

326392 AH

SELLER'S DISCLOSURE STATEMENT

Property Address: 1621 CARLSON LN
REDONDO BEACH, CA 90278-4710

I/we the undersigned Physical Owner/Seller(s) of the property have completed this form to provide full disclosure as to the known condition of the property to potential buyers. These statements are accurate to the best of my (our) actual knowledge and Seller(s) warrant that they have not, and will not, tamper, alter or interfere with any test or inspection conducted regarding the property.

THIS HOME OWNER DISCLOSURE FORM IS COMPLETED BY THE OWNER OF THE PROPERTY PREVIOUS TO SIRVA. SIRVA HAS NOT COMPLETED THIS FORM AND MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE CONTENT OR ACCURACY OF ANY INFORMATION ON THIS FORM. THE INFORMATION ON THIS HOME OWNER DISCLOSURE FORM IS INFORMATIONAL ONLY AND REPRESENTS ONLY THE INFORMATION FROM THE INDIVIDUALS WHO PREPARED OR COMPLETED THIS FORM. SIRVA MAKES NO REPRESENTATION OR RECOMMENDATION CONCERNING THIS HOME OWNER DISCLOSURE FORM.

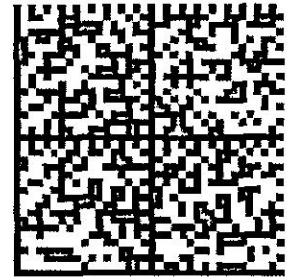
Physical Record Owner/Seller(s) agree to indemnify and hold SIRVA Relocation and its representatives and affiliates (hereinafter referred to SIRVA Relocation or SIRVA Relocation LLC) harmless from any and all claims made against SIRVA Relocation regarding conditions of the property, which are not disclosed to SIRVA Relocation herein. THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.

Date of Purchase: 2012 Length of Occupancy: 4
Year Home Was Built: 1990 (Note: If prior to 1978, SIRVA Relocation Lead Base Paint Disclosure to be completed and attached.)

For any extended explanations, please use additional sheets as necessary, securely attach and number.

MAJOR DAMAGE:	NO	YES	UNKNOWN
Has there ever been any damage to the property or structures from fire, earthquake, floods, landslides, hurricanes, tornadoes, wind, lightning, hail or any other disaster(s)? If Yes, Explain.	x		
Are you aware of any past or present existence of any elder bugs/brown recluse spiders/bedbugs/termites/carpenter ants or any other destructive/invasive or wood boring insects in or on the property or any damage/infestation caused by same? If Yes, Explain.		x	
Have you ever treated the property for insects/infestation? If Yes, Explain.		x	
Are you aware of any rodent, bird, reptile or any other pest invasion/nuisance in or on the property surrounds or any damage caused by the same? If Yes, Explain.	x		
LOT:	NO	YES	UNKNOWN
Are you aware of any current or pre-existing property soil conditions including but not limited to, landfill, sinkholes, expansive soils, soil movement, fault lines, erosion or settling upon the property or within 500 Ft of your property lot line? If Yes, Explain.	x		

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Do you own or lease any Mineral / Gas / Mining rights upon or beneath the surface property? (If Yes, please provide the Deed or Lease reflecting such rights)	x		
Royalties received? () Yes () No () Future			
Royalty payout is/shall be () Monthly () Quarterly () Yearly () Non-Producer			
Are you aware of any diseased/dead trees, shrubs or perennials (collectively referred to as landscaping)?	x		
If yes, has the diseased/dead landscaping been removed?			
Verify if property is located within a V-Zone or any Flood plain designation. If no Flood Zone is designated, please confirm.	x		
Are you aware of any easements, deed/zoning restrictions or encroachments upon the property whether private or public, recorded or unrecorded? If yes, attach copy of Survey or recorded Agreement of details.	x		
Zoning (Mark All as Applicable)			
Residential	x	Mixed Use (Explain)	Commercial Historical Agricultural

STRUCTURAL:	NO	YES	UNKNOWN
Either prior to or during your ownership, have there been any known additions, modifications, alterations, repairs or replacements to the property, including but not limited to any drywall, foundation, electrical, fences, retaining walls, pools, decks, barns, gazebos, and outbuildings? If Yes, Explain.	x		
If Yes, were all necessary building permits obtained and on record, including but not limited to all construction, plumbing, HVAC or electrical where separately required? (Present physical record owner responsible to confirm.)			
If Yes, in what County are the permits recorded?			
Either prior to or during your ownership, does this property have actual or suspected Chinese Drywall materials OR offensive, noxious, chemical odors or blackening, pitting or corrosion of any metals within the property or failure of one or more appliances? If Yes, attach explanation	x		
Either prior to or during your ownership, has any property within your Development/HOA/Condo/Townhome/Co-op/Complex have actual or suspected Chinese Drywall materials? If Yes, Explain	x		
Either prior to or during your ownership, has the Developer/Builder/HOA been involved with or named in Chinese Drywall litigation or in any legal action at any level? If Yes, Explain	x		

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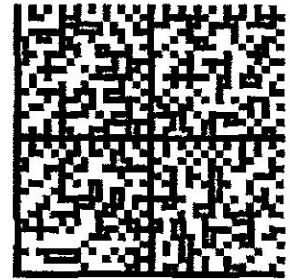
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Property has exterior siding composed of synthetic stucco, traditional Stucco, Exterior Insulating Finish System (EIFS), ICFS, Manufactured Stone Masonry Veneers, or other Architectural Hybrid Coatings, or Hardboard siding? If yes, which type and where is it located:		X	
Is there any known asbestos material present? If Yes, attach details.	X		
To your knowledge, has the property ever been treated for Asbestos, including removal, remediation or encapsulation? If yes, Explain.	X		
Either before your ownership or during, are you aware of any Mold/Mildew/ (Fungi) on the property? If Yes, Explain.			X
In the course of preparing your property for sale, did you clean up any known or suspected Mold/Mildew (Fungi)? If Yes, attach where the Fungi was located, who cleaned the Fungi, the method of cleaning/remediation, and any Reports/Inspections/Invoices obtained.	X		
ROOF:		NO	YES
Either before your ownership or during, are there any known, current or existing leaks, wet spots, backups or other problems with the roof materials? If Yes, Explain.	X		
Have there ever been any repairs or replacements made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years? If Yes, Explain.	X		
Are there any prior or current known conditions affecting the Chimney(s) or Fireplaces whether internally or externally? If Yes, Explain:	X		
What is the roofing material?	Asphalt/Fiberglass		
What is the age of the roof/shingles material?	0-5 years		

MECHANICAL:	NO	YES	UNKNOWN
Are there any known past, current or existing problems with any of the following systems? If Yes, attach details			
Electrical	X		
Plumbing	X		
Heating	X		
Air Conditioning	X		
Ventilation/Ductwork	X		
If existing, does Heating/ Central Air conditioning ductwork go throughout all levels/floors of the property's living areas?		X	
Does the property contain any knob and tube wiring?			

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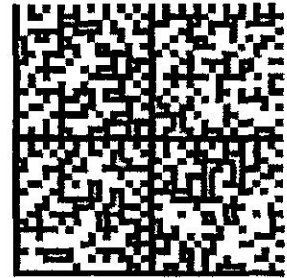
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WATER SYSTEM:	NO	YES	UNKNOWN
Is this property serviced by municipal water?		X	
If No, what is the water supply source?			
Are there any past, known, current or existing leaks, backups, contamination or other problems in or on the property with the water system? If Yes, Explain:	X		
Does the home contain polybutylene plumbing?	X		
Are you aware of a well on the property? Date of installation:	X		
Is this well Shared? () Yes () If Yes, How many homeowners share? () Not shared	X		
If Yes, is the well in working order?			
If not Working, has it been sealed?			
Are you aware of any past or present problems with the water quality (municipal or well water)? If yes, attach details.	X		
SEWER SERVICE:	NO	YES	UNKNOWN
Is the property serviced by municipal sewer?		X	
If No, what is the date and company of installation of the private septic system?	Unknown/Uncertain		
If there is a septic system, what type of system is utilized?			
Date last pumped:			
Dates and descriptions provided regarding known maintenance are found on the "Appendix to Seller's Disclosure" form.			
Are there any known, past or current leaks or defects, repaired leaks or defects, backups or other problems in or around the property from the sewer or septic system? If Yes, Explain.	X		
UNDERGROUND / ABOVE GROUND STORAGE TANKS (Other Than Septic Tanks)	NO	YES	UNKNOWN
Is there an oil/fuel/chemical tank on the property of any kind? Above () Below ()	X		
If Yes, where is it located (marker)?			
Is the tank presently in use?			
What substance/purpose does the tank contain?			
Has the tank been put out of use permanently? If Yes provide Country tank closure certificate where required.			
Have there been any past or present Leaks whether before or during ownership? If Yes Explain			
Is the tank () single-walled or () double-walled?			
What is the size of the tank (gallons)?			
When was the tank last filled?			

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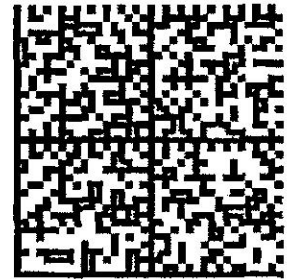
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RADON GAS:	NO	YES	UNKNOWN
Has the property been tested for Radon gas?	X		
Has a Radon mitigation system been installed?	X		
<i>If the property was tested for Radon gas, attach all available results of all tests known to Seller(s). Tests disclose level of Radon on test day(s) only and no representations are made as to the level of Radon at any time prior to or after the test(s), or to the accuracy of the test(s).</i>			
Have you ever experienced or know of any problems with:	NO	YES	
Foundation	X		Drain Tiles
Flooding- If Yes, Location and Explain	X		Cracked floors
Wet walls		X	Cracked walls
Seepage/Dampness	X		Other Leakage
Gutters/Downspouts	X		French Drain
Invasive Tree roots	X		Fire Sprinkler
Toxic Chemical Spill	X		Garage Door
Cracked Driveway/Sidewalks		X	Light fixtures
In-ground/Above ground pool(s)	X		Fireplace(s)
Give attached details describing the extent and nature of any known past, current or present problems with the above whether repaired or not.			

MISCELLANEOUS:	NO	YES	UNKNOWN
Are there any other known defects not listed herein that would affect use of property or a buyer's decision to purchase? If Yes, Explain	X		
Are there common areas co-owned in undivided interest with others such as tennis courts, pools, walkways, playgrounds, pavilions, or other? If Yes, Explain.		X	
Are you aware of any Liens or Encumbrances upon the property other than Home Mortgages whether against you or a past record owner, whether showing on title or not? If Yes, Explain.	X		
Are there any potential or pending legal action(s) related to the Property, HOA, Homeowner(s), Developer or Builder, whether filed or not yet filed of record? If Yes, Explain.	X		
Is this Property subject to any Rules, Regulations, and/or By-Laws of any HOA or other Association?			

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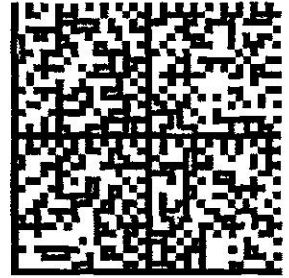
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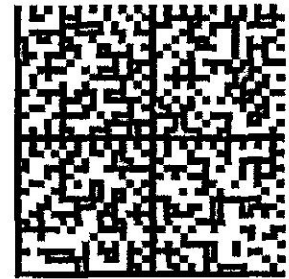


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Are there any neighborhood conditions affecting the property such as high tension wires, power plants, train tracks, airline noise, vehicle traffic, schools, dumpsite, landfill, stigmatized property, mineral/oil wells, fracking, or other commercial businesses? If Yes, Explain.	x		
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All items below, whether attached to the property or not, or whether personal or free-standing are included in the sale of the property only if the purchase agreement so provides.

Item	Included In Sale	Working Condition	Rented or Owned	Item	Included In Sale	Working Condition	Rented or Owned
Carbon Monoxide Detector(s)	X	X	Owned	Central Vacuum	X	X	Owned
Dishwasher	X	X	Owned	Fireplace	X	X	Owned
Furnace	X	X	Owned	Garage Door Opener	X	X	Owned
Garage Door Remotes	X	X	Owned	Garbage Disposal	X	X	Owned
Hood-Range/Vent	X	X	Owned	Hot Water Heater	X	X	Owned
Oven/Range	X	X	Owned	Roof/Attic Vent	X	X	Owned
Security System	X	X	Owned	Smoke Detectors	X	X	Owned
Sprinkler System	X	X	Owned	Sump Pump	X	X	Owned
Window Screens	X	X	Owned	Reverse Osmosis Water	X	X	Owned



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DOCUMENTS / REPORTS:	
If you have any of the following documents, and/or where any documents are required for transfer of property through SIRVA, please place an X in the appropriate box, and attach a copy	
<input type="checkbox"/>	All Building Permits
<input type="checkbox"/>	Disclosure Statements
<input type="checkbox"/>	General Inspections
<input type="checkbox"/>	Homeowner's Association Documents: Conditions, Covenants and Restrictions (CC & R's), Articles, By-Laws, Financial statements, and including any documentation to Homeowner concerning any Assessments or Special Assessments whether currently or pending.
<input type="checkbox"/>	Termite/Pest control warranties or maintenance contracts
<input type="checkbox"/>	Radon Test
<input type="checkbox"/>	Septic Test
<input type="checkbox"/>	Mold Test
<input type="checkbox"/>	Other Misc. Reports/Inspections/Tests
<input type="checkbox"/>	Structural Inspection Report/Engineering Report All Paid invoices/receipts showing any and all work that may have been completed on the property during your ownership.
<input type="checkbox"/>	Surveys
<input type="checkbox"/>	Easement Agreements whether recorded or not recorded
<input type="checkbox"/>	Lawsuits or other proceedings that affect property whether currently or pending (Divorce, Quidclaims, Bankruptcy, Foreclosure, Short Sale)
<input type="checkbox"/>	Any known violations of HOA, County or governmental restrictions

SELLER'S STATEMENT

I/we, owner(s) of the above property acknowledge this *Seller's Disclosure Statement* and give permission to SIRVA Relocation LLC/Inc. to disclose this information to any party.

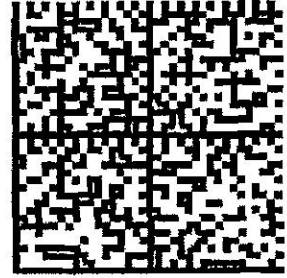
Seller: _____ Date: 11-10-16
 Seller: _____ Date: 11/10/16
 Seller: _____ Date: _____

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer: _____ Date: _____

Signature of Buyer: _____ Date: _____

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Appendix to Seller's Disclosure

The following information contains certain responses to questions asked of me/us when providing information about the Real Property located at:

1621 CARLSON LN
REDONDO BEACH, CA 90278-4710

Major Damage

Are you aware of any past or present existence of any elder bugs, brown recluse spiders, bedbugs, termites, carpenter ants or any other destructive/invasive or wood boring insects in or on the property or any damage/infestation caused by same? If yes, provide details.

Drywood termites

Are there any problems with:

Wet Walls

Pipe leak

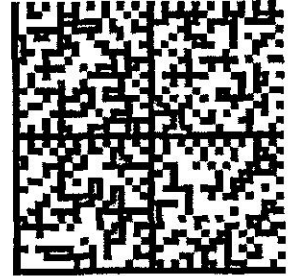
Cracked Driveway

Hairline cracks on driveway

Miscellaneous

Are there common areas co-owned in undivided interest with others such as tennis courts, pools, walkways, or other? If Yes, provide details.

Driveway planter box in front yard is shared with neighbor




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I/we, owner(s) of the above property acknowledge this *Seller's Disclosure Statement* and give permission to SIRVA Relocation Inc. to disclose this information to any party.


Laurin Terumi Kanda Leung


Kevin Ka Wang Leung

Date: 11-10-16

Date: 11/10/16

The undersigned Buyer acknowledges receipt of the foregoing notice

Signature of Buyer: _____

Date: _____

Print Name: _____

Signature of Buyer: _____

Date: _____

Print Name: _____

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Seller's Disclosure Appendix

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