

WATER SUPPLY AND WATER SERVICE DISCLOSURE

Property: [6718 Varna Ave., Van Nuys, CA 91401](#)

This disclosure is intended to provide prospective buyers with information known to the Seller regarding the property's water service, prior water line failure, and the steps taken to address the condition.

The Seller became aware in or around August 2026 that the property's main water service line had failed or was otherwise no longer providing functioning water service to the property.

At that time, the Seller was advised that the property's existing water service configuration did not connect to the water main directly in front of the property. Instead, the existing service appeared to connect to a water source or connection point located farther from the property. The Seller was advised that repair of the existing line could potentially involve access through or near neighboring properties.

Because of the loss of water service, the occupants of the property were displaced while the Seller investigated repair options.

The Seller contacted the Seller's insurance company and submitted a claim relating to the water line condition. The Seller also investigated available options with the City and/or Los Angeles Department of Water and Power ("LADWP"), including the possibility of establishing a new water tap and service connection from the water main located in front of the property.

By September 2026, the Seller had elected to proceed with the new tap/service option. The Seller was advised that the overall process could take up to approximately 100 days, although the actual timing could vary depending upon processing, approvals, scheduling, and completion of the required work.

The Seller subsequently paid for the new water tap serving the property.

In correspondence dated September 23, 2026, Stella Kim of LADWP advised the Seller that the water service remains with the property. LADWP further advised that, in the event of a sale, the service and new tap would remain associated with the property and would not be removed or transferred separately by the Seller.

LADWP also advised that any agreement concerning whether a purchaser would reimburse or otherwise compensate the Seller for the cost of the new tap would be a

private matter between the Seller and purchaser.

The Seller is providing this disclosure so that prospective buyers are aware of the history of the property's water service and the steps taken to establish a new connection.

Buyer is encouraged to independently investigate and verify the current condition, status, configuration, capacity, approvals, permits, completion status, and operation of the property's water service directly with LADWP, the City of Los Angeles, appropriate contractors, inspectors, and any other applicable governmental or utility agencies.

Seller and Seller's real estate broker and agents do not make any representation or warranty beyond the information known and disclosed herein regarding the future performance, condition, lifespan, permitting, or adequacy of the water service system.

Buyer acknowledges receipt of this disclosure and is advised to conduct Buyer's own investigation regarding the matters described above.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller:  Signed by: _____ Date: 10/9/2026

Seller:  Signed by: _____ Date: 10/9/2026

From: Sean McMahon <mcmahon0119@icloud.com>

Date: Wednesday, September 23, 2026 at 1:25 PM

To: Stefani McMahon <stefcaryn@gmail.com>; Melinda Elmer
<melinda@theelmerteam.com>

Subject: Fwd: [EXTERNAL] Question

Sent from my iPhone

Begin forwarded message:

From: "Kim, Stella" <Stella.Kim@ladwp.com>

Date: September 23, 2026 at 1:22:11 PM PDT

To: Sean McMahon <mcmahon0119@icloud.com>

Subject: RE: [EXTERNAL] Question

The service stays with the property. So even if you were to sell it or let's say you move, it's not like you can take the service so it remains part of the property. If you are selling the property and you want whoever is purchasing it, to pay for the new tap, then that is between you and the buyer.

Hope this clarifies your question.

Thank you,

Stella

-----Original Message-----

From: Sean McMahon <mcmahon0119@icloud.com>

Sent: Wednesday, September 23, 2026 1:18 PM

To: Kim, Stella <Stella.Kim@ladwp.com>

Subject: Re: [EXTERNAL] Question

Since we paid for the new tap on the property at [6718 Varna Ave.](#) if we were to sell the property would that purchase(new tap) transfer to new owner.

Thanks

Sean

Sent from my iPhone

On Sep 23, 2026, at 1:16 PM, Kim, Stella <Stella.Kim@ladwp.com> wrote:

I am not clear as to what you are asking, can you please explain?

-----Original Message-----

From: Sean McMahon <mcmahon0119@icloud.com>

Sent: Wednesday, September 23, 2026 11:55 AM

To: Kim, Stella <Stella.Kim@ladwp.com>

Subject: [EXTERNAL] Question

!!! EXTERNAL SENDER !!!

This email came from outside LADWP. Think before you click. Be

extra cautious with links, attachments, QR codes, or requests for sensitive information. If this email seems suspicious, report it by using the Report Phish Email button.

Stella

Good afternoon. We processed the payment and had a question to see if this could be transferred if we decide to sell the property.

Thanks

Sean

Sent from my iPhone

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Initial Initial

