



HAZARDOUS MATERIALS COMPLIANCE NOTICE

This notice outlines the hazardous materials compliance requirements for all commercial office and retail tenants at VS Plaza, effective as of June 2025. Compliance with these guidelines is mandatory to ensure the safety of all occupants and compliance with California state laws.

- Prohibition of Hazardous Materials: Tenants must not bring, use, keep, or store hazardous materials (including flammable substances, petroleum products, asbestos, or toxic mold) on the premises without prior written consent from the landlord. Small quantities of office or cleaning supplies necessary for business operations may be permitted if used in accordance with applicable laws.
- Disclosure Obligation: Tenants must immediately notify the landlord in writing if any hazardous materials are present or released on the premises, including any notices received from governmental agencies regarding non-compliance.
- Legal Compliance: Any use or storage of hazardous materials must comply with all federal, state, and local laws, including California Health and Safety Code requirements.
- Remediation Responsibility: Tenants are responsible for investigating, cleaning up, and remediating any spill or release of hazardous materials caused by their activities or agents, at their own expense, to the satisfaction of the landlord and governmental authorities.
- Landlord Inspection Rights: The landlord reserves the right to inspect the premises and conduct tests to ensure compliance with these requirements.

For approval or inquiries regarding hazardous materials, tenants must first contact the landlord:

- Landlord Cell: 737-228-4765 or 925-557-5678

Failure to comply with these requirements may result in immediate lease termination and liability for damages or penalties. Tenants are encouraged to consult with the landlord or a legal professional to ensure full compliance with all applicable regulations.