uninhabited_Veg, Low_Dens_Intermix

What this means

The verified legal parcel intersects an area that the U.S. Forest Service classifies as wildland-urban interface or intermix. This can indicate increased exposure where development and wildland vegetation meet.

SUPPLEMENTAL ADVISORY — NOT A STATUTORY NHD DETERMINATION

This WUI result is provided for wildfire-risk context only. It is not one of the statutory California Natural Hazard Disclosure determinations and is not included in the report's statutory disclosure count. Review local fire-safety, defensible-space, and insurance requirements separately.

Government source
U.S. Forest Service, Wildland-Urban Interface 2020 (EDW_WUI_2020_01)
https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WUI_2020_01/MapServer/0

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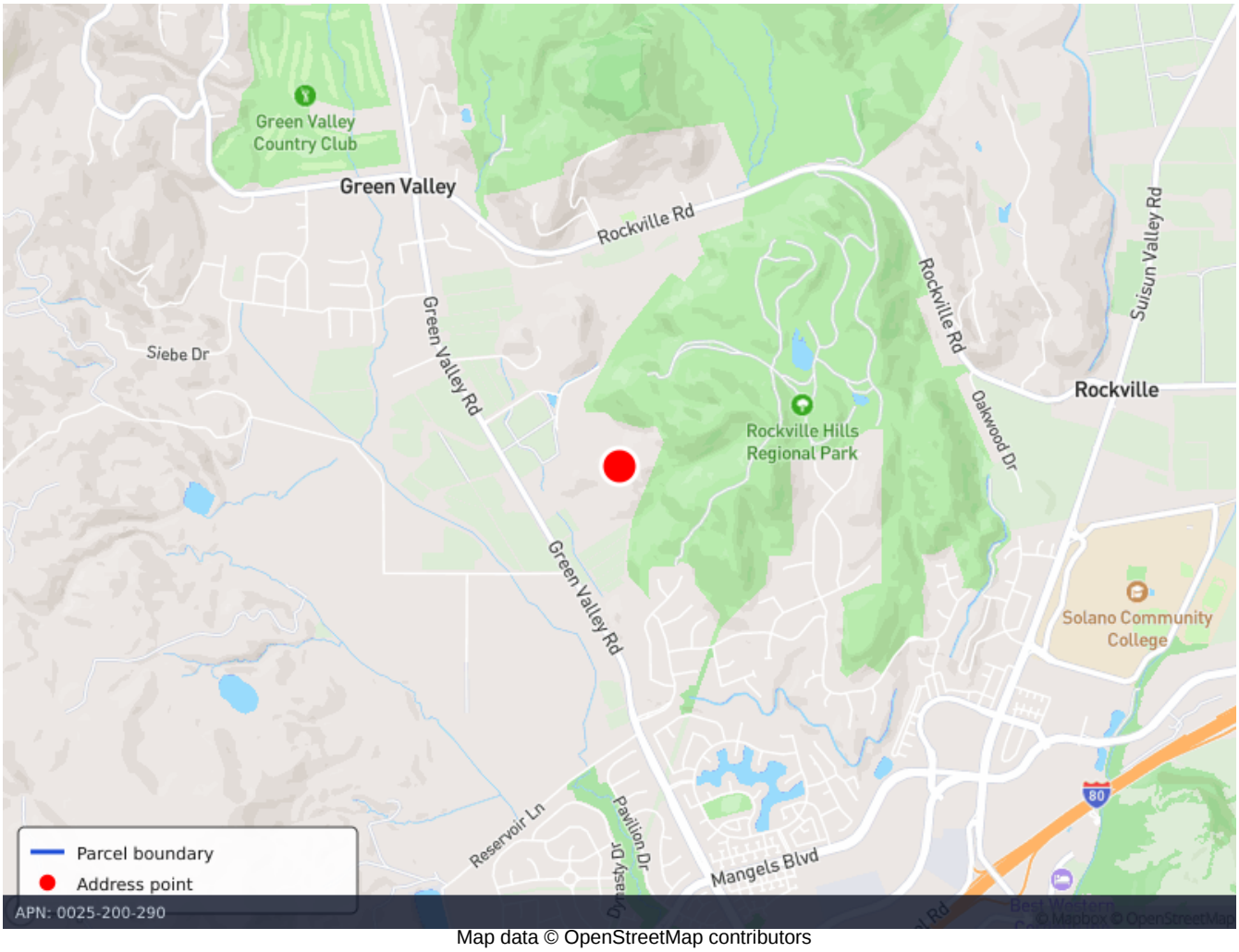
PROPERTY LOCATION MAP

Address: 1908 Vintage Ln, Fairfield, CA 94534, USA
Coordinates: 38.240727, -122.149850



Map data © OpenStreetMap contributors

FIRE HAZARD SEVERITY ZONE

Property: 1908 Vintage Ln, Fairfield, CA 94534, USA
APN: 0025-200-290

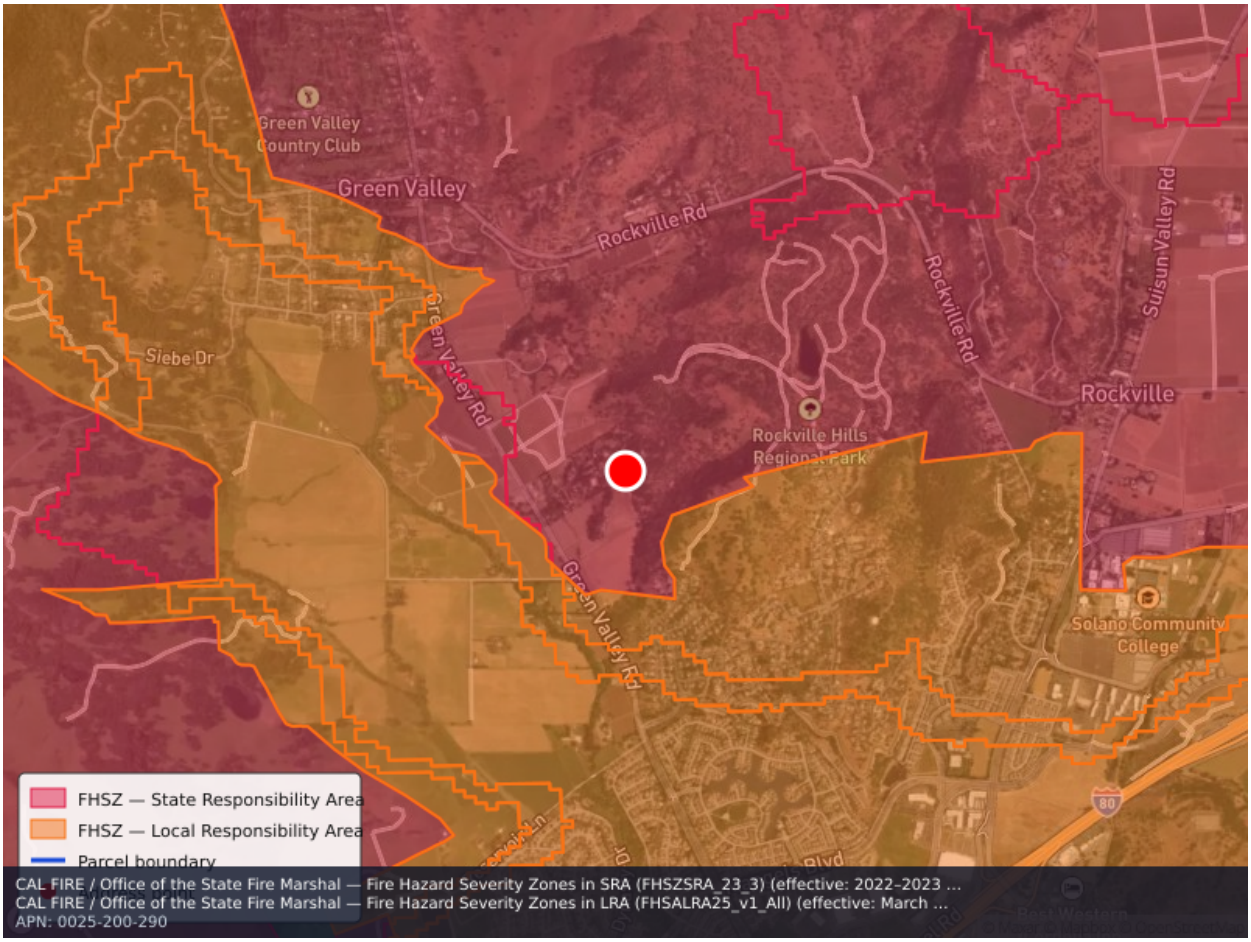
CAL FIRE Assessment

Status: Yes
Severity: High

Property is located within a CAL FIRE Fire Hazard Severity Zone: High FHSZ in a State Responsibility Area. Special building requirements, fire-resistant materials, and defensible space maintenance requirements may apply (Gov. Code §51182). State Responsibility Area; dataset FHSZSRA_23_3, effective April 1, 2024. State Fire Marshal adopted the SRA FHSZ map on January 31, 2024.

How this was determined

• Dataset: CAL FIRE Fire Hazard Severity Zones — two separate current services queried independently: FHSZ in State Responsibility Areas (FHSZSRA_23_3, adopted map) and FHSZ in Local Responsibility Areas (FHSZLRA25_v1_All, the March 24, 2025 state-recommended LRA map; locally adopted ordinance maps may differ).
• Query method: Parcel-polygon intersect (EPSG:3310) against the SRA and LRA FHSZ layers separately; every classification the parcel intersects is disclosed, including parcels crossing the SRA/LRA responsibility boundary. A separate 300-foot proximity check queries a square envelope (in WGS84) for High/Very High FHSZ polygons.
• Buffer: No buffer for the statutory determination — a strict parcel-polygon intersection. A separate ~91-meter (300 ft) envelope powers the borderline proximity check.



Official CAL FIRE Fire Hazard Severity Zone Map
Source: California Department of Forestry and Fire Protection (CAL FIRE)

FIRE HARDENING & DEFENSIBLE SPACE ADVISORY

Property: 1908 Vintage Ln, Fairfield, CA 94534, USA
APN: 0025-200-290

CALIFORNIA AB 1280 - FIRE HARDENING & DEFENSIBLE SPACE DISCLOSURE

This property is located in a HIGH or VERY HIGH Fire Hazard Severity Zone. California law requires specific disclosures for properties in these zones:

FIRE ZONE STATUS:

- Fire Hazard Severity Zone: High
- Responsibility Area: SRA

1. FIRE HARDENING DISCLOSURE (Pre-2010 Homes):

Homes constructed before January 1, 2010 may have features vulnerable to wildfire and flying embers. Property owners should assess and consider improvements to:

- ☐ Eave, soffit, and roof ventilation with openings exceeding 1/8 inch
- ☐ Roof covering made of untreated wood shingles or shakes
- ☐ Combustible landscaping or other materials within 5 feet of home
- ☐ Single pane or non-tempered glass windows
- ☐ Loose or missing bird stopping or roof flashing
- ☐ Rain gutters without metal or noncombustible gutter covers

2. DEFENSIBLE SPACE REQUIREMENTS:

California Public Resources Code §4291 requires property owners to maintain 100 feet of defensible space around all structures. This includes:

- Zone 0 (0-5 feet): Remove all dead/dying vegetation; use hardscape or low-moisture plants
- Zone 1 (5-30 feet): Maintain horizontal and vertical spacing between plants
- Zone 2 (30-100 feet): Create fuel breaks; prune trees 6-10 feet from ground

DEFENSIBLE SPACE COMPLIANCE STATUS:

Check one of the following:

- ☐ Seller certifies that the Property is in compliance with defensible space requirements under Public Resources Code §4291. Documentation attached: ☐ Yes ☐ No
- ☐ Seller certifies that the Property will be in compliance with defensible space requirements under Public Resources Code §4291 prior to close of escrow. Estimated completion date: _____
- ☐ Buyer agrees to obtain an inspection and bring the Property into compliance with defensible space requirements under Public Resources Code §4291 within 12 months following close of escrow.
- ☐ Property is subject to local vegetation management ordinance that meets or exceeds State requirements. Ordinance: _____

FIRE HARDENING FEATURES INSPECTION:

Check one of the following:

- ☐ Seller certifies that an inspection was completed and the Property complies with fire hardening requirements. Inspection date: _____
- ☐ Seller certifies that fire hardening improvements will be completed prior to close of escrow.
- ☐ Buyer acknowledges receipt of this disclosure and waives fire hardening inspection. Buyer accepts Property as-is regarding fire hardening features.
- ☐ Buyer agrees to obtain fire hardening inspection and complete necessary improvements within _____ months following close of escrow.

ADDITIONAL RESOURCES:

- CAL FIRE Defensible Space: https://www.fire.ca.gov/dspace
- Ready for Wildfire: https://readyforwildfire.org
- Fire Hardening Guides: https://osfm.fire.ca.gov

This advisory is provided for informational purposes only and does not constitute legal advice. Property buyers and sellers should consult with qualified professionals and review the complete C.A.R. Form FHDS (Fire Hardening and Defensible Space Disclosure and Addendum) for detailed requirements and compliance options.

REQUIRED CERTIFICATIONS (Civil Code §1102.19)

SELLER/OWNER CERTIFICATION:

Seller certifies that Seller has provided Buyer with information about the fire hardening and defensible space requirements and the Property's compliance status. Seller understands that compliance with defensible space requirements is an ongoing obligation.

Seller Signature: _____ Date: _____

Print Name: _____

REAL ESTATE AGENT/BROKER CERTIFICATION:

Agent/Broker acknowledges that they have informed Buyer and Seller of the fire hardening and defensible space disclosure requirements pursuant to AB 1280 and Civil Code §1102.19.

Agent Signature: _____ Date: _____

Print Name: _____

Brokerage: _____

BUYER(S) ACKNOWLEDGMENT AND RECEIPT:

Buyer acknowledges receipt of a copy of this Fire Hardening and Defensible Space Disclosure and Addendum. Buyer understands that the Property is or may be located in a High or Very High Fire Hazard Severity Zone as designated by the Director of CAL FIRE or the local agency pursuant to Government Code §51178 and Public Resources Code §4201 et seq. Buyer understands that properties in these zones are subject to requirements including, but not limited to:

(a) Maintenance of defensible space of 100 feet around structures pursuant to Public Resources Code §4291;
(b) Fire hardening improvements to structures to resist wildfire and embers, particularly homes built before January 1, 2010;
(c) Ongoing annual maintenance and compliance verification requirements;
(d) Potential fines and penalties for non-compliance with state and local fire safety regulations.

Buyer acknowledges that Buyer has been advised to obtain independent professional inspections and consultations regarding fire hazards, defensible space requirements, and fire hardening improvements. Buyer agrees that compliance with all applicable fire safety laws and regulations is Buyer's responsibility following close of escrow.

Buyer Signature: _____ Date: _____

Print Name: _____

This form complies with California Civil Code §1102.19 and AB 1280 disclosure requirements. A complete copy should be retained by all parties for their records.

FLOOD ZONE ASSESSMENT

Property: 1908 Vintage Ln, Fairfield, CA 94534, USA
APN: 0025-200-290

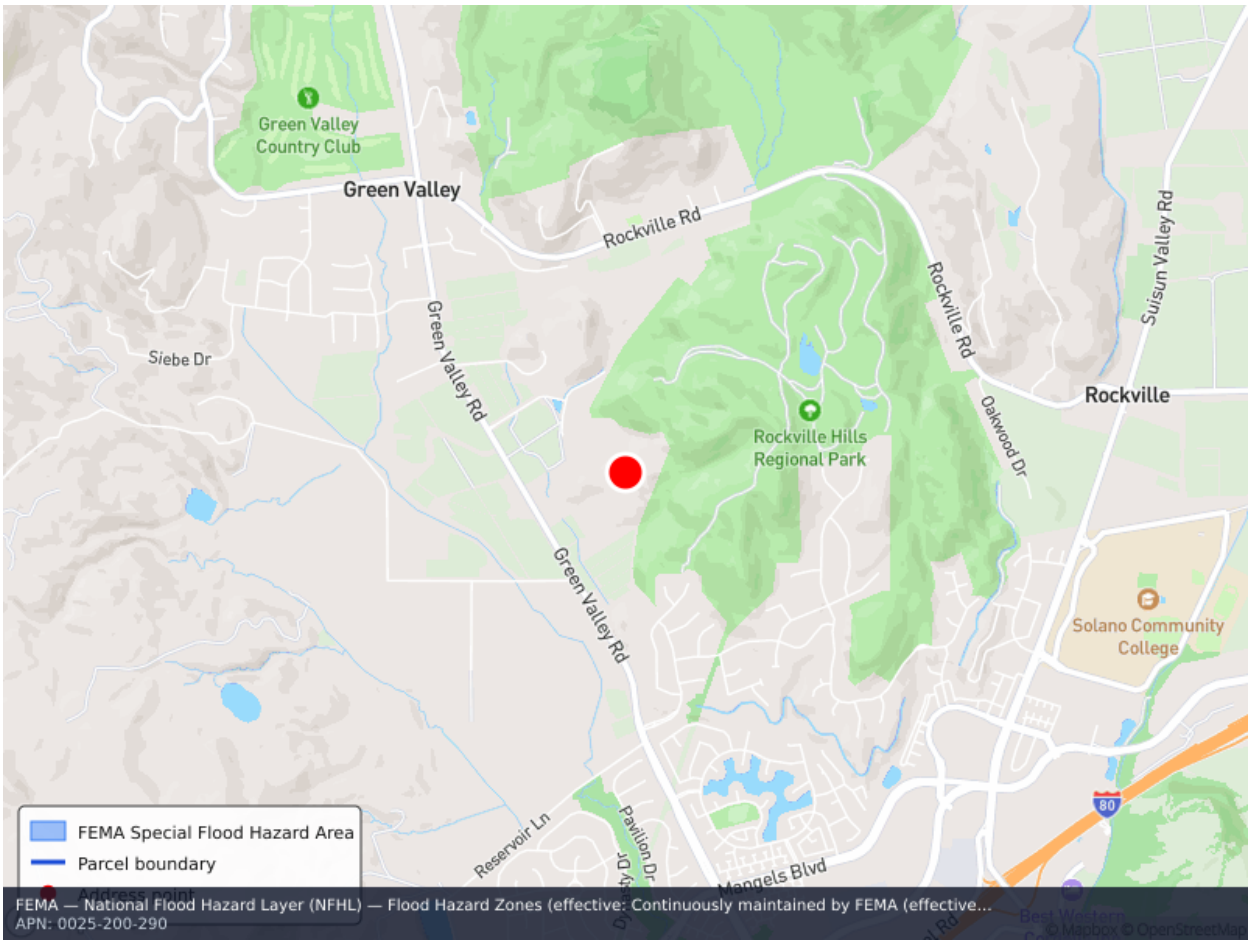
FEMA Flood Hazard Assessment

Status: No
Zone: X

Property is in FEMA Zone X (minimal to moderate flood risk, not a Special Flood Hazard Area). No mandatory flood disclosure required. Flood insurance is available and may still be advisable, but lenders are not federally required to mandate it outside an SFHA.

How this was determined

• Dataset: FEMA National Flood Hazard Layer (NFHL) — Special Flood Hazard Areas (SFHA) and flood zone designations published by the Federal Emergency Management Agency.
• Query method: Parcel-polygon intersect (EPSG:3310) against the FEMA NFHL flood zone polygons: the resolved legal parcel boundary is submitted as the query geometry, and the FEMA service reprojects server-side. When multiple zones are returned, the most-severe SFHA hit drives the disclosure.
• Buffer: No buffer — the statutory determination is a strict intersection of the actual parcel polygon against the SFHA boundaries. SFHA lines (e.g., AE/AO/AH/V/VE) often follow BFE contours that slice through individual parcels, which is why the full parcel geometry, not a point or an envelope, is used.



Official FEMA National Flood Hazard Layer (NFHL) Map
Source: Federal Emergency Management Agency (FEMA)

DAM FAILURE INUNDATION ZONE

Property: 1908 Vintage Ln, Fairfield, CA 94534, USA
APN: 0025-200-290

California DWR Dam Inundation Assessment

Status: No

No intersection was identified between the validated legal parcel and an approved, machine-readable DSOD inundation boundary for a state-jurisdictional dam. Current public DSOD DAMIM boundary files are checked when a nearby state-jurisdictional hazard dam is missing from the statewide snapshot. Federal dams, other flood-control facilities, and unpublished or unapproved maps are outside this DSOD coverage and are not ruled out by this result.

Nearby dam advisory

The parcel is not located within a mandatory-disclosure dam failure inundation zone (statutory determination: Not in zone). As additional, nonstatutory context, An Extremely High-hazard dam (Green Valley Lake) is approximately 3.3 miles away. Buyers and agents are encouraged to review the California Division of Safety of Dams inundation maps and consult local emergency services for evacuation routes.

How this was determined

• Dataset: DWR/DSOD Approved Dam Inundation Boundaries — the official dam-failure inundation footprint polygons approved by the California Division of Safety of Dams, supplemented by admin-uploaded, versioned digitizations of official DSOD maps that exist only as PDFs. The DWR Jurisdictional Dams inventory (dam points and downstream hazard classes) is used only as an advisory and as a completeness screen, never as the statutory basis.
• Query method: Parcel-polygon intersect (EPSG:3310) against the approved inundation boundaries and any active uploaded official datasets, with no distance limit — every intersecting dam and failure scenario is disclosed. Before any No, a completeness screen checks that every high/significant/extremely-high hazard dam within 50 miles has digital polygons in the approved-boundaries service; a dam whose approved maps may exist only as PDFs routes the order to manual review instead of No.
• Buffer: No buffer for the statutory determination — a strict parcel-polygon intersection. A separate 5-mile point search powers the advisory-only nearby-dam note, and a 50-mile screen powers the PDF-only-map completeness check.

Nearest jurisdictional dams (within 5 miles):

- Green Valley Lake — 3.3 mi — Downstream Hazard: Extremely High (Solano)
- Municipal — 3.9 mi — Downstream Hazard: High (Solano)
- Lynch Canyon — 3.9 mi — Downstream Hazard: High (Solano)

EARTHQUAKE HAZARD ASSESSMENT

Property: 1908 Vintage Ln, Fairfield, CA 94534, USA
APN: 0025-200-290

1. Alquist-Priolo Earthquake Fault Zone

California Public Resources Code Section 2622 — Statutory Disclosure

Status: NOT IN — Property is not within an Alquist-Priolo Earthquake Fault Zone

Property is not located within a CGS Alquist-Priolo Earthquake Fault Zone.

How this was determined

• Dataset: California Geological Survey (CGS) Alquist-Priolo Earthquake Fault Zones — the same regulatory polygons that power the public CGS EQ Zapp viewer.
• Query method: Parcel-polygon intersect (EPSG:3310) against the Alquist-Priolo fault-zone polygons: the resolved legal parcel boundary is submitted as the query geometry.
• Buffer: No buffer — a strict parcel-polygon intersection. Alquist-Priolo zones are narrow corridors (typically 200–500 ft) around mapped fault traces, so the full parcel geometry is used to catch parcels that intersect the zone even when the geocoded street centroid sits just outside it.

2. Seismic Hazard Zones (Liquefaction & Landslide)

California Public Resources Code Section 2696 — Statutory Disclosure

Status: UNEVALUATED — Official mapping has not been released for this area

The California Geological Survey has not yet released official Seismic Hazard Zone maps (liquefaction / earthquake-induced landslide) for this area. "Map not yet released" is disclosed as such — it is not a determination that the property is outside a zone.

How this was determined

• Dataset: California Geological Survey (CGS) Seismic Hazard Zones — separate regulatory polygons for liquefaction and earthquake-induced landslide, queried in parallel.
• Query method: Parcel-polygon intersect (EPSG:3310) against both the CGS Liquefaction Zone and Landslide Zone polygons: the resolved legal parcel boundary is submitted as the query geometry for each layer.
• Buffer: No buffer — a strict parcel-polygon intersection, so a parcel that crosses into a Seismic Hazard Zone is correctly flagged even when the geocoded street centroid sits outside the zone boundary.

3. USGS Seismic Design Parameters (Informational)

ASCE 7-16 Seismic Design Parameters — Not a statutory NHD disclosure

Status: Unknown
Category: Seismic Design Category D - High seismic activity

Property is in USGS Seismic Design Category D with significant earthquake hazard. Peak Ground Acceleration: 0.554g. Special seismic design requirements apply. Check for Alquist-Priolo Earthquake Fault Zones.

Data Sources: California Geological Survey (CGS) Alquist-Priolo Earthquake Fault Zones and Seismic Hazard Zones Program; USGS Seismic Design Maps (ASCE 7-16). Verify at: maps.conservation.ca.gov/cgs/

TSUNAMI INUNDATION ZONE

Property: 1908 Vintage Ln, Fairfield, CA 94534, USA
APN: 0025-200-290

Tsunami Hazard Assessment

Status: No

Property is not located within a designated California Tsunami Hazard Area. Solano County is covered by the CGS Tsunami Hazard Area Maps, and the parcel is outside all mapped hazard areas.

How this was determined

• Dataset: California Geological Survey (CGS) Tsunami Hazard Areas — the regulatory polygons that power the CGS Tsunami Hazard Area Map, including both inclusion polygons (Evacuate = "Yes, Tsunami Hazard Area") and explicit "outside hazard area" polygons (Evacuate = "No, Outside Hazard Area") for counties where CGS has completed studies.
• Query method: Parcel-polygon intersect (EPSG:3310) against the CGS Tsunami Hazard Area polygons, filtered on the Evacuate attribute so a parcel inside a county-wide "outside hazard area" polygon is correctly reported as No.
• Buffer: No buffer — a strict parcel-polygon intersection. CGS tsunami inundation contours often run parallel to a coastal street within a typical residential parcel, so the full parcel geometry is used to catch parcels whose structure sits inside the contour even when the geocoded street centroid lands on the landward edge.

WILDFIRE HAZARD AREA

Property: 1908 Vintage Ln, Fairfield, CA 94534, USA
APN: 0025-200-290

Wildfire Risk Assessment

Status: Yes

Property intersects the official CAL FIRE State Responsibility Area boundary and is located in a wildland area that may contain substantial forest fire risks and hazards (Public Resources Code §4125). The State of California has primary financial responsibility for fire prevention and suppression in this area, and the owner may be subject to fire prevention obligations under PRC §4136 and maintenance requirements under Government Code §51182.

How this was determined

• Dataset: CAL FIRE State Responsibility Areas boundary (SRA22_2) — the official responsibility-area polygons. The wildland-area disclosure (Public Resources Code §4125) is YES only when the parcel intersects the SRA boundary; it is never inferred from Fire Hazard Severity Zone classifications or Local Responsibility Area polygons, and it is distinct from the advisory-only Wildland-Urban Interface field.
• Query method: Parcel-polygon intersect (EPSG:3310) against the CAL FIRE SRA boundary layer. Features classified SRA drive a Yes; LRA/FRA-only features drive a No; missing classification attributes or an unresolved parcel require manual review.
• Buffer: No buffer — the determination is a strict parcel-polygon intersection against the official SRA boundary.

ENVIRONMENTAL ADVISORIES & AIRPORT PROXIMITY

Environmental Advisories (Informational)

This section is informational only and is not part of California NHD statutory disclosures. Data is based on county-level EPA guidance.

Radon:

Moderate radon potential. EPA recommends radon testing for all properties in this region.

Asbestos:

Naturally occurring asbestos may be present in some areas. Avoid disturbing soil during renovation.

Mold:

Humidity levels may support mold growth. Ensure proper ventilation and moisture control.

Airport Influence Area

The Airport Influence Area determination is based solely on adopted county ALUC/ALUCP boundaries (Business & Professions Code §11010). Airport distance below is advisory only and is never the statutory basis.

Nearest Airport:

Napa County Airport (APC)
Type: General Aviation Airport
Distance: 7.4 miles
Within Adopted Airport Influence Area: Yes — within an adopted Airport Influence Area

Nearest Major Commercial Airport:

Oakland International Airport (OAK)
Distance: 36.2 miles

Property is located within the adopted Airport Influence Area (Travis AFB Airport Influence Area (entirety of Solano County per the adopted 2024 Travis AFB Land Use Compatibility Plan, §2.2.2)) designated by the Solano County Airport Land Use Commission. The ALUCP may impose land-use, height, and noise-compatibility restrictions; a notice of airport in vicinity applies.

IMPORTANT NOTICE: Environmental advisories are based on county-level data and general EPA guidance. Property buyers should conduct independent environmental assessments and testing.

Airport proximity data is sourced from the OurAirports public dataset (ourairports.com) covering 69 California public-use airports. This is informational only — official Airport Influence Areas are defined by each County Airport Land Use Commission (ALUC) and may differ from simple distance calculations. Verify specific zoning restrictions with your County ALUC.

FIRE HARDENING RECOMMENDATIONS

Based on the property's location in a fire hazard zone, the following fire hardening measures are recommended to improve wildfire resilience:

1. Clear dead trees and branches within 30 feet of structures
2. Remove tree branches within 10 feet of chimney
3. Use fire-resistant roofing materials (Class A rated)
4. Install metal gutter guards and keep gutters clear of debris
5. Use tempered glass on windows and skylights
6. Install 1/8-inch metal mesh screening to vents
7. Enclose eaves with fire-resistant materials
8. Space landscaping to prevent fuel ladder between ground and tree canopy
9. Create 5-foot non-combustible buffer around deck perimeter
10. Trim ground vegetation to height of 4 inches within 5 feet of home
11. Consider installing a fire break or defensible space boundary
12. Use fire-resistant mulch (rock or gravel) instead of wood chips

IMPORTANT CONSIDERATIONS:

- Fire hardening improvements may be required by local ordinances for properties in High and Very High Fire Hazard Severity Zones.
- Check with your local building department for specific requirements and permit needs before implementing improvements.
- Fire-resistant materials and installation methods must meet California Building Code Chapter 7A standards.
- Some improvements may qualify for insurance discounts or county grant programs.

This list provides general guidance and is not exhaustive. Consult with a fire safety professional or certified wildfire mitigation specialist for a comprehensive property assessment and customized recommendations.

DEFENSIBLE SPACE CHECKLIST

California law (Public Resources Code 4291) requires property owners in fire hazard zones to maintain defensible space around structures. This checklist is organized by zone:

Zone 0 (0-5 feet) - Immediate Zone

- [High] Remove all dead plants, leaves, and needles from ground
- [High] Remove tree branches 6-10 feet above ground
- [High] Remove dead tree limbs touching roof or chimneys
- [High] Space trees so crowns do not touch
- [Medium] Prune shrubs away from exterior walls (minimum 5 feet)
- [Medium] Use gravel or rock for mulch (avoid wood chips)

Zone 1 (5-30 feet) - Intermediate Zone

- [High] Remove ladder fuels (remove branches up to 6-10 feet)
- [High] Space trees to prevent canopy-to-canopy contact
- [High] Remove dead trees and large dead branches
- [Medium] Thin dense tree stands (remove smaller trees)
- [Medium] Create vertical separation between ground and canopy (minimum 10-15 feet)

Zone 2 (30-100+ feet) - Extended Zone

- [Medium] Remove dead trees and large dead branches
- [Medium] Remove trees showing signs of disease or insect damage
- [Low] Thin dense stands of small trees

COMPLIANCE REQUIREMENTS:

• Zone 0 & Zone 1 maintenance is required under PRC 4291 for properties in State Responsibility Areas (SRA) and Very High Fire Hazard Severity Zones (VHFHSZ).

• Some counties and local fire districts require Zone 2 maintenance (30-100 feet or to property line).

• Failure to maintain defensible space may result in citations, fines up to $1,500, or criminal misdemeanor charges.

• Annual defensible space inspections may be required by local fire departments.

This checklist provides general guidance based on California law and CAL FIRE recommendations. Check with your local fire department for specific requirements in your area. For detailed guidance, visit ReadyForWildfire.org.

PROPERTY TAX & SPECIAL ASSESSMENTS

Property: 1908 Vintage Ln, Fairfield, CA 94534, USA
APN: 0025-200-290

County: Solano County

Property Tax Data Requires Manual Lookup — Use the Official County Portals

Solano County portals returned no parsable assessment or tax data for this parcel. Use the official portal links below to look up the parcel directly.

APN to look up: 0025200290

Solano County Assessor
https://ca-solano.publicaccessnow.com/Assessor/PropertySearch.aspx

Solano County Treasurer-Tax Collector
https://ca-solano.publicaccessnow.com/TaxCollector/TaxSearch.aspx

How to look up this property:
Solano County is retrieved automatically via a hybrid pipeline: the public Solano County GIS ArcGIS parcel layer resolves the address to an APN, then the PublicAccessNow Assessor and Tax Collector portals are scraped for assessed values and the annual secured tax amount. If the automated retrieval fails, look up the parcel directly at the Assessor (PropertySearch.aspx) or Tax Collector (TaxSearch.aspx) portals.

California Property Tax Rates:

California property tax rates are limited to 1% of the assessed value under Proposition 13. Local voter-approved bonds, special districts, and Mello-Roos community facilities districts may add to this base rate, but those obligations vary parcel-by-parcel and are not verified in this report.

Annual property tax bills are typically paid in two installments: the first installment is due November 1 and becomes delinquent December 10; the second installment is due February 1 and becomes delinquent April 10.

Mello-Roos & Special Tax Districts — General Information:

The following is a general informational disclosure about Mello-Roos special taxes in California. It is NOT specific to this property, and this report does not verify whether any Mello-Roos or community facilities district applies to this parcel.

Mello-Roos special taxes (Community Facilities District / CFD assessments) fund infrastructure and services in many California developments. Where they apply, they are billed in addition to regular property taxes, can significantly increase the total annual tax obligation, typically remain in effect for 20–40 years, and may escalate annually as outlined in the bond issuance.

To determine whether this specific property is subject to Mello-Roos or any voter-approved bond obligation, buyers should request a Notice of Special Tax / CFD disclosure from the seller, review the most recent secured property tax bill, and contact the County Tax Collector or the issuing district directly.

Supplemental Property Tax Bills:

California Revenue and Taxation Code §75.31 provides for supplemental assessments when property changes ownership or when new construction is completed. Following the change in ownership, the county assessor reappraises the property and issues a supplemental assessment for the difference between the prior assessed value and the new assessed value, prorated from the date of transfer. Assessor processing timelines vary by county, and no fixed timeframe is guaranteed.

The supplemental bill is issued in addition to and separately from the annual secured property tax bill. Mailing timing varies by county and by when the assessor completes the reappraisal; buyers should not rely on receiving the bill within any particular window after close of escrow. Supplemental bills can be substantial, often amounting to several thousand dollars or more depending on the difference between the old and new assessed values.

The supplemental bill itself states its payment and delinquency dates, which depend in part on when the county mails the bill and may vary. Failure to receive a supplemental bill does not waive the buyer's obligation to pay, and penalties accrue for late payment. Buyers should budget for supplemental tax bills and consult the county tax collector, their real estate professional, escrow officer, or tax advisor for estimates.

IMPORTANT NOTICE:
Property tax information is provided for informational purposes only and should not be relied upon for financial decisions. Tax assessments, rates, and special assessments can change annually. Buyers should verify all tax information directly with the county tax collector and assessor. Voter-approved bonds and special assessments may be subject to change based on local elections and policy decisions. Consult with tax professionals for official tax records and obligations.

DATA SOURCES & METHODOLOGY

This report was generated using the official government data sources listed below. Each source is drawn from the same version-controlled source registry used to compute the hazard determinations in this report, so the appendix reflects exactly what was queried. Advisory (non-statutory) sources are labeled as such.

Flood Zone (FEMA SFHA)

• Agency: FEMA
Dataset: National Flood Hazard Layer (NFHL) — Flood Hazard Zones
Layer: 28 (S_FLD_HAZ_AR)
URL: https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28/query
Effective date: Continuously maintained by FEMA (effective per FIRM panel)
Jurisdiction: CA
Coverage / adoption notes: Statutory basis for the FEMA Special Flood Hazard Area determination.
Registry version: 1 — query status: not recorded (legacy report)

Dam Failure Inundation

• Agency: California DWR — Division of Safety of Dams
Dataset: DAMIM Case Administration System — approved inundation map index (Water Code §6161)
Layer: cas/bystateid/{stateId}/0
URL: https://fmds.water.ca.gov/maps/damim/service/cas/bystateid
Effective date: per agency records
Jurisdiction: CA
Coverage / adoption notes: Authoritative per-dam index of DSOD-APPROVED inundation maps. Empty data → no approved map exists (dam cannot block a No); non-empty → approved map exists (PDF-only if absent from the polygon service → manual review). Consulted only to confirm coverage before a No; failures fail safe to manual review.
Registry version: 1 — query status: not recorded (legacy report)

• Agency: California DWR — Division of Safety of Dams
Dataset: Approved Dam-Failure Inundation Boundaries
Layer: 100
URL: https://services.arcgis.com/aa38u6OgfNoCkTJ6/ArcGIS/rest/services/Approved_InundationBoundaries_As_of_Oct01_2025/FeatureServer/100/query
Effective date: As of October 1, 2025 (per-map approval dates at feature level)
Jurisdiction: CA
Coverage / adoption notes: Statutory basis for dam inundation. PDF-only DSOD maps are handled via admin-uploaded datasets — never inferred.
Registry version: 1 — query status: not recorded (legacy report)

• Agency: California DWR — Division of Safety of Dams
Dataset: Jurisdictional Dams (dam points, completeness screen)
Layer: 0
URL: https://utility.arcgis.com/usrsvcs/servers/9e02a3a4c90b4e1ba70257cc9cdf0a3b/rest/services/Structure/i17_California_Jurisdictional_Dams/MapServer/0/query
Effective date: per agency records
Jurisdiction: CA
Coverage / adoption notes: Completeness screen: nearby hazard dams without approved polygons route to manual review (PDF-only maps). URL points at a live ArcGIS Online proxy of the SAME authoritative DWR i17_California_Jurisdictional_Dams service (identical schema incl. Downstream_Hazard) while gis.water.ca.gov reports Service not started (verified 2026-08-14). Revert to the direct DWR endpoint when it recovers.
Registry version: 2 — query status: not recorded (legacy report)

Fire Hazard Severity Zone (FHSZ)

• Agency: CAL FIRE / Office of the State Fire Marshal
Dataset: Fire Hazard Severity Zones in LRA (FHSALRA25_v1_All)
Layer: 0
URL: https://services1.arcgis.com/jUJYIo9tSA7EHvfZ/ArcGIS/rest/services/FHSALRA25_v1_All/FeatureServer/0/query
Effective date: March 24, 2025 state LRA map (state-recommended; local adoption per Gov. Code §51179)
Jurisdiction: CA
Coverage / adoption notes: State-recommended LRA FHSZ map — flagged as such in output until adopted-ordinance ingestion exists.
Registry version: 1 — query status: not recorded (legacy report)

• Agency: CAL FIRE / Office of the State Fire Marshal
Dataset: Fire Hazard Severity Zones in SRA (FHSZSRA_23_3)
Layer: 0
URL: https://services1.arcgis.com/jUJYIo9tSA7EHvfZ/ArcGIS/rest/services/FHSZSRA_23_3/FeatureServer/0/query
Effective date: 2022–2023 SRA FHSZ map, effective April 1, 2024
Jurisdiction: CA
Coverage / adoption notes: Adopted State Responsibility Area FHSZ map.
Registry version: 1 — query status: not recorded (legacy report)

Wildland Area (PRC §4125 — State Responsibility Area)

• Agency: CAL FIRE
  Dataset: State Responsibility Area boundary (SRA22_2)
  Layer: 0
  URL: https://services1.arcgis.com/jUJYIo9tSA7EHvfZ/ArcGIS/rest/services/SRA22_2/FeatureServer/0/query
  Effective date: SRA 2022 update 2
  Jurisdiction: CA
  Coverage / adoption notes: Sole basis for the PRC §4125 wildland-area determination.
  Registry version: 1 — query status: not recorded (legacy report)

Earthquake Fault Zone (Alquist-Priolo)

• Agency: California Geological Survey
  Dataset: Alquist-Priolo Earthquake Fault Zones
  Layer: 0
  URL: https://services2.arcgis.com/zr3KAIbsRSUyARHG/arcgis/rest/services/CGS_Alquist_Priolo_Fault_Zones/FeatureServer/0/query
  Effective date: Per CGS quadrangle map release/revision dates (feature-level)
  Jurisdiction: CA
  Coverage / adoption notes: Statutory basis for the PRC §2622 earthquake fault zone determination.
  Registry version: 1 — query status: not recorded (legacy report)

Seismic Hazard Zone (Liquefaction & Landslide)

• Agency: California Geological Survey
  Dataset: Seismic Hazard Zones — Earthquake-Induced Landslide
  Layer: 0
  URL: https://services2.arcgis.com/zr3KAIbsRSUyARHG/arcgis/rest/services/CGS_Landslide_Zones/FeatureServer/0/query
  Effective date: Per CGS quadrangle release/revision dates (feature-level)
  Jurisdiction: CA
  Registry version: 1 — query status: not recorded (legacy report)

• Agency: California Geological Survey
  Dataset: Seismic Hazard Zones — Liquefaction
  Layer: 0
  URL: https://services2.arcgis.com/zr3KAIbsRSUyARHG/arcgis/rest/services/CGS_Liquefaction_Zones/FeatureServer/0/query
  Effective date: Per CGS quadrangle release/revision dates (feature-level)
  Jurisdiction: CA
  Registry version: 1 — query status: not recorded (legacy report)

• Agency: California Geological Survey
  Dataset: Seismic Hazard Zones — Unevaluated Areas (map coverage)
  Layer: 0
  URL: https://services2.arcgis.com/zr3KAIbsRSUyARHG/arcgis/rest/services/CGS_SHZ_Unevaluated_Areas/FeatureServer/0/query
  Effective date: per agency records
  Jurisdiction: CA
  Coverage / adoption notes: Coverage confirmation — distinguishes 'map not released' from a true No.
  Registry version: 1 — query status: not recorded (legacy report)

Tsunami Hazard Area

• Agency: California Geological Survey / CalOES
  Dataset: California Tsunami Hazard Area
  Layer: 0
  URL: https://services2.arcgis.com/zr3KAIbsRSUyARHG/arcgis/rest/services/CA_Tsunami_Hazard_Area/FeatureServer/0/query
  Effective date: 2021–2023 CGS tsunami hazard area maps (per county)
  Jurisdiction: CA coastal counties
  Coverage / adoption notes: A No requires county mapped-coverage confirmation from this same service.
  Registry version: 1 — query status: not recorded (legacy report)

Airport Influence Area

• Agency: County Airport Land Use Commissions
  Dataset: Adopted Airport Influence Area / ALUCP boundaries (per-county registry)
  Layer: internal registry (server/services/airport-influence.ts)
  URL: https://www.californianhd.com/internal/aluc-registry
  Effective date: per agency records
  Jurisdiction: CA counties with machine-readable adopted AIA geometry
  Coverage / adoption notes: Statutory AIA answers come only from adopted AIA/ALUCP geometry; counties without machine-readable geometry route to manual review.
  Registry version: 1 — query status: not recorded (legacy report)

Supporting Metadata

- Agency: Alameda County
  Dataset: Assessment parcels ArcGIS
  Layer: n/a
  URL: https://services5.arcgis.com/ROBnTHSNjoZ2Wm1P/ArcGIS/rest/services
  Effective date: per agency records
  Jurisdiction: Alameda
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Contra Costa County
  Dataset: Assessment_Parcels_ArcPro MapServer
  Layer: n/a
  URL: https://gis.cccounty.us/arcgis/rest/services/CCMAP/Assessment_Parcels_ArcPro/MapServer/0/query
  Effective date: per agency records
  Jurisdiction: Contra Costa
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Megabyte Systems (county assessors)
  Dataset: MBAP assessor portal (multi-county)
  Layer: n/a
  URL: https://common1.mptsweb.com/mbap
  Effective date: per agency records
  Jurisdiction: Multiple CA counties
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Megabyte Systems (county tax collectors)
  Dataset: MBC tax portal (multi-county)
  Layer: n/a
  URL: https://common2.mptsweb.com/MBC
  Effective date: per agency records
  Jurisdiction: Multiple CA counties
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Megabyte Systems (county tax collectors)
  Dataset: MBC tax portal (common3 shard)
  Layer: n/a
  URL: https://common3.mptsweb.com/MBC
  Effective date: per agency records
  Jurisdiction: Sonoma and others
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Megabyte Systems
  Dataset: TaxBill viewer
  Layer: n/a
  URL: https://apps.mptsweb.com/TaxBillv2/Default.aspx
  Effective date: per agency records
  Jurisdiction: Multiple CA counties
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Napa County GIS
  Dataset: Parcels_MB_SalesComps_Viewer MapServer
  Layer: n/a
  URL: https://gis.napa.ca.gov/arcgis/rest/services/External/Parcels_MB_SalesComps_Viewer/MapServer/0/query
  Effective date: per agency records
  Jurisdiction: Napa
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Sacramento County Tax Collector
  Dataset: e-PropTax search
  Layer: n/a
  URL: https://eproptax.saccounty.net/Search.aspx
  Effective date: per agency records
  Jurisdiction: Sacramento
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: City & County of San Francisco (DataSF)
  Dataset: Secured property tax rolls
  Layer: n/a
  URL: https://data.sfgov.org/resource/wv5m-vpq2.json
  Effective date: per agency records
  Jurisdiction: San Francisco
  Registry version: 1 — query status: not recorded (legacy report)

- Agency: San Mateo County
  Dataset: Open data property tax
  Layer: n/a
  URL: https://datahub.smcgov.org/resource/pmvw-bs84.json
  Effective date: per agency records
  Jurisdiction: San Mateo
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Solano County
  Dataset: PublicAccessNow assessor/tax portal
  Layer: n/a
  URL: https://ca-solano.publicaccessnow.com
  Effective date: per agency records
  Jurisdiction: Solano
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: FEMA
  Dataset: NFHL FIRM Panels (panel number and effective date)
  Layer: 3 (S_FIRM_PAN)
  URL: https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/3/query
  Effective date: per agency records
  Jurisdiction: CA
  Coverage / adoption notes: Supporting metadata (FIRM panel / effective date) for flood determinations.
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Google
  Dataset: Maps Geocoding API
  Layer: n/a
  URL: https://maps.googleapis.com/maps/api/geocode/json
  Effective date: per agency records
  Jurisdiction: not specified
  Coverage / adoption notes: Address normalization + coordinates. Evidence records store a key-redacted URL.
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Google
  Dataset: Places API (New) — autocomplete
  Layer: n/a
  URL: https://places.googleapis.com/v1/places:autocomplete
  Effective date: per agency records
  Jurisdiction: not specified
  Coverage / adoption notes: Address suggestions while the user types; not used for determinations.
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Google
  Dataset: Places API (legacy) — autocomplete
  Layer: n/a
  URL: https://maps.googleapis.com/maps/api/place/autocomplete/json
  Effective date: per agency records
  Jurisdiction: not specified
  Coverage / adoption notes: Fallback address suggestions; not used for determinations.
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: ATTOM Data
  Dataset: Property boundary API
  Layer: n/a
  URL: https://api.gateway.attomdata.com/propertyapi/v1.0.0/property/boundary
  Effective date: per agency records
  Jurisdiction: CA
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: Sacramento County GIS
  Dataset: Parcels FeatureServer
  Layer: n/a
  URL: https://services1.arcgis.com/5NARefyPVtAeuJPU/arcgis/rest/services/Parcels/FeatureServer/0/query
  Effective date: per agency records
  Jurisdiction: Sacramento
  Registry version: 1 — query status: not recorded (legacy report)
- Agency: City & County of San Francisco (DataSF)
  Dataset: Active parcels (blklot + shape)
  Layer: n/a
  URL: https://data.sfgov.org/resource/acdm-wktn.json
  Effective date: per agency records
  Jurisdiction: San Francisco
  Registry version: 1 — query status: not recorded (legacy report)

• Agency: CA Dept. of Technology / UC Davis
Dataset: UCD Statewide Parcels
Layer: n/a
URL: https://services.gis.ca.gov/arcgis/rest/services/Boundaries/UCD_Parcels/MapServer/0/query
Effective date: per agency records
Jurisdiction: CA
Registry version: 1 — query status: not recorded (legacy report)

Advisory (Non-Statutory) — Advisory only, not a statutory determination

• Agency: USDA Forest Service
Dataset: Wildland-Urban Interface 2020 (advisory only)
Layer: 0
URL: https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WUI_2020_01/MapServer/0/query
Effective date: per agency records
Jurisdiction: CA
Coverage / adoption notes: Advisory only — never a statutory determination and never conflated with FHSZ.
Registry version: 1 — query status: not recorded (legacy report)

• Agency: USGS
Dataset: Seismic Design Web Service (ASCE 7-16) — advisory parameters
Layer: n/a
URL: https://earthquake.usgs.gov/ws/designmaps/asce7-16.json
Effective date: per agency records
Jurisdiction: US
Coverage / adoption notes: Advisory seismic design parameters; not a statutory determination source.
Registry version: 1 — query status: not recorded (legacy report)

All data queries performed on: November 25, 2026 at 07:40 AM PST

GOVERNMENT REFERENCE GUIDES

The following government publications provide additional information about hazards in California:

1. "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants"
   - Available from: California Department of Real Estate
2. "Protect Your Family From Lead In Your Home"
   - Available from: U.S. Environmental Protection Agency (EPA)
3. "The Homeowner's Guide to Earthquake Safety" and "Residential Earthquake Hazards Report"
   - Available from: California Seismic Safety Commission
4. "What is Your Home Energy Rating?"
   - Available from: California Energy Commission

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This Natural Hazard Disclosure Report is generated automatically by California NHD, a Wyoming limited liability company, and is intended to satisfy the disclosure requirements under California Civil Code Section 1103 et seq.

This report is based on current available data from official government sources including CAL FIRE, FEMA, USGS, and state/local agencies. Property buyers should independently verify this information and consult with qualified professionals regarding specific hazard risks.

Data accuracy: While we use official government APIs, hazard zone boundaries may change over time. Always consult local agencies for the most current information and specific property-level details. For complete disclosure requirements and legal compliance, consult with qualified legal counsel. California NHD maintains Errors and Omissions (E&O) professional liability insurance coverage of $1,000,000. E&O coverage applies only after payment has been received.

This report was generated automatically by California NHD from official government data sources. It satisfies the mandatory disclosure requirements under California Civil Code Section 1103 et seq. Please retain this report for your real estate transaction records.

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Invoice Number: NHD-20261125-004

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