## ALIFORNIA ASSOCIATION OF REALTORS®

## SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/21)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead:

NOTE TO SELLER: YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND

ıπ	OKOUGH DISCLOSURES HELP	TO REDUCE DISPUTE	29 AND FACILII	ATEASMOOTH	SALES INANS	ACTION	
	ler makes the following disclosu	res with regard to the					
	andpoint Lane		_, Assessor's P	Parcel No	7566010053		ituated
in_	Rancho Palos	Verdes	_, County of	Los Angeles	California (	Property	/").
1.		lowing are representa	tions made by	the Seller and a	re not the repr	esentati	ons o
	the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not						
	is not a substitute for any ins	pections or warrantie	s the principal(	s) may wish to c	optain. I nis dis	ciosure	IS NO
	intended to be part of the co	intract between Buye	r and Seller. U	niess otherwise	specified in w	vriting, i	Broker
	and any real estate licensee or other person working with or through Broker has not verified information						
	provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.						
2				significant itams of	footing the valu	o or doc	irabilib
۷.	<b>Note to Seller, PURPOSE:</b> To tell the Buyer about <u>known material or significant items</u> affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.						
	Answer based on actual kno			ion of the Frobert	у.		
	<ul> <li>Something that you do not c</li> </ul>			rceived differently	hy a Ruver		
	Think about what you would				by a buyer.		
	Read the questions carefully		o baying the rive	porty today.			
	<ul> <li>If you do not understand how</li> </ul>		or what to disclo	se or how to mak	e a disclosure in	n respon	se to a
	question, whether on this form						
	cannot answer the questions	for you or advise you on t	the legal sufficien	cy of any answers	or disclosures vo	bivora uc	e.
3.	Note to Buyer, PURPOSE: To g	give you more informatio	on about <u>known i</u>	material or signific	ant items affecti	ing the v	alue oi
	desirability of the Property and h						
	<ul> <li>Something that may be mate</li> </ul>	rial or significant to you	may not be perc	ceived the same w	ay by the Seller		
	<ul> <li>If something is important to y</li> </ul>	ou, be sure to put your	concerns and qu	lestions in writing	(C.A.R. form BN	ΛI).	
	<ul> <li>Sellers can only disclose who</li> </ul>						
	Seller's disclosures are not a	substitute for your own	investigations, p	ersonal judgment	s or common se	ense.	
4.	SELLER AWARENESS: For e	ach statement belov	v, answer the	question "Are	you (Seller) av	ware of	" by
	answers in the space provided	hecking either "Yes" or "No." There is no time limitation unless otherwise specified. Explain any "Yeś" nswers in the space provided or attach additional comments and check paragraph 19.					
5.	DOCUMENTS:	or attach additional c	omments and t	nieck palagiapii ΔRF '	YOU (SELLER)	AWARE	OF
v.	Reports, inspections, disclosur	es warranties maint	enance recomm				. 01
	surveys or other documents						
	transaction), pertaining to (i) t	ne condition or repair	of the Propert	ty or any improv	ement on this		
	Property in the past, now or prop						
	affecting the Property whether or					Yes	No
	Note: If yes, provide any such	documents in your po	ssession to Bu	ver.			
	Explanation: (1) Penovation Thrun	though 1999 after Princh	asl (Newwindows)	hileredow Thouse h	ialreilim run 1	N. Balu	Duy,
	Clists; 2017-2018. complete il	novaltar of 1st Floor	iringspace	0 0 /		U	Ú
		U	) '	V			
	STATUTORILY OR CONTRACT			ARE `	YOU (SELLER)	AWARE	OF
	<ul> <li>A. Within the last 3 years, the de</li> </ul>					Yes	⊠ No
	<ul> <li>B. An Order from a government</li> </ul>						
	methamphetamine. (If yes, a	tach a copy of the Orde	er.)			Yes	⊠ No
	C. The release of an illegal cont	rolled substance on or b	peneath the Prop	perty		Yes	X No
	<ul> <li>D. Whether the Property is locat</li> </ul>					Yes	X No X No
	(In general, a zone or district						
	E. Whether the Property is affect	ted by a nuisance creat	ed by an "indust	rial use" zone		Yes	No.
	<ul> <li>F. Whether the Property is locat</li> </ul>	ed within 1 mile of a for	mer federal or st	tate ordnance loca	ation		7.10
	(In general, an area once use	d for military training pu	irposes that may	contain potential	ly explosive		
	munitions.)			· · · · · · · · · · · · · · · · · · ·		Yes	VINO
	<li>G. Whether the Property is a cor</li>	ndominium or located in	a planned unit of	development or ot	her	00	rt2110
	common interest subdivision					Yes	MINIO
					•		NO INO
© 202	1, California Association of REALTORS®, Inc.				9	,	
SPQ	REVISED 12/21 (PAGE 1 OF 4)	Buyer's Initials		Seller's Initials	M m	<u>/</u>	EQUAL LICE

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

Pro	operty Address: 30029 Grandpoint Lane , Rancho Palos Verdes, CA 90275	
	H. Insurance claims affecting the Property within the past 5 years	Yes X No
	I. Matters affecting title of the Property	
	J. Material facts or defects affecting the Property not otherwise disclosed to Buyer	
	K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil	
		Yes No
	Code § 1101.3	Tes Milo
	Explanation, or [ (if checked) see attached;	
7.		ER) AWARE OF
	A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the	
	Property (including those resulting from Home Warranty claims)	Yes No
	B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs	
	to the Property done for the purpose of energy or water efficiency improvement or renewable	
	energy?	Yes No
	C. Ongoing or recurring maintenance on the Property	7.35
	(for example, drain or sewer clean-out, tree or pest control service)	Yes No
	D. Any part of the Property being painted within the past 12 months	Yes No
	E. Minetter the Property use built before 4070	A res HNO
	E. Whether the Property was built before 1978	∑ Yes
	(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces	
	started or completed	Yes No
	(b) If yes to (a), were such renovations done in compliance with the Environmental Protection	
	Agency Lead-Based Paint Renovation Rule	🛚 Yes 🗀 No
	Agency Lead-Based Paint Renovation Rule  Explanation: 7A Renovation Hours and 199 adaptured (high culting level have winder day).	
	T-Ul Pantistur alst Flor 2017-2018 living part B-2201 El charger garage	
8	STRUCTURAL, SYSTEMS AND APPLIANCES:  ARE YOU (SELL	EDI AIMADE OF
•	A. Defects in any of the following (including past defects that have been repaired): heating,	
	conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, se	all
	viscote disposed or coefficients and the presence of polyburylene pipes), water, se	wer,
	waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace founda	tion,
	crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls	
	ceilings, floors or appliances	Yes No
	B. The leasing of any of the following on or serving the Property: solar system, water softener	
	system, water purifier system, alarm system, or propane tank(s)	Yes 🕅 No
	C. An alternative septic system on or serving the Property	Yes No
	C. An alternative septic system on or serving the Property  Explanation   Figure   F	
9.		ER) AWARE OF
	Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local	al or
	private agency, insurer or private party, by past or present owners of the Property, due to any actual or alle	and
	damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, wheth	-yeu
	or not any money received was actually used to make repairs	
	Explanation:	Yes 🛚 No
	Explanation.	
10	. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELL	ED) AVAIA DE CE
10.		ER) AWARE OF
	A. Water intrusion, whether past or present, into any part of any physical structure on the Proposition	erty;
	leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding,	
	underground water, moisture, water-related soil settling or slippage, on or affecting the Property	Yes 🛚 No
	B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or	`
	affecting the Property	Yes 🛚 No
	C. Rivers streams flood channels underground springs high water table floods or tides on or	
	affecting the Property or neighborhood	DVac DNa
	Explanation:	[] Les [\[ \] 140
	Explanation:	
11.	PETS, ANIMALS AND PESTS:	EDI AMADE OF
	A. Past or present pets on or in the Property	ER) AWARE OF
	R Past or present problems with livestesty wildlife insection of the Past of present problems with livestesty wildlife.	
	B. Past or present problems with livestock, wildlife, insects or pests on or in the Property	Yes 🛛 No
	C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to	
	any of the above	Yes No
	D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the	
	above	Yes No
	If so, when and by whom	1 169 MINO
	Explanation:	

SPQ REVISED 12/21 (PAGE 2 OF 4)



10 12	eπy <b>P</b> O	Address: 30029 Grandpoint Lane, Rancho Palos Verdes, CA 90275		
. 2.	DU( A	JNDARIES, ACCESS AND PROPERTY USE BY OTHERS:  ARE YOU (SELLER)	AWARE	OF
	R.	Surveys, easements, encroachments or boundary disputes	Yes	<b>∐</b> No
	<b>J</b> .	Use or access to the Property, or any part of it, by anyone other than you, with or without		
		permission, for any purpose, including but not limited to, using or maintaining roads, driveways		
	C.	or other forms of ingress or egress or other travel or drainage		⊠No
	Eyn	Use of any neighboring property by you	Yes	⊠No
	-^	planation:		
13.	LAI	NDSCAPING, POOL AND SPA:  ARE YOU (SELLER)	A VA/A DE	- 05
	A.	Diseases or infestations affecting trees, plants or vegetation on or near the Property		
	B.	Operational sprinklers on the Property	Yes	No
		(a) If yes, are they 🔯 automatic or manually operated.	Yes	□No
		(b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system	Yes	□No
	C.	A pool neater on the Property	Yes	No
		ii yes, is it operational?     Yes     No	<u> ⊓ 165</u>	MIMO
	D.		Yes	<b>V</b> INo
		If yes, is it operational?   Yes No	163	MIAO
	E.	Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa		
		waterrall, pond, stream, drainage or other water-related decor including any ancillary equipment		
		including pumps, filters, heaters and cleaning systems, even if repaired	Yes	√ No
	Exp	planation:		A110
4.4	00			
14.	CO	NDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICA	BLE)	
		ARE YOU (SELLER)	AWARE	OF
	Α.	Any pending or proposed dues increases, special assessments, rules changes, insurance		
		availability issues, or litigation by or against or fines or violations issued by a Homeowner	_	_
	R	Association or Architectural Committee affecting the Property	Yes	$\boxtimes$ No
	В.	Any declaration of restrictions or Architectural Committee that has authority over improvements		_
	C	Any improvements made on or to the Property	Yes	→No
	٥.	Any improvements made on or to the Property without the required approval of an Architectural		
		Committee or inconsistent with any declaration of restrictions or Architectural		
	Exr	Committee requirement	Yes	Ŋ <b>N</b> o
	-/-	planation:		
15.	TIT	LE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER)	AWARE	OF
	Α.	Any other person or entity on title other than Seller(s) signing this form	Yes	X No
	Ь.	Leases, options of claims affecting of relating to title of use of the Property	Yes	V No
	C.	Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens,		
		mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings		
		affecting or relating to the Property, Homeowner Association or neighborhood	Yes	No
	D.	Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable		
	_	organizations, interest based groups or any other person or entity.	Yes	No
	E.	Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay		
		for an alteration, modification, replacement, improvement, remodel or material repair of the		
	E	Property	Yes	∭No
	Γ.	The cost of any alteration, modification, replacement, improvement, remodel or material repair of		-
	Fyr	the Property being paid by an assessment on the Property tax bill	Yes	XN0
	-^	planation:		
16		IGHBORS/NEIGHBORHOOD: ARE YOU (SELLER)	AWARE	OF
	A.	neignborhood noise, nuisance or other problems from sources such as but not limited to the	AWAIL	- Or
		following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways		
		buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor		
		recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events		
		tairs, neighborhood parties, litter, construction, air conditioning equipment air compressors		
		generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high		
	_	voltage transmission lines, or wildlife	Yes	MA NA
	В.	Any past or present disputes or issues with a neighbor which could impact the use		•
		and enjoyment of the Property	Yes	No.
		and enjoyment of the Property planation:	Yes	ŊN0

SPQ REVISED 12/21 (PAGE 3 OF 4)



Proj	perty	Address: 30029 Grandpoint Lane, Rancho Palos Verdes, CA 90275		
17.	GO	VERNMENTAL: ARE YOU (SELLER)	<b>AWAR</b>	E OF
		Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or		
		general plan that applies to or could affect the Property	Yes	X No
	B.	Existence or pendency of any rent control, occupancy restrictions, improvement		·
		restrictions or retrofit requirements that apply to or could affect the Property		No
	C.	Existing or contemplated building or use moratoria that apply to or could affect the Property	Yes	No
	D.	Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill		
		that apply to or could affect the Property		□XNo
	E.	Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities		
		such as schools, parks, roadways and traffic signals		ŊNo
	F.	Existing or proposed Government requirements affecting the Property (i) that tall grass, brush		
		or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or		
		cutting or (iii) that flammable materials be removed	Yes	X No
	G.	Any protected habitat for plants, trees, animals or insects that apply to or could affect the		•
		Property.	Yes	X No
	Н.	Whether the Property is historically designated or falls within an existing or proposed		<u></u>
	_	Historic District	Yes	X No
	١.	Any water surcharges or penalties being imposed by a public or private water supplier, agency or		C7
		utility; or restrictions or prohibitions on wells or other ground water supplies	Yes	X No
	J.	Any differences between the name of the city in the postal/mailing address and the city which has		<b>-</b>
	_	jurisdiction over the propertyblanation:	Yes	XNo
12	OTI	HER: ARE YOU (SELLER)	AWADI	OF
10.		Any occupant of the Property smoking or vaping any substance on or in the Property, whether past	AVVARE	OF
		or present	Yes	V No
		Any use of the Property for, or any alterations, modifications, improvements, remodeling or material	163	MINO
		change to the Property due to, cannabis cultivation or growth	Yes	VI No
		Any past or present known material facts or other significant items affecting the value or desirability		4.10
		of the Property not otherwise disclosed to Buyer	Yes	V No
		lanation:		ЩПО
19.		F CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or addition by comparing the contains an explanation or additions. Specific questions answered "yes" above. Refer to line and question number in explanation.	onal com	nments
2011		epresents that Seller has provided the answers and, if any, explanations and comments on this	form o	-d
3H3	cha	d addenda and that such information is true and correct to the best of Seller's knowledge a	ionin ai	o data
		by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by		
nd	ener	ndent from any duty of disclosure that a real estate licensee may have in this transaction; ar	nd (ii) n	othina
		such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclos		ouning
	,	i	, u. v.	
Sell	er	Robert T Jo Date 4/25  Megumi Jo Date 4/25	/22	
		Manumi la Data 4/2	-/11	
Sell	er	megumi Jo Date	1/12	
Rv	sian	ning below, Buyer acknowledges that Buyer has read, understands and has received a copy	of this	Sallar
		y Questionnaire form.	or tills	Sellel
0	Poil	y gavenomiano lomi.		
Buy	er	Date		
Buy		Date		
۵uy	CI	Date		
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