

EXEMPT SELLER DISCLOSURE

Use by Sellers Who Are Exempt From Completing a TDS, Or For Any Seller Who Does Not Provide a SPQ. (C.A.R. Form ESD, Revised 6/23)

California, 90275 (Zip Code), Assessor's Parcel No. 7588-020-022 ("Pr This property is a duplex, triplex or fourplex. An ESD is required for all units. This ESD is for all units (or only unit(s) 1. A. Under California law (Civil Code §1102, et seq.) most Sellers of real property containing 1-4 residential units are required to prospective Buyers with a completed Real Estate Transfer Disclosure Statement ("TDS"). Certain Sellers are exer completing the TDS but not exempt from making other disclosures. Sellers who are not legally required to complete a TDS this form to make other required disclosures, including the disclosure of material facts of which they are aware. B. Under Civil Code §§ 1101.4 and 1101.5, non-compliant plumbing fixtures in any single family or multi-family resided property built before January 1, 1994 shall be replaced by the Property owner with water- conserving plumbing fixtures. 2. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS AGENT(S), IF ANY. THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WOBTAIN. A REAL ESTATE BROKER IS QUALLIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY. 3. Are you (Seller) aware of any of the following? (Explain any "yes" answers below.) A. Within the last 3 years, the death of an occupant of the Property upon the Property. B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.). C. The release of an illegal controlled substance on or beneath the Property uses.) E. Whether the Property is located in or adjacent to an "industrial use" zone. (In general, a zone or district allowing manufacturing, commercial or airport uses.) E. Whether the Property is affected by a nuisance created by an "industrial use" zone. (In general, an area once used for military training pur	Seller	nakes	the following	situated in	d to the real property or n Rancho Palos Verde	manutactured nome d	Los Angeles	(County
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Explanation, or (if checked) see attached; 3.1-Evolva Greene died August 23 2025 in her home. She was 102 years old. 3.1-We have a feelet that is not "I ow flow" Seller represents that the information herein is true and correct to the best of Seller's knowledge as of the date signed and the seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a Copy statement to any person or entity in connection with any actual or anticipated sale of the Property. Seller Evelyn M. Greene Trust Date Superbound 2. Date Date Date Date Date Date Date Date	K.	Any	other materia	al facts or defects affecting	ng the Property, or materia	al documents in Selle	r's	
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