



HOMEOWNER ASSOCIATION INFORMATION REQUEST
(C.A.R. Form HOA-IR, Reviewed 6/25)

Property Address: 2217 Rockefeller Lane, Unit #C, Redondo Beach, CA 90278
Owner of Property: THE ROCIO TRUST ("Seller")
Owner's Mailing Address: 2217 Rockefeller Lane, #C, Redondo Beach, CA 90278
(if known or different from property address)

To: Homeowner Association 2217 Rockefeller Townhomes ("HOA")

I. HOA'S MUST DELIVER THE REQUESTED DOCUMENTS WITHIN 10 DAYS OF SELLER'S REQUEST (CIVIL CODE § 4530(a)).

California Civil Code § 4525 requires sellers to provide buyers of a condominium unit or an interest in a cooperative or planned unit development, at the time of sale, a financial disclosure statement detailing the project's income, expenses, and operating budget for the current fiscal year, as well as a true written statement from an association representative as to unpaid current and special assessments, late charges and fines and penalties or liens on the unit for sale. California Civil Code § 4530 requires the Homeowner Association (HOA) to provide such information to sellers upon written request.

Seller requests: Within 10 calendar days from receipt of this request, please provide to Seller answers to the questions on Section II and the items and information listed on HOA-RS and HOA-RN at the address indicated above or to Kent Hafemann, Realtor Lic # 0694044, Email: Kent@ivtusa.com (Cell: 214-783-8011)

Seller THE ROCIO TRUST by Co Trustee, Alan B. Hafemann Date:

Seller THE ROCIO TRUST by Co Trustee, Lori J. Hafemann Date:

- II. 1. This HOA is self-managed or professionally managed
2. There are 3 units in total. Of those, 2 are owner-occupied and 1 are tenant-occupied. Of the total units, does any owner own more than 1 unit? Yes No. If yes, please describe
3. Does the HOA have any commercial units? Yes No. If yes, please identify
4. The current regular assessment for this unit is \$ 180 per month or (if checked) quarter year
a. The following regular assessment change to \$ has been approved, effective
b. The current balance of the HOA operating account is \$ 975.16, as of
c. The HOA (if checked) maintains a separate reserve account with a balance of \$ as of
d. There are no delinquent assessments, penalties, attorney fees or any other charges due with respect to any unit, except for
e. The following special assessment has been approved by the HOA:
i. Description
ii. Amount payable by subject unit \$, due date or payment schedule
f. The HOA anticipates the following special assessments (that have not yet been approved) for maintenance/repairs or to increase reserves:
5. There is (is not) pending or anticipated litigation or claims affecting the HOA. If so, attach a description.
6. The HOA has (has not) maintained financial statements as required by Civil Code § 5300 (See page 2 for § 5300 requirements). Financial records are maintained by
7. The HOA charges the following fees and/or holds deposits for transfers of ownership \$ N/A move-ins \$ move-outs \$ N/A refundable move deposits \$ Other \$
8. The HOA does (does not) have separate rules and regulations, in addition to the CC&Rs.

Signature Sonya R West Position HOA President/Treasurer 2217 Rockefeller Townhomes
managers name & telephone email Date 02-27-2026 Telephone 310-944-8961

By signing below, Seller acknowledges that they have received a completed copy of Part II of this Homeowner Association Information Request, and they have read and understand its terms.

Seller Date:
Seller Date: