[redacted]

[redacted]

[redacted]

Report Date: 11-25-2025

Overall Score

Overall assessment of the property's wildfire risk and resiliency that takes into account structure, parcel, community and regional risk inputs.

High (74)

0 50 70 100

Structure Risk

Assesses the contribution of the structure to the overall risk and includes the roof condition, roof materials, roof debris and and tree overhang.

Moderate (53)

0 50 70 100

Parcel Risk

Assesses the contribution of the parcel to the overall risk and includes the tree density, building density, slope and position on slope.

Moderate (67)

0 50 70 100

Community Risk

Assesses the contribution of the community to the overall risk including the structure density, ember impact potential, protection class and accessibility.

High (83)

0 50 70 100

Region Risk

Assess the contribution of the region to the overall risk and includes the fire recurrence, presence of katabatic winds and the days of the year with snow.

High (90)

0 50 70 100

Sim. Wildfire Impact

Powered by Technosylva®. Provides an overall assessment of the property's wildfire risk given the exposure, severity and suppression effort.

High

Imagery as of Jun 17, 2025

Geolocation	(34.0325, -118.7634)
Geocoding Match	Good
Google Maps URL	**LINK**
Oblique Imagery Available	Yes (N, S, E, W)

Structure Risk

Primary Risk Factors

Roof Condition
Low

Roof Materials
Moderate

Roof Debris
Low

Tree Overhang
Moderate

Other Structure Features

		Certainty
Roof Material	Membrane	98%
Chimney(s)		0
Roof Vent(s)		6
Skylight(s)		6
Deck		No

Imagery as of Jun 17, 2025

Parcel Risk

Primary Risk Factors

Tree Density
High

Building Density
Low

Slope
Moderate

Position on Slope
High

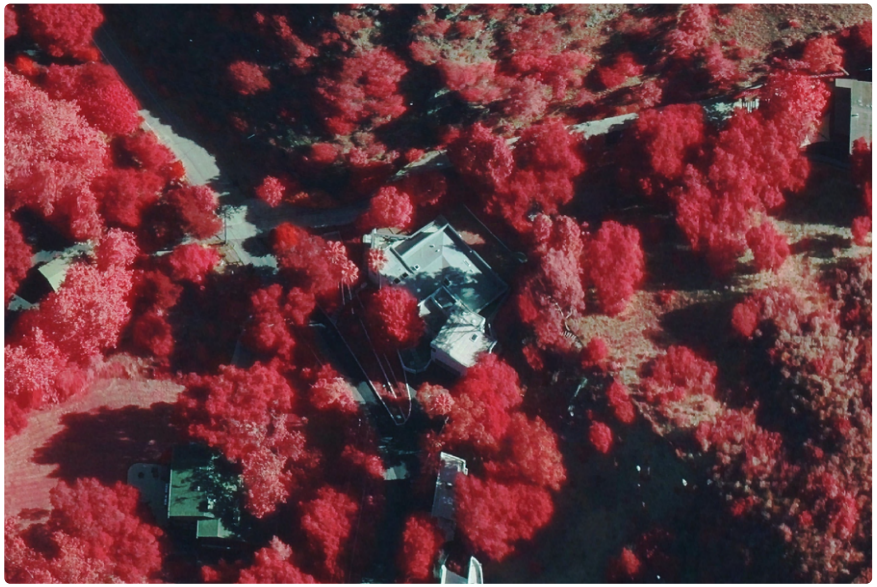
Imagery as of Jun 17, 2025

Other Parcel Features

Pool Detected	No
Ground Elevation	109.02 feet
Hardscapes - Parcel Percent	0 %
Aspect	West

Vegetation Health

Imagery as of Jun 17, 2025



Less Burnable Vegetation **More Burnable Vegetation**

Oblique Imagery

Imagery as of Apr 02, 2024

North

South

East

West

Community Risk

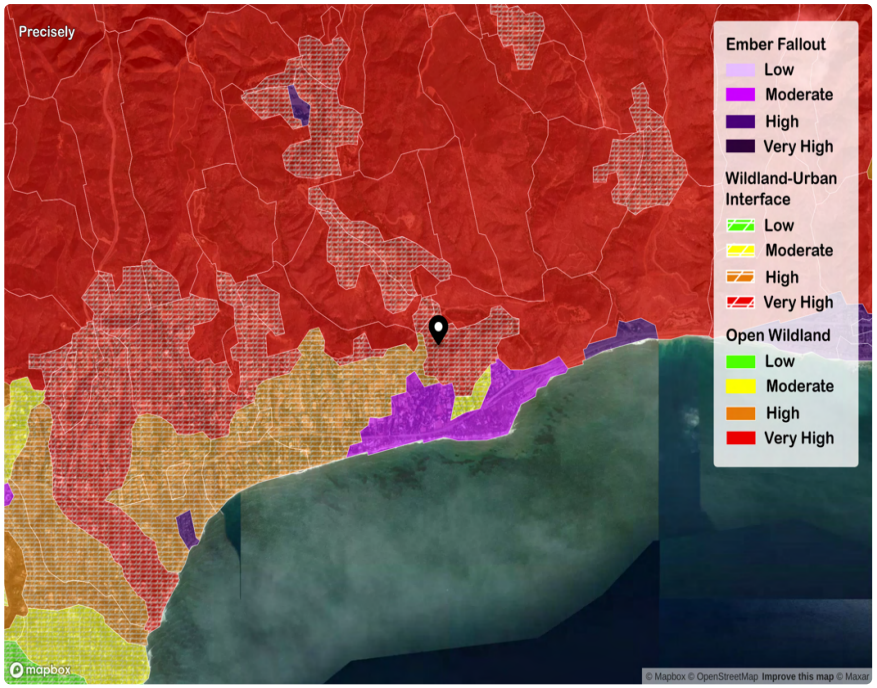
Primary Risk Factors

Structure-Vegetation Intermix
Moderate

Protection
Moderate

Ember Potential
High

Ease of Access
High



Other Community Features

HH Fire Suppression Score	C, Moderately Protected
Distance from Nearest Hydrant	> 250 feet AND <= 500 feet
Hydrants within 1,000 ft	4
Fire Stations within 5 miles	2
Fire Stations within 10 miles	12

Nearby Fire Stations

Station	Type	Drive Dist. / Time
Los Angeles County Fire Department Station 71	Blended	2.42 mi / 5 min
Los Angeles County Fire Department Station 88	Blended	4.98 mi / 8 min
Los Angeles County Fire Department Station 70	Blended	7.36 mi / 12 min

Region Risk

Primary Risk Factors

State Relativity
Moderate

National Relativity
High

Wind Region
High

Seasonality
High

Other Regional Features

Drought Frequency	High - 64%
Lightning Frequency	Very Low
Wind Region	Strong seasonal wind risks: Santa Ana Katabatic Special Wind Region
Average Days of Snowfall >1 inch	0.0 Days
Fire Season Average Monthly Rainfall	0.373 Inches

Area Wildfire History

#	Year	Name	Acreage	Dist.
1	1956	SHERWOOD/ZUMA Fire	35,170	0.0 miles
2	1982	DAYTON CANYON Fire	43,097	0.0 miles
3	1967	LATIGO Fire	2,869	0.0 miles
4	1935	MALIBU Fire	28,195	0.0 miles
5	2007	CORRAL Fire	4,708	0.0 miles
6	1943	WOODLAND HILLS #65 Fire	14,919	0.0 miles
7	1970	WRIGHT Fire	28,202	0.0 miles
8	1996	CALABASAS Fire	12,513	0.0 miles
9	1996	CALABASAS Fire	12,189	0.0 miles
10	2018	WOOLSEY Fire	89,551	0.0 miles

Simulated Wildfire Impact

Underwriting Summary / Powered by Technosylva®

[redacted]

Analysis Details

This analysis evaluates the wildfire risk at the subject property based on three (3) critical elements: the likelihood of fires reaching the property, their potential size and speed, and the difficulty of suppression. These factors collectively determine an overall risk grade of low, moderate or high to help guide your decision-making. These three elements are determined by dynamically simulating the ignition of 100 wildfires within a five-mile radius of the property and modeling their spread under the most extreme wind conditions recorded at that location, historically. This dynamic analysis incorporates any burn scars from in-season active wildfires, and regular updates to the underlying vegetation/fuels data are made to reflect seasonal changes.

Overall

Overall assessment of the property's wildfire risk given the exposure, severity and suppression effort.

High

Wildfire Exposure

Probability of a wildfire impacting the property within an 8-hr time period within 5-miles of the property.

Moderate

Wildfire Severity

Flame height and rate-of-spread for worst-case fire scenarios within 0.5-mile of the property.

High

Suppression Effort

Difficulty to suppress wildfire given terrain, road system and fuels with 0.5-mile of the property.

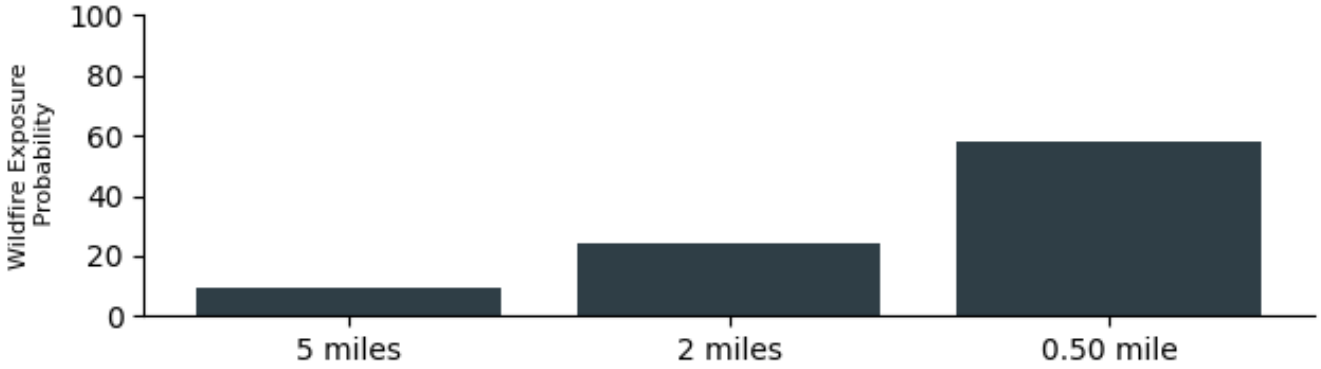
Low

Wildfire Exposure

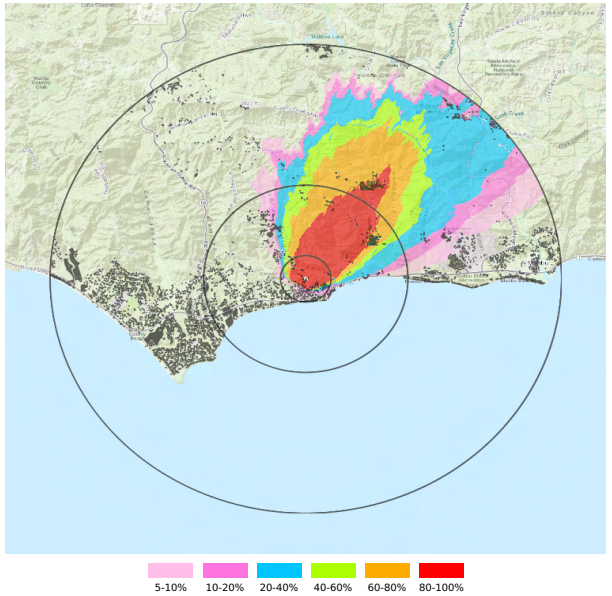
Extreme Wind Conditions (99th Percentile)

Primary Risk Factors

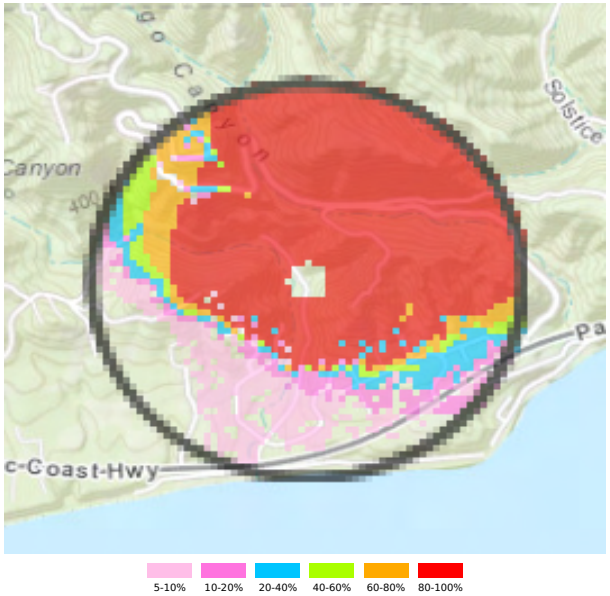
5 Mile Risk	2 Mile Risk	0.50 Mile Risk
Mod	High	High



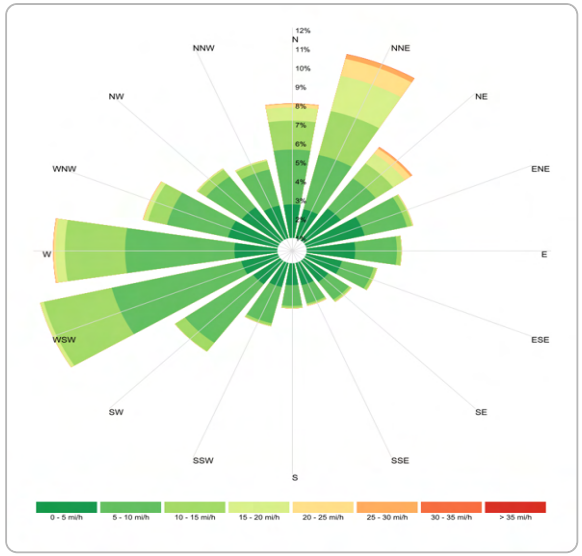
Probability of Wildfire Exposure (5 miles)



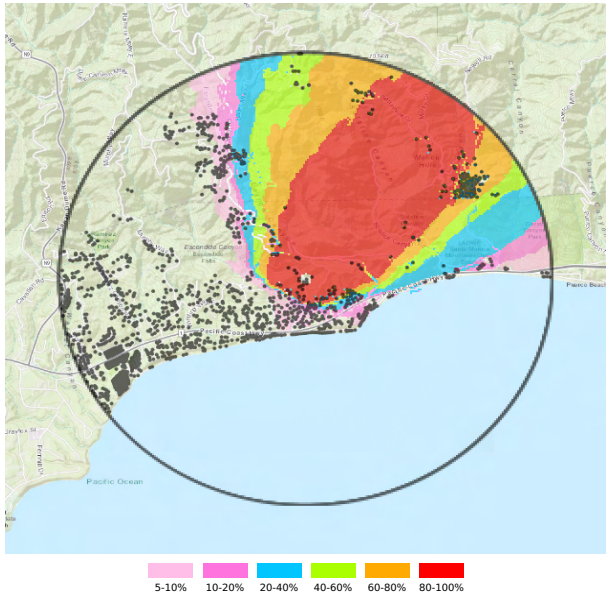
Probability of Wildfire Exposure (0.5 mile)



20-year historical wind conditions at location



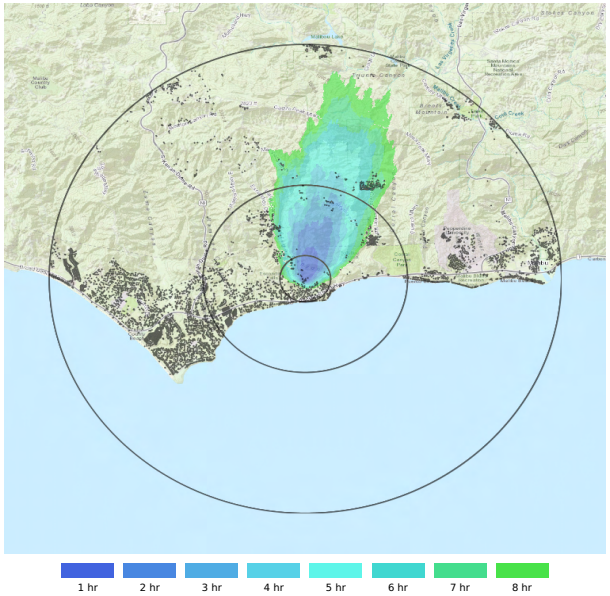
Probability of Wildfire Exposure (2 miles)



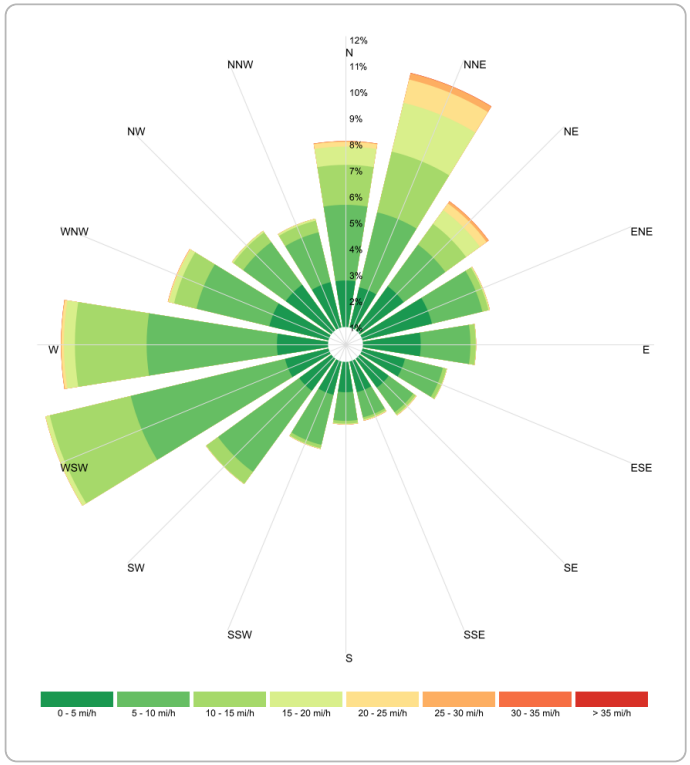
Mitigation Guidance

Extreme Wind Conditions (99th Percentile)

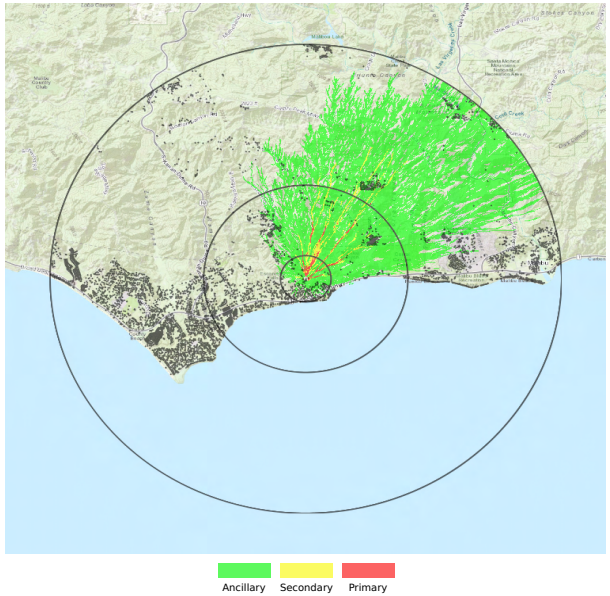
Speed of Average Wildfire Path to Location (5 miles)



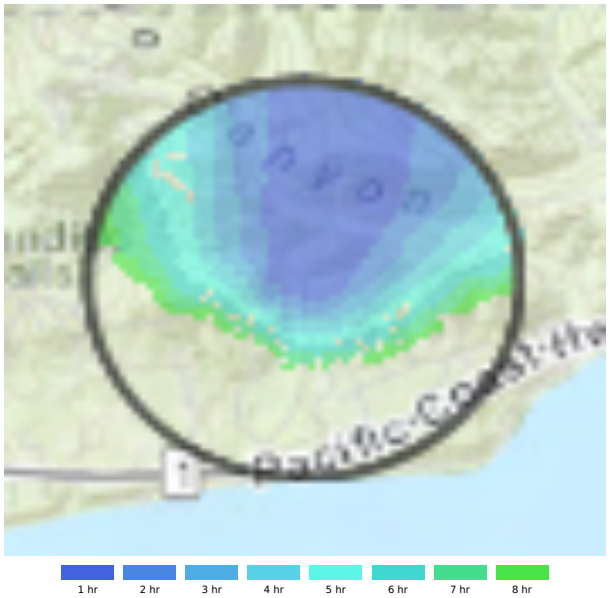
20-year historical wind conditions at location



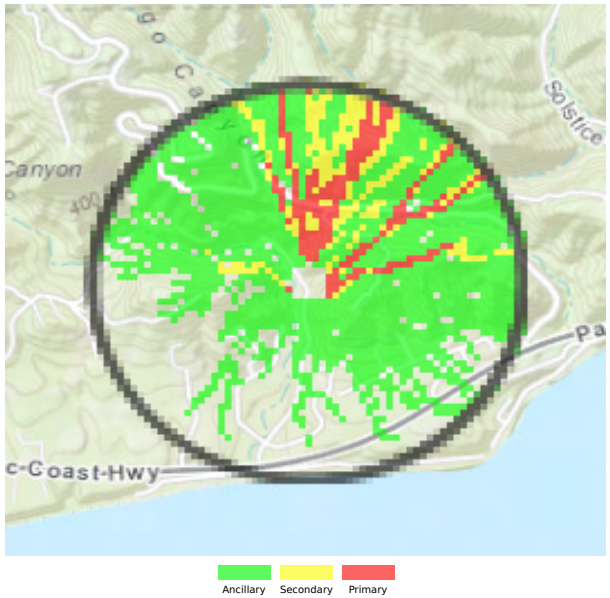
Most Likely Ignition Path (5 miles)



Speed of Average Wildfire Path to Location (0.50 mile)



Most Likely Ignition Path (0.50 mile)

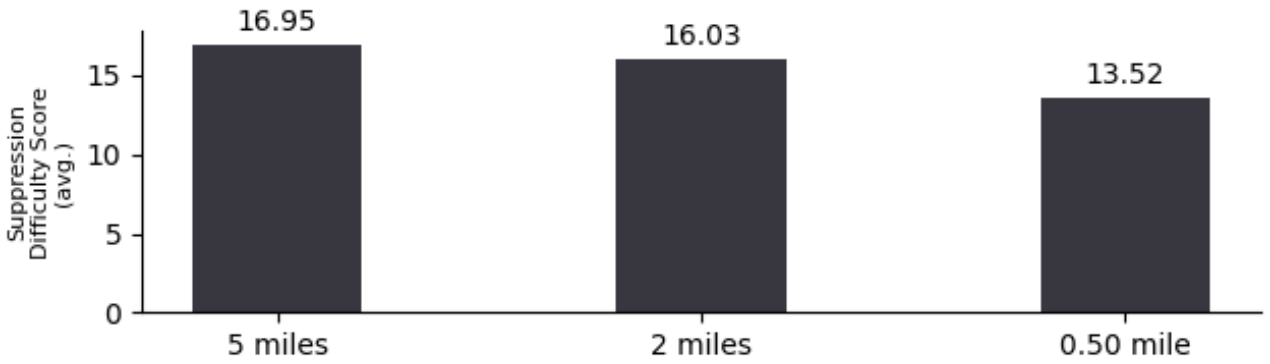


Suppression Effort

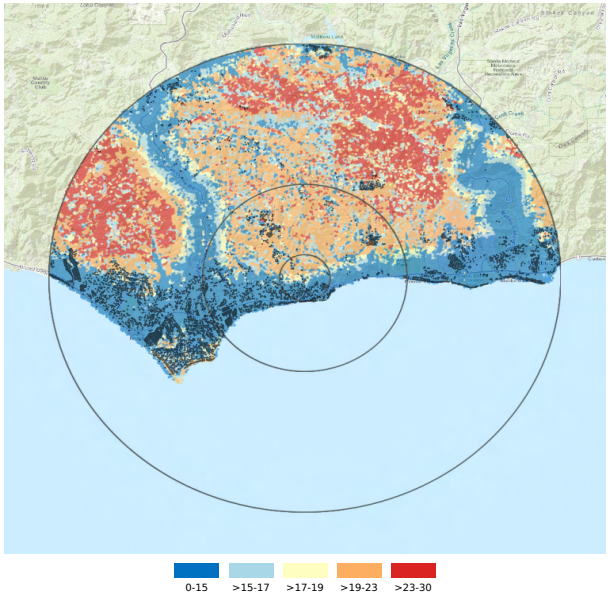
90th Percentile

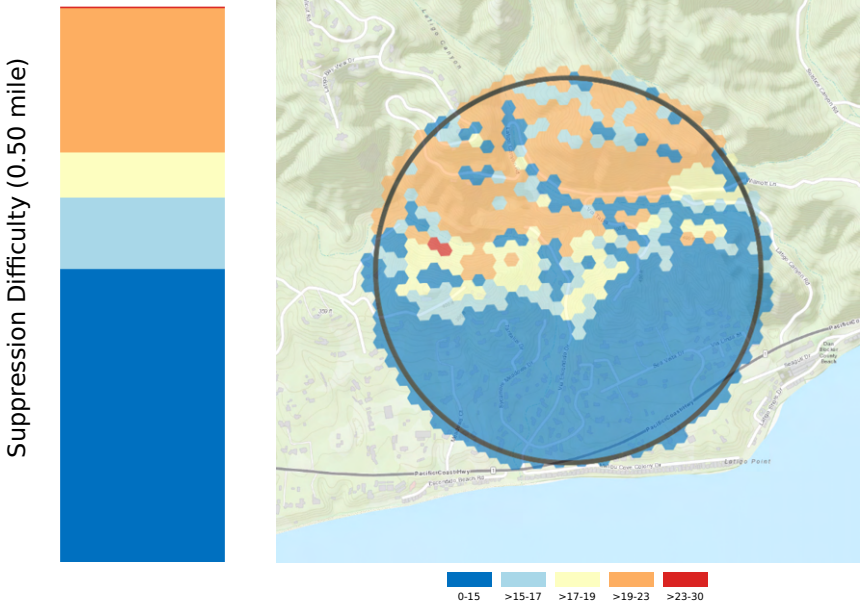
Primary Risk Factors

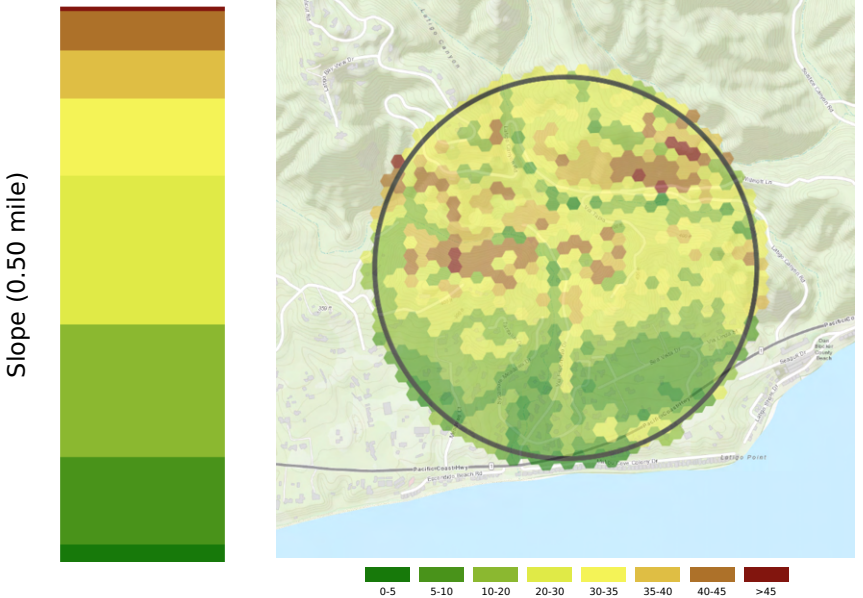
5 Mile Risk	2 Mile Risk	0.50 Mile Risk
High	**High**	**Low**



Suppression Difficulty (5 miles)







Wildfire Severity

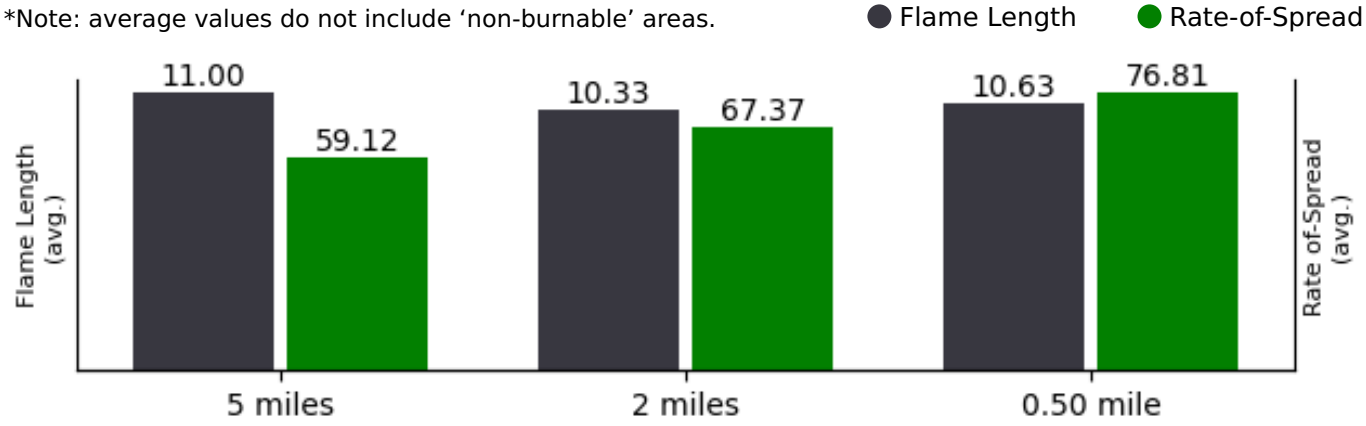
95th Percentile

[redacted]

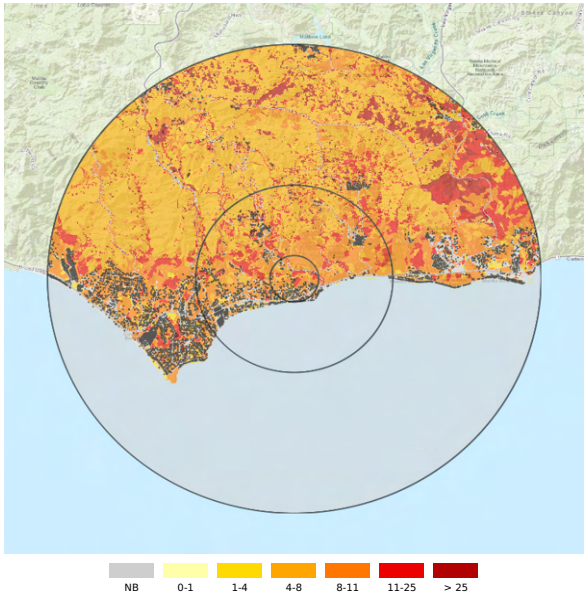
Primary Risk Factors

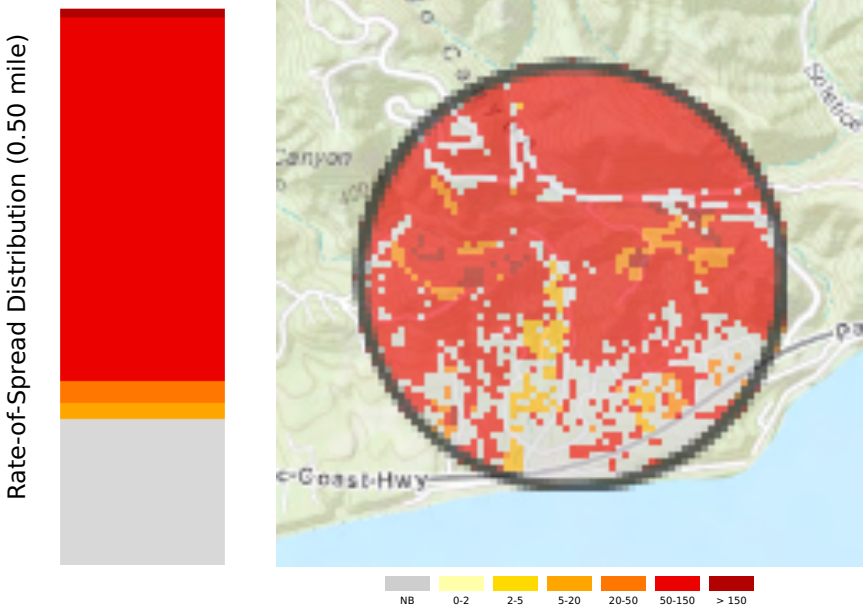
5 Mile Risk	2 Mile Risk	0.50 Mile Risk
High	**High**	**High**

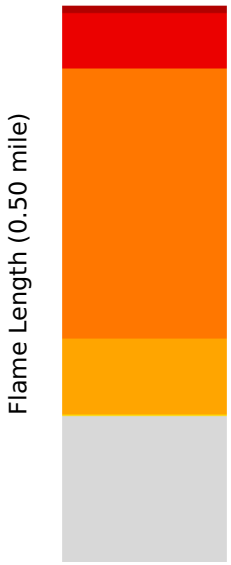
*Note: average values do not include ‘non-burnable’ areas.

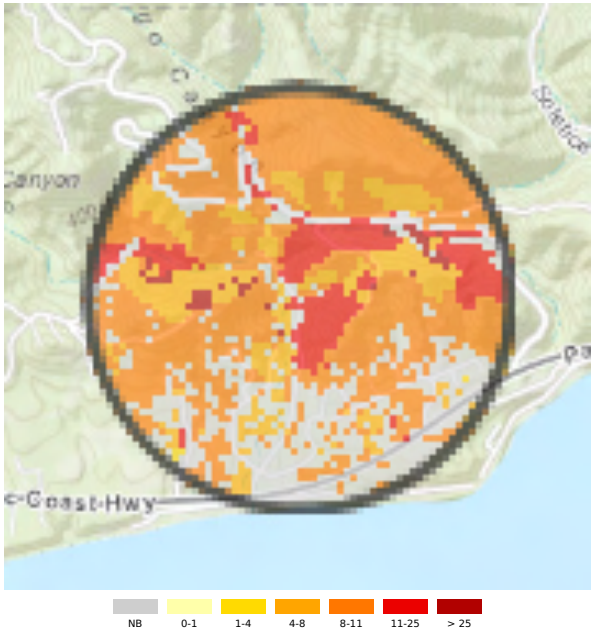


Flame Length (5 miles)









Wildfire Severity

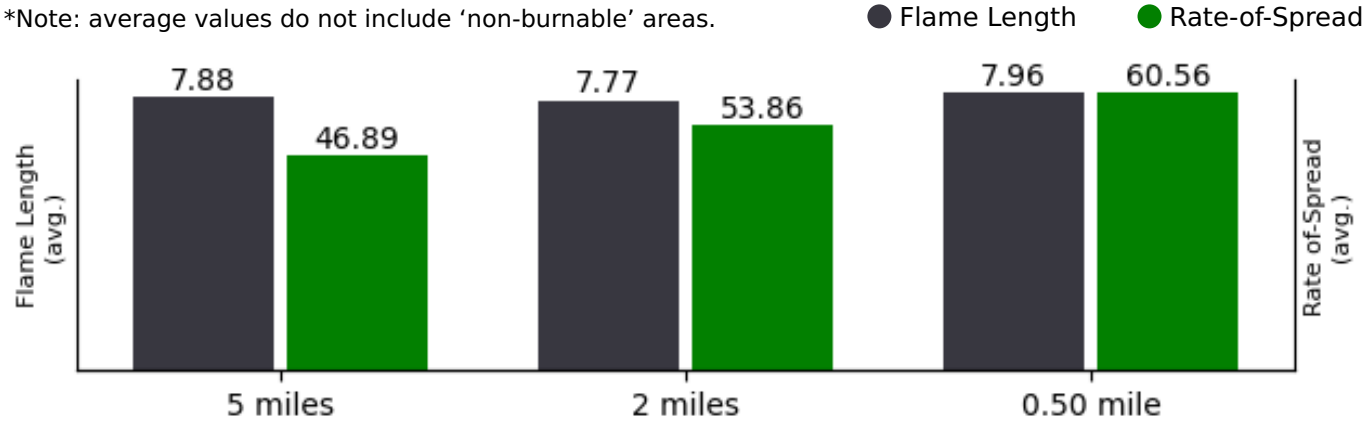
60th Percentile

[redacted]

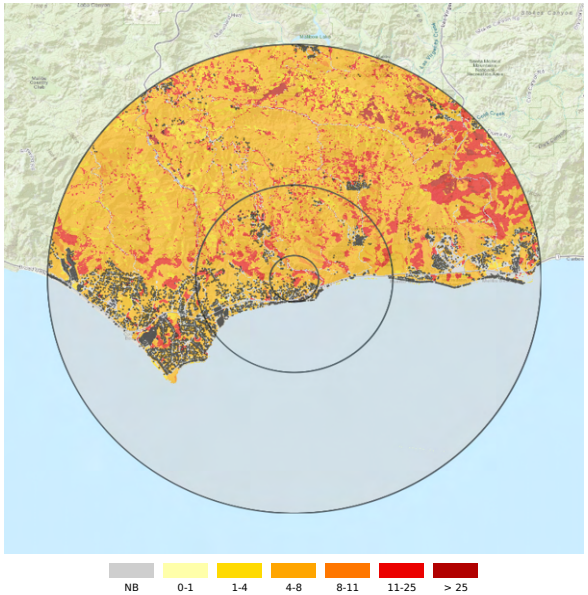
Primary Risk Factors

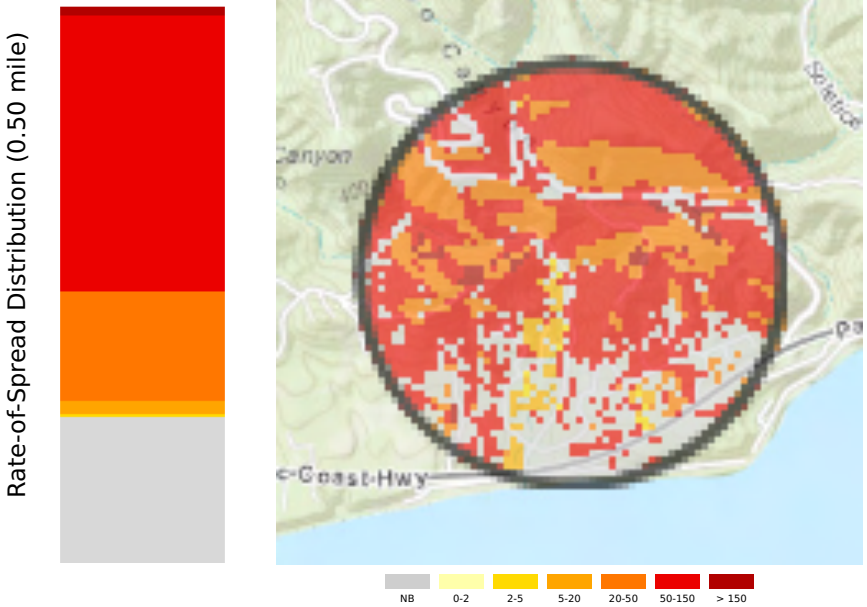
5 Mile Risk	2 Mile Risk	0.50 Mile Risk
Low	High	High

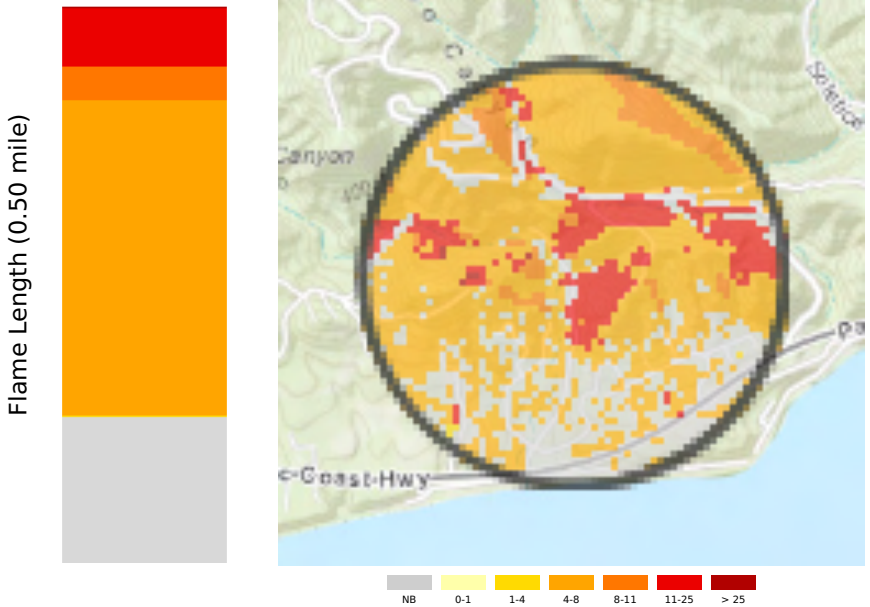
*Note: average values do not include ‘non-burnable’ areas.



Flame Length (5 miles)







Wildfire Severity

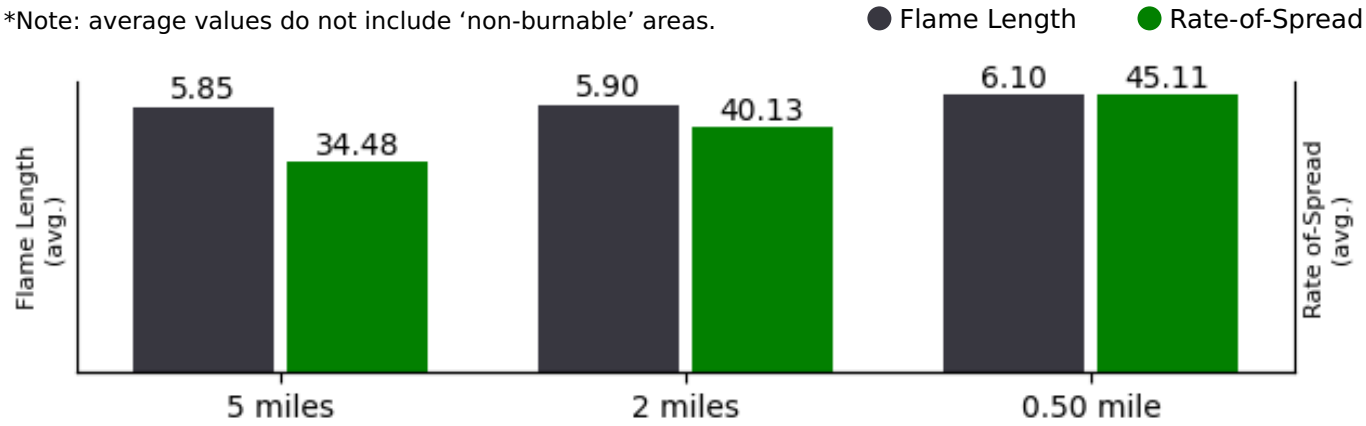
20th Percentile

[redacted]

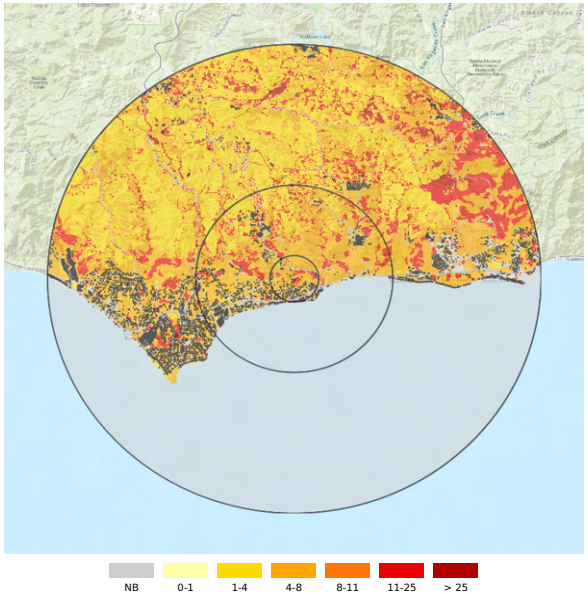
Primary Risk Factors

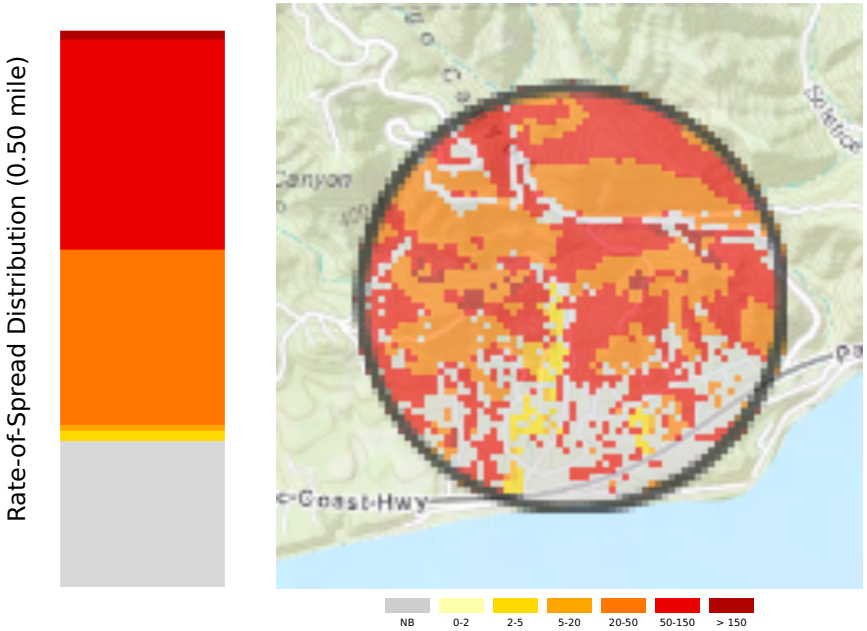
5 Mile Risk	2 Mile Risk	0.50 Mile Risk
Low	Low	High

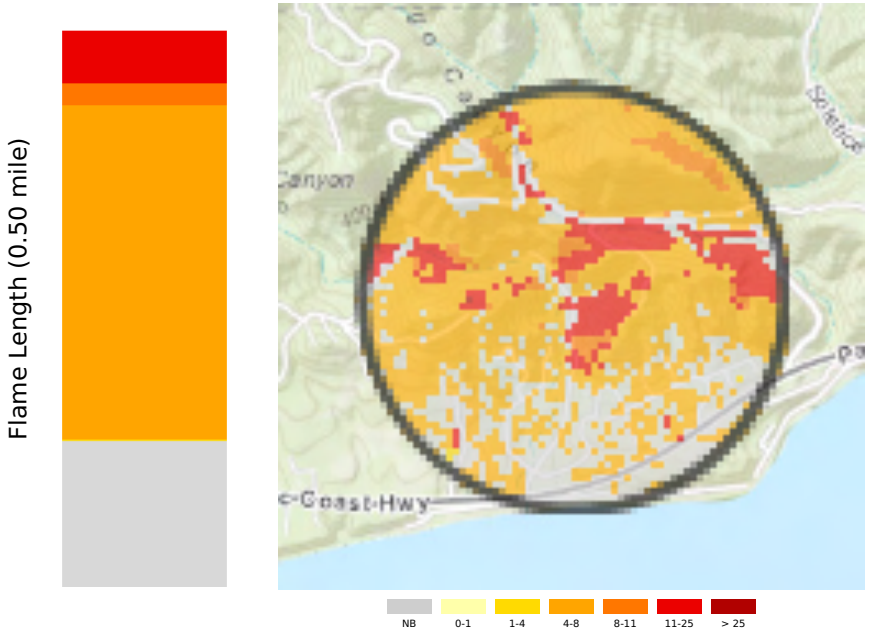
*Note: average values do not include ‘non-burnable’ areas.



Flame Length (5 miles)







Top-Down Ortho

Imagery as of Jun 17, 2025

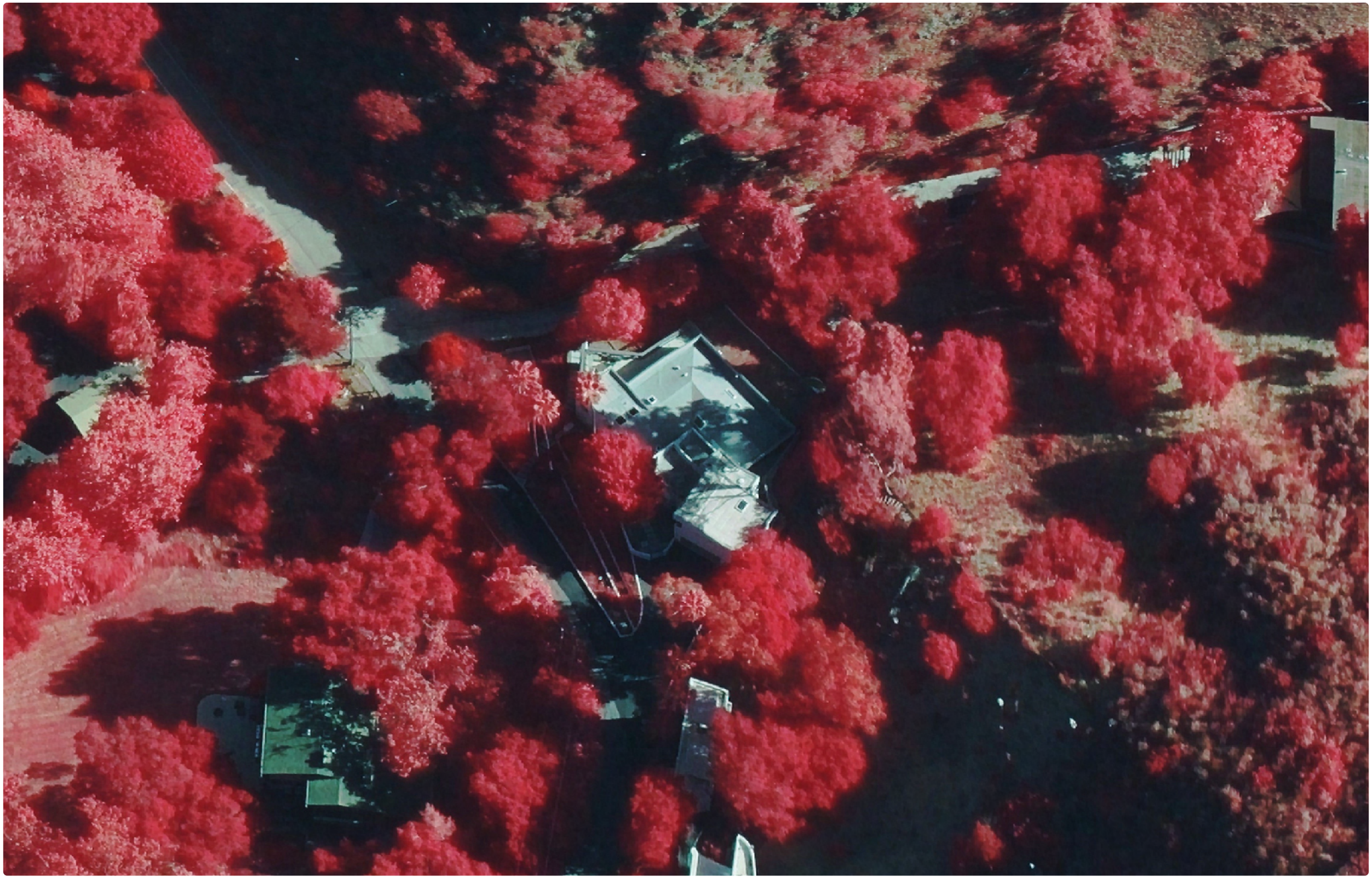
Defensible Space

Imagery as of Jun 17, 2025

Near Infrared

Imagery as of Jun 17, 2025

[redacted]

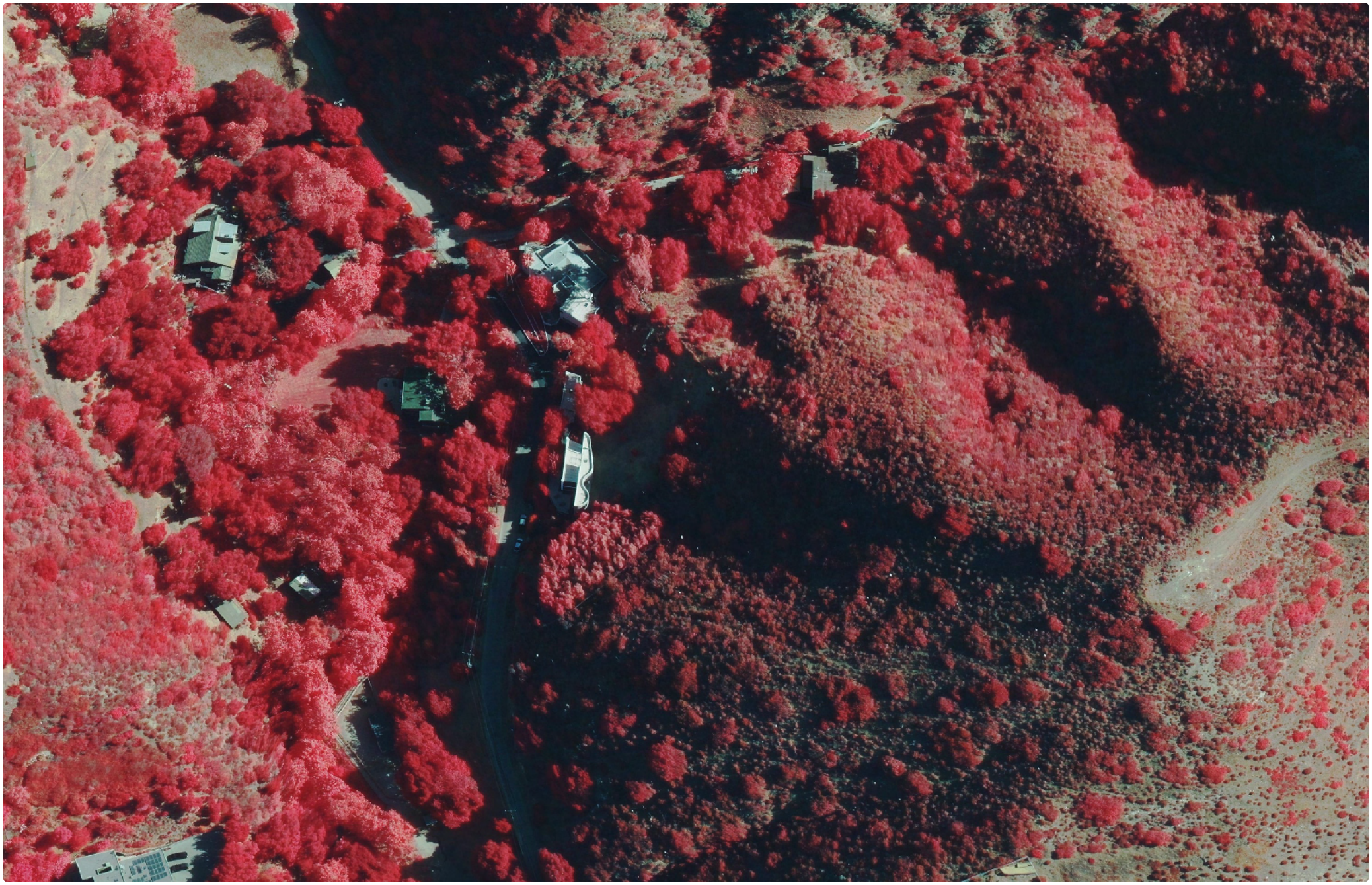


Area Imagery

Imagery as of Jun 17, 2025

Area Near Infrared

Imagery as of Jun 17, 2025



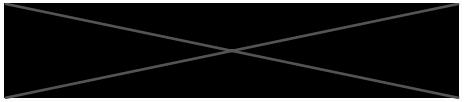
Mitigation Recommendations

Note: The following recommendations were automatically generated based on the structure, parcel and community risk characteristics of the overall assessment. These may not all be applicable for the property. For a bespoke set of mitigation recommendations and our experts' assessment, we recommend ordering an In-Depth Virtual Assessment.

Name	Recommendation	Type
Roof Vents	Install 1/8" Metal Mesh or Specialty Aftermarket Flame and Ember-Resistant Vents in all Ventilation Openings	Structure
Tree Cover Over Roof	Trim all Overhanging Trees Within 5' of the Roofs of any Structure	Structure

Wildfire Mitigation Modifiers

Catastrophe Modeling Credits (Verisk)



Basic information about a property (referred to as primary modifiers) typically includes the occupancy, construction type, square footage, year built, and number of stories.Only providing these inputs to a catastrophe model will result in a base modeled average annual loss (AAL) calculation. More granular information about the structure and parcel (known as secondary modifiers) includes additional detailed attributes about the property relevant to wildfire risk. The more that is known about the property, in terms of both primary and secondary modifiers, the more accurate the modeling results (AAL) will be in quantifying the loss potential. Organizations that have the most complete and accurate property data have a clear advantage over those that haven't prioritized data quality.

Below are those wildfire-specific secondary modifiers identified that may be used for catastrophe modeling purposes.

Modifier Name	Model Input	Description	Est. AAL Credit Range	Max AAL Credit Available	Comments
Roof Covering	**-**	-	**no credit**	Clay tiles or concrete (25%+)	The roof covering is the most vulnerable part of a structure to ember fallout. Ensuring that the roof is made of fire-resistant materials is crucial in preventing embers from igniting the structure.
Roof Vents	**-**	Roof vents present	**no credit**	No roof vents (<1%)	Roof vents pose a significant risk because they can allow wind-blown embers to penetrate the structure. Once inside, these embers can ignite wood or stored items in the attic.
Skylights	**-**	Skylights present	**no credit**	No skylights present (<1%)	Skylights also present a risk. Plastic skylights can melt under intense heat, while even noncombustible skylights can accumulate embers on the upward side, where leaves, debris, and pine needles may also gather.
Deck	**1**	No deck present	**<2%**	No deck present (<2%)	Decks are at risk from debris or other combustibles beneath them, which can ignite from small fires. Embers landing on the deck can also cause ignition if the wood is not well-sealed. Additionally, decks can act as a wick, drawing fire back to the structure.
Defensible Space	**-**	No defensible space present	**no credit**	300ft** (>25%)	Maintaining defensible space is crucial to protect against radiant, convective, and conductive heat.
Firewise Community*	**-**	Not located in a Firewise Community	**no credit**	Located in Firewise Community (6%-9%)	Firewise communities have invested significantly in mitigation efforts throughout their neighborhoods and have obtained Firewise certification from the NFPA.

Disclaimer: the estimated AAL credit ranges are an approximation-only. Individual property results will vary and should be explicitly modeled for the most accurate results.

*These data are for informational purposes only. Please confirm the property indeed belongs to a Firewise Community before capturing this model data input.
**The defensible space data we provide is limited to 200ft, however the catastrophe models do support inputs up to 300ft which represents the max credit.