RE: 12 HARBOR SIGHT DR.

 ROLLING HILLS ESTATES, CA 90274

Supplemental Disclosures

1. A natural death occurred on the property within the last 3 years.
2. One heir is a licensed real estate broker acting as the trustee of the estate of the seller. The trustee is also acting as the real estate broker for the trust.
3. This is a trust sale (the heirs have not lived in the property since their teen years) therefore the estate is not required to complete a Transfer Disclosure Statement, however the following is provided as information known to them on the condition of the house.
4. Property has a septic system – ecologically advanced – ‘green’ septic system installed by Prieto Engineering and work completed February 19th, 2014 (cost of $15840.70).
5. Electrical (partial) upgraded recently – check inspection report.
6. Recently installed new timer for automatic watering for lawn & slope areas.
7. Exterior recently painted.
8. New flooring installed in bedrooms and in kitchen areas & bath.
9. New kitchen appliances with quartz countertop, stainless steel sink & polished nickel faucet.
10. Property was originally listed in June and sold. It fell out of escrow then was withdrawn from the market while some renovations took place. This is why the property shows cumulative days on market since the original listing date.

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 , Buyer

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Georgette Hurley, Trustee