



BUYER AND OFFER INFORMATION

ATTACH A COPY OF THE WRITTEN AND EXECUTED PURCHASE AGREEMENT WITH ALL ADDENDA

05/16/2022

PROPERTY INFORMATION:

Date: _____

Customer: Andrew Powers File Number: 8540851 List Price: \$ 1,499,000

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

Listing Agent: Timothy Houck Phone Number: 310-421-5851

Company: Berkshire Hathaway HomeServices California Properties Fax Number: 310-318-2182

Selling Agent: _____ Phone Number: _____

Company: _____ Fax Number: _____

BUYER INFORMATION:

Buyer: _____ Employer: _____ Number Of Years: _____

Co- Buyer: _____ Employer: _____ Number Of Years: _____

Reason For Move: _____

Source of Down Payment: _____ *(Savings, Investments, 401K, Gift, Equity)*

Previous Home Sold? _____ When? _____ Closed? _____
(With an offer contingent upon the closing of buyer's current home, provide a copy of agreement with secondary buyer and evidence of their loan approval)

MORTGAGE INFORMATION:

Mortgage Lender Name: _____ Lender Contact & Phone: _____
(Attach Pre-Qualification/Pre-Approval Letter)

OFFER DETAILS:

Offer Price: \$ _____ Offer Date: _____ Closing Date: _____ Loan Type: _____

Deposit: \$ _____ Down Payment: \$ _____ Loan \$ _____ Interest _____%

Total Commission: 6 % Commission Split: 3.5 % / 2.5 % 3.5% to listing brokerage

SELLER CONTRIBUTIONS: (Points, Closing Costs, Home Warranties, Allowances):

Other Information for Consideration:



This Page is for Information Purposes Only

Rider To Purchase **Agreement**

Please make sure all of the following have been completed on the Rider to Purchase before submitting the offer package to BGRS.

- Buyer (s) initial the bottom of each page where indicated
- Page 1 – Buyer(s) full name to be entered into the 1st paragraph
- Page 5 – Section 9 – Closing date to be added where indicated
- Page 8 – Listing Broker/Agent & Selling Broker/Agent to sign where indicated
- Page 9 – Buyer(s) sign where indicated

COMPLETE, SIGN AND RETURN WITH PURCHASE AGREEMENT:

BGRS, LLC
 Sandra Zentz
 16260 N 71st St, Suite 200
 Scottsdale, AZ 85254

RIDER TO PURCHASE AGREEMENT

This Rider to Purchase Agreement ("Rider") is attached to and incorporated in the Purchase Agreement ("Agreement") between BGRS, LLC, as "Seller" and _____ ("Buyer") with respect to the land, buildings, improvements and contents (e.g., fixtures, appliances, etc.) located at: (the "Property"). In the event of any conflict between the provisions of this Rider and the Agreement, this Rider shall control.

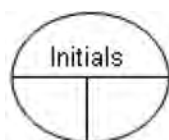


1. **Seller's Authority:** No agreement for the sale of the Property shall be deemed effective unless executed in writing by Seller's authorized employee. Any offer or counter-offer executed by a real estate broker or agent on behalf of Seller will not be binding unless ratified in writing by Seller.
2. **Condition of Premises:** Buyer understands that Seller is a relocation management company, has never lived in or on the Property and that Seller's knowledge of the Property is based solely on the tests, inspections, condition reports and prior occupying owner's seller disclosure statement(s) provided to Buyer. **The Property being sold and purchased is not new and is sold "as is" in its present condition with all faults (if any) subject to Section 4, below.** Buyer acknowledges that Buyer is not relying on any representations, statements, guarantees or warranties concerning the Property made by anyone, including, but not limited to: warranties of habitability, merchantability or fitness for a particular use; insurability; representations regarding the size of the buildings and improvements, lot size or boundaries; the presence or absence of toxic or hazardous substances; the presence or absence of any encroachments or unrecorded easements; special assessments of record, or the condition of the Property or any of its mechanical components including but not limited to the security system, electrical, plumbing, sprinkler system, heating, air conditioning system, and/or any appliances or other personal property (to include garage door openers/transmitters) being conveyed pursuant to the Agreement.
3. **Tests, Inspections and Disclosure Statements:** Seller has obtained the following test results or inspection reports:

Type of Test/Inspection Inspection Company Name

Stucco Moisture Assessment	Fidelity Inspection & Consulting
Pool Permit	City of Rancho Palos Verdes
STUCCO Receipt	L.F. Plastering Inc
Water Heater Receipt	Big League Plumbing & Rooter
STUCCO Repair	L.F. Plastering Inc
Bathroom Plumbing Receipt	Big League Plumbing & Rooter
STUCCO Invoice	L.F. Plastering Inc
Previous Pest	Orkin
Asbestos Survey 2021	Titan Environmental Solutions

Buyer initials:



LBP Survey 2021	Titan Environmental Solutions
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Disclosure Statements

Homeowner's Disclosure Statement
 State of Seller Disclosure Form by former owner
 State of Seller Disclosure Form by Seller
 HOA/CCR Documents
 Natural Hazards Disclosure Statement (California only)
 Lead Based Paint Disclosure*

Date

05/02/22

 05/11/22

 05/12/22

 05/02/22

*Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) (The Lead-Based Paint Hazard Reduction Act) and is aware of his/her responsibility to ensure compliance including providing the Buyer with a copy of the EPA pamphlet *Protect Your Family From Lead in Your Home*.

Buyer shall acknowledge receipt of test results, inspection reports, homeowners' disclosure statements, etc., (collectively, the "Disclosure Documents") by initialing each document and signing the state-prescribed seller's disclosure, if any. Buyer agrees that Buyer is not relying on the accuracy of the statements in the Disclosure Documents and may investigate the subject matter of the Disclosure Documents. Any obligation to make repairs based on the investigations or otherwise will be governed exclusively by Section 4, below.

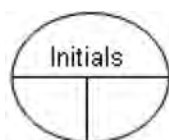
At closing Buyer shall execute a Disclosure Acknowledgement confirming that Buyer had the opportunity to review and investigate the matters in the Disclosure Documents. Buyer's closing of the transaction described in the Agreement and this Rider constitutes Buyer's acceptance of the Property and satisfaction or waiver of matters in the Disclosure Documents.

In the event the Disclosure Documents are not available at the signing of the Agreement and this Rider, Seller agrees to provide the Buyer with such Disclosure Documents within five (5) days of Seller's receipt and to allow Buyer five (5) days to review the Disclosure Documents and provide Seller with written notice of defects in the manner described in Section 4 of this Rider.

NOTICE TO BUYER: TESTS AND INSPECTION REPORTS (IF ANY) PROVIDED TO BUYER WERE PREPARED FOR SELLER, A RELOCATION COMPANY, IN ACCORDANCE WITH THE COMPANY'S REQUIREMENTS AND REPORT THE CONDITION OF THE PROPERTY AS OF THE INSPECTION DATE. INSPECTION REPORTS PREPARED FOR SELLER ARE NOT INTENDED AS A SUBSTITUTE FOR COMPREHENSIVE INSPECTION OF THE PROPERTY BY AN INSPECTOR OF THE BUYER'S CHOICE. STANDARD INSPECTION REPORTS CUSTOMARILY PROVIDED IN THE PROPERTY'S LOCALE MAY CONTAIN ADDITIONAL INFORMATION A BUYER SHOULD CONSIDER IN MAKING A DECISION TO BUY THE PROPERTY. MOREOVER, THESE DOCUMENTS ARE GIVEN TO BUYER FOR INFORMATIONAL PURPOSES ONLY TO SATISFY SELLER'S LEGAL DUTY OF DISCLOSURE. THEY REPRESENT THE OPINIONS OF THE INDIVIDUALS OR FIRMS WHO PREPARED THEM. SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION PROVIDED AND MAKES NO AGREEMENT TO UNDERTAKE OR PERFORM ANY ACTION RECOMMENDED IN ANY OF THE REPORTS. BUYER ACKNOWLEDGES THAT BUYER IS NOT RELYING ON THE ACCURACY OF THESE DOCUMENTS.

Unless specifically noted in the Disclosure Documents, Seller has no knowledge concerning the presence of radon gas, asbestos or other toxic or hazardous substances in the Property. However, Buyer shall not interpret Seller's lack of knowledge as a representation that the Property is free of

Buyer initials:



radon gas, asbestos or other toxic or hazardous substances.

4. **Buyer's Duty to Inspect/Test:** The Property is being sold "as is"- in its present condition with all faults, if any, including those disclosed in paragraph 3 above. Unless required by law, Seller rejects all option/no risk due diligence fees/periods specified in the Agreement. Buyer has the right to inspect or to have the Property inspected by others on Buyer's behalf to determine the existence of defects, if any. All inspections shall be at Buyer's sole cost and expense. Seller recommends that Buyer secure such surveys, title inspections, professional building inspection reports, any inspections or tests necessary to determine the presence of radon gas, asbestos, lead based paint, underground storage tanks, or other toxic or hazardous substances in or about the Property, and any other tests and inspections Buyer deems appropriate to determine the condition of the Property.

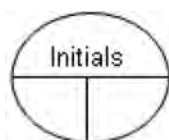
Any and all inspections and tests conducted on Buyer's behalf, and any defects discovered, must be reported to Seller or Seller's agent in writing, accompanied by a complete copy of the Buyer's reports, no later than 5:00 p.m. on the seventh (7th) day after the date Seller signs the Rider except that Buyer may have up to ten (10) days to complete inspections for lead based paint and/or its hazards, unless Buyer has waived this opportunity. Buyer's failure to provide Seller with a copy of the inspection reports and reported defects within this seven (7) day period (10 for lead-based paint), shall constitute Buyer's acceptance of the condition of the Property and a waiver of all inspection contingencies, and Buyer's agreement to proceed to closing.

Seller shall have seven (7) days from the date Seller receives Buyer's written notice of any defects not previously disclosed by Seller, to advise Buyer or Buyer's agent, in writing, that Seller shall proceed under one of the following options:

- a) Treat the condition and repair the defect at Seller's own cost and expense, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Rider; (in the case of lead-based paint and/or remediation of lead-based paint hazards, Seller will provide Buyer with a certificate from a risk assessor or inspector demonstrating that the condition has been remedied before the date of closing); or
- b) Provide a closing credit to Buyer, or Buyer's designated contractor, in an amount agreed to by the Buyer and Seller which will be shown on the Closing Disclosure in lieu of making the repair(s), (subject to approval by Buyer's lender). In which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Rider and to sign a release holding the Seller from any liability or obligation, in a form acceptable to Seller related to the condition and its repair; or
- c) Terminate the Agreement by executing a Release and refunding the Buyer's earnest money deposit. If Seller elects to terminate, Buyer shall have the right to consummate the purchase transaction taking the Property in "as is" condition with whatever defects exist; Buyer must notify Seller, in writing, of the intent to proceed within four (4) days after receipt of Seller's notice of its election to terminate. Should Seller fail to respond within seven (7) days after notification of defects by Buyer, this Agreement shall be considered null and void, with any and all obligations of the respective parties terminated and Seller will refund Buyer's earnest money deposit.

Buyer shall have the right to make a final inspection of the Property to be sure that the Property's condition has not deteriorated from the date of the Agreement and Rider (ordinary wear and tear excepted) and to submit any repair requests to Seller as a result of Buyer's final inspection two (2) business days prior to settlement/closing.

Buyer initials:



Buyer agrees to indemnify and hold harmless Seller, its officers, directors, employees, agents, contractors and tenants from all claims, damages, liabilities, and expenses arising in connection with inspections made by Buyer, its agents or contractors prior to closing.

- 5. **Financing:** Buyer agrees to notify Seller, in writing, in the event the designated type of financing in the Agreement changes prior to closing. Buyer further agrees to provide Seller with a copy of any written denial for financing, to include the reason for the denial, upon receipt of notification of denial.
- 6. **Toxic/Hazardous Substances:** Buyer assumes all risk of loss, damage or injury which may arise as a result of, or may be in any way connected with, the presence of radon gas, asbestos, mold or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property. Buyer fully and forever releases and discharges Seller, its officers, employees and agents, from any and all claims, damages, liabilities, and expenses (including attorney's fees), whether now or hereafter known, which Buyers have or may hereafter have against Seller, its officers, employees and agents. Buyer releases and indemnifies Seller, its officers, employees and agents from and against any claims, damages, liabilities, and expenses (including attorney's fees), relating to the presence of radon gas, asbestos, mold or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property, which claim is made by Buyer, Buyer's dependents or invitees. This provision shall survive delivery of the Deed and the closing.
- 7. **Title/Title Insurance and Affiliated Business Disclosure:** In the event a title report reflects title defects, Seller shall have the option to correct the item or terminate the transaction at Seller's discretion. Seller shall have no obligation to bring any action or proceeding or otherwise incur any expense whatsoever to render title marketable or insurable. In the event the defect is one which will require in excess of thirty (30) days to correct, Seller will notify Buyer and Buyer may terminate the Agreement, receive a refund of the earnest money deposit and release Seller from further obligation under the Agreement.

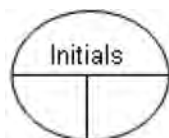
Seller will not provide a policy of title insurance to Buyer at Seller's expense unless the Property is in a jurisdiction where it is customary for a seller of residential property to do so and, in that event, Seller reserves the right to select BRPS Title LLC (also known as BRPS Agency LLC, BRPS Title of Texas LLC and BRPS Agency of Maryland LLC) (together "BRPS Title")) as the title insurer/agent. BRPS Title provides high quality closing services, with special expertise in the relocation market, and is a preferred vendor of Seller. Buyer acknowledges that they have been advised that Seller is affiliated with BRPS Title, and that Buyer has received an Affiliated Business Arrangement Disclosure form.

If the Property is located in a jurisdiction where it is customary for the buyer of residential property to purchase an owner's title policy, Buyer acknowledges that Seller through BRPS Title has already ordered a preliminary title search/abstract. The Buyer is not required to continue using the services of BRPS Title nor is Buyer required to use the services of any particular closing/settlement services provider as a condition of sale. If however, Buyer elects to have BRPS Title continue the title process and provide other closing services, then Buyer shall receive a credit equal to the cost borne by Seller for the preliminary search, which credit will be noted on the Closing Disclosure at closing. Other than an update of the preliminary title search, Buyer shall pay for any additional title work required by Buyer or their lender, unless otherwise agreed to, in writing, by the Parties.

Title will be conveyed by a deed with limited warranties of title that is customary in the marketplace.

- 8. **Tax and Other Prorations:** Except as otherwise provided herein, prorations for "Taxes" (defined as general or "ad valorem" property taxes, supplemental and special taxes, and personal property taxes) will be calculated in accordance with local custom and based upon the most recent ascertainable full

Buyer initials:



year tax bill provided as of the day of closing by the local tax collector, assessor or other applicable authority; provided, however, properties located in Illinois will be prorated at a rate of 105% of the most recent available written tax bill unless otherwise agreed by Seller. Buyer assumes all obligations for Taxes (including, without limitation, reassessments) and other charges for the Property after closing. The proration for the day of closing shall be charged to Buyer. Settlement is final. **SELLER WILL MAKE NO ADJUSTMENTS OR REPRORATIONS WHATSOEVER AFTER CLOSING.** This provision shall survive delivery of the deed and the closing.

Any confirmed and levied special assessment(s), whether governmental or association based, including special service area fees, shall be prorated and paid current through closing only. No proration shall be provided for future, unconfirmed or impending special assessments or special service area fees. All prorations shall be final as of closing.

- 9. **Closing:** Following the final inspection, as set forth in paragraph 4 hereinabove, all closing and repair figures must be confirmed and approved by Seller or its closing agent at least three (3) business days in advance of closing. Closing date and time must be scheduled at least five (5) days prior to closing.

The closing of the sale of the Property shall be facilitated through, the following closing agency (firm name):Heritage Escrow, Incorporated

whose address is: 2855 Michelle Drive, #270, Irvine, CA 92606

Telephone No.: (949)651-9000 Fax No.: (714) 481-2246

Local Closing/Settlement Contact: Hollie (Title and Closing) Jezak

 The closing shall occur on or before: _____

The parties agree that Time is of the Essence. Seller shall not be obligated to grant any extensions without specific written agreement. Seller will not be liable for any expenses incurred by Buyer, including temporary housing payments, moving and storage fees or mortgage finance fees, as a result of any closing delays due to lender related requirements. Seller reserves the right to charge a per diem penalty calculated at contract sales price x 1.5% divided by 30, in the event the Seller deems closing delays unreasonable.

Buyer acknowledges and agrees that Seller and Seller's relocation client (i.e., the employer in a relocation transaction) are entitled to receive a complete, fully executed copy of the Closing Disclosure reflecting all monies received and disbursed in connection with this transaction.

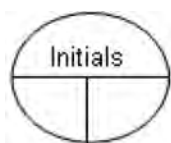
The listing real estate agency is:Berkshire Hathaway HomeServices California Properties - Sant
The listing broker (or agent) is:Lupe Soto

Note: Notwithstanding anything to the contrary in the Agreement, or elsewhere, the brokerage commission will be considered earned and payable only if the sale to Buyer is closed, the deed delivered to Buyer and the purchase price delivered to Seller.

Special Instructions:

- 10. **Possession:** Possession shall be given to the Buyer at closing and funding. Buyer may not alter the

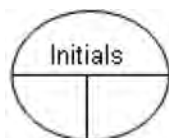
Buyer initials:



Property, store anything on/in the Property, occupy, or otherwise use the Property prior to closing.

11. **Dispute Resolution:** Notwithstanding anything contained in the Agreement to the contrary, except as may otherwise be required by state law, Seller expressly rejects all mediation, arbitration and other alternative dispute resolution procedures. Any provisions in the Agreement requiring such procedures are void and of no effect.
12. **Insurance:** At closing, Seller will be relieved of all responsibility and liability for maintaining any insurance on the Property and Seller's insurance policies will terminate immediately upon closing. Buyer is responsible for obtaining such coverage as Buyer deems appropriate.
13. **Attorney's Fees:** In the event of a dispute involving the enforcement or interpretation of the terms or provisions of the Agreement or this Rider, the prevailing party will be entitled to reasonable attorney's fees, court costs and necessary disbursements, in addition to any other relief to which the party may be entitled. This provision will survive closing.
14. **Execution of Purchase Agreement and Rider:** The parties are not bound until the Agreement and this Rider are executed and delivered to the respective party or its agent. In addition, the Buyer acknowledges that this sale is a corporate relocation transaction and that Seller's ability to transfer title is contingent upon Seller's ability to acquire contractual ownership of the Property (if the Property is a cooperative apartment, authority to transfer the cooperative apartment shares and lease) through a contract with the individual being relocated upon terms satisfactory to that individual and Seller on or before the closing date set forth above. If Seller does not acquire ownership, authority and/or obtain marketable title on or before the closing date, the Agreement may be deemed null and void at the option of either party. In that event, the earnest money or Buyer's deposit will be refunded to Buyer as Buyer's sole and exclusive remedy and Seller will be released from further liability.
15. **Assignment/Modifications:** The Agreement and this Rider may not be assigned by Buyer unless Seller gives prior written consent. Notwithstanding the foregoing, in the event the Property is a cooperative apartment, Seller may assign this Agreement and Rider if necessary in order to meet the requirements of a cooperative housing corporation for transfer of the shares and lease and closing. Any modification to the Agreement or this Rider must be made in writing and executed by both Buyer and Seller.
16. **Settlement as Final:** Buyer's (a) failure to notify Seller in writing of any defects within the time limits provided in this Rider, or (b) acceptance of the Deed at settlement shall constitute Buyer's full acceptance of the condition of the Property and an absolute and irrevocable waiver of Buyer's right to object to its condition or assert any claim related to the Property at any time in the future including, but not limited to latent defects of which Seller had no actual knowledge. This provision shall survive delivery of the Deed and the closing.
17. **Liquidated Damages:** It is expressly agreed that any default by Buyer in the performance of the Agreement or this Rider will, at Seller's option, immediately terminate the Agreement and the Buyer's deposit and/or earnest money will be released and surrendered to Seller as liquidated damages and not as a penalty, to defray carrying costs and lost marketing time. In the event of Seller's default, Purchaser's sole remedy shall be limited to the return of the Buyer's earnest money deposit and the Agreement shall then be deemed terminated.
18. **Severability:** If any provision of this Rider conflicts with the applicable law of the jurisdiction where the Property is located, such conflict shall not affect other provisions of this Rider which can be given effect

Buyer initials:



without the conflicting provision.

- 19. **For Properties Located In LOUISIANA Only:** Buyer acknowledges and agrees that the Property is being sold in "as is" and "where is" condition, without any warranty of recourse whatsoever as to the condition of the Property, including, without limitation, any warranty as to the absence of vices or defects (whether apparent, latent, known or unknown, easily discoverable, or hidden), fitness for any ordinary use, or fitness for any intended use or particular purpose, even for the return or reduction of the purchase price or otherwise. Buyer acknowledges reliance solely on Buyer's inspection of the Property. Accordingly, Buyer waives all of Buyer's rights in connection with the condition of the Property, and Buyer hereby relieves and releases Seller from any and all liability in connection with the condition of the Property, including particularly any and all liability for any claim or cause of action for redhibition or for reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer expressly waives all rights in redhibition and reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer further acknowledges and agrees that Buyer has not relied on Seller's skills or judgment in selecting the Property. Buyer acknowledges and understands that Louisiana redhibition law enables Buyer to hold Seller responsible for any undeclared latent defects in the Property existing on the date of the Act of Sale and to either rescind the sale or seek a reduction of the purchase price, and Buyer hereby specifically waives such rights. As used in this provision, "Act of Sale" refers to the closing of title.

Buyer acknowledges that the foregoing waivers have been explained to Buyer and that Buyer has read and understands such waivers, has voluntarily and knowingly consented to such waivers and agrees to be bound thereby.

- 20. **For Properties Located in CALIFORNIA Only:** In connection with any rights Buyer is waiving under this Rider, including but not limited to, those set forth in sections 2, 3, 4, 6 and 7 respectively, Buyer expressly waives and relinquishes all rights and benefits afforded by California Civil Code §1542, which provides as follows:

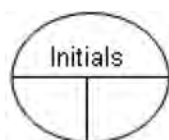
A general release does not extend to claims which the creditor does not know or suspect to exist in his/her favor at the time of executing the release, which if known by him must have materially affected his/her settlement with the debtor.

Buyer understands and acknowledges the significance of such specific waiver of Civil Code §1542. Notwithstanding Civil Code §1542 and, for the purpose of effecting a full and complete release and discharge of Seller, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims, known and unknown, existing at the time of execution and that this release contemplates the extinguishment of any such claim or claims.

- 21. **For COOPERATIVE APARTMENTS Only:** In the case of a cooperative apartment, Buyer's acknowledgement of disclaimers of any and all representations, statements, guarantees, and warranties by Seller including, but not limited to, acknowledgements set forth in section 2, above, specifically include disclaimers of any representations pertaining to the cooperative corporation, maintenance, assessments and charges. All references to property shall mean co-op shares and apartment lease(s) allocated to the Premises that is the subject of the Purchase Agreement. Seller's contractual ownership of the property shall be established as Seller's authority to transfer the co-op shares and apartment lease(s).






- 22. **ELECTRONIC SIGNATURES:** The Parties agree that electronic signature, as well as transmission by fax and/or email containing a digital image of a party's signed Agreement shall be considered a valid execution of the Agreement.

Buyer initials:

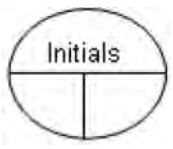


23. **Additional Provisions:**

Seller: BGRS, LLC

			_____	
			Buyer	Date
By: _____			_____	
	Date		Buyer	Date
 <i>Timothy Houck</i>		 	_____	
<small>5/16/2022 12:14:55 PM PDT</small> Listing Broker/Agent	Date		Selling Broker/Agent	Date

Buyer initials:



BGRS COVID-19 RIDER ADDENDUM

This Rider Addendum (“Addendum”) amends that certain Purchase Agreement and Rider (“Agreement”) dated _____, 20___, by and between BGRS, LLC (“Seller”) and _____ (“Buyer”) (collectively “the Parties”) for the property located at 2105 REDONDELA DR., RANCHO PALOS VERDES, CA. 90275-1031 (the “Property”) herein the “Agreement.”

The Parties recognize that government actions, mandated as a result of COVID-19 may impact real estate transactions due to travel restrictions, isolation/quarantine requirements and closure of offices/businesses including government and private offices that typically fund, close and record real estate transactions. As these circumstances arise, and potentially impact the duties of the Parties under the Agreement, the Parties agree as follows:

1. Buyer(s) shall:
 - (a) instruct anyone who will be given access to the Property on Buyer’s behalf in order to inspect, test, and perform any other tasks (i.e. inspectors, agent and appraisers, etc. or “Buyer’s Representatives”) to wash their hands or use hand sanitizing products *prior to* conducting such tests/inspections and to wear gloves or clean any surface area that they touch (i.e. doorknobs, faucets, countertops etc.) inside the Property with sanitizing cleaning products to the extent practical;
 - (b) use reasonable efforts to limit access to the Property, to those necessary to perform tasks (i.e. inspections, appraisals and walk-throughs), in order to facilitate the transaction;
 - (c) not allow any non-essential individuals to access the Property (i.e., personnel that are not essential to facilitate the transaction, such as contractors, decorators, blind or window covering contractors, painters, etc.), absent the express written approval of the Seller;
 - (d) in those geographic areas where it is customary for Buyer to choose title providers and purchase owners’ title insurance, make every effort to order title, to include any municipal record searches as soon as practical following execution of the Agreement and pay for those charges accordingly; and
 - (e) refrain from entering the Property and to notify the Seller as soon as reasonably possible if they or anyone who entered the Property on their behalf (i) have tested positive for COVID-19 or (ii) have come in contact with someone infected with COVID-19 or whom they suspect may be infected with COVID-19. In all events, Buyer will make a reasonable effort to find an alternative person to come to the Property to perform the necessary tests/inspections.
2. Seller shall notify Buyer(s) as soon as reasonably possible, in the event any person residing in or coming in direct contact with the interior of the Property tests positive for COVID-19 or is required to self-quarantine due to exposure to COVID-19.
3. The Parties further agree that:
 - (a) In the event that either Party cannot close on the date set forth in the Agreement as a result of a failure to perform that is directly attributable to the impact of COVID-19, the Party shall provide immediate written notice, as well as proof of the illness/quarantine mandate, to the other Party.
 - (b) The Party providing said notice shall take such measures to effect Closing as may be available (i.e. using mobile notaries, E-notarization (if allowed), or execution of Power of attorney or other such action acceptable to the lender or title provider). In the event the Closing date must be extended, the Parties agree it will be extended to a mutually agreeable date not longer than thirty (30) days from the original Closing date.
 - (c) Any costs associated with the extension of the Agreement due to financing commitment extensions or updates to title etc., shall be borne by the party requesting said extension unless otherwise agreed to by the Parties in writing.
 - (d) In the event the Buyer’s title company is unable to close the sale of the Property due to any reason

directly attributable to the impact of COVID-19, Buyer agrees to allow Seller's title company/provider, to effect closing in a timely manner and Buyer will pay any/all additional costs, if any, associated with the transition of the title and closing services on Buyer's behalf.

- (e) Notwithstanding anything to the contrary in the Agreement, in the event the sale of the Property closes but the title and recording office, or other governmental agency, is unable to record the deed and related document due to the government closure of the county recorder's office as a result of COVID-19, the Parties agree to satisfy closing agents requirements as it relates to delayed document recording and insurability.
- (f) **IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE AGREEMENT THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE AGREEMENT SHALL CONTROL**
- (g) This Addendum is meant to provide authorization as circumstances arise, and potentially impact the duties of the Parties under the Purchase Agreement. It is not meant to override any individual state statute or law, and in the event of any conflict between this Addendum in any individual state, Parties agree state law shall control.

The Parties herein acknowledge that they have read, understand, agree and accept the terms of this Addendum.

By and on behalf of the Buyer(s):

Buyer Signature

Buyer Signature

Buyer Name

Buyer Name

By and on behalf of the Seller

Seller Signature



This Page is for Information Purposes Only

Buyer to Initial Each
Page of The
Documents Included
in this Package

Please make sure all pages of the following have been initialed and are submitted with the offer package to BGRS.

Andrew Powers
File #: 8540851

COMPLETE, SIGN AND RETURN TO:
BGRS, LLC
Denise Savisky
Email: Denise.Savisky@bgrs.com

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HOMEOWNER DISCLOSURE STATEMENT

NOTE: If this document isn't completed correctly or in its entirety, you will be asked to address any omissions or errors which may delay your relocation.

INSTRUCTIONS	
•	Answer every question on this form to the best of your knowledge and return it within five (5) working days.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
•	Check "NA" if a component/system does not exist.
•	Explain any "Yes" answers in comments area for each section and provide repair receipts and/or warranties as applicable.
•	Attach additional pages as necessary if more space is required for comments.
•	Attach supporting documentation as indicated in Section 12.
•	Document is initialed at bottom of each page as follows: <ul style="list-style-type: none"> - Customer and spouse/partner initial as Seller. - BGRS associate initials as BGRS. - Resale Buyer(s) initial(s).

1. PROPERTY IDENTIFICATION		
Customer name	Andrew Powers	"The Seller"
Spouse	Teresa Powers	"The Seller"
Other('s) on title		"The Seller"
Property address	2105 Redondela Dr. Rancho Palos Verdes, CA 90275	"The Property"

In connection with my relocation, I/we make the following disclosures to the best of my/our knowledge regarding the Property. I/We further understand and acknowledge the importance of BGRS, LLC ("BGRS")'s timely receipt of the information in this disclosure; and that my/our delay in returning this Disclosure to BGRS may adversely impact the purchase of the property by BGRS and sale of the property by BGRS to a third party.

2. GENERAL PROPERTY INFORMATION	
•	Select the choices below that pertain to the Property.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
Age of Property: 1963	Date purchased: 3/27/2020
Property Type	
<input type="checkbox"/>	Condominium
<input type="checkbox"/>	Co-operative apartment
<input checked="" type="checkbox"/>	Single family
<input type="checkbox"/>	Mobile/manufactured home
Other:	

Seller initials AP / TP

BGRS initials PB LLC
BGRS

Resale Buyer initials /

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Andrew Powers
File #: 8540851

Is Property currently occupied?	Yes	<input checked="" type="checkbox"/>	No		If vacant, for how long:
---------------------------------	-----	-------------------------------------	----	--	--------------------------

2. GENERAL PROPERTY INFORMATION Continued									
Air conditioner(s)									
	None	<input checked="" type="checkbox"/>	Central air		Ductless home air system				
	Window unit	How many units: 1							
Detectors									
	None	<input checked="" type="checkbox"/>	Smoke- how many: 2 Nest and 4 others						
<input checked="" type="checkbox"/>	Carbon-monoxide (CO)- how many: 2		Combo CO and Smoke- how many:						
Fireplace									
	None		Decorative- how many:						
<input checked="" type="checkbox"/>	Gas- how many: 1		Wood burning- how many:						
Heating system									
	Electric		Heat pump		Windmill				
	Geothermal		Solar pump	<input checked="" type="checkbox"/>	Natural gas				
	Other:		LP gas		Oil				
	If Oil or LP Gas, is tank:		Above ground		In ground				
Date tank last serviced?			Any maintenance plan?			Yes		No	<input checked="" type="checkbox"/>
If LP or natural gas applies, is there corrugated stainless steel tubing?					Yes		No		
Land									
<input checked="" type="checkbox"/>	No abnormalities		Sink hole(s)		Expansive soil				
	Landfill		Fault Rupture		Hazard zone				
	Mineral rights leased		Mineral rights owned		Mineral rights unknown				
	Other:								
Plumbing									
<input checked="" type="checkbox"/>	Copper		Lead	<input checked="" type="checkbox"/>	PVC/CPVC				
	Kitec/Pex		Polybutylene	<input checked="" type="checkbox"/>	Other: cast iron				
Roof/Age of roof:									
	Asphalt		Metal	<input checked="" type="checkbox"/>	Tile Shingle				
	Composition		Slate		Wood shingle				
	Other:								
Siding									
	Aluminum		Hardie board	<input checked="" type="checkbox"/>	Stucco				
	Brick	<input checked="" type="checkbox"/>	Wood		Synthetic stucco				
	Composite board		Mfg. stone veneer		Vinyl				
	Other:								
Solar Energy									
<input checked="" type="checkbox"/>	None		Leased		Owned		Full		Partial
Swimming pool									
	None	<input checked="" type="checkbox"/>	In ground		Above ground				
	Is pool heated?		Yes	<input checked="" type="checkbox"/>	No				
Spa-jacuzzi or hot tub									

Seller initials AP/TP

BGRS initials BGRS LLC

Resale Buyer initials /

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Andrew Powers
File #: 8540851

<input checked="" type="checkbox"/>	None		In ground		Above ground		
Water supply							
<input checked="" type="checkbox"/>	City		Private well		Shared well		
Sewage							
<input checked="" type="checkbox"/>	City		Septic		Other:		
3.	GENERAL HOME COMPONENTS/SYSTEMS						
	<ul style="list-style-type: none"> Are you aware of current defects, malfunctions, problems or previous repairs to any of the following? Check "NA" if a component/system does not exist. Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. Attach additional pages as necessary if more space is required for comments. 				Yes	No	NA
a)	Air conditioner					<input checked="" type="checkbox"/>	
b)	Basement (indicate type below)					<input checked="" type="checkbox"/>	
		Slab/Not Applicable		Unfinished			
		Partially finished		Fully finished			
c)	Chimney(s)		How many: 1			<input checked="" type="checkbox"/>	
d)	Ceilings					<input checked="" type="checkbox"/>	
e)	Ceiling fans		How many: 4			<input checked="" type="checkbox"/>	
f)	Central Vacuum						<input checked="" type="checkbox"/>
g)	Crawlspace					<input checked="" type="checkbox"/>	
h)	Electrical					<input checked="" type="checkbox"/>	
i)	Fireplace(s)					<input checked="" type="checkbox"/>	
j)	Floors					<input checked="" type="checkbox"/>	
k)	Garage door opener(s)		How many remotes: 2			<input checked="" type="checkbox"/>	
l)	Heating					<input checked="" type="checkbox"/>	
m)	Irrigation/Underground sprinkler system					<input checked="" type="checkbox"/>	
n)	Plumbing including fixtures					<input checked="" type="checkbox"/>	
o)	Roof					<input checked="" type="checkbox"/>	
p)	Sauna						<input checked="" type="checkbox"/>
q)	Security System					<input checked="" type="checkbox"/>	
r)	Septic-cesspool including leach field-lines						<input checked="" type="checkbox"/>
s)	If yes to p), date septic last serviced:						
t)	If yes to p), date septic last inspected:						
u)	Sewer (water back up, water main breaks, tree roots, etc.)					<input checked="" type="checkbox"/>	
w)	Swimming pool including pool equipment and any heater					<input checked="" type="checkbox"/>	
x)	If yes to w), describe safety features (eg. mesh fence, door / pool alarm):						
y)	Solar Panels						
z)	Spa-jacuzzi or hot tub						<input checked="" type="checkbox"/>
aa)	Sump pump including battery back up						<input checked="" type="checkbox"/>
bb)	Water filtration system					<input checked="" type="checkbox"/>	
cc)	Water softener						<input checked="" type="checkbox"/>
dd)	Water supply					<input checked="" type="checkbox"/>	
ee)	Windows					<input checked="" type="checkbox"/>	

Seller initials AP / TP

BGRS initials PB BGRS WLC

Resale Buyer initials /

Comments:

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4.	HOME IMPROVEMENTS/REPAIRS	Yes	No
<ul style="list-style-type: none"> Indicate in comment section below whether repairs or other alterations were in response to a defect. Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. Attach additional pages as necessary if more space is required for comments. 			
	a) Are you aware of any structural additions, changes or repairs made to the Property by the former owners without all proper permits and government approval?		x
	b) Have you made any additions, structural modifications, repairs or other alterations to the Property? If yes, answer (i-iv.) below:	x	
	i. Were permits required?	Pool	
	ii. Were permits obtained and closed?	Pool	
	iii. If applicable, was ACC/HOA approval required?		x
	iv. If applicable, was ACC/HOA approval obtained?		x
	c) Is there any evidence of, or has the Property been treated for, or repaired due to termite, pest or rodent infestation?	x	

Comments: Termite treatment in 2018 per previous disclosure. Kitchen updated in 2020 (new countertops, cabinets, appliances subway tile, farm sink, faucet). Replaced two patio doors w/ Milgard sliding doors in 2020. Replaced garage door in 2020. Replaced floor in first floor room by garage in 2020. Pool re-plastered, deck-o-seal replaced, new pool pump, pool drain replaced to code, water line tile replaced in 2021. Updated master bathroom in 2021 (replaced shower tile, shower glass door installed, vanity replaced, flooring replaced, painted, new exhaust fan). Replaced/repaired plumbing for master bath in 2021 and repaired/painted ceiling/walls on 1st floor. Replaced old tank water heater w/ tankless in 2021. Pool safety fence installed in 2020. 2nd bathroom on 2nd floor painted and exhaust fan replaced in 2022.

5.	PROPERTY BOUNDARIES	Yes	No
<ul style="list-style-type: none"> Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. Attach additional pages as necessary if more space is required for comments. 			
	a) Have you ever received or had a survey made of the Property?		x
	b) Are there any common walls, party walls, retaining walls, sea walls, fences or patios on the Property or adjacent property, where use or maintenance is shared?	x	
	c) Are there any driveways or private roads where use or maintenance is shared?		x
	d) Are you aware of any easements, encroachments, overlaps, boundary or lot line disputes (recorded or not) that affect the Property?		x
	e) Are there any zoning violations, non-conforming units, violation of set -back requirements, boundary disputes, etc.?		x
	Is your interest in or ability to convey marketable title to the Property affected by		x

Seller initials AP, TP

BGRS initials [Signature]

Resale Buyer initials /

f) any of the above?		
Comments: Shared wall with neighbor to west of us. Shared wooden fence with neighbor to north of us.		
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6.	DRAINAGE/WATER		
	<ul style="list-style-type: none"> • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 	Yes	No
a)	Have there ever been any issues with dampness, drainage, grading, standing water, water damage or flooding in or about the Property?		x
b)	Are you aware of any properties adjacent to the Property that have/have had any issues with drainage, grading, standing water?		x
c)	Is the Property located in a designated flood zone by FEMA that requires flood insurance?		x
Comments:			

7.	LAND/FOUNDATION		
	<ul style="list-style-type: none"> • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 	Yes	No
a)	Have any of the following ever occurred on the Property or in your community: movement, settling or sliding issues?		x
b)	Are there cracks, tilting or settling of any exterior walls, interior walls, ceilings, floors, foundation or basement?		x
c)	Has there been any damage to the Property or any of the structures from fire, earthquake, hurricanes, tomadoes, floods, landslides, etc.?		x
d)	Are there past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls on or adjacent to the Property?		x
Comments:			

Seller initials AP / TP BGRS initials AB LLC Resale Buyer initials /

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8.	NEIGHBORHOOD		
	<ul style="list-style-type: none"> • Answer "yes" if neighborhood conditions are either present or proposed. • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 	Yes	No
a)	Is there any unusual noise from any source that affects the Property? (Airplanes, highway, trains, hospital zone)		x
b)	Is the Property located near any recreational facility? (Community park, baseball field, golf course, etc.)		x
c)	Is the Property located near any unusual business? (Correctional facility, gun range, private or municipal dump, junkyard or toxic disposal site etc.)		x
d)	Is the Property located near any retaining pond or other water source?		x
Comments:			

9.	HAZARDOUS SUBSTANCES		
	<ul style="list-style-type: none"> • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 	Yes	No
a)	Does the Property now, or has it ever contained, any toxic substances to include but not limited to asbestos, lead paint, mold, radon gas, urea-formaldehyde foam insulation (UFFI), formaldehyde flooring or adhesive, corrosive/Chinese drywall or Chinese made laminate flooring?	x	
b)	Does the Property contain an inactive/abandoned home heating oil or LP gas tank? <i>If yes answer question (i.) below.</i>		x
i.	Date storage tank abandoned?		
Comments: Only aware of lead paint in specific area (living room base board)			

Seller initials AP / TP

BGRS initials PB / BGRS / WLC

Resale Buyer initials /

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10.	HOMEOWNER'S OR CONDOMINIUM ASSOCIATION	Yes	No
	<ul style="list-style-type: none"> • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 		
	a) Are there any common areas not managed by a use and maintenance agreement? (roofs, walls, driveways, roadways, walkways, wells or other jointly-owned areas)		x
	b) Is there a Homeowner or condominium association pertaining to the Property? <i>If yes, answer questions (i-vii) below.</i>	x	
	i. Is the Home owner or condominium association voluntary?	x	
	ii. Is the Home owner or condominium association mandatory?		x
	iii. Does the association collect dues?		x voluntary
	iv. Is the association solvent (financially stable)?	x	
	v. Does the association have first right of refusal for sale?		x
	vi. Any special assessments whether actual, pending or proposed?		x
	vii. Any lawsuits by or against the association?		x
Comments: HOA is voluntary.			

11.	MISCELLANEOUS	Yes	No
	<ul style="list-style-type: none"> • Answer yes if any of the following are anticipated, existing, pending or proposed. • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 		
	a) Do you know of any facts, conditions/circumstances that may affect any of the following pertaining to the Property: marketability, value, beneficial use or desirability?		x
	b) Are there any tax increases, bonds or special assessments by any governmental authority?		x
	c) Is there any legal action that could affect your interest in the property? (demands,		x

Seller initials AP / TP

BGRS initials AB / LC

Resale Buyer initials /

	lawsuits, settlements, judgments, bankruptcy, divorce, claim for damages or any other type of proceeding)		
e)	Have there been any insurance claims?		x
f)	Is there any reason why the Property would not be insurable at standard rates?		x
g)	Are there any leased items on the property?		x
h)	Have you had pets in/on the Property during your ownership?	x	
Comments: Dog lived on premises.			

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12.	SUPPORTING DOCUMENTATION CHECKLIST			
	<ul style="list-style-type: none"> Check as "Attached" any/all of the following reports/documentation obtained during your ownership or purchase of the Property that you are including with this disclosure. Check NA if you do not have a particular report/documentation. 		Attached	NA
a)	Building permits		Pool	
b)	Certificate of Occupancy			x
c)	Defective construction claim reports			x
d)	Disclosure statements provided at the time of your purchase of the Property	x		
e)	Homeowners (HOA)/Condo Association Documents			x
	i. Articles			x
	ii. Assessment statements			x
	iii. By-laws			x
	iv. Conditions, covenants & restrictions (CC&Rs)			x
	v. Financial statements			x
	vi. Written approval for modifications to the Property			x
f)	Inspection reports	x		
	i. Engineering			x
	ii. Home			
	iii. Indoor air quality (i.e. mold, pet dander)			x
	iv. Radon			x
	v. Pest/termite			x
	vi. Septic			x
	vii. Soil			x
	viii. Stucco	x		
	ix. Structural			x
	x. Other: Lead paint	x		
	xi. Other:			

Seller initials AP / TP

BGRS initials pb / [signature]

Resale Buyer initials /

g)	Property survey		x
h)	Repair Receipts	x	
	i. If attached, how many receipts:		
h)	Underground storage tank abandonment		x
i)	Warranties or maintenance contracts		x
	i. Pest/termite		x
	ii. Radon		x
	iii. Driveway maintenance or shared agreement		x
	iv. Other:		x
	v. Other:		x

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STATE DISCLOSURES – Some states require sellers to complete a specific disclosure form. If your state requires a specific seller’s disclosure, you must provide a completed disclosure to BGRS, LLC (“BGRS”). If you have previously completed a seller’s disclosure for your real estate broker, you must provide a legible copy of the seller’s disclosure to BGRS. The seller’s disclosure prepared for your real estate broker (if completed within the last 90 days) may be submitted in lieu of completing a new state required seller’s disclosure. Unless allowed by your Employer’s relocation policy providing the state disclosure is in addition to, and not in lieu of, providing this Homeowner Disclosure Statement.

SELLER SIGNATURES – The undersigned (“Homeowners”) acknowledge this Homeowner Disclosure Statement is incorporated by reference in the Contract of Sale with BGRS. Homeowners further acknowledge and understand (a) that BGRS may rely on the statements made, and (b) certify that the information is true and correct to the best of my/our knowledge as of the date indicated below. Homeowners acknowledge that BGRS and any agents or subagents appointed by them will disclose the above information and provide a copy of this Homeowner Disclosure Statement to prospective buyers. Homeowners acknowledge that failure to disclose a defective condition may entitle BGRS to cancel an offer to purchase.

If, after having completed this Homeowner Disclosure Statement and any other disclosures required to be provided, you subsequently discover the existence of any defect or condition required to be disclosed, you are under a continuing obligation to supplement your disclosures to include such defect and/or condition. This obligation will continue until the date BGRS executes a Contract of Sale with you or you vacate the Property, whichever is later.

Date: 5/2/2022

Andrew Powers
Andrew Powers

Seller initials AP / TP

BGRS initials BGRS LLC

Resale Buyer initials /

Date: 5/2/2022

Teresa Powers
Teresa Powers

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Seller initials AP, TP

BGRS initials [Handwritten initials]

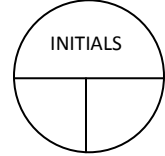
Resale Buyer initials /

Andrew Powers
File #: 8540851

Sign and return to:

BGRS, LLC
Denise Savisky
Email: Denise.Savisky@bgrs.com

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARDS

Property address:

I/WE, THE OWNER(S) OF THE PROPERTY LISTED ABOVE, DECLARE THAT THE PROPERTY WAS CONSTRUCTED ON OR AFTER JANUARY 1, 1978.		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
		5/2/2022	Date
Seller: Andrew Powers		5/2/2022	Date
Seller: Teresa Powers			Date

STOP! If the property was constructed on or after January 1, 1978, and you signed in the box above, you are not required to complete the remainder of this document/Disclosure of Information on Lead-Based Paint & Lead-Based Paint Hazards, nor sign on page 2.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

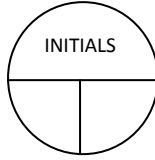
Seller's Disclosure (Initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below).

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____ (b) Records and reports available to the seller (check one below):



Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

x

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Titan Environmental Solutions Lead Paint Inspection

Purchaser's Acknowledgment (Initial)

- ____ (c) Purchaser has received copies of all information listed above.
- N/A (d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.
- ____ (e) Purchaser has (check one below):

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C.4582.d and is N/A aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u>Andrew Powers</u>	<u>5/2/2022</u>	<u>Teresa Powers</u>	<u>5/2/2022</u>
Seller: Andrew Powers	Date	Seller: Teresa Powers	Date
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Listing Agent	Date	Selling Agent	Date

BGRS, LLC Paula Bates 5/6/2022
BGRS LLC

By: _____ Date _____

Its: _____



Stucco Moisture Assessment

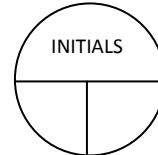
BGRS
150 Harvester Drive Suite 201
Burr Ridge, IL 60527

04/26/2022
Client File # 8540851
FICS File # 3045557

Inspection Address

2105 Redondela Drive
Rancho Palos Verdes, CA 90275

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In accordance with your request a Stucco Moisture Assessment was conducted on **04/26/2022** at the above captioned property. The following is a summary of the inspector's findings.

Stucco Location	Rear Left Right
Floor Level	1
Weather Conditions	Sunny
Temperature	74
Age of Home	59 Years
Age of System	59 Years
Name of Installer	Unkn
Name of Builder	Unkn
Type of Windows	Wood Framed & Vinyl Retrofit
Type of Substrate	OSB
Type of Stucco/Stone	Conventional Stucco

MOISTURE SURVEY READINGS

See attached Structural Evaluation Document. The inspection has determined that deficiencies exist in the stucco/stone installation and moisture readings are greater than 20%. This level of moisture indicates a high potential for structural damage. **PERFORM STRUCTURAL INVESTIGATION AS DESCRIBED IN THE ATTACHED STRUCTURAL EVALUATION, REPAIR ALL SOURCES OF WATER ENTRY AND CORRECT THE INSTALLATION DEFICIENCIES.**

MOISTURE READINGS (LEFT SIDE ELEVATION)

Location	<ul style="list-style-type: none"> 20.40% moisture and firm substrate is present at the left side of the first floor left side elevation below the original electric panel.
-----------------	--

EVALUATION OF STUCCO/STONE

Does the stucco/stone terminate above grade?	The base of the stucco/stone system has been terminated in direct contact with the grading. The stucco/stone system is typically required to be terminated at least four inches above these type surfaces.
Corrective Action	Contractor to provide proper clearance between the stucco/stone and grade.



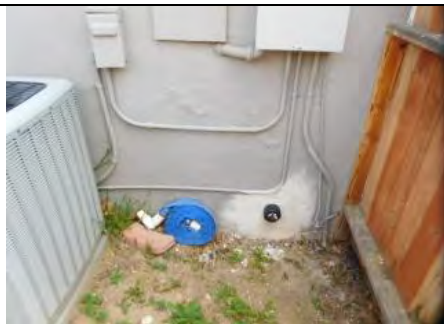
Right side elevation, planter grade terminates against stucco



Overview of rear elevation



Rear elevation planter terminates against stucco finish



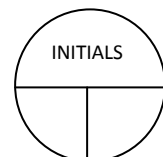
Left side elevation, elevated reading



Left side elevation, landscape grade terminates against stucco

Are all terminations properly back-wrapped?	Not Applicable
Does the stucco terminate above hardscape?	The base of the stucco/stone has been terminated in direct contact the hardscapes. The system is typically required to be terminated at least two inches above these type surfaces.

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Corrective Action	Contractor to provide proper clearance between the stucco/stone and hardscape surface.
-------------------	--



Overview of stucco termination at concrete hardscape at right side elevation



Overview of stucco termination at concrete hardscape at right side elevation

Are there any areas with cracking or surface damage?	The stucco finish below the electrical panel boxes at the left side elevation is delaminating.
---	--

Corrective Action	Contractor to properly repair all cracked areas and all damaged surface areas of the stucco/stone in accordance with the manufacturer's standard procedure.
-------------------	---



Damaged areas below left side elevation electrical panel boxes



Damaged areas below left side elevation electrical panel boxes



Damaged areas below left side elevation electrical panel boxes

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INITIALS

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INITIALS



Damaged areas below left side elevation electrical panel boxes

Are sealant joints present at windows and doors?	Acceptable
Are sealant joints present at all intersections of stucco/stone and dissimilar materials (ie windows, doors, trim, fixtures)?	Acceptable
Are window and door flashings installed properly?	Acceptable
Is chimney flashing installed properly?	Acceptable
Are all exterior fixtures and utility penetrations properly installed and sealed?	Acceptable

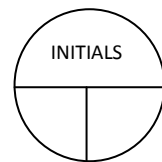
If you should have any questions, please do not hesitate to contact me.

Sincerely,



Frank Woslewski Jr.
Director of Account Management

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ADDITIONAL PHOTOS



House Id



Front Elevation



Front Right Side Elevation



Front Left Side Elevation



Front Elevation



Right Side Elevation

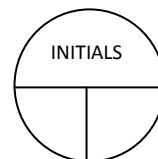


Rear Elevation

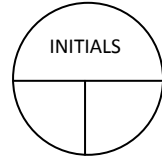


Left Side Elevation

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STRUCTURAL EVALUATION

The purpose of this document is to provide a procedural guideline to the **qualified repair contractor** involved in completing the structural investigation and repair to the stucco/stone structure. The investigation of wood components can be conducted in a systematic and progressive manner as follows to determine the extent of structural damage or deterioration:

Caution must be observed: active electrical wiring may be present in the exterior wall.

Phase 1

In areas of measured moisture 20% or greater, or in areas where soft or missing substrate was detected, the wall should be probed with an “ice pick” or similar tool of small diameter rigid material of sufficient length (6 inches or more) to fully penetrate the cladding and sheathing. Penetrations created by the moisture probes can be utilized to insert the ice pick. If upon probing with moderate force the ice pick penetrates the sheathing, stud and/or band joists, it is probable that deterioration exists, and further investigation is recommended (see phase 2 below). Probe a wide area surrounding all high moisture areas. If probing reveals sound sheathing, then further action is unnecessary beyond repair of the discovered source of water entry.

Phase 2

Areas of deterioration should be further investigated by removal of portions of the cladding. All deteriorated sheathing shall be removed to allow inspection of supporting framing. Supporting framing having significant deterioration will typically be removed and replaced with new members of equal size. New sheathing shall be installed. In all cases of such deterioration of the framing, it is recommended that the services of a qualified builder, professional architect, or engineer be obtained. A qualified contractor shall perform repair of the stucco/stone cladding.



City of Rancho Palos Verdes
Building and Safety
 30940 Hawthorne Boulevard
 Rancho Palos Verdes, CA 90275
 P: (310)544-5280 F: (310) 544-5293
 Inspection Request Line: (310) 544-5279

Permit No:
POOL2021-00023

Issued Date:
3/30/2021

Permit Type: SWIMMING POOLS/SPA Permit Subtype: REPLASTER / REMODEL	Applied Date: 03/30/2021 Expiration Date: 09/30/2022 Planning Clearance By:
Project Address: 2105 Redondela Dr APN: 7552008017	Project Description: New pool plaster, tile 450sqft
Contractor: GEORGE'S POOL & SPA Contractor Address: P O BOX 1472 LOMITA, CA 90717 Contractor Phone: [REDACTED] Contractor State License No: 978904	Owner: Andrew Powers Applicant: GEORGE GUERRA

Project Details:

FEES			
DESCRIPTION	ACCOUNT	QUANTITY	PAID AMOUNT
BUILDING ISSUANCE FEE - BUILDING	101-300-0000-3207	0	\$35.00
DATA ENTRY - DATA PROCESSING	101-300-0000-3218	0	\$4.00
SB 1473	101-300-0000-3208	0	\$1.00
SLAB CATEGORY 1	101-300-0000-3207	0	\$1.30
SWIMMING POOL MANUFACTURED PERMIT FEE	101-300-0000-3202	0	\$267.24
			TOTAL \$308.54

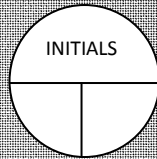
CONDITIONS
INSPECTOR TO VERIFY CONDITIONS IN THE FIELD.
FINAL INSPECTION

(A HARD COPY OF PERMIT MUST BE KEPT ON THE JOB SITE AT ALL TIMES)

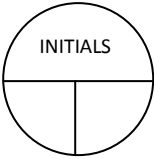
I hereby acknowledge that I have read this permit and state that the all information above and any attached sheets is correct, and agree to comply with all ordinances and state and federal laws regulating activities covered by this permit. I authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Applicant/Contractor: _____ Date: 3/30/21
 Signature: _____
 Printed by: RUDY CARBAJAL

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L.F.
PLASTERING INC

lorozoo810@gmail.com

(040) 004 4007

Payment receipt

Invoice #49

05/05/2022

7 May 2022

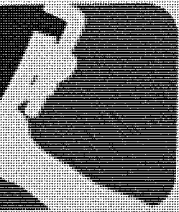
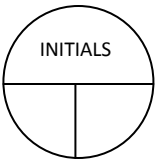
\$600.00

TOTAL

\$600.00

Please see attached invoice for details.

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1861 N. Gaffey St., Suite C
San Pedro, CA 90731
424.339.9422

License # 1056478

TODAY'S DATE 11/17/2021
JOB START DATE _____
COMPLETION DATE _____

PHONE [REDACTED]

NAME JOSS
ADDRESS Edondefa Drive
CITY Palms Verdes ST CA ZIP 90275

TECHNICIAN <u>Hector</u>	TECH _____
DISPATCH # _____	TECH _____
We Support Vet	
STANDARD WARRANTY IS 12 MONTHS ON UNLESS OTHERWISE NOTED HEREIN (EXC)	

Family Owned and Operated

paid with the diagnosis for a minimum charge of \$ _____ of today, that amount will be waived

DIAGNOSIS * Installed new Navien tankless water heater in garage. Re-routed gas line to 5/4" to complete repairs. Must be maintained or warranty is void.

Wanted a upsized gas line for customer than otherwise

15 year warranty on water heater
5 year warranty on labor

PAYED

ON On work in excess of \$500.00: You as owner or tenant, have the right to require the contractor to have a performance and payment bond. The cost of procuring this bond will be paid by the purchaser and is not included in the purchase price.

JOB #	JOB DESCRIPTION
	<u>W/AT/EEK</u>
	<u>#35</u>
	<u>#50</u>

INVOICE / CONTRACT DUE UPON COMPLETION OF WORK
WITH ABOVE RECOMMENDATION - I, the undersigned, am owner / authorized representative / tenant of the property above to be done. I hereby authorize you to perform Recommendations, and to use such labor and materials. A service charge of 1 1/2% will be added after 10 days. I agree to pay reasonable attorney's fees and court costs in the event of legal action. I realize I could be liable for 3 times the amount on the check, in no case more than \$1,500 and in California Civil Code Section 1719, plus the face value of the check and court costs. I have read this contract, on the reverse side hereof, and agree to be bound by all of the terms contained herein. I have received a copy of this contract and it will be removed from premises and discarded unless otherwise specified herein.

<input type="checkbox"/> CHECK	DRIVER'S LIC. NO. _____	EXP. DATE _____
<input type="checkbox"/> CASH		
ACCOUNT NUMBER _____	AUTHORIZATION CODE _____	EXP. DATE _____

ACCEPTANCE OF WORK PERFORMED - I find the service and materials rendered and installed in connection with the above mentioned to have been completed in a satisfactory manner. I agree that the amount set forth on this contract is the amount labeled "TOTAL" to be the total and complete amount due in the event of legal action. A monthly service charge of 1 1/2% will be added after 10 days. I acknowledge that I have read and received a legible copy of this contract and have read the Notice to Owner, and statement required on contract.

YOU, THE BUYER, MAY CANCEL ANY TIME PRIOR TO MID BUSINESS DAY (DURING A DISASTER, YOU HAVE SEVEN BUSINESS DAYS) OF THIS TRANSACTION. SEE CANCELLATION FORM FOR THIS RIGHT.

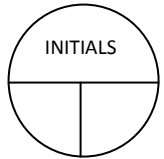
has been installed in a workmanlike manner and to the applicable code requirements. I TESTED WATER PRESSURE TO BE _____ LBS/ SQ IN. _____ LBS/ SQ IN. _____ LBS/ SQ IN.

ACCEPTANCE SIGNATURE Thank You!
X Jose Powers

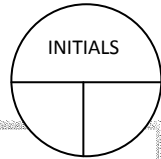
TOTAL 4,12

TECHNICIAN SIGNATURE _____

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840 Gulf Ave
Wilmington, CA, 90744
(310) 984-4827
lorozco840@gmail.com

Invoice

Invoice No: 49
Date: 05/05/2022
Terms: NET 0
Due Date: 05/05/2022

Bill To: Andrew Powers
██████████████████
2105 Redondela Dr
Rancho Palos Verdes, CA, 90275
██████████████████

Ship To: 2105 Redondela Dr
Rancho Palos Verdes, CA, 90275

Tracking No:
Ship Via:
Free Shipping

Description	Quantity	Rate	Amount
Remediate/repair/paint step #1 scrape loose stucco and cracks where there was moisture infiltration. #2 clean surface, apply a bonding agent, skim coat the damaged areas, and apply a stucco finish to match the existing texture. #3 paint the areas to match the color as close as possible.	1	USD 600.00	USD 600.00
		Subtotal	USD 600.00
		Includes TAX 9%	USD 49.54
		Shipping	USD 0.00
		Total	USD 600.00
		Paid	USD 0.00
		Balance Due	USD 600.00

Payment Instructions
zelle to this email keylandia2014@gmail.com or (310)984-4344 the name is Rosa Rico



1125 S. Meyler Street
San Pedro, CA 90731
424.339.9422

ROOTER INC.
AGUE

License # 1089478

TODAY'S
DATE 08/18/2021
JOB START DATE
COMPLETION DATE

NAME Rooter Power PHONE
ADDRESS 2105 Redondo Beach Dr.
CITY Gardena STATE CA ZIP 90247

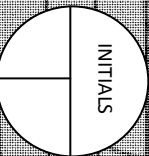
TECHNICIAN Arturo
DISPATCH #
TE
We Support V
STANDARD WARRANTY IS 12 MONTH UNLESS OTHERWISE NOTED HEREIN.

and with the diagnosis for a minimum charge of \$
hourly. Net amount will be billed.

DIAGNOSIS

In addition to callback #1552 we
generate materials to customer's market to
verify a yellow only. Old cast iron
APR remains (27)
door & exit
90° change turn
New square line
of horizontal
square line
to complete
making

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On work in excess of \$500.00. You as owner or tenant have the right to require the contractor to have a performance and payment bond. The cost of procuring this bond will be paid by the purchaser and is not included in the purchase price.

THIS INVOICE / CONTRACT DUE UPON COMPLETION OF WORK
I, the undersigned, as owner / authorized representative / agent of the person above is to be done. I hereby authorize you to perform the installation, and to use such labor and materials in the amount of \$1,125.00. I agree to pay contractor within 5 days and cost in check order and cash. I understand that the amount for the check is \$1,125.00 and in California Civil Code Section 7170, that the bond shall be the check and cost order. I have read this contract and on the reverse side thereof and agree to be bound by all of the terms contained herein. I have received a copy of this contract and it will be removed from my records and discarded unless otherwise specified herein.

WITH THE ABOVE WORK OF THE BUYER OF \$		DRIVER'S LIC. NO.		EXP. DATE	
<input type="checkbox"/> CHECK	<input type="checkbox"/> CASH				
ACCOUNT NAME	AUTHORIZATION CODE		EXP. DATE		
NUMBER					
I have read this contract and agree to be bound by all of the terms contained herein.		TESTED WATER PRESSURE TO BE		UNSATISFACTORY	
STREET		LBS. SQ. IN.		LBS. SQ. IN.	
TECHNICIAN SIGNATURE					

AGREEMENT OF WORK DESCRIBED.—I, the undersigned, as owner / authorized representative / agent of the person above is to be done. I hereby authorize you to perform the installation, and to use such labor and materials in the amount of \$1,125.00. I agree to pay contractor within 5 days and cost in check order and cash. I understand that the amount for the check is \$1,125.00 and in California Civil Code Section 7170, that the bond shall be the check and cost order. I have read this contract and on the reverse side thereof and agree to be bound by all of the terms contained herein. I have received a copy of this contract and it will be removed from my records and discarded unless otherwise specified herein.

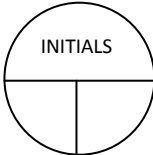
YOU, THE BUYER, MAY CANCEL ANY TIME PRIOR TO MID-BUSINESS DAY (DURING A DISASTER, YOU HAVE SEVEN OF THIS TRANSACTION SEVEN OF CANCELLATION FORM F THIS RIGHT

TOTAL

JOB #	JOB DESCRIPTION
1001	Job 10 290
1002	Job 1552
1003	Job 1552
1004	Job 1552
1005	Job 1552
1006	Job 1552
1007	Job 1552
1008	Job 1552
1009	Job 1552
1010	Job 1552
1011	Job 1552
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1096	Job 1552
1097	Job 1552
1098	Job 1552
1099	Job 1552
1100	Job 1552

Thank You!

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840 Gulf Ave
Wilmington, CA, 90744
(310) 984-4827
lorozco840@gmail.com

Invoice

Invoice No: 49
Date: 05/05/2022
Terms: NET 0
Due Date: 05/05/2022

Bill To: Andrew Powers

2105 Redondela Dr
Rancho Palos Verdes, CA, 90275

Ship To: 2105 Redondela Dr
Rancho Palos Verdes, CA, 90275

Tracking No:
Ship Via:
Free Shipping

Description	Quantity	Rate	Amount
Remediate/repair/paint step #1 scrape loose stucco and cracks where there was moisture infiltration. #2 clean surface, apply a bonding agent, skim coat the damaged areas, and apply a stucco finish to match the existing texture. #3 paint the areas to match the color as close as possible.	1	USD 600.00	USD 600.00


Payment Instructions
zelle to this email keylandia2014@gmail.com or (310)984-4344 the name is Rosa Rico

Subtotal	USD 600.00
Includes TAX 9%	USD 49.54
Shipping	USD 0.00
Total	USD 600.00
Paid	USD 0.00

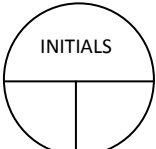
Balance Due USD 600.00

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No. 2105	Street, City, Zip REDONDELA DR , RANCHO PALOS VERDES, CA 90275-1031	Date of Completion 11/28/2018
 Orkin 12710 Magnolia Avenue Riverside, CA 92503		Ordered By: DINA BURKE 2105 REDONDELA DR RANCHO PALOS VERDES, CA 90275-1031
Firm Registration No. PR6199	Report No. 32518537-1-A	Escrow No.
Property Owner: DINA BURKE 2105 REDONDELA DR RANCHO PALOS VERDES, CA 90275-1031	Party of Interest: DINA BURKE 2105 REDONDELA DR RANCHO PALOS VERDES, CA 90275-1031	Completion Sent To: DINA BURKE 2105 REDONDELA DR RANCHO PALOS VERDES, CA 90275-1031

The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 11/08/2018 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:
Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure: Requested By DINA BURKE: 2A.2; Requested By DINA BURKE: 2B.2
Cost of work completed: <div style="float: right; text-align: right;"> Cost: 1080.00 Inspection Fee: 0.00 Other: 0.00 Total: 1080.00 Other Fee Note: </div>
Recommendations not completed by this firm: 2A.1, 2B.1, 2C.1, 2C.2, 2D.1, 2D.2
Estimated Cost: \$ _____ .00
Remarks: <div style="float: right; text-align: right; margin-top: 50px;"> This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney. </div> <div style="float: right; text-align: center; margin-top: 50px;">  </div>

Signature _____

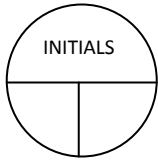
You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment of a search fee to: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-44 (Rev.10/01)

TITAN

ENVIRONMENTAL
SOLUTIONS

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ASBESTOS SURVEY REPORT

Subject Property Located at

**Andrew Powers
2105 Redondela Drive
Rancho Palos Verdes, California 90275**

Prepared for:

**Andrew Powers
2105 Redondela Drive
Rancho Palos Verdes, California 90275**

Prepared by:



Project No. 095278 - AS

Survey Date: August 31st, 2021
Report Date: September 1st, 2021

Robert Menald
Certified Asbestos Consultant 08-4323

Northern California
1901 Harrison Street, Suite 1100
Oakland, CA 94612

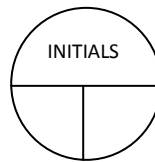
Corporate Office
1521 East Orangethorpe Ave., Suite B
Fullerton, CA 92831

San Diego
2305 Historic Decatur Road Suite 100
San Diego, CA 92106

Office: 888-948-4826 Email: surveys@titan-enviro.com
www.titan-enviro.com



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Asbestos Survey Report
Andrew Powers, 2105 Redondela Drive
Rancho Palos Verdes, California 90275

1.0 EXECUTIVE SUMMARY

At the request of Andrew Powers (herein referred to as the Client), Titan Environmental Solutions, Inc. (TES) conducted an asbestos survey at 2105 Redondela Drive, Rancho Palos Verdes, California (herein referred to as the Subject Property). The Subject Property is a single family residence built in 1963. The asbestos survey scope of work was limited to the building materials and areas identified by the Client at the Subject Property (herein referred to as the survey area) as a result of the following:

- water damage.

The survey was conducted on August 31st, 2021 by Ms. Elizabeth Serra, a California Division of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician (CSST No. 17-5863), working under the direction of Mr. Robert Menald, a California Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (CAC No. 08-4323). This report provides a summary of the survey activities and findings as well as conclusions and recommendations.

No asbestos containing materials (ACM) / asbestos containing construction materials (ACCM) or materials containing asbestos were identified in the survey area at the Subject Property. Any materials that have not been identified in this report should be considered suspect ACMs/ACCMs and handled as ACM unless sampled and proven to be non-ACM by a DOSH/Cal-OSHA Certified Asbestos Consultant.

2.0 SURVEY PURPOSE AND GOVERNING REGULATIONS

The purpose of the asbestos survey was to determine if specific building materials identified by the Client are asbestos containing materials (ACM) and/or asbestos containing construction materials (ACCM). Note: Building materials that are scheduled for disturbance or have been disturbed must comply with the United States Environmental Protection Agency (EPA's) National Emissions Standards for Hazardous Air Pollutants (NESHAP) asbestos regulations [Title 40, Code of Federal Regulations, Part 61, Subpart M (40 CFR 61M)], the California Occupational Safety and Health Administration (Cal/OSHA) Asbestos Construction Standard [Title 8, California Code of Regulations, Section 1529 (8 CCR 1529)], and local air quality management or air pollution control district regulations.

3.0 REGULATORY DEFINITIONS AND STANDARDS

The Environmental Protection Agency (EPA) defines asbestos-containing material (ACM) as follows:

- **Non-ACM** is defined as any material that does not contain asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM).
- **ACM** is defined by EPA as any material containing more than one percent (>1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM). In order to verify a material with detected concentrations of asbestos is not an ACM, the EPA requires PLM point count analysis to confirm the asbestos concentration is <1.0%.

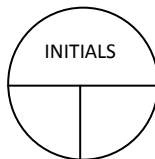
Titan Environmental Solutions, Inc.

Corporate Office

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Asbestos Survey Report
Andrew Powers, 2105 Redondela Drive
Rancho Palos Verdes, California 90275

The Occupational Safety and Health Administration (OSHA) and the California Division of Occupational Safety and Health (DOSH/Cal-OSHA) use the following definitions for materials containing asbestos:

- **ACM** is defined by OSHA and DOSH/Cal-OSHA as any material containing more than one percent (>1%) asbestos.
- **Asbestos-containing construction material (ACCM)** is defined by DOSH/Cal-OSHA as any manufactured construction material containing greater than one tenth of one percent (>0.1%) asbestos.
- **OSHA and DOSH/Cal-OSHA** regulates materials containing any detectable concentrations of asbestos (8 CCR 1529).

4.0 SURVEY – INSPECTION AND SAMPLING

The visual inspection included the following activities: (1) identifying homogenous areas of suspect ACM and/or ACCM, (2) determining friability and classification [surfacing = material that is spray or trowel applied, thermal system insulation (TSI) = material used to prevent heat gain/loss or condensation, or miscellaneous = material that is not surfacing or TSI] of each homogenous area of suspect ACM, and (3) assessing the condition of each homogenous area of suspect ACM.

Visual inspection and physical handling is performed for all tested suspect materials to ensure proper friability classification and condition - materials are assessed for any damage by impact, water, fire, deterioration, or delaminating from their substrata.

Once assessments are made, the material is assigned a condition. These conditions are defined in the Asbestos Hazard Emergency Response Act (AHERA) as follows:

- **Good Condition** indicates no visible damage/deterioration or limited damage/deterioration.
- **Damaged Condition** exists if the area of damage is less than 10% if evenly distributed, or less than 25% if localized.
- **Significantly Damaged Condition** exists if the area of damage is greater than 10% if evenly distributed, or greater than 25% if localized.

The bulk sampling included the following activities: (1) developing a representative sampling plan for each homogenous area of suspect asbestos containing material based on the classification and estimated quantity, and (2) collecting representative bulk samples of each homogenous area of suspect asbestos containing material in accordance with 40 CFR 763.86 from the survey area at the Subject Property as identified by the Client. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a sealed container. The sealed container is labeled and placed in a larger storage bag. Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods.

Samples are documented by entering the sample data on the chain of custody (COC), including a

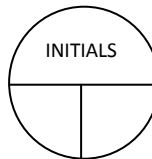
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description of the material, sample number, location, condition, friability, and estimated quantity. Typically, the sample location is marked on an 8-1/2 x 11-inch floor plan (not to scale).

TES collected five (5) samples, representing one (1) homogenous materials identified in the survey area of the Subject Property. The samples were submitted under proper chain of custody (COC) documentation and analyzed for asbestos content by the laboratory listed below. Bulk sample analysis was conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Method for the Determination of Asbestos in Bulk Building Materials," Method EPA-600/R-93/116 (July 1993, Part 1). The information for the laboratory that was utilized for the analysis of the asbestos bulk samples is provided below.

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 310-834-4868

National Voluntary Laboratory Accreditation Program (NVLAP No. 200346-0).

The summary of the analytical results are provided in the following Table 1.

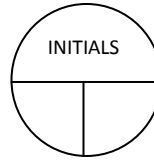
Table 1 Asbestos Survey Results Andrew Powers, 2105 Redondela Drive, Rancho Palos Verdes, California 90275 The Subject Property was built in 1963									
Sample No.	Sample Locations ¹	Material Description	Class.	Material Location(s)	Friable/ Non-Friable	Condition (G,D,SD)	Estimated Quantity	Analytical Results	Cat.
0831-01-01	E End S Wall Vanity	Gray Skim Coat with Plaster	Surf.	Throughout Residence	F	D	1000 SF	None Detected	Non-ACM
0831-01-02	W End S Wall Master Bedroom								
0831-01-03	W End S Wall Entryway								
0831-01-04	SE End Living Room								
0831-01-05	S End W Wall Living Room								
N = North, E = East, W = West, S = South, SF = Square Feet, LF = Linear Feet Classification (Class.): Misc. = Miscellaneous, Surf. = Surfacing, TSI = Thermal System Insulation Condition: G = Good, D = Damaged, SD = Significantly Damaged ¹ Locations and quantities are estimates based on accessible materials located in the survey area only. Additional locations and quantities may be present at the Subject Property. ** In Accordance to 40 CFR Section 61.141 and US EPA Applicability Determination Index Control Number: C112, if the amount by visual estimation appears to be less than 10 percent, the owner or operator may (1) assume the amount to be greater than 1 percent and treat the materials asbestos-containing material, or (2) require verification of the amount by point counting. If a result obtained by point count is different from a result obtained by visual estimation, the point count result will be used. Please note the Certified Asbestos Consultant will assume any material that is <1% analyzed via PLM and not verified by point count as Asbestos Containing Material (ACM). I, Robert Menald, CAC #08-4323 assume that any material listed in the above table with " <1% " asbestos as the reported analytical result and/or "Assumed Asbestos", shall be considered asbestos-containing material (ACM). ***OSHA and DOSH/Cal-OSHA regulate materials containing any detectable concentrations of asbestos (8 CCR 1529).									

Please note that in accordance with the Client specified scope of work, this survey was limited to accessible building materials and areas identified by the Client at the Subject Property and due to the nature of the building being occupied at the time of the survey, no destructive investigation was performed. Additional suspect materials located in inaccessible areas and/or outside the scope of this survey may be present at the Subject Property.



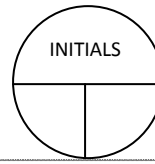
Asbestos Survey Report
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5.0 CONCLUSIONS & RECOMMENDATIONS

TES has the following conclusions and recommendations based on the findings of this asbestos survey:

- No ACM/ACCM or materials containing asbestos were identified in the samples taken at the Subject Property.
- Any materials have not been identified in this report should be considered suspect ACM/ACCM and handled as ACM unless sampled and proven to be non-ACM by a DOSH Certified Asbestos Consultant.
- Please note that the laboratory may dispose of all samples after a thirty (30) calendar day period. Any additional analysis must be requested within thirty (30) days by the Client.

6.0 LIMITATIONS

TES is committed to providing state-of-the-art environmental consulting services that are of the highest quality. However, asbestos survey work is not an exact science. The possibility of field and general conditions beyond TES control that affect our work or that present a concern for the safety of our employees, our consultants, building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- In accordance with the client specified scope of work, this survey was limited to accessible building materials and areas at the Subject Property identified by the Client and due to the nature of the building being occupied at the time of the survey, no destructive investigation was performed. Additional suspect materials located inaccessible areas and/or outside the scope of this survey may be present at the Subject Property.
- Reasonable effort is made by TES personnel to locate and sample all suspect ACM/ACCM. However, for any building there is the possibility that various types of unique or concealed ACM/ACCM may exist undetected. In addition, sampling and laboratory analyses constraints typically hinder the investigation. TES does not warrant, guarantee or profess to have the ability to locate or identify all ACM/ACCM in a building.
- Confined spaces and areas determined by TES personnel to be unsafe to access, are excluded from the scope of work.
- TES is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of TES work.
- TES does not guarantee or warrant that the Subject Property or workplace are safe, nor does TES involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe property or workplace.
- This report was based on those conditions observed on the day(s) the field evaluation was accomplished. In the event that changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed and the conclusion of this report is modified and verified in writing.
- It is understood that the asbestos survey is a non-destructive assessment of potential

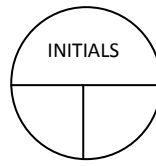
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asbestos-containing construction materials and is to be used expressly for the purpose of evaluating the asbestos risk relative to the expected material disturbance at the Subject Property. Because destructive investigation has not been performed during the survey, the report may not reveal concealed ACM/ACCM. Subsequently, additional investigation including construction documents review and/or destructive investigation is recommended as a precaution to prevent accidental exposure when construction or demolition is planned for this Subject Property.

- It is understood that this is a modified survey and results are limited to the specific areas and materials sampled. This report is not valid for use outside of the specific areas identified by the Client or by individuals not associated with the currently planned work at the Subject Property.

Please Reply To:



AmeriSci Los Angeles

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Carson, California 90745
TEL: (310) 834-4868 • FAX: (310) 834-4772

FACSIMILE TELECOPY TRANSMISSION

To: Titan Environmental
Titan Environmental Solutions, Inc.
Fax #:
Email: Results.SoCal@titan-enviro.com

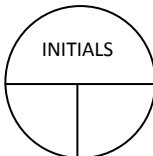
From: Thu M. Nguyen
AmeriSci Job #: 921081879
Subject: PLM 6 hour Results
Client Project: 095278-AS; Andrew Powers; 2105
Redondela Dr. Rancho Palos Verdes
CA 90275

Date: Tuesday, August 31, 2021
Time: 19:05:21

Number of Pages: 5
(including cover sheet)

Comments:

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PLM Bulk Asbestos Report

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 Attn: Titan Environmental
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 Suite B
 Fullerton, CA 92831

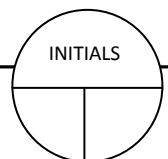
Date Received 08/31/21
Date Examined 08/31/21
RE: 095278-AS; Andrew Powers; 2105 Redondela Dr. Rancho Palos Verdes CA 90275

AmeriSci Job # 921081879
P.O. #
Page 1 of 3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0831-01-01 01 Location: E. End / S. Wall / Vanity / Gray Skim Coat w/Plaster Smooth / Throughout Residence Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat Asbestos Types: Other Material: Non-fibrous 100 %	921081879-01.1	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
0831-01-01 01 Location: E. End / S. Wall / Vanity / Gray Skim Coat w/Plaster Smooth / Throughout Residence Analyst Description: Beige/Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %	921081879-01.2	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
0831-01-02 01 Location: W. End / S. Wall / Master Bed / Gray Skim Coat w/Plaster Smooth / Throughout Residence Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat Asbestos Types: Other Material: Non-fibrous 100 %	921081879-02.1	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
0831-01-02 01 Location: W. End / S. Wall / Master Bed / Gray Skim Coat w/Plaster Smooth / Throughout Residence Analyst Description: Beige/Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %	921081879-02.2	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
0831-01-03 01 Location: W. End / S. Wall / Entry / Gray Skim Coat w/Plaster Smooth / Throughout Residence Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat Asbestos Types: Other Material: Non-fibrous 100 %	921081879-03.1	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21

See Reporting notes on last page

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AmeriSci Job #: **921081879**

Client Name: Titan Environmental Solutions, Inc.

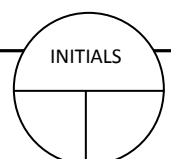
PLM Bulk Asbestos Report

095278-AS; Andrew Powers; 2105 Redondela Dr. Rancho Palos Verdes CA 90275

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0831-01-03 01	921081879-03.2 Location: W. End / S. Wall / Entry / Gray Skim Coat w/Plaster Smooth / Throughout Residence	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
Analyst Description: Beige/Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
0831-01-04 01	921081879-04.1 Location: S.E End / Living Room / Gray Skim Coat w/Plaster Smooth / Throughout Residence	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat Asbestos Types: Other Material: Non-fibrous 100 %			
0831-01-04 01	921081879-04.2 Location: S.E End / Living Room / Gray Skim Coat w/Plaster Smooth / Throughout Residence	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
Analyst Description: Beige/Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
0831-01-05 01	921081879-05.1 Location: S. End / W. Wall / Living Room / Gray Skim Coat w/Plaster Smooth / Throughout Residence	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100 %			
0831-01-05 01	921081879-05.2 Location: S. End / W. Wall / Living Room / Gray Skim Coat w/Plaster Smooth / Throughout Residence	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat Asbestos Types: Other Material: Non-fibrous 100 %			
0831-01-05 01	921081879-05.3 Location: S. End / W. Wall / Living Room / Gray Skim Coat w/Plaster Smooth / Throughout Residence	No	NAD (by CVES) by Thu M. Nguyen on 08/31/21
Analyst Description: Beige/Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			

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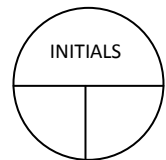
AmeriSci Job #: 921081879

Client Name: Titan Environmental Solutions, Inc.

PLM Bulk Asbestos Report

095278-AS; Andrew Powers; 2105 Redondela Dr. Rancho Palos Verdes CA 90275

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Reporting Notes:

Analyzed By: Thu M. Nguyen *Thu M. Nguyen*; Date Analyzed: 8/31/2021 *8/31/21*

*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/R-93/116, including requirements for EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By: *[Signature]*

924081879

Project No.: 095278-AS-XRF
 Project Name: ANDREW POWERS
 Project Address: 2105 REDONDELA DR, RANCHO PALOS
 Inspector: SERA VERDES, CA 90275
 Sample Date: 08/31/21
 Send Results to: RESULTS.SOCAL@TITAN-ENVIRO.COM
 Analysis: PLM Bulk Asbestos Analysis by EPA 600/R-93/116 / Other:

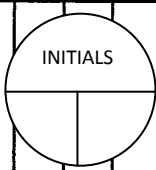
Special Instructions:
 Stop at first positive (>1%) EXCEPT for wall systems.
 Stop at first positive (>1%) for ALL samples.
 Other:

Lab: 3 hr
 TAT: 6 hr 24 hr / Other



Sample	Sample Location	Material Description	Material Locations	Quantity
0831-01 01	E END / S WALL / VANITY	NA / GRAY	THROUGHOUT RESIDENCE	1000 SF
02	W END / S WALL / MASTER BED	SWIM COAT W/ PLASTER		
03	W END / S WALL / ENTRY	SMOOTH / NA		
04	S E END / LIVING ROOM	NA / NA		
05	S END / W WALL / LIVING ROOM	Friable / Non-Friable		
		TSI Surf / Misc.		
		Condition: G / D / SD		
		Size/Color		
		Material		
		Texture/Pattern		
		Assembly/Layers		
		Friable / Non-Friable		
		TSI / Surf / Misc.		
		Condition: G / D / SD		
		Size/Color		
		Material		
		Texture/Pattern		
		Assembly/Layers		
		Friable / Non-Friable		
		TSI / Surf / Misc.		
		Condition: G / D / SD		

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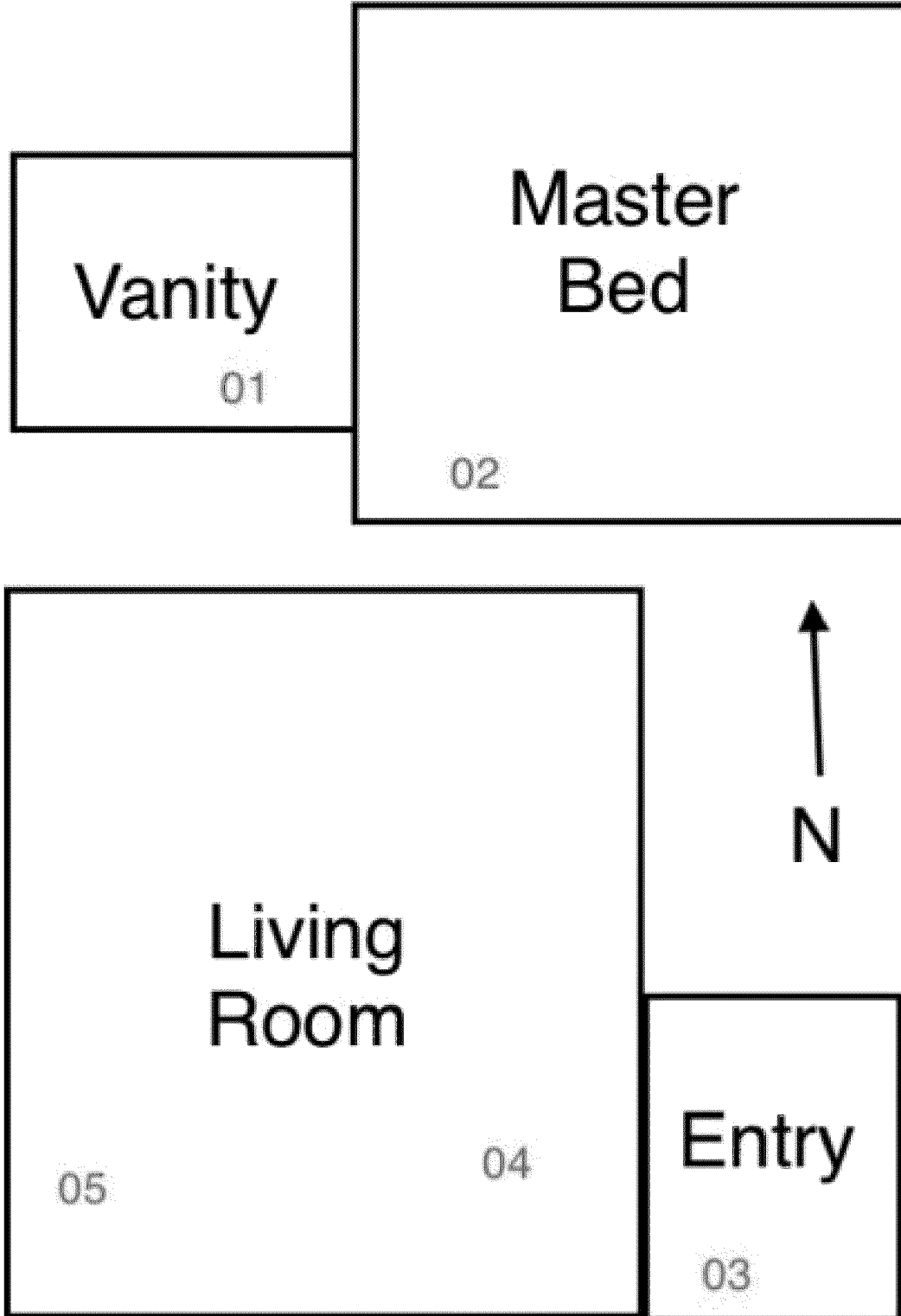
Received By: [Signature]
 Received By: [Signature]
 Date / Time: 8/21/21 1720
 Date / Time: _____

Relinquished to Office / Courier:
 Relinquished to Lab:

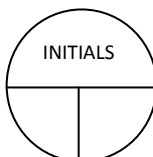
CORPORATE ADDRESS: 1521 EAST ORANGETHORPE AVENUE, SUITE B, FULLERTON, CA 92831 * PHONE: 888-948-4826

T2

095278-AS,XRF
Andrew Powers
2105 Redondela Dr
Rancho Palos Verdes, CA 90275
08/31/21

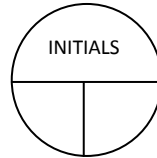


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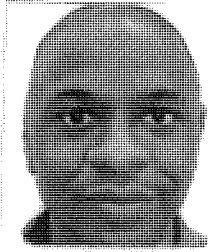




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State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant



Robert B Menald

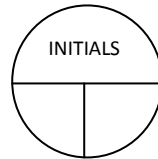
Name

Certification No. **08-4323**

Expires on **01/17/23**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7160 et seq. of the Business and Professions Code.

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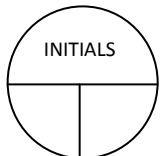


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LEAD PAINT XRF SURVEY REPORT

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Subject Property Located at:

Andrew Powers
2105 Redondela Drive
Rancho Palos Verdes, CA 90275

Prepared for:

Andrew Powers
2105 Redondela Drive
Rancho Palos Verdes, CA 90275

Prepared by:



Project No. 095278 - XRF

Survey Date: August 31st, 2021
Report Date: September 1st, 2021

Robert Menald
CDPH Certified Lead Inspector/Assessor #5260
CDPH Certified Lead Project Monitor #5259

Northern California
1901 Harrison Street, Suite 1100
Oakland, CA 94612

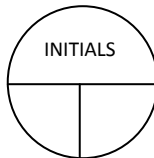
Corporate Office
1521 East Orangethorpe Ave., Suite B
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2305 Historic Decatur Road Suite 100
San Diego, CA 92106

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Lead Paint XRF Survey Report
 Andrew Powers, 2105 Redondela Drive
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1.0 INTRODUCTION

At the request of Andrew Powers (herein referred to as the Client), Titan Environmental Solutions, Inc. (TES) conducted a lead paint survey at 2105 Redondela Drive, Rancho Palos Verdes, CA (herein referred to as the Subject Property). The Subject Property is a single family residence. The lead paint survey scope of work was limited to the building materials and areas identified by the Client (herein referred to as the survey area). The survey was conducted on August 31st, 2021 by Ms. Elizabeth Serra, a California Department of Public Health Certified Sampling Technician (CDPH ID No. LRC-00003569), working under the direction of Mr. Robert Menald, a California Department of Public Health Certified Lead Inspector (CDPH ID No. LRC-00005260). This report provides a summary of the survey activities and findings as well as conclusions and recommendations.

The following LCP and/or LBP were identified at the Subject Property as listed in Table 1. Any paints/coatings that have not been identified in this report should be considered suspect LBP/LCP and handled as LBP unless sampled and proven to be non-LBP by a CDPH Certified Lead Inspector/Assessor.

Read No.	Room Name	Component	Substrate	Paint Cond. ¹	Color	Lead Content (mg/cm ²)	Classification ²
8	Living Room	Baseboard	Wood	I	White	0.1	LCP

Legend:
 mg/cm² = milligrams per centimeter squared
¹ Paint Condition: I = Intact, D = Deteriorated
² Classification:
 BDL = Below the XRF's detection level; less than 0.1 mg/cm².
 LCP = Lead Containing Paints; any detectable concentration
 LBP = Lead-Based Paints; equal to or exceeding 1.0 mg/cm² or 0.5 mg/cm² for City of San Diego or 0.7 mg/cm² for Los Angeles County.
¹ Paint conditions are based on visual observations in survey areas. Different conditions may be present in other areas of the Subject Property.

2.0 SURVEY PURPOSE

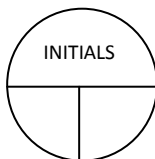
The purpose of the survey was to determine if select surfaces/materials are painted/coated with lead based paint and/or lead containing paint (LBP/LCP). The survey scope of work included an inspection of the survey area and X-ray fluorescence (XRF) testing of suspect LBP/LCP identified in the survey area. Each suspect LBP/LCP in the survey area was inspected and determined to be intact or deteriorated. The survey did not include destructive investigation methods to identify or sample inaccessible concealed materials (i.e. within wall cavities, pipe chases, encased in concrete, etc.).

3.0 REGULATORY DEFINITIONS AND STANDARDS

The following is a list of some of regulatory definitions associated with lead paint:

- **Lead Based Paints/Coatings (LBP)** is defined by the United States Environmental Protection Agency (EPA) and Department of Housing and Urban Development (HUD), as well as the CDPH, as paints/coatings that contain an amount of lead equal to, or in excess of 1.0 mg/cm², 5,000 parts per

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million (ppm) or 0.5% by weight.

- **Presumed Lead Based Paints (PLBP)** is defined by the EPA and CDPH as paints/coatings in or on a structure constructed prior to 1978 unless proven to contain an amount of lead less than 1.0 mg/cm², 5,000 ppm or 0.5% by weight.
- **Suspect Lead Containing Paints/Coatings (SLCP)** all paints/coatings in or on a structure constructed after 1977 are considered to be suspect lead containing, unless proven to contain no detectable concentrations of lead.
- **Lead Abatement** is defined by HUD and CDPH as any set of measures designed to reduce or eliminate lead hazards or lead-based paint permanently or for a minimum of 20 years for public and residential buildings, but does not include containment or cleaning.
- **Lead Related Construction Work** is defined by CDPH as any construction, alteration, painting, demolition, salvage, renovation, repair, or maintenance of any residential or public building, including preparation and cleanup that, by using or disturbing lead-containing material or soil, may result in significant exposures of adults or children to lead.

EPA, HUD, CDPH, the United States Occupational Safety and Health Administration (OSHA), the California Division of Occupational Safety and Health (DOSH), and the California Department of Toxic Substance Control (DTSC) regulate the removal, disturbance and disposal of lead in California. The following is a brief list of these, not all, applicable regulatory standards:

- **LBP and PLBP:**
 - CDPH, EPA, HUD, OSHA and DOSH regulate abatement, removal and/or disturbance of LBP.
 - CDPH requires removal, abatement or disturbance of LBP in public and commercial buildings to be performed by CDPH certified lead workers with a certified lead supervisor using lead safe work practices as prescribed in 17 CCR Division 1, Chapter 8.
 - The EPA regulates renovation, repair and painting in target housing constructed prior to 1978 and requires these activities to be performed by a EPA certified renovator using work practices in accordance with the standards prescribed in 40 CFR 745, Subpart E.
 - OSHA and DOSH requires removal or disturbance of LBP to be performed by trained workers using work practices in accordance with the standards prescribed in 8 CCR Section 1529.
 - DTSC requires waste characterization sampling and analysis prior to disposal of wastes containing LBP to determine if it is hazardous waste.
- **LCP:**
 - OSHA and DOSH regulate removal and/or disturbance of LCP.
 - OSHA and DOSH requires removal or disturbance of LCP to be performed by trained workers using work practices in accordance with the standards prescribed in 8 CCR Section 1529.
 - DTSC requires waste characterization sampling and analysis prior to disposal of wastes containing LCP to determine if it is hazardous waste.
- **Lead Hazards:**
 - CDPH requires abatement of any lead hazards in public and commercial buildings.
 - EPA and HUD require abatement of any lead hazards in pre-1978 housing.
 - OSHA and DOSH require worker protection from any lead hazards.

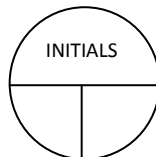
Please note that the above is not a comprehensive list of regulatory standards/requirements associated with

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lead disturbance/abatement/removal. There may be additional applicable federal, state and local regulations.

4.0 SURVEY – INSPECTION AND SAMPLING

The lead paint inspection included the following activities: (1) identifying homogenous testing combinations (similar room equivalent, component and substrate) of suspect LBP/LCP and (2) assessing the condition of each homogenous area of suspect LBP/LCP.

Once assessments are made, the paint is assigned a condition. These conditions are defined as follows:

- **Intact:** Paint with no visible deterioration or damage.
- **Deteriorated:** Paint that is cracking, chalking, flaking, chipping, peeling, non-intact, failed, or otherwise separating from a component.

The lead paint testing included the following activities: (1) developing a representative testing plan for each homogenous area of suspect LBP/LCP and (2) conducting representative XRF testing of each homogenous area of suspect LBP/LCP.

In every "room equivalent" within the survey area, one (1) representative surface of each "testing combination" was tested. Commonly encountered interior components tested, if painted or varnished, include, but are not necessarily limited to, the following: walls, baseboards, doors, door trim, door jambs, windows trim, window sashes, and window sills. Commonly encountered exterior components tested, if painted or varnished, include, but are not necessarily limited to, the following: walls, fascia, trim, doors, door trim, door jambs, window assemblies and window wells.

A hand-held X-Ray Fluorescence (XRF) analyzer was used to determine the presence of lead in painted surface(s). An appropriate number of XRF reading(s) were collected from survey area. The testing combination includes a unique combination of room equivalent, building component and substrate.

XRF testing is documented by entering the test data on a sample log, including a description of the material, sample number, location, condition, and estimated quantity.

XRF Instrument Specifications

Instrument Manufacturer: Radiation Monitoring Devices, Inc. (RMD)

Model: LPA-1

Serial Number: 3623

Radioactive Source: ⁵⁷Cobalt

Assay Date: 2020-10-22

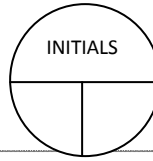
For more details regarding the hand-held analyzer, please contact us for the Performance Characteristic Sheet (PCS).

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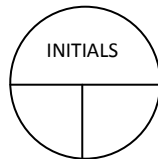


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TES conducted XRF testing of seven (7) surfaces within the survey area of the Subject Property. The following table provides a summary of the surfaces sampled with locations, conditions and XRF results.



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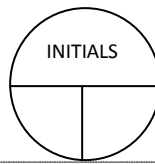
**Table 2
 Lead Paint XRF Survey Results**

Read No.	Room Name	Component	Substrate	Side ¹	Paint Cond. ²	Color	Lead Content (mg/cm ²)	Classification ³
1	Calibration						0.7	
2	Calibration						0.7	
3	Calibration						0.7	
4	Entryway	Ceiling	Plaster	S	D	White	0.0	BDL
5	Living Room	Ceiling	Plaster	E	D	White	-0.1	BDL
6	Living Room	Beam	Wood	S	I	White	0.0	BDL
7	Living Room	Wall	Plaster	S	D	Blue	-0.1	BDL
8	Living Room	Baseboard	Wood	S	I	White	0.1	LCP
9	Vanity	Wall	Plaster	S	D	White	-0.1	BDL
10	Vanity	Baseboard	Wood	S	I	White	-0.1	BDL
11	Calibration						0.7	
12	Calibration						0.7	
13	Calibration						0.7	

Legend:
 mg/cm² = milligrams per centimeter squared
¹ Side: N = North, E = East, W = West, S = South, C = Center
² Paint Condition: I = Intact, D = Deteriorated
³ Classification:
 BDL = Below the XRF's detection level; less than 0.1 mg/cm².
 LCP = Lead Containing Paints; any detectable concentration
 LBP = Lead-Based Paints; equal to or exceeding 1.0 mg/cm² or 0.5 mg/cm² for City of San Diego or 0.7 mg/cm² for Los Angeles County.
 * Paint conditions are based on visual observations in survey area. Different conditions may be present in other areas of the Subject Property.



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5.0 RECOMMENDATIONS

TES has the following recommendations based on the findings of this survey:

- In accordance with the California Lead-Based Paint and Lead Hazards Regulation [Title 17, California Code of Regulations (CCR), Division 1, Chapter 8] (Title 17), all lead hazards, including deteriorated LBP, should be abated by a California licensed contractor with CDPH Certified Lead Workers using lead-safe work practices prescribed in Title 17 that do not result in lead hazards.
- In accordance with the Lead Renovation, Repair and Painting Rule [Title 40, Code of Federal Regulations (CFR), Part 745, Subpart E] (Lead RRP Rule), any disturbance of LBP should be performed by a certified renovator with Environmental Protection Agency (EPA) accredited training using work practice standards prescribed in the Lead RRP Rule that do not result in lead hazards.
- In accordance with the California Lead in Construction Standard [Title 8, CCR, Section 1532.1] (Title 8), any disturbance of LCP should be performed by lead hazard communication trained workers using work practices prescribed in Title 8 that do not result in exposures above the action level (AL) or permissible exposure limit (PEL).
- In accordance with California Department of Toxic Substance Control (DTSC) requirements, all lead containing wastes should be sampled and analyzed for total and leachable lead concentrations and disposed of accordingly based on the waste characterization analytical results.
- A CDPH Certified Lead Project Monitor should be contracted to conduct monitoring and clearance of any lead-related construction activities, including but not limited to abatement, removal, and/or disturbance of LBP/LCP.
- Any paints/coatings that have not been identified in this report should be considered suspect LBP/LCP and handled as LBP unless sampled and proven to be non-LBP by a CDPH Certified Lead Inspector/Assessor.
- Any LBP/LCP to remain at the Subject Property should be properly managed in-place in accordance with applicable regulations via a Lead Paint Management Plan designed by a CDPH Certified Professional.
- All lead activities must be performed in accordance with all applicable federal, state and local regulations.

6.0 LIMITATIONS

TES is committed to providing state-of-the-art environmental consulting services that are of the highest quality. However, lead survey work is not an exact science. The possibility of field and general conditions beyond TES control that affect our work or that present a concern for the safety of our employees, our consultants, building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

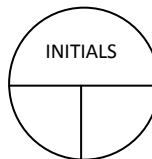
- In accordance with the client specified scope of work, this survey was limited to accessible building materials and areas at the Subject Property identified by the Client (survey area) and due to the nature of the building being occupied at the time of the survey, no destructive investigation was performed. Additional suspect materials located in inaccessible areas and/or outside the scope of this survey may

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be present at the Subject Property.

- Reasonable effort is made by TES personnel to locate and sample lead containing paints/coatings in the survey area. However, for any structure there is the possibility that various types of unique or concealed lead containing paints/coatings may exist undetected. In addition, testing and analyses constraints typically hinder the investigation. TES does not warrant, guarantee or profess to have the ability to locate or identify all lead containing paints/coatings in or on a structure.
- Confined spaces and areas determined by TES personnel to be unsafe to access, are excluded from the scope of work.
- The CDPH Lead Evaluation Form was sent to CDPH per Title 17, California Code of Regulations, Division 1, Chapter 8.
- This survey did not include any lead chip sampling and analysis.
- TES is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of TES work.
- TES does not guarantee or warrant that the Subject Property or workplace are safe, nor does TES involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe property or workplace.
- This report was based on those conditions observed on the day(s) the field evaluation was accomplished. In the event that changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed and the conclusion of this report is modified and verified in writing.
- It is understood that the survey is a non-destructive assessment of potential lead containing paints/coatings and is to be used expressly for the purpose of evaluating the risk relative to the expected material disturbance at the Subject Property. Because destructive investigation has not been performed during the survey, the report may not reveal concealed lead containing paints/coatings. Subsequently, additional investigation including construction documents review and/or destructive investigation is recommended as a precaution to prevent accidental exposure when construction or demolition is planned for this Subject Property.
- It is understood that this is a modified survey and results are limited to the specific areas and materials sampled. This report is not valid for use outside of the specific areas identified by the Client or by individuals not associated with the currently planned work at the Subject Property.

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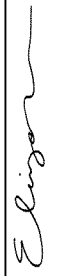
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INITIALS

Project Number: 095278-XRF Date of Inspection: 08-31-21
 Project Name: Andrew Powers Time of Inspection: 02:30 PM
 Project Address: 2105 Redondela Dr, Rancho Palos Verdes, CA 90275 IH Name: Elizabeth Serra
 XRF Serial Number: 3623 Assay Date: 2020-10-22

Inspection County: Los Angeles
 Paint Condition: Intact or Deteriorated
 Structure Type: Single Story or Multi Story
 Children under the age of 18 reside and/or present in residence/Structure: Yes or No

Sample Number	Room	Wall	Structure	Paint Condition	Substrate	Color	Lead (MG/CM2)
01	Calibration	-	-	-	-	-	0.7
02	Calibration	-	-	-	-	-	0.7
03	Calibration	-	-	-	-	-	0.7
04	Entry	N / E / S / W	Ceiling	Intact / Deteriorated	Plaster	White	0.0
05	Living Room	N / E / S / W	Ceiling	Intact/ Deteriorated	Plaster	White	-0.1
06	Living Room	N / E / S / W	Beam	Intact/ Deteriorated	Wood	White	-0.0
07	Living Room	N / E / S / W	Upper Wall	Intact/ Deteriorated	Plaster	Blue	-0.1
08	Living Room	N / E / S / W	Baseboard	Intact/ Deteriorated	Wood	White	0.1
09	Vanity	N / E / S / W	Upper Wall	Intact/ Deteriorated	Plaster	White	-0.1
10	Vanity	N / E / S / W	Baseboard	Intact/ Deteriorated	Wood	White	-0.1
11	Calibration	-	-	-	-	-	0.7
12	Calibration	-	-	-	-	-	0.7
13	Calibration	-	-	-	-	-	0.7

IH Signature:  Date: 08-31-21 Page:3

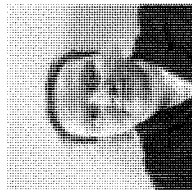


STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Elizabeth Serra

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

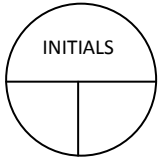
LRC-00003569

EXPIRATION DATE:

12/13/2021

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.

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STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Robert Menald

CERTIFICATE TYPE:

Lead Inspector/Assessor
Lead Project Monitor

NUMBER:

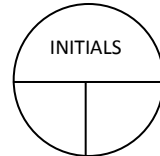
LRC-00005260
LRC-00005259

EXPIRATION DATE:

2/20/2022
2/20/2022

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LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 08/31/2021

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection Risk assessment Clearance Inspection Other (specify) Limited LBP Screening

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)] 2105 Redondela Drive		City Rancho Palos Verde	County Los Angeles	Zip Code 90275
Construction date (year) of structure 1963	Type of structure <input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input checked="" type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		Children living in structure? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know	

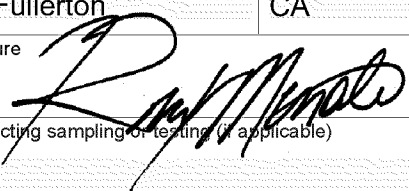
Section 4 — Owner of Structure (if business/agency, list contact person)

Name Andrew Powers		Telephone number		
Address [number, street, apartment (if applicable)] 2105 Redondela Drive		City Rancho Palos Verde	State CA	Zip Code 90275

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

No lead-based paint detected Intact lead-based paint detected Deteriorated lead-based paint detected
 No lead hazards detected Lead-contaminated dust found Lead-contaminated soil found Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name Robert Menald		Telephone number		
Address [number, street, apartment (if applicable)] 1521 East Orangethorpe Avenue, Suite B		City Fullerton	State CA	Zip Code 92831
CDPH certification number LRC-00005260	Signature 		Date 09/01/2021	
Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable) Elizabeth Serra (LRC-00003569)				

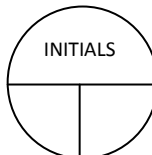
Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector
 Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:
 California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656

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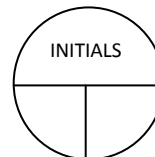
DocuSign Envelope ID: 0C71CA31-F612-476E-8ABA-D068091B3EBB



CALIFORNIA ASSOCIATION OF REALTORS®

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 12/21)

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THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Rancho Palos Verdes, COUNTY OF Los Angeles, STATE OF CALIFORNIA, DESCRIBED AS 2105 Redondela Drive

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 05/11/2022. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to § 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
Additional inspection reports or disclosures:

No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is occupying the property.

A. The subject property has the items checked below:*

- Range, Oven, Microwave, Dishwasher, Trash Compactor, Garbage Disposal, Washer/Dryer Hookups, Rain Gutters, Burglar Alarms, Carbon Monoxide Device(s), Smoke Detector(s), Fire Alarm, TV Antenna, Satellite Dish, Intercom, Central Heating, Central Air Conditioning, Evaporator Cooler(s), Wall/Window Air Conditioning, Sprinklers, Public Sewer System, Septic Tank, Sump Pump, Water Softener, Patio/Decking, Built-in Barbecue, Gazebo, Security Gate(s), Garage: Attached, Not Attached, Carport, Automatic Garage Door Opener(s), Number Remote Controls, Sauna, Hot Tub/Spa, Locking Safety Cover, Pool, Child Resistant Barrier, Pool/Spa Heater, Water Heater, Water Supply, Gas Supply, Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water-Conserving Plumbing Fixtures

Exhaust Fan(s) in See TOA paragraph 1 220 Volt Wiring in None Fireplace(s) in Living Room
Gas Starter, Roof(s): Type: Tile/Shingle Age: Don't know (approx.)
Other: Nest Smoke Detectors

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes/No. If yes, then describe. (Attach additional sheets if necessary):

(*see note on page 2)

Buyer's Initials BGRS

Seller's Initials

Initials boxes with AP and TP



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Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 Date: 05/11/2022

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes/ No. If yes, check appropriate space(s) below.

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
- Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property Yes No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property Yes No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes Yes No
6. Fill (compacted or otherwise) on the property or any portion thereof Yes No
7. Any settling from any cause, or slippage, sliding, or other soil problems Yes No
8. Flooding, drainage or grading problems Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
11. Neighborhood noise problems or other nuisances Yes No
12. CC&R's or other deed restrictions or obligations Yes No
13. Homeowners' Association which has any authority over the subject property Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
15. Any notices of abatement or citations against the property Yes No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): See Text Overflow Addendum paragraph 2

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the

Seller. DocuSigned by: _____ 5/11/2022
 Seller Andrew Powers DocuSigned by: Andrew Powers Date _____
4E44833DFF7F14DC
 Seller Teresa Powers DocuSigned by: Teresa Powers Date _____
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TDS REVISED 12/21 (PAGE 2 OF 3)

Buyer's Initials BGRS Seller's Initials AP TP

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Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 Date: 05/11/2022

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices By Timothy Houck Date 5/11/2022
(Please Print) (Associate Licensee or Broker Signature)

Timothy Houck

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

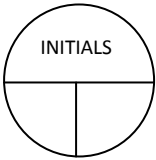
Seller Andrew Powers Date 5/11/2022 Buyer BGRS, LLC Date _____
DocuSigned by: Andrew Powers
 Seller Andrew Powers Date 5/11/2022 Buyer Bobby Edmondson Date 5/12/2022
DocuSigned by: Bobby Edmondson
 Agent (Broker Representing Seller) Teresa Powers Timothy Houck Date 5/11/2022
Berkshire Hathaway HomeServices (Please Print) (Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/16)

This addendum is given in connection with the property known as 2105 Redondela Drive, Rancho Palos Verdes, CA 90275
("Property"),
in which _____ is referred to as ("Buyer")
and Andrew Powers, Teresa Powers is referred to as ("Seller").

[TDS] Real Estate Transfer Disclosure Statement

1) II.A. Exhaust Fans:

Kitchen stove top and all 3 bathrooms

2) II.C. :

C. 1: We had a lead paint inspection completed when master bathroom plumbing was replumbed and walls/ceiling were repaired/painted in 2021. Lead paint was detected only in living room baseboard. The living room baseboard was not remediated/removed since this was not an area that was disturbed or needing repair. No other lead was detected in the construction zone where replumbing/wall repair/ceiling repair took place.

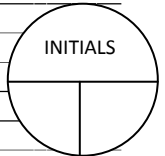
See attached: 095278 - Andrew Powers XRF - Report

C. 2: Shared wall with neighbor to west. Shared wooden fence with neighbor to north.

C. 4: Updated master bathroom with licensed contractor, "The Carpenter's Son". Master bathroom replumbed (in/out lines) with licensed plumber, "Big League Plumbing. Master bathroom updated with licensed contractor, "The Carpenter's Son." No structural modifications were made and no permits obtained for these repairs/updates.

C: There is a voluntary HOA, however, no awareness of any governing power this HOA has.

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The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer BGRS,LLC Date 5/12/2022
Buyer Bobby Edmondson Date _____
Seller Andrew Powers Date 5/11/2022
Seller Teresa Powers Date 5/11/2022

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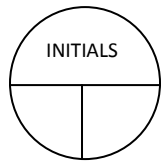
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Reviewed by _____ Date _____



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

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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 THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 2105 Redondela Drive, Assessor's Parcel No. 7552008017, situated in Rancho Palos Verdes, County of Los Angeles California ("Property").

- 1. Disclosure Limitation: The following are representations made by the Seller and are not the representations of 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.
2. Note to Seller, PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
3. Note to Buyer, PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
4. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." There is no time limitation unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check section 19.
5. DOCUMENTS: ARE YOU (SELLER) AWARE OF... Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. [X] Yes [] No

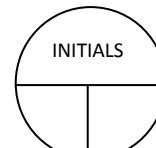
Note: If yes, provide any such documents in your possession to Buyer.

Explanation: See Text Overflow Addendum paragraph 1

- 6. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) AWARE OF...
A. Within the last 3 years, the death of an occupant of the Property upon the Property [] Yes [X] No
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) [] Yes [X] No
C. The release of an illegal controlled substance on or beneath the Property [] Yes [X] No
D. Whether the Property is located in or adjacent to an "industrial use" zone [] Yes [X] No
E. Whether the Property is affected by a nuisance created by an "industrial use" zone [] Yes [X] No
F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) [] Yes [X] No
G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision [] Yes [X] No



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- H. Insurance claims affecting the Property within the past 5 years Yes No
- I. Matters affecting title of the Property Yes No
- J. Material facts or defects affecting the Property not otherwise disclosed to Buyer Yes No
- K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 Yes No

Explanation, or (if checked) see attached; _____

7. REPAIRS AND ALTERATIONS: ARE YOU (SELLER) 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 (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. Whether the Property was built before 1978 Yes No
 - (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

Explanation: See Text Overflow Addendum paragraph 2

8. STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) AWARE OF...

- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, 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

Explanation: See Text Overflow Addendum paragraph 3

9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF...

- Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No

Explanation: _____

10. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) AWARE OF...

- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; 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 Yes No

Explanation: 10. A: Master bathroom plumbing clogged in 2021. 1st floor living room ceiling and walls were immediately repaired and painted in 2021 (after replumbing the whole master bathroom in/out lines).

11. PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF...

- A. Past or present pets on or in the Property Yes No
- 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
Explanation: 11. A: Small dog (30lbs) on premises since July 2020.

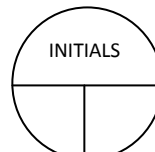
SPQ REVISED 12/21 (PAGE 2 OF 4) Buyer's Initials BGRS BWC

Seller's Initials AP TP



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Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...

- A. Surveys, easements, encroachments or boundary disputes
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 or other forms of ingress or egress or other travel or drainage
C. Use of any neighboring property by you

Explanation:

13. LANDSCAPING, POOL AND SPA: ARE YOU (SELLER) AWARE OF...

- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property
B. Operational sprinklers on the Property
C. A pool heater on the Property
D. A spa heater on the Property
E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired

Explanation: 13. E: Pool needed updating upon moving in, but no aware of any leaks/cracks/or other problems for urgent repair. Pool was updated in 2021. Pool replastered, new pool pump installed, new pool light, new waterline tile, new deck-o-seal, pool drain replaced to be up-to-code, pool safety fence installed, pool filters serviced and cleaned. Passed all permits in 2021.

14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE) ARE YOU (SELLER) AWARE OF...

- A. 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 Association or Architectural Committee affecting the Property
B. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property
C. 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 Committee requirement

Explanation: Section not applicable.

15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER) AWARE OF...

- A. Any other person or entity on title other than Seller(s) signing this form
B. Leases, options or claims affecting or relating to title or use of the Property
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
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.
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 Property
F. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill

Explanation:

16. NEIGHBORS/NEIGHBORHOOD: ARE YOU (SELLER) AWARE OF...

- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the 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, fairs, 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
B. Any past or present disputes or issues with a neighbor which could impact the use and enjoyment of the Property

Explanation:

SPQ REVISED 12/21 (PAGE 3 OF 4)

Buyer's Initials BGRS [Signature]

Seller's Initials

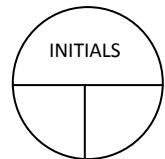
[Signature] [Signature]



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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)

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Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property
B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property
C. Existing or contemplated building or use moratoria that apply to or could affect the Property
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
E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals
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.
G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property.
H. Whether the Property is historically designated or falls within an existing or proposed Historic District
I. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies
J. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property

Explanation:

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present
B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth
C. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer

Explanation:

19. (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller Andrew Powers Date 5/11/2022
Seller Teresa Powers Date 5/11/2022

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer BGRS,LLC Date
Buyer Bobby Edmondson Date 5/12/2022

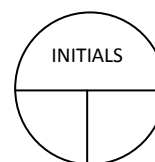
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TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/16)



This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

This addendum is given in connection with the property known as 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

in which _____ ("Property"),
_____ is referred to as ("Buyer")
and Andrew Powers, Teresa Powers is referred to as ("Seller").

[SPQ] Seller Property Questionnaire

1) 5. Documents - Explanation:

5. A: Previous termite treatment document from previous owners in 2018. Seller disclosures from when we purchases this house in 2020. Repairs and inspections during our ownership from March 2020 to present such as: pool replaster/pool pump replacement/waterline tile replacement/pool light replaced/drain up-to-code/pool safety fence, garage door replaced, patio doors replaced, floors refinished/replaced on first floor, kitchen updated, master bathroom updated and replumbed, tankless water heater installed.

2) 7. Repairs and Alterations – Explanation:

7. A: Termite Treatment from previous owners in 2018 (Orkin), Kitchen updated in 2020 by The Carpenters Son (new appliances, new countertops, new cabinets, wall tile, farm sink, faucet). Replaced Garage Door in 2020 (Mesa Garage Doors). Replaced two patio doors with Milgard sliding doors in 2020. Replaced first floor front room flooring and refinished wood floor on the rest of the first floor in 2020. Safety Pool Fence installed in 2020. Pool updated in 2021 by licensed contractor George's Pool (Pool replastered, waterline tile replaced, pool pump replaced, pool light replaced, drain replaced and up-to-code, deck-o-seal replaced). Replumbed master bathroom in/out lines as a repair in 2021 (Licensed plumber Big League Plumbing). Replaced and repaired 1st floor living room ceiling/walls and painted as a result of the replumbing in master bathroom. Stucco remediated/repared/painted in 2022 for small area that needed repair on left side of house (LF Plastering, licensed stucco contractor). Updated master bathroom by Licensed Contactor - The Carpenter's Son in 2021 (new shower tile, new floor tile, new vanity, new exhaust fan, custom shower glass door, new shower fixtures). Installed tankless water heater to replace old water heater in 2021 (licensed plumber, Big League Plumbing).
See attached: 2105 Redondela Dr Termite Completion 2019

7. D: Painted 2nd floor bathroom. Painted master bathroom (The Carpenter's Son). Portions of first floor living room ceiling and walls repainted after replumbing work. Painted stucco on left side of house as part of repair/remediation (LF Plastering).

7: Repaired/replumbed master bathroom and as part of this had asbestos inspection (none detected) and lead paint inspection done (lead paint detected on living room baseboards but we did not perform any work on those). No layout change when updated kitchen and master bathroom.

3) 8. Structural, Systems, and Appliances – Explanation:

8. A: Property Item Defects

Plumbing: Master bathroom plumbing had issues with clogging when we first moved in, but we replumbed entire master bathroom in 2021 (all in and out lines).

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer BGRS, LLC Date 5/12/2022

Buyer Bobby Edmondson Date _____

Seller Andrew Powers DocuSigned by: _____ Andrew Powers Date 5/11/2022

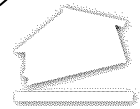
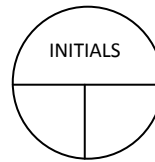
Seller Teresa Powers DocuSigned by: _____ Teresa Powers Date 5/11/2022

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Reviewed by _____ Date _____

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HOMEOWNER'S GUIDE TO EARTHQUAKE SAFETY

Residential Earthquake Risk Disclosure Statement (2020 Edition)

Name Andrew Powers, Teresa Powers APN 7552008017
 Street Address 2105 Redondela Drive Year Built 1963
 City Rancho Palos Verdes County Los Angeles Zip Code 90275

Answer these questions to the best of your knowledge. If any of the questions are answered "No," your home is likely to have an elevated/disclosable earthquake risk. If you do not have actual knowledge as to whether these risks exist, answer "Don't Know." Questions answered "Don't Know" may indicate a need for further evaluation. If your home does not have the feature, answer "Doesn't Apply." If you corrected one or more of these risks, describe the work on a separate page. The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced to resist falling during an earthquake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14
2. Is your home bolted to its foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15
3. If your home has crawl space (cripple) walls:					
a. Are the exterior crawl space (cripple) walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
5. If your home is on a hillside:					
a. Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20
b. Are the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20
6. If the exterior walls of your home are made of unreinforced masonry, either completely or partially, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
7. If your home has a room over the garage, is the wall around the garage door opening built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22
8. Is your home outside an Alquist-Priolo Earthquake Fault Zone (an area immediately surrounding known active earthquake faults)?					To be reported on the Natural Hazard Disclosure Statement
9. Is your home outside a Seismic Hazard Zone (an area identified as susceptible to liquefaction or a landslide)?					To be reported on the Natural Hazard Disclosure Statement

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake risks it may have.

EXECUTED BY
 DocuSigned by: Andrew Powers 5/11/2022
 Seller Andrew Powers Seller Teresa Powers Date

I acknowledge receipt of the Homeowner's Guide to Earthquake Safety and this Disclosure Statement, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if the seller has indicated a lack of knowledge, there may be one or more earthquake risks in this home.

BGRS, LLC Bobby Edmondson 5/12/2022
 Buyer Buyer Date

This Disclosure Statement is made in addition to the standard real estate transfer disclosure statement also required by law.

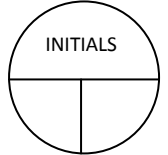
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Residential Earthquake Risk Disclosure Statement Addendum

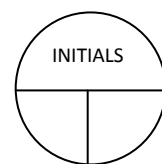
2105 Redondela Drive, Rancho Palos Verdes, CA 90275

If you corrected one or more earthquake weaknesses, please describe the work performed:

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Is there anything else you would like to disclose?



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**FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY,
DISCLOSURE, AND ADDENDUM**
(C.A.R. Form FHDS, 5/21)

This is an advisory, disclosure, and addendum to the Purchase Agreement, OR Other _____ ("Agreement"), dated _____, on property known as _____ 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 ("Property"), in which _____ is referred to as Buyer, and _____ Andrew Powers, Teresa Powers is referred to as Seller.

1. FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY:

A. LAW APPLICABILITY:

- (1) **Fire Hardening Disclosure:** The disclosures specified in paragraph 3 are only required for sellers of residential properties: (i) that contain one to four units, (ii) that are constructed before January 1, 2010, and (iii) if the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (iv) that are located in either a **high or very high** fire hazard severity zone.
- (2) **Defensible Space Compliance:** The disclosures and requirements specified in paragraph 4 are only required for sellers of residential properties: (i) that contain one to four units and (ii) if the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (iii) that are located in either a **high or very high** fire hazard severity zone.
- (3) **Inspection Report including Fire Hardening/Defensible Space Compliance:** The disclosure of a final inspection report obtained under the specifications in paragraph 5 is only required for sellers of residential properties improved with one to four units if the seller is obligated to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS). Any seller may be required to provide a copy of such a final inspection report pursuant to a contractual or voluntary disclosure or as a material fact.

B. WHERE TO LOCATE INFORMATION: Seller has the obligation to determine if compliance with the fire hardening and defensible space requirements are applicable to Seller and the property. It may be possible to determine if a property is in a **high or very high** fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed.

C. Even if the Property is not in either of the zones specified above, or if the Seller is unable to determine whether the Property is in either of those zones, if the Property is in or near a mountainous area, forest-covered lands, brush covered lands, grass-covered lands or land that is covered with flammable material, a Seller may choose to make the disclosures below because a buyer might consider the information material. A seller may voluntarily make the disclosures in paragraphs 3B and 4, even if not mandated by law.

2. FIRE SEVERITY ZONE:

A. The home is in a high or very high fire hazard severity zone.

OR B. The home is NOT in a high or very high fire hazard severity zone. Seller is providing this form as an advisory and, if paragraph 3B is completed below as a voluntary disclosure.

3. FIRE HARDENING DISCLOSURE (only required to be completed if criteria in 1A(1) are met):

A. FIRE HARDENING STATUTORY NOTICE: "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM WILDFIRES, CAN BE OBTAINED ON THE INTERNET WEBSITE [HTTP://WWW.READYFORWILDFIRE.ORG](http://WWW.READYFORWILDFIRE.ORG)".

B. FIRE HARDENING VULNERABILITIES: Seller is aware of the following features that may make the home vulnerable to wildfire and flying embers (check all that apply):

- (1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.
- (2) Roof coverings made of untreated wood shingles or shakes.
- (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
- (4) Single pane or non-tempered glass windows.
- (5) Loose or missing bird stopping or roof flashing.
- (6) Rain gutters without metal or noncombustible gutter covers.

4. DEFENSIBLE SPACE REQUIREMENTS (only required to be completed if criteria in 1A(2) are met):

A. DEFENSIBLE SPACE ADVISORY: Public Resources Code § 4291 requires that, in order to minimize the risk of fire affecting a building or structure on the Property, a defensible space around the improvement be maintained within 100 feet of the improvement. Many local governments have enacted a local vegetation management ordinance for that same purpose. (Collective, "defensible space laws.") Effective July 1, 2021, Civil Code § 1102.19 requires disclosures regarding compliance with defensible space for certain specified properties.

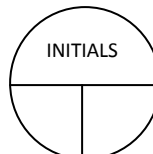
B. DEFENSIBLE SPACE COMPLIANCE ((1) applies unless (2), (3), or (4) is checked):

(1) **NO LOCAL ORDINANCE, BUYER shall obtain documentation of compliance with the State defensible space law; No local ordinance:** There is no local ordinance requiring proof of compliance with defensible space laws. Buyer shall obtain documentation of compliance **within one year of Close Of Escrow**. This requirement only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Inspector").

OR (2) NO LOCAL ORDINANCE. SELLER within the previous 6 months has already obtained documentation of compliance with the State defensible space law: There is no local ordinance requiring Seller to provide proof of compliance with defensible space laws, but Seller voluntarily obtained documentation within the last 6 months, from an Authorized Inspector. Seller shall deliver documentation to Buyer within 7 Days after Acceptance.



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OR (3) LOCAL VEGETATION MANAGEMENT OR OTHER DEFENSIBLE SPACE ORDINANCE IN EFFECT which permits compliance after Close of Escrow. BUYER shall obtain documentation of compliance with the defensible space law: There is a local ordinance requiring proof of compliance with defensible space laws that does not require compliance to be obtained prior to Close Of Escrow. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.

OR (4) LOCAL VEGETATION MANAGEMENT OR OTHER DEFENSIBLE SPACE ORDINANCE IN EFFECT which requires compliance prior to Close of Escrow. SELLER shall provide documentation that Property is in compliance with defensible space law: There is a local ordinance requiring Seller to provide proof of compliance with defensible space laws prior to Close Of Escrow. If Seller has already obtained documentation, Seller shall deliver documentation to Buyer within 7 Days after Acceptance. If Seller has not yet obtained documentation, Seller shall deliver documentation to Buyer 5 days prior to Close Of Escrow.

(5) If (2) or (4) is checked, the local agency from which a copy of the documentation may be obtained is _____, which may be contacted at _____.

5. (If checked) FINAL INSPECTION REPORT (only required to be completed if criteria below and in 1A(3) are met): Seller has obtained a final inspection report that includes compliance with certain defensible space and home hardening requirements pursuant to Government Code § 51182. A copy of the report is attached, or a copy may be obtained at _____.

Seller represents that Seller has provided the answers on this form and that such information is true and correct to the best of Seller's knowledge. Seller acknowledges receipt of this Fire Hardening and Defensible Space Advisory, Disclosure, and Addendum and agrees to the applicable terms in paragraph 4B.

Seller Andrew Powers Date 5/11/2022
4E44833DFF714DC Andrew Powers

Seller Teresa Powers Date 5/11/2022
F897924C03B4448 Teresa Powers

Buyer acknowledges receipt of this Fire Hardening and Defensible Space Advisory, Disclosure, and Addendum and agrees to the applicable terms in paragraph 4B.

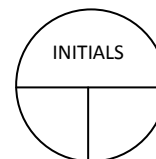
Buyer BGRS,LLC Date _____ Buyer Bobby Edmondson Date 5/12/2022

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CALIFORNIA ASSOCIATION OF REALTORS®

LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE, ACKNOWLEDGMENT AND ADDENDUM For Pre-1978 Housing Sales, Leases, or Rentals (C.A.R. Form LPD, 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR [] Residential Lease or Month-to-Month Rental Agreement, [] Other: _____, dated _____, on property known as: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 ("Property") in which _____ is referred to as Buyer or Tenant and _____ Andrew Powers, Teresa Powers is referred to as Seller or Landlord. Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

LEAD WARNING STATEMENT (SALE OR PURCHASE) Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

LEAD WARNING STATEMENT (LEASE OR RENTAL) Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive federally approved pamphlet on lead poisoning prevention.

EPA'S LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at www.epa.gov/lead for more information.

1. SELLER'S OR LANDLORD'S DISCLOSURE

I (we) have no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following: Living Room baseboard See attached: 095278 - Andrew Powers XRF - Report

I (we) have no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing other than the following, which, previously or as an attachment to this addendum, have been provided to Buyer or Tenant: Living room baseboard See attached: 095278 - Andrew Powers XRF - Report

I (we), previously or as an attachment to this addendum, have provided Buyer or Tenant with the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety."

For Sales Transactions Only: Buyer has 10 days, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

DocuSigned by: Andrew Powers 5/11/2022 Andrew Powers Seller of Landlord Date DocuSigned by: Teresa Powers 5/11/2022 Teresa Powers Seller of Landlord Date





DocuSign Envelope ID: 0C71CA31-F612-476E-8ABA-D068091B3EBB

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

2. LISTING AGENT'S ACKNOWLEDGMENT

Agent has informed Seller or Landlord of Seller's or Landlord's obligations under § 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Berkshire Hathaway HomeServices By Timothy Houck 5/11/2022
(Please Print) Agent (Broker representing Seller or Landlord) Associate-Licensee or Broker Signature Date
Timothy Houck

3. BUYER'S OR TENANT'S ACKNOWLEDGMENT

I (we) have received copies of all information listed, if any, in **paragraph 1** above and the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety." **If delivery of any of the disclosures or pamphlet referenced in paragraph 1 above occurs after Acceptance of an offer to purchase, Buyer has a right to cancel pursuant to the purchase contract. If you wish to cancel, you must act within the prescribed period.**

For Sales Transactions Only: Buyer acknowledges the right for **10 days**, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR, (if checked) Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

BGRS, LLC Bobby Edmondson 5/12/2022
Buyer or Tenant Date Buyer or Tenant Date

4. COOPERATING AGENT'S ACKNOWLEDGMENT

Agent has informed Seller or Landlord, through the Listing Agent if the property is listed, of Seller's or Landlord's obligations under § 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

By _____
Agent (Broker obtaining the Offer) Associate-Licensee or Broker Signature Date

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LEAD PAINT XRF SURVEY REPORT

Subject Property Located at:

**Andrew Powers
2105 Redondela Drive
Rancho Palos Verdes, CA 90275**

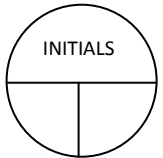
Prepared for:

**Andrew Powers
2105 Redondela Drive
Rancho Palos Verdes, CA 90275**

Prepared by:



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Project No. 095278 - XRF

Survey Date: August 31st, 2021
Report Date: September 1st, 2021

A handwritten signature in black ink, appearing to read "Robert Menald".

Robert Menald
CDPH Certified Lead Inspector/Assessor #5260
CDPH Certified Lead Project Monitor #5259

Northern California
1901 Harrison Street, Suite 1100
Oakland, CA 94612

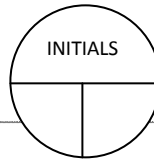
Corporate Office
1521 East Orangethorpe Ave., Suite B
Fullerton, CA 92831

San Diego
2305 Historic Decatur Road Suite 100
San Diego, CA 92106

Office: 888-948-4826 Email: surveys@titan-enviro.com
www.titan-enviro.com



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Lead Paint XRF Survey Report
 Andrew Powers, 2105 Redondela Drive
 Rancho Palos Verdes, CA 90275

1.0 INTRODUCTION

At the request of Andrew Powers (herein referred to as the Client), Titan Environmental Solutions, Inc. (TES) conducted a lead paint survey at 2105 Redondela Drive, Rancho Palos Verdes, CA (herein referred to as the Subject Property). The Subject Property is a single family residence. The lead paint survey scope of work was limited to the building materials and areas identified by the Client (herein referred to as the survey area). The survey was conducted on August 31st, 2021 by Ms. Elizabeth Serra, a California Department of Public Health Certified Sampling Technician (CDPH ID No. LRC-00003569), working under the direction of Mr. Robert Menald, a California Department of Public Health Certified Lead Inspector (CDPH ID No. LRC-00005260). This report provides a summary of the survey activities and findings as well as conclusions and recommendations.

The following LCP and/or LBP were identified at the Subject Property as listed in Table 1. Any paints/coatings that have not been identified in this report should be considered suspect LBP/LCP and handled as LBP unless sampled and proven to be non-LBP by a CDPH Certified Lead Inspector/Assessor.

Read No.	Room Name	Component	Substrate	Paint Cond. ¹	Color	Lead Content (mg/cm ²)	Classification ²
8	Living Room	Baseboard	Wood	I	White	0.1	LCP

Legend:
 mg/cm² = milligrams per centimeter squared
¹ Paint Condition: I = Intact, D = Deteriorated
² Classification:
 BDL = Below the XRF's detection level; less than 0.1 mg/cm².
 LCP = Lead Containing Paints; any detectable concentration
 LBP = Lead-Based Paints; equal to or exceeding 1.0 mg/cm² or 0.5 mg/cm² for City of San Diego or 0.7 mg/cm² for Los Angeles County.
³ Paint conditions are based on visual observations in survey areas. Different conditions may be present in other areas of the Subject Property.

2.0 SURVEY PURPOSE

The purpose of the survey was to determine if select surfaces/materials are painted/coated with lead based paint and/or lead containing paint (LBP/LCP). The survey scope of work included an inspection of the survey area and X-ray fluorescence (XRF) testing of suspect LBP/LCP identified in the survey area. Each suspect LBP/LCP in the survey area was inspected and determined to be intact or deteriorated. The survey did not include destructive investigation methods to identify or sample inaccessible concealed materials (i.e. within wall cavities, pipe chases, encased in concrete, etc.).

3.0 REGULATORY DEFINITIONS AND STANDARDS

The following is a list of some of regulatory definitions associated with lead paint:

- **Lead Based Paints/Coatings (LBP)** is defined by the United States Environmental Protection Agency (EPA) and Department of Housing and Urban Development (HUD), as well as the CDPH, as paints/coatings that contain an amount of lead equal to, or in excess of 1.0 mg/cm², 5,000 parts per

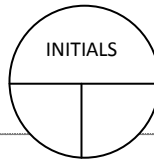
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Lead Paint XRF Survey Report
Andrew Powers, 2105 Redondela Drive
Rancho Palos Verdes, CA 90275

million (ppm) or 0.5% by weight.

- **Presumed Lead Based Paints (PLBP)** is defined by the EPA and CDPH as paints/coatings in or on a structure constructed prior to 1978 unless proven to contain an amount of lead less than 1.0 mg/cm², 5,000 ppm or 0.5% by weight.
- **Suspect Lead Containing Paints/Coatings (SLCP)** all paints/coatings in or on a structure constructed after 1977 are considered to be suspect lead containing, unless proven to contain no detectable concentrations of lead.
- **Lead Abatement** is defined by HUD and CDPH as any set of measures designed to reduce or eliminate lead hazards or lead-based paint permanently or for a minimum of 20 years for public and residential buildings, but does not include containment or cleaning.
- **Lead Related Construction Work** is defined by CDPH as any construction, alteration, painting, demolition, salvage, renovation, repair, or maintenance of any residential or public building, including preparation and cleanup that, by using or disturbing lead-containing material or soil, may result in significant exposures of adults or children to lead.

EPA, HUD, CDPH, the United States Occupational Safety and Health Administration (OSHA), the California Division of Occupational Safety and Health (DOSH), and the California Department of Toxic Substance Control (DTSC) regulate the removal, disturbance and disposal of lead in California. The following is a brief list of these, not all, applicable regulatory standards:

- **LBP and PLBP:**
 - CDPH, EPA, HUD, OSHA and DOSH regulate abatement, removal and/or disturbance of LBP.
 - CDPH requires removal, abatement or disturbance of LBP in public and commercial buildings to be performed by CDPH certified lead workers with a certified lead supervisor using lead safe work practices as prescribed in 17 CCR Division 1, Chapter 8.
 - The EPA regulates renovation, repair and painting in target housing constructed prior to 1978 and requires these activities to be performed by a EPA certified renovator using work practices in accordance with the standards prescribed in 40 CFR 745, Subpart E.
 - OSHA and DOSH requires removal or disturbance of LBP to be performed by trained workers using work practices in accordance with the standards prescribed in 8 CCR Section 1529.
 - DTSC requires waste characterization sampling and analysis prior to disposal of wastes containing LBP to determine if it is hazardous waste.
- **LCP:**
 - OSHA and DOSH regulate removal and/or disturbance of LCP.
 - OSHA and DOSH requires removal or disturbance of LCP to be performed by trained workers using work practices in accordance with the standards prescribed in 8 CCR Section 1529.
 - DTSC requires waste characterization sampling and analysis prior to disposal of wastes containing LCP to determine if it is hazardous waste.
- **Lead Hazards:**
 - CDPH requires abatement of any lead hazards in public and commercial buildings.
 - EPA and HUD require abatement of any lead hazards in pre-1978 housing.
 - OSHA and DOSH require worker protection from any lead hazards.

Please note that the above is not a comprehensive list of regulatory standards/requirements associated with

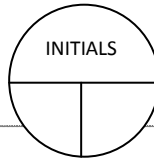
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Lead Paint XRF Survey Report
Andrew Powers, 2105 Redondela Drive
Rancho Palos Verdes, CA 90275

lead disturbance/abatement/removal. There may be additional applicable federal, state and local regulations.

4.0 SURVEY – INSPECTION AND SAMPLING

The lead paint inspection included the following activities: (1) identifying homogenous testing combinations (similar room equivalent, component and substrate) of suspect LBP/LCP and (2) assessing the condition of each homogenous area of suspect LBP/LCP.

Once assessments are made, the paint is assigned a condition. These conditions are defined as follows:

- **Intact:** Paint with no visible deterioration or damage.
- **Deteriorated:** Paint that is cracking, chalking, flaking, chipping, peeling, non-intact, failed, or otherwise separating from a component.

The lead paint testing included the following activities: (1) developing a representative testing plan for each homogenous area of suspect LBP/LCP and (2) conducting representative XRF testing of each homogenous area of suspect LBP/LCP.

In every "room equivalent" within the survey area, one (1) representative surface of each "testing combination" was tested. Commonly encountered interior components tested, if painted or varnished, include, but are not necessarily limited to, the following: walls, baseboards, doors, door trim, door jambs, windows trim, window sashes, and window sills. Commonly encountered exterior components tested, if painted or varnished, include, but are not necessarily limited to, the following: walls, fascia, trim, doors, door trim, door jambs, window assemblies and window wells.

A hand-held X-Ray Fluorescence (XRF) analyzer was used to determine the presence of lead in painted surface(s). An appropriate number of XRF reading(s) were collected from survey area. The testing combination includes a unique combination of room equivalent, building component and substrate.

XRF testing is documented by entering the test data on a sample log, including a description of the material, sample number, location, condition, and estimated quantity.

XRF Instrument Specifications

Instrument Manufacturer: Radiation Monitoring Devices, Inc. (RMD)
 Model: LPA-1
 Serial Number: 3623
 Radioactive Source: ⁵⁷Cobalt
 Assay Date: 2020-10-22

For more details regarding the hand-held analyzer, please contact us for the Performance Characteristic Sheet (PCS).

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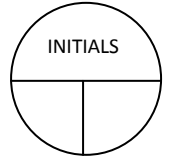
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Lead Paint XRF Survey Report
Andrew Powers, 2105 Redondela Drive
Rancho Palos Verdes, CA 90275

TES conducted XRF testing of seven (7) surfaces within the survey area of the Subject Property. The following table provides a summary of the surfaces sampled with locations, conditions and XRF results.

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Lead Paint XRF Survey Report
 Andrew Powers, 2105 Redondela Drive
 Rancho Palos Verdes, CA 90275

Table 2
Lead Paint XRF Survey Results

Read No.	Room Name	Component	Substrate	Side ¹	Paint Cond. ²	Color	Lead Content (mg/cm ²)	Classification ³
1	Calibration						0.7	
2	Calibration						0.7	
3	Calibration						0.7	
4	Entryway	Ceiling	Plaster	S	D	White	0.0	BDL
5	Living Room	Ceiling	Plaster	E	D	White	-0.1	BDL
6	Living Room	Beam	Wood	S	I	White	0.0	BDL
7	Living Room	Wall	Plaster	S	D	Blue	-0.1	BDL
8	Living Room	Baseboard	Wood	S	I	White	0.1	LCP
9	Vanity	Wall	Plaster	S	D	White	-0.1	BDL
10	Vanity	Baseboard	Wood	S	I	White	-0.1	BDL
11	Calibration						0.7	
12	Calibration						0.7	
13	Calibration						0.7	

Legend:

mg/cm² = milligrams per centimeter squared

¹ Side: N = North, E = East, W = West, S = South, C = Center

² Paint Condition: I = Intact, D = Deteriorated

³ Classification:

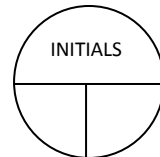
BDL = Below the XRF's detection level; less than 0.1 mg/cm².

LCP = Lead Containing Paints; any detectable concentration

LBP = Lead-Based Paints; equal to or exceeding 1.0 mg/cm² or 0.5 mg/cm² for City of San Diego or 0.7 mg/cm² for Los Angeles County.

[†] Paint conditions are based on visual observations in survey area. Different conditions may be present in other areas of the Subject Property.

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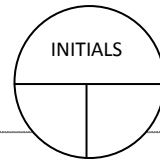
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Lead Paint XRF Survey Report
Andrew Powers, 2105 Redondela Drive
Rancho Palos Verdes, CA 90275

5.0 RECOMMENDATIONS

TES has the following recommendations based on the findings of this survey:

- In accordance with the California Lead-Based Paint and Lead Hazards Regulation [Title 17, California Code of Regulations (CCR), Division 1, Chapter 8] (Title 17), all lead hazards, including deteriorated LBP, should be abated by a California licensed contractor with CDPH Certified Lead Workers using lead-safe work practices prescribed in Title 17 that do not result in lead hazards.
- In accordance with the Lead Renovation, Repair and Painting Rule [Title 40, Code of Federal Regulations (CFR), Part 745, Subpart E] (Lead RRP Rule), any disturbance of LBP should be performed by a certified renovator with Environmental Protection Agency (EPA) accredited training using work practice standards prescribed in the Lead RRP Rule that do not result in lead hazards.
- In accordance with the California Lead in Construction Standard [Title 8, CCR, Section 1532.1] (Title 8), any disturbance of LCP should be performed by lead hazard communication trained workers using work practices prescribed in Title 8 that do not result in exposures above the action level (AL) or permissible exposure limit (PEL).
- In accordance with California Department of Toxic Substance Control (DTSC) requirements, all lead containing wastes should be sampled and analyzed for total and leachable lead concentrations and disposed of accordingly based on the waste characterization analytical results.
- A CDPH Certified Lead Project Monitor should be contracted to conduct monitoring and clearance of any lead-related construction activities, including but not limited to abatement, removal, and/or disturbance of LBP/LCP.
- Any paints/coatings that have not been identified in this report should be considered suspect LBP/LCP and handled as LBP unless sampled and proven to be non-LBP by a CDPH Certified Lead Inspector/Assessor.
- Any LBP/LCP to remain at the Subject Property should be properly managed in-place in accordance with applicable regulations via a Lead Paint Management Plan designed by a CDPH Certified Professional.
- All lead activities must be performed in accordance with all applicable federal, state and local regulations.

6.0 LIMITATIONS

TES is committed to providing state-of-the-art environmental consulting services that are of the highest quality. However, lead survey work is not an exact science. The possibility of field and general conditions beyond TES control that affect our work or that present a concern for the safety of our employees, our consultants, building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- In accordance with the client specified scope of work, this survey was limited to accessible building materials and areas at the Subject Property identified by the Client (survey area) and due to the nature of the building being occupied at the time of the survey, no destructive investigation was performed. Additional suspect materials located in inaccessible areas and/or outside the scope of this survey may

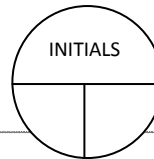
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Andrew Powers, 2105 Redondela Drive
Rancho Palos Verdes, CA 90275

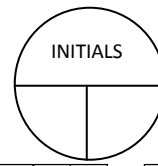
be present at the Subject Property.

- Reasonable effort is made by TES personnel to locate and sample lead containing paints/coatings in the survey area. However, for any structure there is the possibility that various types of unique or concealed lead containing paints/coatings may exist undetected. In addition, testing and analyses constraints typically hinder the investigation. TES does not warrant, guarantee or profess to have the ability to locate or identify all lead containing paints/coatings in or on a structure.
- Confined spaces and areas determined by TES personnel to be unsafe to access, are excluded from the scope of work.
- The CDPH Lead Evaluation Form was sent to CDPH per Title 17, California Code of Regulations, Division 1, Chapter 8.
- This survey did not include any lead chip sampling and analysis.
- TES is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of TES work.
- TES does not guarantee or warrant that the Subject Property or workplace are safe, nor does TES involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe property or workplace.
- This report was based on those conditions observed on the day(s) the field evaluation was accomplished. In the event that changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed and the conclusion of this report is modified and verified in writing.
- It is understood that the survey is a non-destructive assessment of potential lead containing paints/coatings and is to be used expressly for the purpose of evaluating the risk relative to the expected material disturbance at the Subject Property. Because destructive investigation has not been performed during the survey, the report may not reveal concealed lead containing paints/coatings. Subsequently, additional investigation including construction documents review and/or destructive investigation is recommended as a precaution to prevent accidental exposure when construction or demolition is planned for this Subject Property.
- It is understood that this is a modified survey and results are limited to the specific areas and materials sampled. This report is not valid for use outside of the specific areas identified by the Client or by individuals not associated with the currently planned work at the Subject Property.

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Project Number: 095278-XRF	Date of Inspection: 08-31-21
Project Name: Andrew Powers	Time of Inspection: 02:30 PM
Project Address: 2105 Redondela Dr, Rancho Palos Verdes, CA 90275	IH Name: Elizabeth Serra
XRF Serial Number: 3623	Assay Date: 2020-10-22

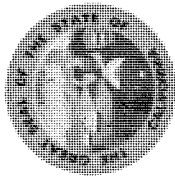
Inspection County: Los Angeles
Paint Condition: Intact or Deteriorated
Structure Type: Single Story or Multi Story
Children under the age of 18 reside and/or present in residence/Structure: Yes or No

Sample Number	Room	Wall	Structure	Paint Condition	Substrate	Color	Lead (MG/CM2)
01	Calibration	-	-	-	-	-	0.7
02	Calibration	-	-	-	-	-	0.7
03	Calibration	-	-	-	-	-	0.7
04	Entry	N / E / S / W	Ceiling	Intact / Deteriorated	Plaster	White	0.0
05	Living Room	N / E / S / W	Ceiling	Intact/ Deteriorated	Plaster	White	-0.1
06	Living Room	N / E / S / W	Beam	Intact/ Deteriorated	Wood	White	-0.0
07	Living Room	N / E / S / W	Upper Wall	Intact/ Deteriorated	Plaster	Blue	-0.1
08	Living Room	N / E / S / W	Baseboard	Intact/ Deteriorated	Wood	White	0.1
09	Vanity	N / E / S / W	Upper Wall	Intact/ Deteriorated	Plaster	White	-0.1
10	Vanity	N / E / S / W	Baseboard	Intact/ Deteriorated	Wood	White	-0.1
11	Calibration	-	-	-	-	-	0.7
12	Calibration	-	-	-	-	-	0.7
13	Calibration	-	-	-	-	-	0.7

IH Signature: <i>Elizabeth Serra</i>	Date: 08-31-21	Page: 3
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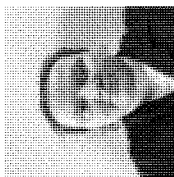


STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Elizabeth Serra

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

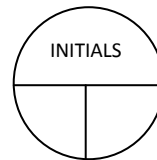
LRC-00003569

EXPIRATION DATE:

12/13/2021

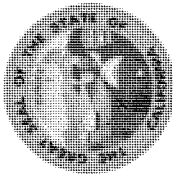
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STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Robert Menald

CERTIFICATE TYPE:

Lead Inspector/Assessor
Lead Project Monitor

NUMBER:

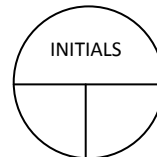
LRC-00005260
LRC-00005259

EXPIRATION DATE:

2/20/2022
2/20/2022

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LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 08/31/2021

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection
 Risk assessment
 Clearance Inspection
 Other (specify) Limited LBP Screening

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)] 2105 Redondela Drive		City Rancho Palos Verde	County Los Angeles	Zip Code 90275
Construction date (year) of structure 1963	Type of structure <input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input checked="" type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		Children living in structure? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know	

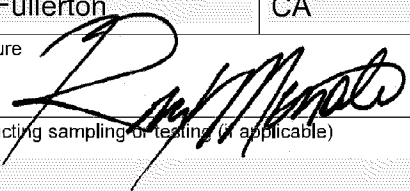
Section 4 — Owner of Structure (if business/agency, list contact person)

Name Andrew Powers		Telephone number		
Address [number, street, apartment (if applicable)] 2105 Redondela Drive		City Rancho Palos Verde	State CA	Zip Code 90275

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

No lead-based paint detected
 Intact lead-based paint detected
 Deteriorated lead-based paint detected
 No lead hazards detected
 Lead-contaminated dust found
 Lead-contaminated soil found
 Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name Robert Menald		Telephone number		
Address [number, street, apartment (if applicable)] 1521 East Orangethorpe Avenue, Suite B		City Fullerton	State CA	Zip Code 92831
CDPH certification number LRC-00005260	Signature 		Date 09/01/2021	
Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable) Elizabeth Serra (LRC-00003569)				

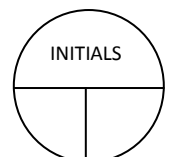
Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector
 Second copy and attachments retained by owner


Third copy only (no attachments) mailed or faxed to:
 California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656

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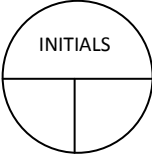


STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No. 2105		Street, City, Zip REDONDELA DR , RANCHO PALOS VERDES, CA 90275-1031		Date of Completion 11/28/2018
		Orkin 12710 Magnolia Avenue Riverside, CA 92503		Ordered By: DINA BURKE 2105 REDONDELA DR RANCHO PALOS VERDES, CA 90275-1031
		Firm Registration No. PR6199	Report No. 32518537-1-A	Escrow No.
Property Owner: DINA BURKE 2105 REDONDELA DR RANCHO PALOS VERDES, CA 90275-1031		Party of Interest: DINA BURKE 2105 REDONDELA DR RANCHO PALOS VERDES, CA 90275-1031		Completion Sent To: DINA BURKE 2105 REDONDELA DR RANCHO PALOS VERDES, CA 90275-1031

The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 11/08/2018 have been and/or have not been completed.

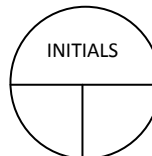
Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:	
Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure: Requested By DINA BURKE: 2A.2. Requested By DINA BURKE: 2B.2	
Cost of work completed:	Cost: 1080.00 Inspection Fee: 0.00 Other: 0.00 Total: 1080.00 Other Fee Note:
Recommendations not completed by this firm: 2A.1, 2B.1, 2C.1, 2C.2, 2D.1, 2D.2	
Estimated Cost: \$ _____ .00	
Remarks:	
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Signature _____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment of a search fee to: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-44 (Rev.10/01)

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I found the booklet, *The Homeowner's Guide to Environmental Hazards and Earthquake Safety(with gas shut-off valve update)* which includes the *Federal Lead booklet and Toxic Mold Update*:

- Helpful
- Too detailed
- Not detailed enough
- Clearly written
- Confusing
- The booklet helped me to locate earthquake weaknesses in my home.
- I have strengthened my home to resist earthquakes.
- I plan to fix my home's earthquake weaknesses.
- The booklet helped me find out that my home did not have any earthquake weaknesses.

The year my home was built was _____.

Comments: _____

We Want To Hear From You!

California Seismic Safety Commission
1900 K Street, Suite 100
Sacramento, California 95814-4186

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: **2105 Redondela Drive, Rancho Palos Verdes, CA 90275**

Date 5/12/2022 Time _____ *Bobby Edmondson* BGRS, LLC
 (Buyer's signature) (printed name)

Date _____ Time _____ _____
 (Buyer's signature) (printed name)

Date _____ _____ _____
 (Buyer's Agent's signature) (printed name) (Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if the HERS booklet is provided to the Buyer by the Seller or Broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10 Official C.A.R.* Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: **2105 Redondela Drive, Rancho Palos Verdes, CA 90275**

Date 5/11/2022 Time _____ *Andrew Powers* Andrew Powers
DocuSigned by:
 (Seller's signature) (printed name)

Date 5/11/2022 Time _____ *Teresa Powers* Teresa Powers
DocuSigned by:
 (Seller's signature) (printed name)

Date 5/11/2022 Time _____ *Timothy Houck* Timothy Houck
DocuSigned by:
 (Seller's Agent's signature) (printed name) (Broker's name)
Berkshire Hathaway HomeServices California Properties

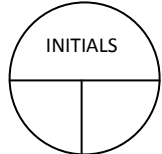
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**SQUARE FOOTAGE AND LOT SIZE
DISCLOSURE AND ADVISORY**
(C.A.R. Form SFLS, 12/20)

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 ("Property")

- DIFFERENT SOURCES OF SQUARE FOOTAGE MEASUREMENTS:** Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyer is using square footage to determine whether to purchase the Property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities; such calculations should not be relied upon by Buyer and the accuracy of any such figures should be independently verified by Buyer with their own experts including, but not limited to, a licensed appraiser.
- PROPERTY (LOT) SIZE, DIMENSIONS, CONFIGURATIONS, AND BOUNDARIES:** Fences, hedges, walls, retaining walls, and other barriers or markers may not correspond with any legally-defined property boundaries, and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. If lot size, dimensions, property configurations, boundary lines, and locations of improvements are important to Buyer's decision to purchase or the price Buyer is willing to pay, then Buyer should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property.
- BROKER OBLIGATIONS:** Brokers and Agents do not have expertise in determining the exact square footage and lot size. Broker has not and will not verify the accuracy of any numerical statements regarding square footage, room dimensions, or lot size, or the location of boundaries.
- DISCLOSURE OF MEASUREMENTS AND SOURCES:** Square footage and/or lot size numbers inserted into the spaces below, if any, were taken from the referenced source and may be approximations only. Other measurement sizes may exist from other sources.

Source of Information	Sq. Footage	Lot Size	Additional Information	If checked, report attached
Public Record	2,106	8,181		<input type="checkbox"/>
Multiple Listing Service				<input type="checkbox"/>
Seller			Measurement comes from the following source:	<input type="checkbox"/>
Appraisal #1				<input type="checkbox"/>
Appraisal #2				<input type="checkbox"/>
Condominium Map/Plan				<input type="checkbox"/>
Architectural Drawings				<input type="checkbox"/>
Floor Plan/Drawings				<input type="checkbox"/>
Survey				<input type="checkbox"/>
Other				<input type="checkbox"/>
Other				<input type="checkbox"/>

By signing below, Seller: (i) represents that Seller is not aware of any other measurements of the Property; and (ii) acknowledges that Seller has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Seller is encouraged to read it carefully.

Seller Andrew Powers DocuSigned by: Andrew Powers Date 5/11/2022
 Seller Teresa Powers DocuSigned by: Teresa Powers Date 5/11/2022

By signing below, Buyer acknowledges that Buyer has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Buyer is encouraged to read it carefully. IF NO INFORMATION IS PROVIDED AND/OR ANY OF THESE MEASUREMENTS ARE MATERIAL TO BUYER, BUYER IS STRONGLY ADVISED TO INVESTIGATE THE VALIDITY, ACCURACY, OR EXISTENCE OF ANY MEASUREMENTS PROVIDED HEREIN OR OTHERWISE. IF BUYER DOES NOT DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS AND AGENTS.

Buyer BGRS,LLC Date _____
 Buyer Bobby Edmondson Date 5/12/2022

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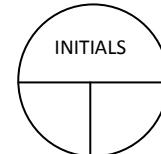
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SFLS 12/20 (PAGE 1 OF 1)

SQUARE FOOTAGE AND LOT SIZE DISCLOSURE AND ADVISORY (SFLS PAGE 1 OF 1)

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WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE

(C.A.R. Form WCMD, 12/16)

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

1. WATER-CONSERVING PLUMBING FIXTURES

A. INSTALLATION:

(1) **Requirements:** (a) Single-Family Properties. California law (Civil Code §1101.4) requires all single-family residences built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2017. (b) Multifamily and Commercial Properties. Civil Code §1101.5 requires all multifamily residential and commercial properties built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2019. Additionally, on and after January 1, 2014, a multifamily residential and commercial property built on or before January 1, 1994 that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval if the alteration or improvement increases floor area space by more than 10 percent, or has a cost greater than \$150,000, or for any room in a building which requires a building permit.

(2) **Exceptions:** These requirements do not apply to (i) registered historical sites, (ii) real property for which a licensed plumber certified that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible, or (iii) a building for which water service is permanently disconnected. Additionally, there is a one-year exemption for any building slated for demolition, and any city or county that has adopted a retrofit requirement prior to 2009 is itself exempt. (Civil Code §§1101.6, 1101.7, and 1101.9.)

B. Disclosure of Water-Conserving Plumbing Fixtures: Although the installation of water-conserving plumbing fixtures is not a point of sale requirement, California Civil Code §§1101.4 (single family properties beginning 2017) and 1101.5 (multifamily and commercial properties beginning 2019) require the seller to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether the property contains any noncompliant water fixtures.

C. Noncompliant Water Fixtures: Noncompliant water fixtures are any of the following: (i) any toilet manufactured to use more than 1.6 gallons of water per flush, (ii) any urinal manufactured to use more than one gallon of water per flush, (iii) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (iv) any interior faucet that emits more than 2.2 gallons of water per minute. (Civil Code §1101.3.) Buyer and Seller are each advised to consult with their own home inspector or contractor to determine if any water fixture is noncompliant.

2. CARBON MONOXIDE DETECTORS:

A. INSTALLATION:

(1). **Requirements:** California law (Health and Safety Code §§13260 to 13263 and 17296 to 17296.2) requires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all other types of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2013. The January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.

(2). **Exceptions:** The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

B. DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobile home Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.

Buyer/Tenant Initials (BGRS) BWG
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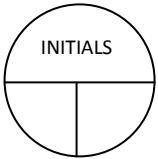
Seller/Landlord Initials AP TP



WCMD 12/16 (PAGE 1 OF 2)

WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE (WCMD PAGE 1 OF 2)

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Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

C. COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine of up to \$200 for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages of up to \$100, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

3. LOCAL REQUIREMENTS: Some localities maintain their own retrofit or point of sale requirements which may include the requirement that water-conserving plumbing fixtures and/or a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

The undersigned hereby acknowledge(s) receipt of a copy of this Water-Conserving Plumbing Fixtures and Carbon Monoxide Detector Notice.

Seller/Landlord Andrew Powers **Andrew Powers** Date 5/11/2022
(Signature) (Print Name)

Seller/Landlord Teresa Powers **Teresa Powers** Date 5/11/2022
(Signature) (Print Name)

Buyer/Tenant Bobby Edmondson **BGRS, LLC** Date 5/12/2022
(Signature) (Print Name)

Buyer/Tenant _____ Date _____
(Signature) (Print Name)

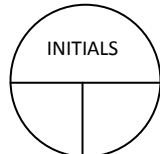
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WCMD 12/16 (PAGE 2 OF 2)
WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE (WCMD PAGE 2 OF 2)

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CALIFORNIA ASSOCIATION OF REALTORS®

WATER HEATER AND SMOKE DETECTOR STATEMENT OF COMPLIANCE (C.A.R. Form WHSD, Revised 11/10)

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

NOTE: A seller who is not required to provide one of the following statements of compliance is not necessarily exempt from the obligation to provide the other statement of compliance.

WATER HEATER STATEMENT OF COMPLIANCE

- 1. STATE LAW: California Law requires that all new and replacement water heaters and existing residential water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake motion.
2. LOCAL REQUIREMENTS: Some local ordinances impose more stringent water heater bracing, anchoring or strapping requirements than does California Law.
3. TRANSFEROR'S WRITTEN STATEMENT: California Health and Safety Code §19211 requires the seller of any real property containing a water heater to certify, in writing, that the seller is in compliance with California State Law.
4. CERTIFICATION: Seller represents that the Property, as of the Close Of Escrow, will be in compliance with Health and Safety Code §19211 by having the water heater(s) braced, anchored or strapped in place, in accordance with those requirements.

Seller Andrew Powers (Signature) Andrew Powers (Print Name) Date 5/11/2022
Seller Teresa Powers (Signature) Teresa Powers (Print Name) Date 5/11/2022

The undersigned hereby acknowledge(s) receipt of a copy of this document.

Buyer Bobby Edmondson (Signature) BGRS, LLC (Print Name) Date 5/12/2022

SMOKE DETECTOR STATEMENT OF COMPLIANCE

- 1. STATE LAW: California Law requires that (i) every single-family dwelling and factory built housing unit sold on or after January 1, 1986, must have an operable smoke detector, approved and listed by the State Fire Marshal, installed in accordance with the State Fire Marshal's regulations.
2. LOCAL REQUIREMENTS: Some local ordinances impose more stringent smoke detector requirements than does California Law.
3. TRANSFEROR'S WRITTEN STATEMENT: California Health and Safety Code §13113.8(b) requires every transferor of any real property containing a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract (installment sales contract), to deliver to the transferee a written statement indicating that the transferor is in compliance with California State Law concerning smoke detectors.
4. EXCEPTIONS: Generally, a written statement of smoke detector compliance is not required for transactions for which the Seller is exempt from providing a transfer disclosure statement.
5. CERTIFICATION: Seller represents that the Property, as of the Close Of Escrow, will be in compliance with the law by having operable smoke detector(s) (i) approved and listed by the State Fire Marshal installed in accordance with the State Fire Marshal's regulations Health and Safety Code §13113.8 or (ii) in compliance with Manufactured Housing Construction and Safety Act (Health and Safety Code §18029.6) located in each sleeping room for used manufactured or mobilehomes as required by HCD and (iii) in accordance with applicable local ordinance(s).

Seller Andrew Powers (Signature) Andrew Powers (Print Name) Date 5/11/2022
Seller Teresa Powers (Signature) Teresa Powers (Print Name) Date 5/11/2022

The undersigned hereby acknowledge(s) receipt of a copy of this Water Heater and Smoke Detector Statement of Compliance.

Buyer Bobby Edmondson (Signature) BGRS, LLC (Print Name) Date 5/12/2022

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WHSD REVISED 11/10 (PAGE 1 OF 1) WATER HEATER AND SMOKE DETECTOR STATEMENT OF COMPLIANCE (WHSD PAGE 1 OF 1)

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MARKET CONDITIONS ADVISORY
(C.A.R. Form MCA, Revised 12/21)

1. MARKET CONDITIONS: Real estate markets are cyclical and can change over time. It is impossible to predict future market conditions with accuracy. In a competitive or "hot" real estate market, there are generally more Buyers than Sellers. This will often lead to multiple buyers competing for the same property. As a result, in order to make their offers more attractive, some Buyers may offer more than originally planned or eliminate certain contingencies in their offers. In a less competitive or "cool" market there are generally more Sellers than Buyers, often causing real estate prices to level off or drop, sometimes precipitously. The sales price of homes being sold as foreclosures and short sales is difficult to anticipate and can affect the value of other homes in the area. Brokers, appraisers, Sellers and Buyers take these "distressed" property sales and listings into consideration when valuing property. In light of the real estate market's cyclical nature it is important that Buyers understand the potential for little or no appreciation in value, or an actual loss in value, of the property they purchase. This Advisory discusses some of the potential risks inherent in changing market conditions.

2. BUYER CONSIDERATIONS:

A. OFFERING PRICE: AS A BUYER, YOU ARE RESPONSIBLE FOR DETERMINING THE PRICE YOU WANT TO OFFER FOR A PROPERTY. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All buyers should be sure they are comfortable with the price they are offering or the price they are accepting in a counter offer. You should be aware of and think about the following: (i) If your offer is accepted, the property's value may not increase and may even decrease. (ii) If your offer is accepted, you may have "Buyer's remorse" that you paid too much. (iii) If your offer is rejected there can be no guarantee that you will find a similar property at the same price. (iv) If your offer is rejected, you may not be satisfied that the amount you offered was right for you. Only you can determine that your offer was reasonable and prudent in light of the property and your circumstances.

B. NON-CONTINGENT OFFERS: Most residential purchase agreements contain contingencies allowing a Buyer within a specified period of time to cancel a purchase if: (i) the Buyer cannot obtain a loan; (ii) is dissatisfied with the property's condition after an inspection; or (iii) if the property does not appraise at a certain value. To make their offers more attractive, Buyers will sometimes write offers with few or no contingencies or offer to remove contingencies within a short period of time. In a "hot" market, sellers will sometimes insist that Buyers write offers with no contingencies. Broker recommends that Buyers do not write non-contingent offers and if you do so, you are acting against Broker's advice. However, if you do write a non-contingent offer these are some of the contractual rights you may be giving up:

(1) **LOAN CONTINGENCY:** If you give up your loan contingency, and you cannot obtain a loan, whether through your fault or the fault of your lender, and as a result, you do not or cannot purchase the property, you may legally be in default under the contract and required to pay damages or forfeit your deposit to the seller.

(2) **APPRAISAL CONTINGENCY:** If your lender's (or your own) appraiser does not believe the property is worth what you have agreed to pay for it, your lender may not loan the full amount needed for the purchase or may not loan any amount at all because of a low appraisal. As a result, if you do not purchase the property, and you have removed your appraisal contingency, you may legally be in default under the contract and could be required to pay damages to, or forfeit your deposit to, the Seller. The Seller is not obligated to reduce the purchase price to match the appraised value.

(3) **INVESTIGATION CONTINGENCY:** If you disapprove of the condition of the property and as a result, you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your investigation contingency. This may also include the ability to insure the property, so you should investigate this early in the process. However, even if you make an offer without an investigation contingency or you remove that contingency, the Seller may still be obligated to disclose to you material facts about the property. In some cases, once you receive that information the law gives you an independent right to cancel for a limited period of time.

There is inherent risk in writing a non-contingent offer. Only you, after careful consultation and deliberation with your attorney, accountant, or financial advisor can decide how much risk you are willing to take. IT IS YOUR DECISION ALONE AND CANNOT BE MADE BY YOUR BROKER OR REAL ESTATE AGENT.

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MCA REVISED 12/21 (PAGE 1 OF 2)

Buyer's Initials

BGRS, BWC

Seller's Initials

DS AP, DS TP



MARKET CONDITIONS ADVISORY (MCA PAGE 1 OF 2)

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- C. BROKER RECOMMENDATIONS.** Broker recommends that you do not write a non-contingent offer, even if you are planning on paying all cash for the property. If you intend to write a non-contingent offer, Broker recommends that, prior to writing the offer, you: (i) review all available Seller reports, disclosures, information and documents; (ii) have an appropriate professional inspect the property (even if it is being sold "as is" in its present condition); and (iii) carefully assess your financial position and risk with your attorney, accountant or financial advisor.
 - D. MULTIPLE OFFERS:** At times Buyers may write offers on more than one property even though the Buyer intends to purchase only one. This may occur in a short sale when the approval process can take a considerable amount of time, or it could also occur in a hot market when the Buyer is having difficulty getting an offer accepted. While it is not illegal to make offers on multiple properties with intent to purchase only one, the Buyer can be obligated to many Sellers if more than one accepts the Buyer's offers. Additionally, if any offer is accepted without contingencies, and the buyer does not perform, there can be a breach. If the Buyer has not disclosed that the Buyer is writing multiple offers with the intent to purchase only one and the Buyer subsequently cancels without using a contingency created for this purpose, the Seller may claim the Buyer is in breach of contract because the Buyer fraudulently induced the Seller to enter into a contract. This claim may even be possible when the Buyer has all the standard contingencies remaining in the contract, as the Seller could argue that a cancellation for this reason would not fall under the good faith exercise of any of the those contingencies.
- 3. SELLER CONSIDERATIONS:** As a Seller, you are responsible for determining the asking price for your property. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All Sellers should be sure they are comfortable with the asking price they are setting and the price they are accepting. There is not, and cannot be, any guarantee that the price you decide to ask for your property, or the price at which you agree to sell your property is the highest available price obtainable for the property. It is solely your decision as to how much to ask for your property and at which price to sell your property.

Buyer/Seller acknowledges each has read, understands and has received a copy of this Market Conditions Advisory.

Buyer BGRS,LLC Date _____

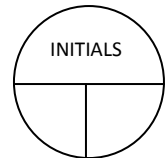
Buyer *Bobby Edmondson* Date 5/12/2022

Seller ^{DocuSigned by:} *Andrew Powers* Date 5/11/2022

Seller ^{DocuSigned by:} *Teresa Powers* Date 5/11/2022

Teresa Powers 5392994C03B4448...

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MARKET CONDITIONS ADVISORY (MCA PAGE 2 OF 2)

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CALIFORNIA
ASSOCIATION
OF REALTORS®

DISCLOSURE INFORMATION ADVISORY
(FOR SELLERS)
(C.A.R. Form DIA, 6/20)

1. **INTRODUCTION:** All sellers in California are required to provide various disclosures in real property transactions. Among the disclosure requirements, sellers have an affirmative duty to disclose to buyers all material conditions, defects and/or issues known to them that might impact the value or desirability of the Property. Failing to provide those disclosures may lead to a claim or a lawsuit against you which can be very costly and time consuming. As a seller, you may be required to fill out one or more of the following: Real Estate Transfer Disclosure Statement ("TDS"); Seller Property Questionnaire ("SPQ"); Exempt Seller Disclosure ("ESD"). (Collectively, or individually, "Disclosure Forms"). Please read this document carefully and, if you have any questions, ask your broker or appropriate legal or tax advisor for help.
2. **PREPARING TO COMPLETE YOUR DISCLOSURE OBLIGATIONS:**
 - A. Read and carefully review all questions in the Disclosure Form(s) to make sure that you understand the full extent of the information that is being requested in each question.
 - B. While a seller does not have the duty to investigate or discover unknown issues, you may have been given disclosures either from the previous owner at the time of purchase or from a previous buyer who cancelled. Information about the Property may have been revealed if you may have posted or recorded information and material facts about the Property online (social media, blogs, personal websites, Facebook, advertisements, etc.) or received documents or correspondence from an Homeowners' Association ("HOA").
 - C. Use any known and available documentation to refresh your memory of past and current issues, condition and/or problems and then provide a copy of that paperwork with your fully completed Disclosure Forms. A seller does not have to find lost documents or to speculate about what was in the documents that they cannot remember, but if the documents are known and available to you, they should be used to assist you in completing the Disclosures forms.
 - D. Allow plenty of time to fully complete the Disclosure Forms.
 - E. Your knowledge may be based upon what you have been told orally (e.g., in a conversation with a neighbor) or received in writing (such as a repair estimate, report, invoice, an appraisal, or sources as informal as neighborhood or HOA newsletters). Keep in mind that if a neighbor told you something, they are likely to tell the new owner the same information after the transaction.
 - F. If you are unsure about whether something is important enough to be disclosed, you should probably disclose it. If you don't want to disclose a piece of information about the Property, think about your reasoning for why you do not want to disclose this information. If the answer is because you think a buyer will not want to buy the Property or will want to purchase at a lower price, that is exactly the reason why the fact ought to be disclosed; it materially affects the value or desirability of the Property.
3. **INSTRUCTIONS FOR COMPLETING ALL DISCLOSURE FORMS:**
 - A. **DO NOT** leave any questions blank or unanswered unless the section is not applicable. Answer all questions and provide all documents, information and explanations to every "Yes" response in the blank lines or in an addendum to the Disclosure Form.
 - B. Many questions on the Disclosure Forms ask if you "are aware" of a particular condition, fact or item. If you do not know the answer to any question, then you are "not aware" and should answer that question "No."
 - C. The Disclosure Forms are designed to get sellers to provide buyers with as much information as possible, and thus many of the questions on these forms may list multiple issues, conditions or problems and/or have subparts. It is important to address each aspect of each question and provide precise details so that Buyers will understand the "who, what, where, when and how."
 - D. The Disclosure Forms are written using very broad language. You should not limit the information, documents, and/or explanations that you provide Buyers.
 - E. Be specific and provide facts for each response; you should not let subjective beliefs limit, qualify or downplay your disclosures. Avoid words such as "never," "minor," "insignificant," "small" or "infrequent" as these terms may reflect your opinion but that opinion may not be shared by Buyers, professionals or others. Do not speculate as to what you guess the issue is, or assume something is true without actual knowledge. State your disclosures only to the extent of what you actually know.
 - F. Consider all issues, conditions or problems that impact your Property, even those that are not necessarily on your Property but are related to a neighbor's property (such as shared fences, lot-line debates) or exist in the neighborhood (such as noise, smells, disputes with neighbors, or other nuisances).

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**DISCLOSURE INFORMATION ADVISORY (DIA PAGE 1 OF 3)**

Berkshire Hathaway HomeServices, 225 Avenue I Ste 110 Redondo Beach CA 90277
Timothy Houck

Phone: 3104215851

Fax:

Andrew Powers -

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- G. Even if you have learned to live with an issue, condition or problem, disclose it.
- H. Even if you believe that an issue, condition or problem has been repaired, resolved or stopped, disclose the issue and what has been done, but do not speculate, predict or guarantee the quality or effectiveness of the repair or resolution.
- I. If there is conflicting information, data, and/or documents regarding any issue, condition or problem, disclose and identify everything.
- J. Do not assume that you know the answer to all questions; for example, unless you personally obtained or received copies of permits do not assume that anyone who did work on the Property obtained permits.
- K. If you are relying on written or oral information you received from someone else, even if you disagree with that information or are unsure as to its truth, disclose and identify the source of that information.

4. COMPLETING SPECIFIC TYPES OF DISCLOSURE DOCUMENTS:

REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Civil Code Section 1102.6)

Section I allows sellers to incorporate and provide reports and disclosures that relate to the information requested in that Disclosure Form. Providing those "Substituted Disclosures" does not eliminate your responsibility to fully and completely disclose all information known by you that is requested in the TDS. **For the TDS to be complete, one of the three boxes provided in Section I must be checked. If no Substituted Disclosures are being provided, Seller should check the box that indicates "No substituted disclosures for this transfer."**

Section I allows sellers to incorporate and provide reports and disclosures that relate to the information requested in that Disclosure Form. Providing those "Substituted Disclosures" does not eliminate your responsibility to fully and completely disclose all information known by you that is requested in the TDS.

Section II A asks you to check a series of boxes to indicate what appliances, fixtures and other items exist on the property and asks whether any of those existing items are "not in operating condition", a term which is not defined. Consider whether the checked appliances, fixtures and items fully function as if they were new and if not, disclose any issues, limitations or problems. The TDS is not a contract and it does not control which items must remain with the property after close of escrow; the purchase agreement determines which items must remain. However, you should be careful not to represent an amenity that the property does not have, so do not assume that feature is there (i.e. sewer or central air conditioning), and only check the box if you know it is a part of the property.

Section II B asks if you are aware of any significant defects/malfunctions in certain identified areas of the property. There is no definition for "significant defects/malfunctions"; do not assume this terminology places any limits on what you need to disclose. If you check any of the boxes, please provide as much information as possible regarding the issues, conditions or problems that you know about the checked areas.

Section II C asks sixteen questions regarding the Property and the surrounding areas. These questions are written very broadly and contain multiple issues, conditions and/or problems. Make sure that you respond as to each issue, condition or problem. If you respond "Yes" to any question, you should provide as much information as possible about the issue. If you are answering any of these questions "No" because you lack familiarity with the Property or the topic of any question, then you can explain the reasons, such as that you have not seen the Property in a long time or at all. This may help the buyers to understand that your "No" answer reflects the lack of awareness of the item, not that you are representing that the problem, condition or issue does not exist.

Question 16 in section II C refers to various code sections which part of a law are concerning construction defects that is widely known as SB 800 or Title 7. This law (Civil Code Sections 895-945.5) applies to residential real property built by a "Builder" and sold for the first time on or after January 1, 2003. If you have any questions about the applicability to the Property of any of the laws referenced in Question 16, or how you should answer this question, your Listing Agent recommends that you consult with a qualified California real estate attorney for advice. Your Listing Agent cannot and will not give you legal advice on these matters.

SELLER PROPERTY QUESTIONNAIRE

The C.A.R. Residential Purchase Agreement requires Sellers to complete an SPQ for any transaction that requires a TDS because the TDS does not include questions regarding everything that sellers need to disclose to buyers. One example of a question not covered in the TDS but that is on the SPQ is whether there has been a death on the Property within the last 3 years (Civil Code Section 1710.2). Another example of a legally required disclosure that is not in the TDS, is the requirement that sellers of single family residences built prior to January 1, 1994 (and other properties built before that date) must disclose if the Property has any noncompliant plumbing fixtures (Civil Code Sections 1101.4 and 1101.5). 1. Any toilet that uses more than 1.6 GPF; 2. Any showerhead that has a flow capacity of more than 2.5 GPM and 3. Any interior faucet that emits more than 2.2 GPM. The SPQ should be used in conjunction with the TDS to help the seller carry out the obligation to disclose known material facts about the Property.

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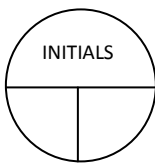
DISCLOSURE INFORMATION ADVISORY (DIA PAGE 2 OF 3)

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Andrew Powers -



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EXEMPT SELLER DISCLOSURE ("ESD")

Some sellers of real property may be legally exempt from completing the TDS. For example, probate and bankruptcy court sales and sales by governmental entities are exempt from the obligation to provide a TDS. Some property that is owned by a trust which has trustee(s) acting in the capacity of a seller may also be exempt; but not all trustee(s) are exempt. If a qualified California real estate attorney has advised you that you are exempt from completing the TDS, then you may choose not to complete that form or any supplement to the TDS, but you may still be required to complete the ESD. Being exempt from completing certain Disclosure Forms does not completely eliminate those disclosure obligations that apply to all sellers under federal, state or local laws, ordinances or regulations and/or by contractual agreement with the buyer. The seller is still obligated to disclose all known material facts that may affect the value of the property. Further, the C.A.R. Residential Purchase Agreement requires those sellers who are exempt from the TDS to fill out the ESD. Pay particular attention to the "catch all" question, which asks you to disclose your awareness of any other material facts or defects affecting the property.

5. FINAL RECOMMENDATIONS:

It is important that you fully complete any legally or contractually required Disclosure Forms. To that end, the real estate Broker, and, if different, the real estate licensee, who listed the property for sale ("Listing Broker") strongly recommend that you consider the following points when completing your Disclosure Forms:

- If you are aware of any planned or possible changes to your neighbor's property (such as an addition), changes in the neighborhood (such as new construction or road changes) that may affect traffic, views, noise levels or other issues, conditions or problems, disclose those plans or proposed changes even if you are not certain whether the change(s) will ever occur.
- Disclose any lawsuits, whether filed in the past, presently filed or that will be filed regarding the property or the neighborhood (such as an HOA dispute) even if you believe that the case has been resolved. Provide as much detail as possible about any lawsuit, including the name of the case and the County where the case was filed.
- If any disclosure that you have made becomes inadequate, incomplete, inaccurate or changes over time, including right up until the close of escrow, you should update and correct your Disclosure Forms in a timely fashion.
- **If you have any questions about the applicability of any law to the Property, your Listing Broker recommends that you consult with a qualified California real estate attorney for advice. Your Listing Broker cannot and will not tell you if any law is applicable to the Property.**
- **If you need help regarding what to disclose, how to disclose it or what changes need to be made to your Disclosure Forms, the best advice is to consult with a qualified California real estate attorney for advice. Your Listing Broker cannot and will not tell you what to disclose, how to disclose it or what changes need to be made to your answers.**
- While limited exceptions may exist, such as questions that may impact fair housing and discrimination laws, generally speaking, **when in doubt, the best answer to the question: "Do I need to disclose ...?" is almost always "YES, disclose it."**

Seller has read and understands this Advisory. By signing below, Seller acknowledges receipt of a copy of this Advisory.

Seller Andrew Powers Date 5/11/2022
DocuSigned by: Andrew Powers

Seller Teresa Powers Date 5/11/2022
DocuSigned by: Teresa Powers

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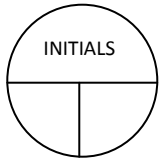
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Andrew Powers -

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BERKSHIRE HATHAWAY
HomeServices
California Properties

**AFFILIATED BUSINESS ARRANGEMENT
DISCLOSURE STATEMENT**

Thank you for contacting Berkshire Hathaway HomeServices California Properties (hereinafter Broker), in connection with the purchase or sale of a home or other property. This is to give you notice that Broker has a business relationship with the companies listed in this Statement, in that each of the companies is wholly or partially owned either directly or indirectly by Broker. Because of these relationships, the referral of business to these companies may provide us, our employees, or other related parties noted herein, a financial or other benefit. We will not be paid a referral fee as a result of any referral to the non-real estate brokerage companies.

In connection with providing real estate brokerage services, Broker may receive a commission or a cooperative brokerage referral fee for a referral to another real estate company (which is typical in the real estate brokerage industry); however, this will not affect the amount you pay to purchase or sell property.

Set forth below are the full range of services that these companies provide, along with an estimate of the range of charges generally made for these services. You are NOT required to use the listed companies as a condition of the purchase or sale of your property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Companies	HUD-1 Description/ Line Designation	Estimate of Range of Charges Generally Made by Provider ¹
Neighborhood Escrow Provides expert handling of all details in transferring the property in accordance with the real estate contract.	Settlement/Escrow (1101) on: \$100,000 home \$250,000 home \$500,000 home Document preparation/processing fees (05)	\$600 \$700 \$1200 \$0-\$300

¹ Actual charges may vary according to the particular circumstances underlying the transaction, including the home value, coverage and limits, other requested terms and services, unusual market conditions, government regulations, property location and features, and other similar factors. Rates may not be the lowest available and are subject to change. For a free, no obligations quote, please contact the company directly. Where required by state law, current rates for insurance are filed with the applicable state agency, and depending upon the circumstances, may vary from the rates shown above.

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE

I/We have received the Affiliated Business Arrangement Disclosure Statement from Broker and understand that Broker may refer me/us to the settlement service providers listed in this Statement. Broker, its employees or its affiliate(s) may receive a financial or other benefit as the result of that referral.

BGRS,LLC
Buyer
Date

Bobby Edmondson
Buyer
Date

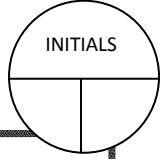
DocuSigned by:
Andrew Powers
5/11/2022

Seller
Date

DocuSigned by:
Julia Brown
5/11/2022

Seller
Date

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BERKSHIRE HATHAWAY
HomeServices
California Properties

DISCLOSURE REGARDING DEFECTIVE FURNACES

The U.S. Consumer Product Safety Commission has issued a warning regarding certain gas-fired horizontal forced-air furnaces that present a substantial risk of fire. The furnaces in question were manufactured from 1983 through 1994 by Consolidated Industries (formerly Premier Furnace company) and were marketed under at least 20 different brand names. Homes built before 1983 or after 1994 could still have the furnaces in question due to replacements or remodeling.

It is highly recommended that you have this issue investigated by a qualified professional to determine if the furnace in any property you are selling or buying is defective and/or dangerous. If the furnace presently installed at the property is a horizontal furnace and/or falls within the category identified by the CPSC, then a professional with expertise regarding gas furnaces should be retained to make a specific determination.

REAL ESTATE BROKERS AND AGENTS ARE NOT QUALIFIED TO INSPECT FURNACES OR TO MAKE ANY RECOMMENDATIONS OR DETERMINATIONS CONCERNING POSSIBLE DEFECTS OR HEALTH AND SAFETY ISSUES. THE PURPOSE OF THIS DISCLOSURE IS TO PUT SELLERS AND BUYERS ON NOTICE TO CONDUCT THEIR OWN DUE DILIGENCE REGARDING THIS MATTER USING APPROPRIATE QUALIFIED EXPERTS.

For more information, all parties are encouraged to investigate your local Fire Dept. or go to CPSC's web site at: www.cpsc.gov.

2105 Redondeña Dr, Rancho Palos Verdes, CA 90275

Property Address: _____

Furnace Make and Model (if known by Seller): Listed Below Not Known

Make

Model

DocuSigned by:
Andrew Powers 5/11/2022
4E44833DF7F14DC Seller Signature Date

DocuSigned by:
Julia Brown 5/11/2022
F897924C03B4448... Seller Signature Date

BUYERS ACKNOWLEDGMENT OF RECEIPT:

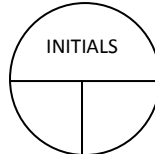
BGRS, LLC

Buyer Signature Date

Bobby Edmondson 5/12/2022

Buyer Signature Date

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BERKSHIRE HATHAWAY
HomeServices
California Properties

MOLD RECOMMENDATIONS AND DISCLOSURES

Buyer is advised to have Subject Property inspected for the presence of mold, moisture and dry rot. It is possible that mold could be hidden, and the Seller completely unaware of its existence.

Other than the obvious structural problems that can occur as a result of moisture and dry rot, **some types of mold can produce airborne toxins which can cause serious health problems.**

Brokers and agents are not trained to identify these conditions, nor do they have the education, expertise, or licensing to identify and evaluate any such conditions. Any and all presences of moisture, water stains, mildew odors, condensation, and of course obvious mold growth, are all possible indicator of a mold condition, which may or may not be toxic. Toxic mold may exist in the absence of these possible indicators. In many cases, a general physical inspection by a third party inspection company fails to detect the presence of mold and related toxins. Buyer is therefore advised to consult with a biohazard engineer, or other such expert. Buyer is therefore strongly encouraged to pay for, and obtain all tests that such an expert would recommend. These tests include testing actual discovered mold, testing for airborne spores in the interior and exterior of the dwelling/structures, as well as carpet and other floor covering tests.

Just as in all other inspections requested by Buyer, buyer must make this mold/airborne spore inspection within the time frames provided for in the Purchase Agreement.

In the event Buyer fails to obtain such a mold/airborne spore inspection, Buyer is acting contrary to the advice of the brokers and agents involved in this transaction.

2105 Redondela Dr, Rancho Palos Verdes, CA 90275

(Property Address)

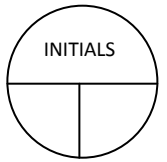
Buyer/Tenant: BGRS,LLC Date: _____

Buyer/Tenant: Bobby Edmondson Date: 5/12/2022

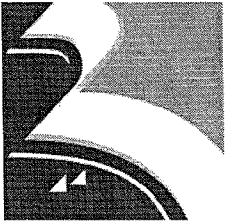
BERKSHIRE HATHAWAY HomeServices California Properties:

By: Timothy Houck Date: 5/11/2022
DocuSigned by: 216892AED4F6494
(Associate Licensee)

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City of Rancho Palos Verdes Building and Safety Division

SMOKE AND CARBON MONOXIDE ALARM ACKNOWLEDGMENT AND STATEMENT OF CONFORMANCE WITH ORDINANCE 410 AND WATER CONSERVING FIXTURES AND STATEMENT OF CONFORMANCE WITH CALIFORNIA SENATE BILL 407

I, the undersigned, hereby certify that I am the owner of the below referenced property and that Smoke alarms and Carbon Monoxide alarms are present and functioning in the locations listed below.

- 1) Smoke and Carbon Monoxide Alarms: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms and in each hallway outside of the bedrooms.
- 2) Smoke Alarms: In each room used for sleeping purposes.
- 3) Smoke and Carbon Monoxide Alarms: In each story, including any habitable basement. (Note: In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, smoke and carbon dioxide alarms installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

**Retrofitted Smoke and Carbon Monoxide Alarms may be battery operated.*

*Check box if filing due to sale of property

I further certify that water conserving plumbing fixtures are installed at this property pursuant to CA Civil Code Section 1101.7 (Water conserving plumbing fixtures not required on transfer of title).

Permit Number _____

Dwelling Address: 2105 Redondela Dr,
Rancho Palos Verdes, CA 90275

Owner Signature: Andrew Powers Date 5/11/2022

DocuSigned by:

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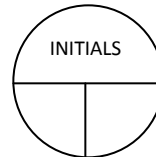
DocuSigned by:

5/11/2022

California Residential Code (CRC) Sections R314.3.1 and R315.2 states, in part, that existing dwellings shall be retrofitted with smoke and carbon monoxide alarms when a building permit is issued for a scope of work that is valued at **\$1,000** or more. CRC Sections R314.3 and R315.3 defines the required locations as indicated above.

NOTE: This statement is also filed with the City of Rancho Palos Verdes whenever transfer of title for property has occurred Per City Ordinance 410 which states that no person may transfer title of a dwelling unit required by this section to be equipped with a smoke detector without first filing with the City and the purchaser a statement certifying that the dwelling is equipped with smoke detectors meeting the requirements of this section.

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.



AFFIDAVIT FOR WATER CONSERVING FIXTURES

According to a new state law that went into effect on January 1, 2014, when a new single family dwelling built before January 1, 1994 applies for a permit for any building alteration or improvement, the permit agency is required to confirm that the residence has specific water saving plumbing fixtures. The purpose of this Affidavit is to certify the installation of water conserving plumbing fixtures within existing buildings built and available for use on or before January 1, 1994. This Affidavit is in lieu of a city inspection for this specific requirement when a permit is issued for building alterations or improvements. A signed copy of this Affidavit shall be submitted to the Building Inspection Section prior to Final Inspection approval of the project/permit. Existing water conserving plumbing fixtures must comply with California Senate Bill No. 407 (CA SB 407)/California Civil Code, Sections 1101.1-1101.8.

Civil Code defines non-compliant plumbing fixtures as follows:

- (1) Any toilet manufactured to use more than 1.6 gallons of water per flush.
- (2) Any urinal manufactured to use more than one gallon of water per flush.
- (3) Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- (4) Any interior faucet that emits more than 2.2 gallons of water per minute.

Non-compliant plumbing fixtures must be replaced with fixtures that are "in compliance with current building standards applicable to a newly constructed real property of the same type."

Exceptions: Per Civil Code Section 1101.7, this article shall not apply to any of the following (if applicable circle exception):

- a) Registered historical sites.
- b) Real property for which a licensed plumber certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible. (NOTE: Must be signed by Licensed Plumbing Contractor only if exempted).
- c) A building for which water service is permanently disconnected.

I hereby affirm that I personally inspected all plumbing fixtures at the above referenced address(es), and that all existing plumbing fixtures are exempt pursuant to CA Civil Code Section 1101.7.

Print Name: _____ Date: _____

Signature: _____

Plumbing Contractor's Business Name: _____ License Number: _____

CalWater conservation kit available at www.calwater.com

For the complete language of CA SB 407 (2009):

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407&search_keywords



This Page is for Information Purposes Only

Buyer to Initial Each
Page of the Documents
Beyond this Page and
Sign Where Indicated

Please make sure all pages of the following have been initialed and signed where indicated then submitted with the offer package to BGRS.



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE § 1102, ET SEQ.) (C.A.R. Form TDS, Revised 12/21)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Rancho Palos Verdes, COUNTY OF Los Angeles, STATE OF CALIFORNIA, DESCRIBED AS 2105 Redondela Drive, Rancho Palos Verdes, CA 90275.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) . IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
Additional inspection reports or disclosures:
No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is is not occupying the property.

A. The subject property has the items checked below: *

- Range, Oven, Microwave, Dishwasher, Trash Compactor, Garbage Disposal, Washer/Dryer Hookups, Rain Gutters, Burglar Alarms, Carbon Monoxide Device(s), Smoke Detector(s), Fire Alarm, TV Antenna, Satellite Dish, Intercom, Central Heating, Central Air Conditioning, Evaporator Cooler(s), Exhaust Fan(s) in, Gas Starter, Other, Wall/Window Air Conditioning, Sprinklers, Public Sewer System, Septic Tank, Sump Pump, Water Softener, Patio/Decking, Built-in Barbecue, Gazebo, Security Gate(s), Garage: Attached Not Attached, Carport, Automatic Garage Door Opener(s), Number Remote Controls, Sauna, Hot Tub/Spa, Locking Safety Cover, Pool, Child Resistant Barrier, Pool/Spa Heater: Gas Solar Electric, Water Heater: Gas Solar Electric, Water Supply: City Well Private Utility or Other, Gas Supply: Utility Bottled (Tank), Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water-Conserving Plumbing Fixtures

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No. If yes, then describe. (Attach additional sheets if necessary):

(*see note on page 2)



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Buyer's Initials /

Seller's Initials BGRS BWC



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

Date: _____

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s) below.

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
- Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property Yes No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property Yes No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes Yes No
6. Fill (compacted or otherwise) on the property or any portion thereof Yes No
7. Any settling from any cause, or slippage, sliding, or other soil problems Yes No
8. Flooding, drainage or grading problems Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
11. Neighborhood noise problems or other nuisances Yes No
12. CC&R's or other deed restrictions or obligations Yes No
13. Homeowners' Association which has any authority over the subject property Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
15. Any notices of abatement or citations against the property Yes No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): _____

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

SIGN HERE

TDS REVISED 12/21 (PAGE 2 OF 3)

Buyer's Initials _____ / _____

Seller's Initials BGRS *BWC* / _____



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Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 Date: _____

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Bobby Edmondson Date 5/12/2022
Seller BGRS, LLC Date _____

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)
Timothy Houck

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.



I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller Bobby Edmondson Date 5/12/2022 Buyer _____ Date _____
Seller BGRS, LLC Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices California By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)
Timothy Houck

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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525 South Virgil Avenue, Los Angeles, California 90020



TDS REVISED 12/21 (PAGE 3 OF 3)

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)



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 THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 2105 Redondela Drive, Assessor's Parcel No. 7552-008-017, situated in Rancho Palos Verdes, County of Los Angeles, California ("Property").

1. **Disclosure Limitation: The following are representations made by the Seller and are not the representations of 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 intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, 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. **Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

3. **Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

4. **SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." There is no time limitation unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check paragraph 19.**

5. **DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**
Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller..... Yes No
Note: If yes, provide any such documents in your possession to Buyer.
Explanation: _____

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**
A. Within the last 3 years, the death of an occupant of the Property upon the Property Yes No
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) Yes No
C. The release of an illegal controlled substance on or beneath the Property Yes No
D. Whether the Property is located in or adjacent to an "industrial use" zone Yes No
(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 Yes No
F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) Yes No
G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision Yes No

SIGN HERE



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Property Address: **2105 Redondela Drive, Rancho Palos Verdes, CA 90275**

- H. Insurance claims affecting the Property within the past 5 years Yes No
 - I. Matters affecting title of the Property Yes No
 - J. Material facts or defects affecting the Property not otherwise disclosed to Buyer Yes No
 - K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 Yes No
- Explanation, or (if checked) see attached; _____

- 7. REPAIRS AND ALTERATIONS: ARE YOU (SELLER) 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 (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. Whether the Property was built before 1978 Yes No
 - (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
- Explanation: _____

- 8. STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) AWARE OF...**
- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, 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
- Explanation: _____

- 9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF...**
- Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No
- Explanation: _____

- 10. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) AWARE OF...**
- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; 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 Yes No
- Explanation: _____

- 11. PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF...**
- A. Past or present pets on or in the Property Yes No
 - 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 _____
- Explanation: _____

SIGN HERE

SPQ REVISED 12/21 (PAGE 2 OF 4) Buyer's Initials _____ / _____ Seller's Initials BGRS *BWC*

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...
A. Surveys, easements, encroachments or boundary disputes
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 or other forms of ingress or egress or other travel or drainage
C. Use of any neighboring property by you

13. LANDSCAPING, POOL AND SPA: ARE YOU (SELLER) AWARE OF...
A. Diseases or infestations affecting trees, plants or vegetation on or near the Property
B. Operational sprinklers on the Property
C. A pool heater on the Property
D. A spa heater on the Property
E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired

14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE) ARE YOU (SELLER) AWARE OF...
A. 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 Association or Architectural Committee affecting the Property
B. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property
C. 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 Committee requirement

15. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER) AWARE OF...
A. Any other person or entity on title other than Seller(s) signing this form
B. Leases, options or claims affecting or relating to title or use of the Property
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
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.
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 Property
F. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill

16. NEIGHBORS/NEIGHBORHOOD: ARE YOU (SELLER) AWARE OF...
A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the 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, fairs, 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
B. Any past or present disputes or issues with a neighbor which could impact the use and enjoyment of the Property

SIGN HERE



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Property Address: **2105 Redondela Drive, Rancho Palos Verdes, CA 90275**

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property Yes No
- B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property Yes 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 Yes No
- E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals Yes No
- 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 No
- G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property. Yes No
- H. Whether the Property is historically designated or falls within an existing or proposed Historic District Yes No
- I. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies Yes No
- J. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property Yes No

Explanation: _____

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present Yes No
- B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Yes No
- C. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No

Explanation: _____

19. (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller Bobby Edmondson BGRS, LLC Date 5/12/2022
Seller _____ Date _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer _____ Date _____
Buyer _____ Date _____



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FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY, DISCLOSURE, AND ADDENDUM (C.A.R. Form FHDS, 5/21)

This is an advisory, disclosure, and addendum to the Purchase Agreement, OR [] Other [] ("Agreement"), dated [] on property known as 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 ("Property"), in which [] is referred to as Buyer, and BGRS, LLC is referred to as Seller.

1. FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY:

A. LAW APPLICABILITY:

- (1) Fire Hardening Disclosure: The disclosures specified in paragraph 3 are only required for sellers of residential properties: (i) that contain one to four units, (ii) that are constructed before January 1, 2010, and (iii) if the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (iv) that are located in either a high or very high fire hazard severity zone.
(2) Defensible Space Compliance: The disclosures and requirements specified in paragraph 4 are only required for sellers of residential properties: (i) that contain one to four units and (ii) if the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (iii) that are located in either a high or very high fire hazard severity zone.
(3) Inspection Report including Fire Hardening/Defensible Space Compliance: The disclosure of a final inspection report obtained under the specifications in paragraph 5 is only required for sellers of residential properties improved with one to four units if the seller is obligated to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS). Any seller may be required to provide a copy of such a final inspection report pursuant to a contractual or voluntary disclosure or as a material fact.

B. WHERE TO LOCATE INFORMATION: Seller has the obligation to determine if compliance with the fire hardening and defensible space requirements are applicable to Seller and the property. It may be possible to determine if a property is in a high or very high fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed.

C. Even if the Property is not in either of the zones specified above, or if the Seller is unable to determine whether the Property is in either of those zones, if the Property is in or near a mountainous area, forest-covered lands, brush covered lands, grass-covered lands or land that is covered with flammable material, a Seller may choose to make the disclosures below because a buyer might consider the information material. A seller may voluntarily make the disclosures in paragraphs 3B and 4, even if not mandated by law.

2. FIRE SEVERITY ZONE:

A. The home is in a high or very high fire hazard severity zone.

OR B. [] The home is NOT in a high or very high fire hazard severity zone. Seller is providing this form as an advisory and, if paragraph 3B is completed below as a voluntary disclosure.

3. FIRE HARDENING DISCLOSURE (only required to be completed if criteria in 1A(1) are met):

A. FIRE HARDENING STATUTORY NOTICE: THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM WILDFIRES, CAN BE OBTAINED ON THE INTERNET WEBSITE HTTP://WWW.READYFORWILDFIRE.ORG.

B. FIRE HARDENING VULNERABILITIES: Seller is aware of the following features that may make the home vulnerable to wildfire and flying embers (check all that apply):

- (1) [] Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.
(2) [] Roof coverings made of untreated wood shingles or shakes.
(3) [] Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
(4) [] Single pane or non-tempered glass windows.
(5) [] Loose or missing bird stopping or roof flashing.
(6) [] Rain gutters without metal or noncombustible gutter covers.

4. DEFENSIBLE SPACE REQUIREMENTS (only required to be completed if criteria in 1A(2) are met):

A. DEFENSIBLE SPACE ADVISORY: Public Resources Code § 4291 requires that, in order to minimize the risk of fire affecting a building or structure on the Property, a defensible space around the improvement be maintained within 100 feet of the improvement. Many local governments have enacted a local vegetation management ordinance for that same purpose. (Collective, "defensible space laws.") Effective July 1, 2021, Civil Code § 1102.19 requires disclosures regarding compliance with defensible space for certain specified properties.

B. DEFENSIBLE SPACE COMPLIANCE ((1) applies unless (2), (3), or (4) is checked):

(1) NO LOCAL ORDINANCE, BUYER shall obtain documentation of compliance with the State defensible space law; No local ordinance: There is no local ordinance requiring proof of compliance with defensible space laws. Buyer shall obtain documentation of compliance within one year of Close of Escrow. This requirement only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Inspector").

OR (2) [] NO LOCAL ORDINANCE. SELLER within the previous 6 months has already obtained documentation of compliance with the State defensible space law: There is no local ordinance requiring Seller to provide proof of compliance with defensible space laws, but Seller voluntarily obtained documentation within the last 6 months, from an Authorized Inspector. Seller shall deliver documentation to Buyer within 7 Days after Acceptance.



FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY, DISCLOSURE, AND ADDENDUM (FHDS PAGE 1 OF 2)

Berkshire Hathaway HomeServices, 225 Avenue I Ste 110 Redondo Beach CA 90277

Phone: 3104215851

Fax:

Andrew Powers -

Produced with One Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Seller is a relocation company that has never

Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.



Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

- OR (3) **LOCAL VEGETATION MANAGEMENT OR OTHER DEFENSIBLE SPACE ORDINANCE IN EFFECT which permits compliance after Close of Escrow.** BUYER shall obtain documentation of compliance with the defensible space law: There is a local ordinance requiring proof of compliance with defensible space laws that does not require compliance to be obtained prior to Close Of Escrow. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.
 - OR (4) **LOCAL VEGETATION MANAGEMENT OR OTHER DEFENSIBLE SPACE ORDINANCE IN EFFECT which requires compliance prior to Close of Escrow.** SELLER shall provide documentation that Property is in compliance with defensible space law: There is a local ordinance requiring Seller to provide proof of compliance with defensible space laws prior to Close Of Escrow. If Seller has already obtained documentation, Seller shall deliver documentation to Buyer within 7 Days after Acceptance. If Seller has not yet obtained documentation, Seller shall deliver documentation to Buyer 5 days prior to Close Of Escrow.
 - (5) If (2) or (4) is checked, the local agency from which a copy of the documentation may be obtained is _____, which may be contacted at _____.
5. (If checked) **FINAL INSPECTION REPORT (only required to be completed if criteria below and in 1A(3) are met):** Seller has obtained a final inspection report that includes compliance with certain defensible space and home hardening requirements pursuant to Government Code § 51182. A copy of the report is attached, or a copy may be obtained at _____.

Seller represents that Seller has provided the answers on this form and that such information is true and correct to the best of Seller's knowledge. Seller acknowledges receipt of this Fire Hardening and Defensible Space Advisory, Disclosure, and Addendum and agrees to the applicable terms in paragraph 4B.

Seller Bobby Edmondson Date 5/12/2022 Seller _____ Date _____
BGRS, LLC

Buyer acknowledges receipt of this Fire Hardening and Defensible Space Advisory, Disclosure, and Addendum and agrees to the applicable terms in paragraph 4B.

Buyer _____ Date _____ Buyer _____ Date _____



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FHDS 5/21 (PAGE 2 OF 2)

FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY, DISCLOSURE, AND ADDENDUM (FHDS PAGE 2 OF 2)



LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE, ACKNOWLEDGMENT AND ADDENDUM For Pre-1978 Housing Sales, Leases, or Rentals (C.A.R. Form LPD, 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR Residential Lease or Month-to-Month Rental Agreement, Other: _____, dated _____, on property known as: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 ("Property") in which _____ is referred to as Buyer or Tenant and BGRS, LLC is referred to as Seller or Landlord. Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

LEAD WARNING STATEMENT (SALE OR PURCHASE) Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

LEAD WARNING STATEMENT (LEASE OR RENTAL) Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive federally approved pamphlet on lead poisoning prevention.

EPA'S LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at www.epa.gov/lead for more information.

1. SELLER'S OR LANDLORD'S DISCLOSURE

I (we) have no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following:

I (we) have no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing other than the following, which, previously or as an attachment to this addendum, have been provided to Buyer or Tenant:

I (we), previously or as an attachment to this addendum, have provided Buyer or Tenant with the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety."

For Sales Transactions Only: Buyer has **10 days**, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Bobby Edmondson 5/12/2022
Seller or Landlord BGRS, LLC Date

Seller or Landlord Date



Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 Date _____

2. LISTING AGENT'S ACKNOWLEDGMENT

Agent has informed Seller or Landlord of Seller's or Landlord's obligations under § 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Berkshire Hathaway HomeServices California Properties By _____
(Please Print) Agent (Broker representing Seller or Landlord) Associate-Licensee or Broker Signature Date
Timothy Houck

3. BUYER'S OR TENANT'S ACKNOWLEDGMENT

I (we) have received copies of all information listed, if any, in **paragraph 1** above and the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety." **If delivery of any of the disclosures or pamphlet referenced in paragraph 1 above occurs after Acceptance of an offer to purchase, Buyer has a right to cancel pursuant to the purchase contract. If you wish to cancel, you must act within the prescribed period.**

For Sales Transactions Only: Buyer acknowledges the right for **10 days**, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR, (if checked) Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Buyer or Tenant _____ Date _____ Buyer or Tenant _____ Date _____



4. COOPERATING AGENT'S ACKNOWLEDGMENT

Agent has informed Seller or Landlord, through the Listing Agent if the property is listed, of Seller's or Landlord's obligations under § 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Agent (Broker obtaining the Offer) _____ By _____
Associate-Licensee or Broker Signature Date

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LPD 12/21 (PAGE 2 OF 2)



LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE (LPD PAGE 2 OF 2)

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

I found the booklet, *The Homeowner's Guide to Environmental Hazards and Earthquake Safety(with gas shut-off valve update)* which includes the Federal Lead booklet and Toxic Mold Update:

- Helpful
- Too detailed
- Not detailed enough
- Clearly written
- Confusing
- The booklet helped me to locate earthquake weaknesses in my home.
- I have strengthened my home to resist earthquakes.
- I plan to fix my home's earthquake weaknesses.
- The booklet helped me find out that my home did not have any earthquake weaknesses.

The year my home was built was _____.

Comments: _____

We Want To Hear From You!

California Seismic Safety Commission
1900 K Street, Suite 100
Sacramento, California 95814-4186

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: ***2105 Redondela Drive, Rancho Palos Verdes, CA 90275***



Date _____ Time _____
 _____ (Buyer's signature) _____ (printed name)

Date _____ Time _____
 _____ (Buyer's signature) _____ (printed name)

Date _____
 _____ (Buyer's Agent's signature) _____ (printed name) _____ (Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if the HERS booklet is provided to the Buyer by the Seller or Broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10 Official C.A.R.* Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: ***2105 Redondela Drive, Rancho Palos Verdes, CA 90275***

Date 5/12/2022 Time _____
 _____ *Bobby Edmondson* _____ **BGRS, LLC**
 _____ (Sellers's signature) _____ (printed name)

Date _____ Time _____
 _____ (Sellers's signature) _____ (printed name)

Date _____
 _____ **Timothy Houck** _____ **Berkshire Hathaway HomeServices California Properties**
 _____ (Seller's Agent's signature) _____ (printed name) _____ (Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

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Revised 09/10 Official C.A.R.* Publication 09/10

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SQUARE FOOTAGE AND LOT SIZE DISCLOSURE AND ADVISORY (C.A.R. Form SFLS, 12/20)

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275 ("Property")

1. **DIFFERENT SOURCES OF SQUARE FOOTAGE MEASUREMENTS:** Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyer is using square footage to determine whether to purchase the Property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities; such calculations should not be relied upon by Buyer and the accuracy of any such figures should be independently verified by Buyer with their own experts including, but not limited to, a licensed appraiser.
2. **PROPERTY (LOT) SIZE, DIMENSIONS, CONFIGURATIONS, AND BOUNDARIES:** Fences, hedges, walls, retaining walls, and other barriers or markers may not correspond with any legally-defined property boundaries, and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. If lot size, dimensions, property configurations, boundary lines, and locations of improvements are important to Buyer's decision to purchase or the price Buyer is willing to pay, then Buyer should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property.
3. **BROKER OBLIGATIONS:** Brokers and Agents do not have expertise in determining the exact square footage and lot size. Broker has not and will not verify the accuracy of any numerical statements regarding square footage, room dimensions, or lot size, or the location of boundaries.
4. **DISCLOSURE OF MEASUREMENTS AND SOURCES:** Square footage and/or lot size numbers inserted into the spaces below, if any, were taken from the referenced source and may be approximations only. Other measurement sizes may exist from other sources.

Source of Information	Sq. Footage	Lot Size	Additional Information	If checked, report attached
Public Record				<input type="checkbox"/>
Multiple Listing Service				<input type="checkbox"/>
Seller			Measurement comes from the following source:	<input type="checkbox"/>
Appraisal #1				<input type="checkbox"/>
Appraisal #2				<input type="checkbox"/>
Condominium Map/Plan				<input type="checkbox"/>
Architectural Drawings				<input type="checkbox"/>
Floor Plan/Drawings				<input type="checkbox"/>
Survey				<input type="checkbox"/>
Other				<input type="checkbox"/>
Other				<input type="checkbox"/>

By signing below, Seller: (i) represents that Seller is not aware of any other measurements of the Property; and (ii) acknowledges that Seller has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Seller is encouraged to read it carefully.

Seller BGRS, LLC Date _____
 Seller Bobby Edmondson Date 5/12/2022

By signing below, Buyer acknowledges that Buyer has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Buyer is encouraged to read it carefully. IF NO INFORMATION IS PROVIDED AND/OR ANY OF THESE MEASUREMENTS ARE MATERIAL TO BUYER, BUYER IS STRONGLY ADVISED TO INVESTIGATE THE VALIDITY, ACCURACY, OR EXISTENCE OF ANY MEASUREMENTS PROVIDED HEREIN OR OTHERWISE. IF BUYER DOES NOT DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS AND AGENTS.

Buyer _____ Date _____
 Buyer _____ Date _____



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SFLS 12/20 (PAGE 1 OF 1)

SQUARE FOOTAGE AND LOT SIZE DISCLOSURE AND ADVISORY (SFLS PAGE 1 OF 1)

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MARKET CONDITIONS ADVISORY
(C.A.R. Form MCA, Revised 12/21)

1. MARKET CONDITIONS: Real estate markets are cyclical and can change over time. It is impossible to predict future market conditions with accuracy. In a competitive or "hot" real estate market, there are generally more Buyers than Sellers. This will often lead to multiple buyers competing for the same property. As a result, in order to make their offers more attractive, some Buyers may offer more than originally planned or eliminate certain contingencies in their offers. In a less competitive or "cool" market there are generally more Sellers than Buyers, often causing real estate prices to level off or drop, sometimes precipitously. The sales price of homes being sold as foreclosures and short sales is difficult to anticipate and can affect the value of other homes in the area. Brokers, appraisers, Sellers and Buyers take these "distressed" property sales and listings into consideration when valuing property. In light of the real estate market's cyclical nature it is important that Buyers understand the potential for little or no appreciation in value, or an actual loss in value, of the property they purchase. This Advisory discusses some of the potential risks inherent in changing market conditions.

2. BUYER CONSIDERATIONS:

A. OFFERING PRICE: AS A BUYER, YOU ARE RESPONSIBLE FOR DETERMINING THE PRICE YOU WANT TO OFFER FOR A PROPERTY. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All buyers should be sure they are comfortable with the price they are offering or the price they are accepting in a counter offer. You should be aware of and think about the following: (i) If your offer is accepted, the property's value may not increase and may even decrease. (ii) If your offer is accepted, you may have "Buyer's remorse" that you paid too much. (iii) If your offer is rejected there can be no guarantee that you will find a similar property at the same price. (iv) If your offer is rejected, you may not be satisfied that the amount you offered was right for you. Only you can determine that your offer was reasonable and prudent in light of the property and your circumstances.

B. NON-CONTINGENT OFFERS: Most residential purchase agreements contain contingencies allowing a Buyer within a specified period of time to cancel a purchase if: (i) the Buyer cannot obtain a loan; (ii) is dissatisfied with the property's condition after an inspection; or (iii) if the property does not appraise at a certain value. To make their offers more attractive, Buyers will sometimes write offers with few or no contingencies or offer to remove contingencies within a short period of time. In a "hot" market, sellers will sometimes insist that Buyers write offers with no contingencies. Broker recommends that Buyers do not write non-contingent offers and if you do so, you are acting against Broker's advice. However, if you do write a non-contingent offer these are some of the contractual rights you may be giving up:

(1) **LOAN CONTINGENCY:** If you give up your loan contingency, and you cannot obtain a loan, whether through your fault or the fault of your lender, and as a result, you do not or cannot purchase the property, you may legally be in default under the contract and required to pay damages or forfeit your deposit to the seller.

(2) **APPRAISAL CONTINGENCY:** If your lender's (or your own) appraiser does not believe the property is worth what you have agreed to pay for it, your lender may not loan the full amount needed for the purchase or may not loan any amount at all because of a low appraisal. As a result, if you do not purchase the property, and you have removed your appraisal contingency, you may legally be in default under the contract and could be required to pay damages to, or forfeit your deposit to, the Seller. The Seller is not obligated to reduce the purchase price to match the appraised value.

(3) **INVESTIGATION CONTINGENCY:** If you disapprove of the condition of the property and as a result, you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your investigation contingency. This may also include the ability to insure the property, so you should investigate this early in the process. However, even if you make an offer without an investigation contingency or you remove that contingency, the Seller may still be obligated to disclose to you material facts about the property. In some cases, once you receive that information the law gives you an independent right to cancel for a limited period of time.

There is inherent risk in writing a non-contingent offer. Only you, after careful consultation and deliberation with your attorney, accountant, or financial advisor can decide how much risk you are willing to take. IT IS YOUR DECISION ALONE AND CANNOT BE MADE BY YOUR BROKER OR REAL ESTATE AGENT.

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SIGN HERE

MCA REVISED 12/21 (PAGE 1 OF 2)

Buyer's Initials _____ / _____

Seller's Initials BGRS IBWC



MARKET CONDITIONS ADVISORY (MCA PAGE 1 OF 2)


Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

C. BROKER RECOMMENDATIONS. Broker recommends that you do not write a non-contingent offer, even if you are planning on paying all cash for the property. If you intend to write a non-contingent offer, Broker recommends that, prior to writing the offer, you: (i) review all available Seller reports, disclosures, information and documents; (ii) have an appropriate professional inspect the property (even if it is being sold "as is" in its present condition); and (iii) carefully assess your financial position and risk with your attorney, accountant or financial advisor.

D. MULTIPLE OFFERS: At times Buyers may write offers on more than one property even though the Buyer intends to purchase only one. This may occur in a short sale when the approval process can take a considerable amount of time, or it could also occur in a hot market when the Buyer is having difficulty getting an offer accepted. While it is not illegal to make offers on multiple properties with intent to purchase only one, the Buyer can be obligated to many Sellers if more than one accepts the Buyer's offers. Additionally, if any offer is accepted without contingencies, and the buyer does not perform, there can be a breach. If the Buyer has not disclosed that the Buyer is writing multiple offers with the intent to purchase only one and the Buyer subsequently cancels without using a contingency created for this purpose, the Seller may claim the Buyer is in breach of contract because the Buyer fraudulently induced the Seller to enter into a contract. This claim may even be possible when the Buyer has all the standard contingencies remaining in the contract, as the Seller could argue that a cancellation for this reason would not fall under the good faith exercise of any of the those contingencies.

3. SELLER CONSIDERATIONS: As a Seller, you are responsible for determining the asking price for your property. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All Sellers should be sure they are comfortable with the asking price they are setting and the price they are accepting. There is not, and cannot be, any guarantee that the price you decide to ask for your property, or the price at which you agree to sell your property is the highest available price obtainable for the property. It is solely your decision as to how much to ask for your property and at which price to sell your property.

Buyer/Seller acknowledges each has read, understands and has received a copy of this Market Conditions Advisory.

Buyer		Date	_____
Buyer		Date	_____
Seller	<i>Bobby Edmondson</i>	Date	<u>5/12/2022</u>
	BGRS, LLC		
Seller		Date	_____

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MARKET CONDITIONS ADVISORY (MCA PAGE 2 OF 2)



WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE

(C.A.R. Form WCMD, 12/16)

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

1. WATER-CONSERVING PLUMBING FIXTURES

A. INSTALLATION:

(1) **Requirements:** (a) Single-Family Properties. California law (Civil Code §1101.4) requires all single-family residences built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2017. (b) Multifamily and Commercial Properties. Civil Code §1101.5 requires all multifamily residential and commercial properties built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2019. Additionally, on and after January 1, 2014, a multifamily residential and commercial property built on or before January 1, 1994 that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval if the alteration or improvement increases floor area space by more than 10 percent, or has a cost greater than \$150,000, or for any room in a building which requires a building permit.

(2) **Exceptions:** These requirements do not apply to (i) registered historical sites, (ii) real property for which a licensed plumber certified that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible, or (iii) a building for which water service is permanently disconnected. Additionally, there is a one-year exemption for any building slated for demolition, and any city or county that has adopted a retrofit requirement prior to 2009 is itself exempt. (Civil Code §§1101.6, 1101.7, and 1101.9.)

B. Disclosure of Water-Conserving Plumbing Fixtures: Although the installation of water-conserving plumbing fixtures is not a point of sale requirement, California Civil Code §§1101.4 (single family properties beginning 2017) and 1101.5 (multifamily and commercial properties beginning 2019) require the seller to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether the property contains any noncompliant water fixtures.

C. Noncompliant Water Fixtures: Noncompliant water fixtures are any of the following: (i) any toilet manufactured to use more than 1.6 gallons of water per flush, (ii) any urinal manufactured to use more than one gallon of water per flush, (iii) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (iv) any interior faucet that emits more than 2.2 gallons of water per minute. (Civil Code §1101.3.) Buyer and Seller are each advised to consult with their own home inspector or contractor to determine if any water fixture is noncompliant.

2. CARBON MONOXIDE DETECTORS:

A. INSTALLATION:

(1) **Requirements:** California law (Health and Safety Code §§13260 to 13263 and 17296 to 17296.2) requires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all other types of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2013. The January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.

(2) **Exceptions:** The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

B. DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobile home Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.

Buyer/Tenant Initials () ()

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WCMD 12/16 (PAGE 1 OF 2)



ord Initials (BGRS) *EW*



WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE (WCMD PAGE 1 OF 2)

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

C. COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine of up to \$200 for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages of up to \$100, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

3. LOCAL REQUIREMENTS: Some localities maintain their own retrofit or point of sale requirements which may include the requirement that water-conserving plumbing fixtures and/or a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

The undersigned hereby acknowledge(s) receipt of a copy of this Water-Conserving Plumbing Fixtures and Carbon Monoxide Detector Notice.

Seller/Landlord Bobby Edmondson BGRS, LLC **Date** 5/12/2022
(Signature) (Print Name)

Seller/Landlord _____ **Date** _____
(Signature) (Print Name)

Buyer/Tenant _____ **Date** _____
(Signature) (Print Name)

Buyer/Tenant _____ **Date** _____
(Signature) (Print Name)



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WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE (WCMD PAGE 2 OF 2)

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CALIFORNIA ASSOCIATION OF REALTORS®

WATER HEATER AND SMOKE DETECTOR STATEMENT OF COMPLIANCE (C.A.R. Form WHSD, Revised 11/10)

Property Address: 2105 Redondela Drive, Rancho Palos Verdes, CA 90275

NOTE: A seller who is not required to provide one of the following statements of compliance is not necessarily exempt from the obligation to provide the other statement of compliance.

WATER HEATER STATEMENT OF COMPLIANCE

- 1. STATE LAW: California Law requires that all new and replacement water heaters and existing residential water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake motion.
2. LOCAL REQUIREMENTS: Some local ordinances impose more stringent water heater bracing, anchoring or strapping requirements than does California Law.
3. TRANSFEROR'S WRITTEN STATEMENT: California Health and Safety Code §19211 requires the seller of any real property containing a water heater to certify, in writing, that the seller is in compliance with California State Law.
4. CERTIFICATION: Seller represents that the Property, as of the Close Of Escrow, will be in compliance with Health and Safety Code §19211 by having the water heater(s) braced, anchored or strapped in place, in accordance with those requirements.

Seller Bobby Edmondson (Signature) BGRS, LLC (Print Name) Date 5/12/2022

Seller (Signature) (Print Name) Date

The undersigned hereby acknowledge(s) receipt of a copy of this document.



Buyer (Signature) (Print Name)

Buyer (Signature) (Print Name) Date

SMOKE DETECTOR STATEMENT OF COMPLIANCE

- 1. STATE LAW: California Law requires that (i) every single-family dwelling and factory built housing unit sold on or after January 1, 1986, must have an operable smoke detector, approved and listed by the State Fire Marshal, installed in accordance with the State Fire Marshal's regulations (Health and Safety Code §13113.8) and (ii) all used manufactured or mobilehomes have an operable smoke detector in each sleeping room.
2. LOCAL REQUIREMENTS: Some local ordinances impose more stringent smoke detector requirements than does California Law.
3. TRANSFEROR'S WRITTEN STATEMENT: California Health and Safety Code §13113.8(b) requires every transferor of any real property containing a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract (installment sales contract), to deliver to the transferee a written statement indicating that the transferor is in compliance with California State Law concerning smoke detectors.
4. EXCEPTIONS: Generally, a written statement of smoke detector compliance is not required for transactions for which the Seller is exempt from providing a transfer disclosure statement.
5. CERTIFICATION: Seller represents that the Property, as of the Close Of Escrow, will be in compliance with the law by having operable smoke detector(s) (i) approved and listed by the State Fire Marshal installed in accordance with the State Fire Marshal's regulations Health and Safety Code §13113.8 or (ii) in compliance with Manufactured Housing Construction and Safety Act (Health and Safety Code §18029.6) located in each sleeping room for used manufactured or mobilehomes as required by HCD and (iii) in accordance with applicable local ordinance(s).

Seller Bobby Edmondson (Signature) BGRS, LLC (Print Name) Date 5/12/2022

Seller (Signature) (Print Name) Date

The undersigned hereby acknowledge(s) receipt of a copy of this Water Heater and Smoke Detector Statement of Compliance.



Buyer (Signature) (Print Name)

Buyer (Signature) (Print Name) Date

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WHSD REVISED 11/10 (PAGE 1 OF 1)

WATER HEATER AND SMOKE DETECTOR STATEMENT OF COMPLIANCE (WHSD PAGE 1 OF 1)



STATEWIDE BUYER AND SELLER ADVISORY
(This Form Does Not Replace Local Condition Disclosures.
Additional Advisories or Disclosures May Be Attached)
(C.A.R. Form SBSA, Revised 6/21)

BUYER RIGHTS AND DUTIES:

- The physical condition of the land and improvements being purchased are not guaranteed by Seller or Brokers.
- You should conduct thorough investigations of the Property both personally and with appropriate professionals.
- If professionals recommend further inspections, you should contact qualified experts to conduct such inspections.
- You should retain your own professional even if Seller or Broker has provided you with existing reports.
- You should read all written reports given to you and discuss those reports with the persons who prepared them. It is possible that different reports provided to you contain conflicting information. If there are discrepancies between reports, disclosures or other information, you are responsible for contacting appropriate professionals to confirm the accuracy or correctness of the reports, disclosures or information.
- You have the right to request that the Seller make repairs or corrections or take other actions based on inspections or disclosures, but the Seller is not obligated to respond to you or make any such repairs, corrections or other requested actions.
- If the Seller is unwilling or unable to satisfy your requests, and you act within certain time periods, you may have the right to cancel the Agreement (the Purchase Agreement and any Counter Offer and Addenda together are the "Agreement"). If you cancel outside of these periods, you may be in breach of the Agreement and your deposit might be at risk.
- You are advised to seek legal, tax, and other assistance from appropriate professionals in order to fully understand the implications of any documents or actions during the transaction. If you are doing a 1031 exchange, you are advised to contact an exchange accommodator to discuss the proper method and timing of the exchange.
- The terms of the Agreement and any counter offers and addenda establish your rights and responsibilities.

YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

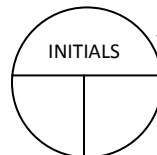
SELLER RIGHTS AND DUTIES:

- You have a duty to disclose material facts known to you that affect the value or desirability of the Property.
- You are obligated to make the Property available to the Buyer and have utilities on for inspections as allowed by the Agreement.
- This form is not a substitute for completing a Real Estate Transfer Disclosure Statement, if required, and any other property-specific questionnaires or disclosures.
- The terms of the Agreement establish your rights and responsibilities.
- You are advised to seek legal, tax, and other assistance from appropriate professionals in order to fully understand the implications of any documents or actions during the transaction. If you are doing a 1031 exchange, you are advised to contact an exchange accommodator to discuss the proper method and timing of the exchange.

BROKER RIGHTS AND DUTIES:

- Brokers do not have expertise in all areas and matters affecting the Property or your evaluation of it.
- For most sales of residential properties with no more than four units, Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to you material facts or defects that the inspection reveals.
- Many defects and conditions may not be discoverable by a Broker's visual inspection.
- If Brokers give a referral to another professional, Brokers do not guarantee that person's performance. You may select any professional of your own choosing.
- If a Broker gives you reports or other documents, unless otherwise specified, it is possible that different reports provided to you contain conflicting information. Broker has not and will not verify or otherwise investigate the information contained therein.
- Any written agreement between a Broker and either Buyer or Seller or both establishes the rights and responsibilities of those parties.

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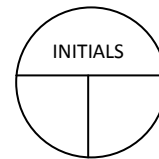
STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 1 OF 14)

Berkshire Hathaway HomeServices, 225 Avenue I Ste 110 Redondo Beach CA 90277
Timothy Houck

Phone: 3104215851 Fax: www.lwolf.com
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Andrew Powers -

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A. Investigation of Physical Conditions

- EASEMENTS, ACCESS AND ENCROACHMENTS:** Buyer and Seller are advised that confirming the exact location of easements, shared or private driveways or roadways, and encroachments on or to the Property may be possible only by conducting a survey. There may be unrecorded easements, access rights, encroachments and other agreements affecting the Property that may not be disclosed by a survey. Representations regarding these items that are made in a Multiple Listing Service or advertisements, or plotted by a title company are often approximations, or based upon inaccurate or incomplete records. Unless otherwise specified by Broker in writing, Brokers have not verified any such matters or any representations made by Seller(s) or others. If Buyer wants further information, Buyer is advised and Broker(s) recommend that Buyer hire a licensed surveyor during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- ENVIRONMENTAL HAZARDS:** Buyer and Seller are advised that the presence of certain kinds of organisms, toxins and contaminants, including, but not limited to, mold (airborne, toxic or otherwise), fungi, mildew, lead-based paint and other lead contamination, asbestos, formaldehyde, radon, pcb's, methane, other gases, fuel oil or chemical storage



tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may adversely affect the Property and the health of individuals who live on or work at the property as well as pets. Some municipalities may impose additional requirements regarding underground storage tanks, which may be more common in certain areas and cities throughout the State, especially where there are larger, older homes built before 1935. It is possible that these tanks, either now or in the future, may require inspections or abatement. If Buyer wants further information, Buyer is advised, and Broker(s) recommends, that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Broker recommends that Buyer and Seller read the booklets titled, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants," and "Protect Your Family From Lead In Your Home." Brokers do not have expertise in this area.

- 3. **FORMALDEHYDE:** Formaldehyde is a substance known to the State of California to cause cancer. Exposure to formaldehyde may be caused by materials used in the construction of homes. The United States Environmental Protection Agency, the California Air Resources Board, and other agencies have measured the presence of formaldehyde in the indoor air of select homes in California. Levels of formaldehyde that present a significant cancer risk have been measured in most homes that were tested. Formaldehyde is present in the air because it is emitted by a variety of building materials and home products used in construction. The materials include carpeting, pressed wood products, insulation, plastics, and glues. Most homes that have been tested elsewhere do contain formaldehyde, although the concentrations vary from home to home with no obvious explanation for the differences. One of the problems is that many suppliers of building materials and home products do not provide information on chemical ingredients to builders. Buyers may have further questions about these issues. Buyer is advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Broker(s) recommend that Buyer and Seller read the booklet titled "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants." Brokers do not have expertise in this area.
- 4. **GEOLOGIC HAZARDS:** Buyer and Seller are advised that California has experienced earthquakes in the past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by a visual inspection of Buyer(s) or Broker(s). Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. If the Property is a condominium, or located in a planned unit development or in a common interest subdivision, Buyer is advised to contact the homeowners association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is encouraged to obtain and read the booklet entitled, "The Homeowner's Guide to Earthquake Safety." In most cases a questionnaire within the booklet must be completed by Seller and the entire booklet given to the Buyer if the Property was built prior to 1960. If the Property was built before 1975, and contains structures constructed of masonry or precast (tilt up) concrete walls, with wood frame floors or roof, or if the building has unreinforced masonry walls, then Seller must provide Buyer a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for public review at city and county planning departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Sellers who agree to provide financing should also consider requiring Buyers to obtain such insurance naming Seller(s) as insured lien holder(s). Brokers do not have expertise in this area.
- 5. **INSPECTIONS:** Buyer and Seller are advised that Buyer has the right to obtain various inspections of the Property under most residential purchase agreements. Buyer is advised to have the Property inspected by a professional property inspection service within Buyer's inspection contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets, or take equipment apart. Certain items on the Property, such as chimneys and spark arresters, plumbing, heating, air conditioning, electrical wiring, pool and spa, septic system, well, roof, foundation and structural items may need to be inspected by another professional, such as a chimney sweep, plumber, electrician, pool and spa service, septic or well company or roofer. A general physical inspection typically will not test for mold, wood destroying pests, lead-based paint, radon, asbestos and other environmental hazards, geologic conditions, age, remaining useful life or water-tightness of roof, cracks, leaks or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Buyer wants further information on any aspect of the Property, Broker recommends that Buyer have a discussion with the professional property inspector and that Buyer hire an appropriate professional for the area of concern to Buyer. Brokers do not verify the results of any such inspection or guarantee the performance of any such inspector or service. Any election by Buyer to waive the right to a physical inspection of the Property or to rely on somebody other than an appropriate professional is against the advice of Brokers. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in these area.
- 6. **MOLD:** Buyer and Seller are advised that the presence of certain kinds of mold, fungi, mildew and other organisms, sometimes referred to as "toxic mold" (collectively "Mold"), may adversely affect the Property and the health of individuals who live on or work at the Property as well as pets. Mold does not affect all people the same way, and may not affect some people at all. Mold may be caused by water leaks or other sources of moisture such as, but not limited to, flooding, and leaks in windows, pipes and roof. Seller is advised to disclose the existence of any such conditions of which he or she is aware. Buyer should carefully review all of Seller's disclosures for any indication that any of these conditions exist. It is, however, possible that Mold may be hidden and that Seller is completely unaware of its

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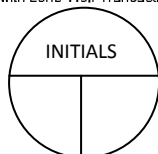
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existence. In addition, Mold is often undetectable from a visual inspection, a professional general property inspection and even a structural pest control inspection. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer have the Property tested for Mold by an environmental hygienist or other appropriate professional during Buyer's inspection contingency period. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in this area.

- 7. **PETS AND ANIMALS:** Buyer and Seller are advised that the current or previous owner(s) may have had domesticated or other pets and animals at the Property. Odors from animal urine or other contamination may be dormant for long periods of time and then become active because of heat, humidity or other factors and might not be eliminated by cleaning or replacing carpets or other cleaning methods. Pet urine and feces can also damage hardwood floors and other floor coverings. Additionally, an animal may have had fleas, ticks and other pests that remain on the Property after the animal has been removed. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 8. **SEPTIC SYSTEMS:** Buyer and Seller are advised that a property may be served by one or more septic systems even though adjoining properties are connected to a sewer line. Buyer and Seller are also advised that some septic tanks and systems may have been abandoned or have leaked into ground water sources. Buyer is advised to contact the appropriate government agency to verify that the Property is connected to a sewer or served by a septic system. If the Property is served by a septic system, it may consist of a septic tank, cesspool, pits, leach lines or a combination of such mechanisms ("collectively, System"). No representation or warranty is made by Seller or Broker concerning the condition, operability, size, capacity or future expansion of a System, nor whether a System is adequate for use by the intended occupants of the Property. A change in the number of occupants or the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall and ground water table may also affect the efficiency of the System. Many factors including, but not limited to, natural forces, age, deterioration of materials and the load imposed on a System can cause the System to fail at any time. Broker recommends that Buyer obtain an independent evaluation of any System by a qualified sanitation professional during Buyer's inspection contingency period. Buyer should consult with their sanitation professional to determine if their report includes the tank only, or other additional components of the System such as pits and leach fields. Not all inspectors are licensed and licenses are not available for all types of inspection activities. In some cases, Buyer's lender as well as local government agencies may require System inspection. System-related maintenance costs may include, but not be limited to, locating, pumping or providing outlets to ground level. Brokers are unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. If Buyer and Seller agree to obtain a System inspection, Buyer and Seller are cautioned that the inspection cost may include, but not be limited to, the costs of locating, pumping or providing outlets to ground level. Brokers do not have expertise in this area.
- 9. **SOIL AND GEOLOGIC CONDITIONS:** Buyer and Seller are advised that real estate in California is subject to settling, slippage, contraction, expansion erosion, subsidence, earthquakes and other land movement. The Property may be constructed on fill or improperly compacted soil and may have inadequate drainage capability. Any of these matters can cause structural problems to improvements on the Property. Civil or geo-technical engineers are best suited to evaluate soil stability, grading, drainage and other soil conditions. Additionally, the Property may contain known or unknown mines, mills, caves or wells. If Buyer wants further information, Broker recommends that Buyer hire an appropriate professional. Not all inspectors are licensed and licenses are not available for all types of inspections. Brokers do not have expertise in this area.
- 10. **SQUARE FOOTAGE, LOT SIZE, BOUNDARIES AND SURVEYS:** Buyer and Seller are advised that only an appraiser or land surveyor, as applicable, can reliably confirm square footage, lot size, Property corners and exact boundaries of the Property. Representations regarding these items that are made in a Multiple Listing Service, advertisements, and from property tax assessor records are often approximations, or based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Unless otherwise specified by Broker in writing, Brokers have not verified any such boundary lines or any representations made by Seller or others concerning square footage, lot size, Property corners or exact boundaries. Standard title insurance does not insure the boundaries of the Property. If the exact square footage or lot size or location of Property corners or boundaries is an important consideration in Buyer's decision to purchase the Property and/or how much Buyer is willing to pay for the Property, then Buyer must independently conduct Buyer's own investigation through appropriate professionals, appraisers, or licensed surveyors and rely solely on their data, recognizing that all measurements may not be consistent and that different sources may have different size assessments. Brokers do not have expertise in this area.
- 11. **WATER INTRUSION:** Buyer and Seller are advised that many homes suffer from water intrusion or leakage. The causes of water intrusion are varied, and can include defective construction, faulty grading, deterioration of building materials and absence of waterproof barriers. Water intrusion can cause serious damage to the Property. This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the Property. The cost of repairing and remediating water intrusion damage and its causes can be very significant. The existence and cause of water intrusion is often difficult to detect. Because you, your Broker or a general home inspector cannot visually observe any effects of water intrusion, Buyer and Seller should not assume that such intrusion does not exist. Broker recommends that Buyer have the Property inspected for water intrusion by an appropriate professional. Brokers do not have expertise in this area.
- 12. **WELL AND WATER SYSTEM(S):** Buyer and Seller are advised that the Property may be served by one or more water wells, springs, or private community or public water systems. Any of these private or public water systems may contain

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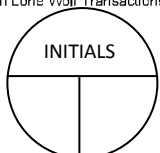
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bacteria, chemicals, minerals and metals, such as chromium. Well(s) may have been abandoned on the Property. Buyer is advised to have both the quality and the quantity of water evaluated, and to obtain an analysis of the quality of any domestic and agricultural water in use, or to be used at the Property, from whatever source. Water quality tests can include not only tests for bacteria, such as coliform, but also tests for organic and inorganic chemicals, metals, mineral content and gross alpha testing for radioactivity. Broker recommends that Buyer consult with a licensed, qualified well and pump company and local government agency to determine whether any well/spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant perform an extended well output test for this purpose. Water well or spring capacity, quantity output and quality may change at any time. There are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer wants further information, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance of all components of the well/spring and any water system during Buyer's inspection contingency period. Brokers do not have expertise in this area.

13. WOOD DESTROYING PESTS: Buyer and Seller are advised that the presence of, or conditions likely to lead to the presence of infestation or infection of wood destroying pests and organisms may adversely affect the Property. Inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. If Buyer wants further information, Buyer is advised and Broker recommends that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation, by a registered structural pest control company during Buyer's inspection contingency period. Brokers do not have expertise in this area.

14. FIRE HARDENING, DEFENSIBLE SPACE, AND WILDFIRE DISASTERS: California is subject to wildfires which have resulted in damage and destruction of many properties located in the state. Several recent state laws have mandated disclosures by sellers when selling properties in certain identified zones, such as "high" or "very high" fire severity zones. Additionally, state law mandates that sellers provide buyers with statements of compliance with local mandates if adopted by local agencies. The Property may be located in a high or very high fire severity zone. This may impact the availability of insurance and the ability to build or rebuild structures on the Property. Additionally, there may be requirements that certain fire prevention steps may be mandated. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>.

Cal Fire has made available a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. The viewer is available at <https://egis.fire.ca.gov/FHSZ/>. Below is a partial list of potential resources provided as a starting point for Buyer/Lessee investigations and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.

- A. California Department of Insurance ("Wildfire Resource") <http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm>; 1-800-927-4357
- B. Governor's Office of Emergency Services "Cal OES" California Wildfires Statewide Recovery Resources <http://wildfirerecovery.org/>
- C. California Department of Forestry and Fire "Cal Fire" <http://fire.ca.gov/> and <https://www.readyforwildfire.org/>
- D. California Department of Transportation <https://calsta.ca.gov/>
- E. California Attorney General <https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1>

Brokers do not have expertise in this area.

B. Property Use and Ownership

1. ACCESSORY DWELLING UNITS: Accessory Dwelling Units (ADUs) are known by many names: granny flats, in-law units, backyard cottages, secondary units and more. California has passed laws to promote the development of ADUs. Additional information about ADUs can be found at <http://hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>. Buyer is advised to check with appropriate government agencies or third party professionals to verify permits and legal requirements and the effect of such requirements on current and future use and rentability of the Property, its development and size. Brokers do not have expertise in this area.

2. BUILDING PERMITS, ZONING AND CODE COMPLIANCE: Buyer and Seller are advised that any structure on the Property, including the original structure and any addition, modification, remodel or improvement may have been built without permits, not according to building codes, or in violation of zoning laws. Further, even if such structure was built according to the then-existing code or zoning requirement, it may not be in compliance with current building standards or local zoning. It is also possible that local law may not permit structures that now exist to be rebuilt in the event of damage or destruction. Certain governmental agencies may require periodic inspections to occur in the future. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

3. BUYER INTENDED FUTURE USE OF, AND MODIFICATIONS TO, THE PROPERTY: Buyer and Seller are advised that Seller's existing use of the property may not be consistent with Buyer's intended use or any future use that Buyer makes of the property, whether or not Buyer has any current plans to change the use. Buyer is advised to check with appropriate government agencies or third party professionals to verify what legal requirements are needed to accommodate any change in use. In addition, neither Seller nor Broker make any representations as to what modifications Buyer can make to the Property after close of escrow as well as any cost factors associated with any such modifications. Buyer is advised to check with his own licensed contractor and other such professionals as well as with the appropriate government agencies to determine what modifications Buyer will be allowed to make after close of escrow. Brokers do not have expertise in this area.

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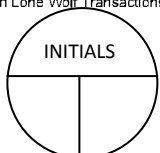
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4. **CALIFORNIA FAIR PLAN:** Buyer and Seller are advised that insurance for certain hillside, oceanfront and brush properties may be available only from the California Fair Plan. This may increase the cost of insurance for such properties and coverage may be limited. Broker(s) recommend that Buyer consult with Buyer's own insurance agent during Buyer's inspection contingency period regarding the availability of coverage under the California Fair Plan and the length of time it may take for processing of a California Fair Plan application. Brokers do not have expertise in this area.
5. **FUTURE REPAIRS, REPLACEMENTS AND REMODELS:** Buyer and Seller are advised that replacement or repairs of certain systems or rebuilding or remodeling of all or a portion of the Property may trigger requirements that homeowners comply with laws and regulations that either come into effect after Close of Escrow or are not required to be complied with until the replacement, repair, rebuild or remodel has occurred. Permit or code requirements or building standards may change after Close of Escrow, resulting in increasing costs to repair existing features. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
6. **HEATING VENTILATING AND AIR CONDITIONING SYSTEMS:** Changes to state and federal energy efficiency regulations impact the installation, replacement and some repairs of heating and air conditioning units (HVAC): (i) Federal regulations now require manufacturers of HVAC units to produce only units meeting a new higher Seasonal Energy Efficiency Rating (SEER). This will likely impact repairs and replacements of existing HVAC units. State regulations now require that when installing or replacing HVAC units, with some exceptions, duct work must be tested for leaks. Duct work leaking more than 15 percent must be repaired to reduce leaks. The average existing duct work typically leaks 30 percent. More information is available at the California Energy Commission's website <https://www.energy.ca.gov/programs-and-topics/programs/home-energy-rating-system-hers-program>. Home warranty policies may not cover such inspections or repairs, (ii) the phase out of the use of HCFC-22 (R-22 Freon) will have an impact on repairs and replacement of existing air conditioning units and heat pumps. The production and import of HCFC-22 ended January 1, 2020. Existing systems may continue to be used and HCFC-22 recovered and reclaimed or that was produced prior to 2020 can help meet the needs of existing systems, however, costs may rise. More information is available from the Environmental Protection Agency at https://www.epa.gov/sites/production/files/2018-08/documents/residential_air_conditioning_and_the_phaseout_of_hcfc-22_what_you_need_to_know.pdf and <http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>, and (iii) New efficiency standards are also in place for water heaters. As a consequence, replacement water heaters will generally be larger than existing units and may not fit in the existing space. Additional venting and other modifications may be required as well. More information is available from the U.S. Department of Energy at http://www.eere.energy.gov/buildings/appliance_standards/product.aspx/productid/27. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
7. **HISTORICAL DESIGNATION, COASTAL COMMISSION, ARCHITECTURAL, LANDSCAPE, AGRICULTURAL OR OPEN SPACE AND OTHER RESTRICTIONS ON BUILDINGS OR IMPROVEMENTS:** Buyer and Seller are advised that the Property may be: (i) designated as a historical landmark, (ii) protected by a historical conservancy, (iii) subject to an architectural or landscaping review process, (iv) within the jurisdiction of the California Coastal Commission or other government agency, or (v) subject to a contract preserving use of all or part of the Property for agriculture or open space. If the Property is so designated or within the jurisdiction of any such, or similar, government agency, then there may be restrictions or requirements regarding Buyer's ability to develop, remove or trim trees or other landscaping, remodel, make improvements to and build on or rebuild the Property. Broker(s) recommend that Buyer satisfy him/herself during Buyer's inspection contingency period if any of these issues are of concern to Buyer. Brokers do not have expertise in this area.
8. **INSURANCE, TITLE INSURANCE AND TITLE INSURANCE AFTER FORECLOSURE:** Buyer and Seller are advised that Buyer may have difficulty obtaining insurance regarding the Property if there has been a prior insurance claim affecting the Property or made by Buyer but unrelated to the Property. Seller is required by C.A.R. Form RPA to disclose known insurance claims made during the past five years (C.A.R. Form SPQ or ESD). Sellers may not be aware of claims prior to their ownership. If Buyer wants further information, Broker(s) recommend that, during Buyer's inspection contingency period, Buyer conduct his or her own investigation for past claims. Buyer may need to obtain Seller's consent in order to have access to certain investigation reports. If the Property is a condominium, or is located in a planned unit development or other common interest subdivision, Buyer and Seller are advised to determine if the individual unit is covered by the Homeowner's Association Insurance and the type of insurance coverage that Buyer may purchase. Broker(s) recommend that Buyer consult Buyer's insurance agents during Buyer's inspection contingency period to determine the need, availability and possibility of securing any and all forms of other insurance or coverage or any conditions imposed by insurer as a requirement of issuing insurance. If Buyer does any repairs to the property during the escrow period or Buyer takes possession prior to Close of Escrow or Seller remains in possession after Close of Escrow, whether for a limited or extended period of time, Broker(s) recommend that Buyer and Seller each consult with their own insurance agent regarding insurance or coverage that could protect them in the transaction (including but not limited to: personal property, flood, earthquake, umbrella and renter's). Buyer and Seller are advised that traditional title insurance generally protects Buyer's title acquired through the sale of the property. While all title insurance policies, as do all insurance policies, contain some exclusions, some title insurance policies contain exclusions for any liability arising from a previous foreclosure. This can occur when a short sale has occurred but the lender mistakenly has also proceeded with a foreclosure. Buyer is strongly advised to consult with a title insurer to satisfy themselves that the policy to be provided adequately protects their title to the property against other possible claimants. Brokers do not have expertise in this area.
9. **LAND LEASE:** Buyer and Seller are advised that certain developments are built on leased land. This means that: (i)

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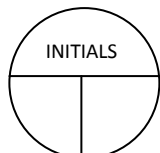
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Buyer does not own the land, (ii) the right to occupy the land will terminate at some point in time, (iii) the cost to lease the land may increase at some point in the future, and (iv) Buyer may not be able to obtain title insurance or may have to obtain a different type of title insurance. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an attorney or other appropriate professional. Brokers do not have expertise in this area.

10. MARIJUANA, CANNABIS, AND METHAMPHETAMINE LABS: Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Furthermore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California law also allows recreational use of marijuana for adults, as well as limited rights for individuals to grow and cultivate marijuana, and rights of others, subject to a licensing process to grow, cultivate and distribute marijuana for recreational use. California's medical and recreational marijuana laws are in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" <https://oag.ca.gov/system/files/attachments/press-docs/MEDICINAL%20CANNABIS%20Guidelines.pdf> and the U.S. Department of Justice memo regarding marijuana prosecutions at <https://www.justice.gov/opa/press-release/file/1022196/download>. Brokers do not have expertise in this area. While no state law permits the private production of methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and clean up requirements when authorities identify a property as being contaminated by methamphetamine. Buyer is advised that a property where methamphetamine has been produced may pose a very serious health risk to occupants. Buyer is strongly advised to retain an environmental hygienist contractor or other appropriate professionals to inspect the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area.

11. OWNER'S TITLE INSURANCE: The Truth in Lending/RESPA integrated disclosure (TRID) established by the Consumer Financial Protection Bureau (CFPB) requires that lenders must tell borrowers that title insurance is "optional." While obtaining an owner's policy of title insurance may be "optional", it may be a contractual requirement as between Buyer and Seller. Furthermore, California Civil Code § 1057.6 requires that Buyers be provided with the following notice: "IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING."

Additionally, even the CFPB on its "ask CFPB" "What is owner's title insurance?" page advises "You may want to buy an owner's title insurance policy, which can help protect your financial interest in the home." Moreover, not obtaining an owner's policy may increase the cost of the lender's policy (required by most lenders), possibly require the separate purchase of a preliminary title report, and may have an impact on the sale of the Property in the future.

Buyers who decide to opt out of obtaining an owner's title insurance policy are acting against the advice of Brokers as well as the advice provided in the California Civil Code § 1057.6 and by the CFPB. Brokers do not have expertise in this area.

12. RENT AND EVICTION CONTROL LAWS AND ORDINANCES: Buyer and Seller are advised that California and some cities and counties impose or may impose restrictions that limit the rent that can be charged to a tenant, the maximum number of tenants who can occupy the property, the right of a landlord to terminate a tenancy and the costs to do so. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or HOA during Buyer's inspection contingency period. Brokers do not have expertise in this area.

13. RETROFIT, BUILDING REQUIREMENTS, AND POINT OF SALE REQUIREMENTS: Buyer and Seller are advised that state and local Law may require (i) the installation of operable smoke detectors, (ii) bracing or strapping of water heaters, and (iii) upon sale completion of a corresponding written statement of compliance that is delivered to Buyer. Although not a point of sale or retrofit obligation, state law may require the property to have operable carbon monoxide detection devices. Additionally, some city and county governments may impose additional retrofit standards at time of sale including, but not limited to, installing or retrofitting low-flow toilets and showerheads, gas shut-off valves, fireplaces, and tempered glass. Further, there may be potential health impacts from air pollution caused from burning wood. Exposure to particulate matter from the smoke may cause short-term and long-term health effects. Buyers should consult with licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance. Brokers do not have expertise in this area.

14. SHORT TERM RENTALS AND RESTRICTIONS: Buyer and Seller are advised that some cities, counties and Homeowner Associations (HOAs) do impose or may impose restrictions that limit or prohibit the right of the owner or occupant to rent-

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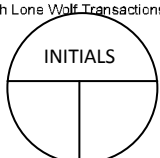
STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 7 OF 14)

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out the Property for short periods of time (usually 30 Days or less). In short term rentals, as well as all rentals, Buyer and Seller are advised to seek assistance to ensure compliance with all fair housing laws and regulations. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or HOA during Buyer's inspection contingency period. Brokers do not have expertise in this area.

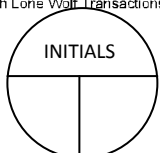
- 15. **15. VIEWS:** Buyer and Seller are advised that present views from the Property may be affected by future development or growth of trees and vegetation on adjacent properties and any other property within the line of sight of the Property. Brokers make no representation regarding the preservation of existing views. If Buyer wants further information, Broker(s) recommend that Buyer review covenants, conditions and restrictions, if any, and contact neighboring property owners, government agencies and homeowner associations, if any, during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 16. **16. SWIMMING POOL, SECURITY AND SAFETY:** Buyer and Seller are advised that state and local Law may require the installation of barriers, anti-entrapment grates, access alarms, self-latching mechanisms, pool covers, exit alarms and/ or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property. Compliance requirements differ from city to city and county to county. Unless specifically agreed, the Property may not be in compliance with these requirements. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions and other requirements. State law requires that new pools and spas be equipped with at least two of seven specified drowning prevention safety features. Home inspectors have a statutory obligation to perform a non-invasive physical examination of the pool area to identify which safety features are present. Brokers do not have expertise in this area.
- 17. **17. WATER SHORTAGES AND CONSERVATION:** Buyer and Seller are advised that the Property may be located in an area that could experience water shortages. The policies of local water districts and the city or county in which the Property is located can result in the occurrence of any or all of the following: (i) limitations on the amount of water available to the Property, (ii) restrictions on the use of water, and (iii) an increasingly graduated cost per unit of water use, including, but not limited to, penalties for excess usage. For further information, Broker recommends that Buyer contact the supplier of water to the Property regarding the supplier's current or anticipated policies on water usage and to determine the extent to which those policies may affect Buyer's intended use of the Property. If the Property is serviced by a private well, Buyer is advised that drought conditions and/or a low water table may make it necessary to arrange, through a private supplier, for delivery of water to the Property. Buyers should contact water truck companies for the costs involved. Brokers do not have expertise in this area.
- 18. **18. 1915 IMPROVEMENT BOND MELLO-ROOS COMMUNITY DISTRICT, AND OTHER ASSESSMENT DISTRICTS:** Buyer and Seller are advised that the Property may be subject to an improvement bond assessment under the Improvement Bond Act of 1915, a levy of a special tax pursuant to a Mello-Roos Community Facilities district, and/or a contractual assessment as provided in § 5898.24 of the Streets And Highways Code or other assessment districts. Seller is generally required to make a good faith effort to obtain a disclosure notice from any local agency collecting such taxes and deliver such notice to Buyers. If there is a question as to whether an existing bond or assessment will be prorated as of the close of escrow, or whether Seller will pay off the bond or assessment at close of escrow, Buyers are advised to discuss the matter with the appropriate entity and address the responsibility for payment in negotiations for the purchase agreement or amendment prior to removing contingencies. Some cities and other localities have begun, or have the intention to begin, the process of requiring the replacement of utility poles by requiring that utility lines be buried underground. These projects can result in special tax assessments and set-up costs that are imposed on individual property owners. Brokers do not have expertise in this area.

C. Off-Site and Neighborhood Conditions

- 1. **1. GOLF COURSE DISCLOSURES:** Buyer and Seller are advised that if the Property is located adjacent to or near a golf course the following may apply: (i) Stray golf balls - Any residence near a golf course may be affected by errant golf balls, resulting in personal injury or destruction to property. Golfers may attempt to trespass on adjacent property to retrieve golf balls even though the project restrictions may expressly prohibit such retrieval. (ii) Noise and lighting - The noise of lawn mowers irrigation systems and utility vehicles may create disturbances to homeowners. Maintenance operations may occur in the early morning hours. Residents living near the clubhouse may be affected by extra lighting, noise, and traffic. (iii) Pesticides and fertilizer use - A golf course may be heavily fertilized, as well as subjected to other chemicals during certain periods of the year. (iv) Irrigation system - Golf course sprinkler systems may cause water overspray upon adjacent property and structures. Also the irrigation system of a golf course may use reclaimed and retreated wastewater. (v) Golf carts - Certain lots may be affected more than others by the use of golf carts. Lots adjacent to a tee or putting green may be subject to noise disturbances and loss of privacy. (vi) Access to golf course from residences - It is likely that most residences will not have direct access from their lots to the golf course. The project restrictions may disclaim any right of access or other easements from a resident's lot onto the golf course. (vii) View obstruction - Residents living near a golf course may have their views over the golf course impacted by maturing trees and landscaping or by changes to the course's configuration. (viii) Water restrictions - As some municipalities face water shortages, the continued availability of water to the golf course may be restricted or otherwise reduced by the local water agency. If Buyer wants further information, Broker(s) recommend that Buyer contact the local water agency regarding this matter. Brokers do not have expertise in this area.
- 2. **2. NEIGHBORHOOD, AREA, PERSONAL FACTORS, BUYER INTENDED USE, HIGH SPEED RAILS, AND SMOKING RESTRICTIONS:** Buyer and Seller are advised that the following may affect the Property or Buyer's intended use of it:



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neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to medical marijuana growing or distribution locations, cell phone towers, manufacturing, commercial, industrial, airport or agricultural activities or military ordnance locations, existing and proposed transportation, construction, and development, any other source that may affect noise, view, traffic, or odor, wild and domestic animals, susceptibility to tsunami and adequacy of tsunami warnings, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally-protected sites or improvements, cemeteries, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer and FAA requirements for recreational and non-recreational use of Unmanned Aircraft Systems (UAS) (drones) (see UAS frequently asked questions <http://www.faa.gov/uas/faqs/>). California is potentially moving toward high speed rail service between Northern and Southern California. This rail line could have an impact on the Property if it is located nearby. More information on the timing of the project and routes is available from the California High-Speed Rail Authority at www.cahighspeedrail.ca.gov/. The State of California has long-standing no smoking laws in place restricting smoking in most business and some public spaces. Local jurisdictions may enact laws that are more restrictive than state law. Many California cities have enacted restrictions on smoking in parks, public sidewalks, beaches and shopping areas. Some jurisdictions have restrictions entirely banning smoking inside privately owned apartments and condominiums as well as in the common areas of such structures, or limiting smoking to certain designated areas. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions. Brokers do not have expertise in this area.

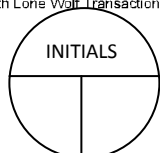
- 3. **NEIGHBORHOOD NOISE SOURCES:** Buyer and Seller are advised that even if the Property is not in an identified airport noise influence area, the Property may still be subject to noise and air disturbances resulting from airplanes and other aircraft, commercial or military or both, flying overhead. Other common sources of noise include nearby commercial districts, schools, traffic on streets, highways and freeways, trains and general neighborhood noise from people, dogs and other animals. Noise levels and types of noise that bother one person may be acceptable to others. Buyer is advised to satisfy him/herself with regard to any sources of and amounts of noise at different times of day and night. Brokers do not have expertise in this area.
- 4. **SCHOOLS:** Buyer and Seller are advised that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest the Property. Various factors including, but not limited to, open enrollment policies, busing, overcrowding and class size reductions may affect which public school serves the Property. School district boundaries are subject to change. Buyer is advised to verify whether the Property is now, and at the Close of Escrow will be, in the school district Buyer understands it to be in and whether residing in the Property entitles a person to attend any specific school in which that Buyer is interested. Broker(s) recommend that Buyer contact the local school or school district for additional information during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 5. **UNDERGROUND PIPELINES AND UTILITIES:** Throughout California underground pipelines transport natural gas, liquid fuel and other potentially hazardous materials. These pipelines may or may not provide utility services to the Property. Information about the location of some of the pipelines may be available from a company that also provides disclosures of natural and other hazards or from other sources of public maps or records. Proximity to underground pipelines, in and of itself, does not affirmatively establish the risk or safety of the property. If Buyer wants further information about these underground pipelines and utilities, Buyer is advised to consult with appropriate experts during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 6. **WILDLIFE:** California is the home to many species of wildlife. The location of homes in California continues to expand into areas that are the natural habitat of wildlife and the Property may be in such an area. Wildlife may become a nuisance especially if the availability of their natural sources of food or water is limited. Buyer should investigate the need to implement mitigation measures at the Property including but not limited to the use of animal-resistant garbage containers, and other appropriate measures depending on the species and habitat involved. Brokers do not have expertise in this area.
- 7. **SEA LEVEL RISE/COASTAL PROPERTIES:** Sea level rise has the potential to affect coastal residents, recreation, and development. Coastal communities may or may not have addressed the potential impact. The following is a non-exclusive list of issues that may be impacted by sea level rise: (i) Shoreline, beach and bluff erosion; and sand replacement requirements; (ii) The effectiveness of seawalls and bulkheads, whether built with or without permits; (iii) Seaward construction, development or improvement to existing structures; (iv) The enactment of geological hazard abatement districts and assessments; and (v) The determination of the "mean high tide line" which is used to figure out the property's boundary. Buyer is advised to consult with appropriate professionals, including having a geological inspection, to identify the effect of the listed conditions, if any, on the property. Brokers do not have expertise in this area.

Below is a non-exhaustive list of potential resources provided as a starting point for Buyer investigations into sea level rise, and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.

- A. California Coastal Commission contact information: <https://www.coastal.ca.gov/contact/#/>
- B. State Lands Commission contact information: <https://www.slc.ca.gov/contact-us/>
- C. National Oceanic and Atmospheric Administration (sea level rise page): https://search.usa.gov/search?affiliate=csc_search_all&query=sea=level=rise&submit=submit
- D. California Coastal Commission (sea level rise page): <https://www.coastal.ca.gov/climate/slr/>
- E. Coastal Adaptation Planning Guidance: Residential Development (draft); California Coastal Commission: <https://www.coastal.ca.gov/climate/slr/vulnerability-adaptation/residential/>



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D. Legal Requirements (Federal, State and Local)

- 1. DEATH ON THE PROPERTY:** California Civil Code § 1710.2 protects a seller from: (i) failing to disclose a death on the property that occurred more than 3 years before a buyer has made an offer on a property; and (ii) failing to disclose if an occupant of a property was afflicted with HIV/AIDS, regardless of whether a death occurred or if so, when § 1710.2 does not protect a seller from making a misrepresentation in response to a direct inquiry. If the Buyer has any concerns about whether a death occurred on the Property or the manner, location, details or timing of a death, the buyer should direct any specific questions to the Seller in writing. Brokers do not have expertise in this area.
- 2. EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES:** Buyer and Seller are advised that California Public Resources Code §§ 2622 and 2696 require the delineation and mapping of "Earthquake Fault Zones" along known active faults and "Seismic Hazard Zones" in California. Affected cities and counties must regulate certain development projects within these zones. Construction or development on affected properties may be subject to the findings of a geological report prepared by a registered California geologist. Generally, Seller must disclose if the Property is in such a zone and can use a research company to aid in the process. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer make independent inquiries with such research companies or with appropriate government agencies concerning the use and improvement of the Property. Buyer is advised that there is a potential for earthquakes and seismic hazards even outside designated zones. Brokers do not have expertise in this area.
- 3. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE:** The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at <http://www.epa.gov/lead> for more information. Buyer and Seller are advised to consult an appropriate professional. Brokers do not have expertise in this area.
- 4. FIRE HAZARDS:** Buyer and Seller are advised that fires annually cause the destruction of thousands of homes. Due to varied climate and topography, certain areas have higher risks of fires than others. Certain types of materials used in home construction create a greater risk of fire than others. If the Property is located within a State Fire Responsibility Area or a Very High Fire Hazard Zone, generally Seller must disclose that fact to Buyer under California Public Resources Code § 4136 and California Government Code §§ 51178 and 51183.5, and may use a research company to aid in the process. Owners of property may be assessed a fire prevention fee on each structure on each parcel in such zones. The fee may be adjusted annually commencing July 1, 2013. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer contact the local fire department and Buyer's insurance agent regarding the risk of fire. Buyer is advised that there is a potential for fires even outside designated zones. Brokers do not have expertise in this area.
- 5. FIRPTA/CALIFORNIA WITHHOLDING:** Buyer and Seller are advised that: (i) Internal Revenue Code § 1445, as of February 17, 2016, requires a Buyer to withhold and to remit to the Internal Revenue Service 15% of the purchase price of the property if the Seller is a non-resident alien, unless an express exemption applies. Only 10% needs to be withheld if the Buyer acquires the property as Buyer's residence and the price does not exceed \$1,000,000. Seller may avoid withholding by providing Buyer a statement of non-foreign status. The statement must be signed by Seller under penalty of perjury and must include Seller's tax identification number. Buyer can also avoid having to withhold Federal taxes from Seller's Proceeds if the property price is \$300,000 or less, and the Buyer signs an affidavit stating Buyer intends to occupy the property as a principal residence. (ii) California Revenue and Taxation Code § 18662 requires that a Buyer withhold and remit to the California Franchise Tax Board 3 1/3% of the purchase price of the property unless the Seller signs an affidavit that the property was the Seller's (or the decedent's, if a trust or probate sale) principal residence or that the sales price is \$100,000 or less or another express exemption applies. Exemptions from withholding also apply to legal entities such as corporations, LLCs, and partnerships. Brokers cannot give tax or legal advice. Broker recommends that Buyer and Seller seek advice from a CPA, attorney or taxing authority. Brokers do not have expertise in this area.
- 6. FLOOD HAZARDS:** Buyer and Seller are advised that if the Property is located within a Special Flood Hazard Area, as designated by the Federal Emergency Management Agency (FEMA), or an area of Potential Flooding pursuant to California Government Code § 8589.3, generally Seller must disclose this fact to Buyer and may use a research company to aid in the process. The National Flood Insurance Program was established to identify all flood plain areas and establish flood-risk zones within those areas. The program mandates flood insurance for properties within high-risk zones if loans are obtained from a federally-regulated financial institution or are insured by any agency of the United States Government. The extent of coverage and costs may vary. If Buyer wants further information, Broker(s) recommend that Buyer consult his or her lender and/or insurance agent during Buyer's inspection contingency period. Buyer is advised that there is a potential for flooding even outside designated zones. Brokers do not have expertise in this area.
- 7. MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to § 290.46 of the Penal Code, information about specific registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <http://www.meganslaw.ca.gov/>. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Seller nor Brokers, in any, are required to check this website. If Buyer wants further information, Buyer should obtain information directly from this website.) Brokers do not have expertise in this area.

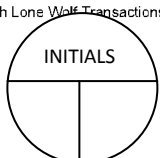
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- 8. NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL; ACCURATE SALES PRICE REPORTING:** Buyer and Seller are advised that pursuant to Civil Code § 1102.6(c), Seller, or his or her agent, is required to provide the following notice to the Buyer:

“California property tax law requires the Assessor to revalue real property at the time the ownership of property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. Even if you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any questions concerning this matter, please call your Tax Collector's Office.”

Although the notice refers to loan closing as a trigger, it is actually the change of ownership which triggers this reassessment of property taxes. Therefore, the Property can be reassessed even if there is no loan involved in the purchase of the Property. The Purchase Agreement may allocate supplemental tax bills received after the Close of Escrow to the Buyer. A change (preliminary change) of ownership form is generally required to be filed by the Buyer with the local taxing agency. The form identifies the sales price of the Property. An assessor may value the Property at its fair market value regardless of the sales price declared by the Buyer. If Buyer wants further information concerning these matters, Broker(s) recommend that Buyer discuss the issue with the County Assessor or Tax Collector or their own tax or legal advisor. Brokers do not have expertise in this area.

- 9. ZONE MAPS MAY CHANGE:** Maps that designate, among other things, Earthquake Fault Zones, Seismic Hazard Zones, State Fire Responsibility Areas, Very High Fire Hazard Zones, Special Flood Hazard Areas, and Potential Flooding Areas are occasionally redrawn by the applicable Government Agency. Properties that are currently designated in a specified zone or area could be removed and properties that are not now designated in a specified zone or area could be placed in one or more such zones or areas in the future. A property owner may dispute a FEMA flood hazard location by submitting an application to FEMA. Brokers do not have expertise in this area.

E. Contract Related Issues and Terms

- 1. ARBITRATION:** Buyer and Seller are advised that arbitration is a process by which the disputing parties hire a neutral person to render a binding decision. Generally, arbitration is faster and less expensive than resolving disputes by litigating in court. The rules are usually less formal than in court, and it is a private process not a matter of public record. By agreeing to arbitration, the parties give up the right to a jury trial and to appeal the arbitrator's decision. Arbitration decisions have been upheld even when arbitrators have made a mistake as to the law or the facts. If the parties agree to arbitration, then after first attempting to settle the dispute through mediation, any dispute arising out of their agreement (with a few limited exceptions) must be submitted to binding arbitration. Buyer and Seller must weigh the benefits of a potentially quicker and less expensive arbitration against giving up the right to a jury trial and the right to appeal. Brokers cannot give legal advice regarding these matters. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to arbitration. Brokers do not have expertise in this area.
- 2. ELECTRONIC SIGNATURES:** The ability to use electronic signatures to sign legal documents is a great convenience, facilitating the ability to send and receive documents and reach agreement in a real estate transaction. However, Buyers and Sellers are cautioned to carefully read each provision. Arrows indicating “sign here” are merely there for the convenience of finding the next signature line. Only sign if you have taken the time necessary to read each document thoroughly, have full knowledge, and consent to the terms provided in the document. Brokers strongly advise Buyers and Sellers to read the entire document before signing even if they have reviewed an earlier draft. Do not just scroll through or skip to the next signature line. You are signing a legally binding agreement. Read it carefully. Ask your Broker, Agent or legal advisor if you have questions or do not understand a provision, and sign only if you agree to be bound by the terms. Brokers do not have expertise in this area.
- 3. ESCROW FUNDS:** Buyer and Seller are advised that California Insurance Code § 12413.1 provides that escrow companies cannot disburse funds unless there are sufficient “good funds” to cover the disbursement. “Good funds” are defined as cash, wire transfers and cashiers’ or certified checks drawn on California depositories. Escrow companies vary in their own definitions of “good funds.” Broker(s) recommend that Buyer and Seller ask the escrow company regarding its treatment of “good funds.” All samples and out-of-state checks are subject to waiting periods and do not constitute “good funds” until the money is physically transferred to and received by the escrow holder. Brokers do not have expertise in this area.
- 4. HOME WARRANTY:** Buyer and Seller are advised that Buyer and Seller can purchase home warranty plans covering certain standard systems of the Property both before and after Close of Escrow. Seller can obtain coverage for the Property during the listing period. For an additional premium, an upgraded policy providing additional coverage for air conditioning, pool and spa and other features can be purchased. Home warranties do not cover every aspect of the Property and may not cover inspections or upgrades for repairs required by state or federal laws or pre-existing conditions. Broker(s) recommend that Buyer review the policy for details. Brokers do not have expertise in this area.
- 5. IDENTIFICATION OF NATURAL PERSONS BEHIND SHELL COMPANIES IN ALL-CASH TRANSACTIONS:** The U.S. Treasury Department’s Financial Crimes Enforcement Network (FinCEN) has issued Geographic Targeting Orders (GTOs) targeting alleged money laundering risk in the real estate sector. The GTOs will temporarily require

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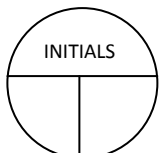
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U.S. title insurance companies to identify the natural persons behind shell companies used to pay "all cash" for high-end residential real estate in certain major metropolitan areas. FinCEN explained that it remains concerned that all-cash purchases (i.e., those without bank financing) may be conducted by individuals attempting to hide their assets and identity by purchasing residential properties through limited liability companies or other similar structures. Since the original issuance, the GTOs have been renewed and may continue to be renewed. The GTOs cover the following areas in California: Los Angeles, San Francisco, San Mateo, Santa Clara and San Diego Counties. The monetary thresholds for each county is \$300,000. GTOs have helped law enforcement identify possible illicit activity. FinCEN reported that a significant portion of covered transactions have dictated possible criminal activity associated with the individuals reported to be the beneficial owners behind shell company purchasers. Brokers do not have expertise in this area.

- 6. **LIQUIDATED DAMAGES:** Buyer and Seller are advised that a liquidated damages clause is a provision Buyer and Seller can use to agree in advance to the amount of damages that a seller will receive if a buyer breaches the Agreement. The clause usually provides that a seller will retain a buyer's initial deposit paid if a buyer breaches the agreement, and generally must be separately initialed by both parties and meet other statutory requirements to be enforceable. For any additional deposits to be covered by the liquidated damages clause, there generally must be another separately signed or initialed agreement (see C.A.R. Form RID). However, if the Property contains from 1 to 4 units, one of which a buyer intends to occupy, California Civil Code § 1675 limits the amount of the deposit subject to liquidated damages to 3% of the purchase price. Even though both parties have agreed to a liquidated damages clause, an escrow company will usually require either a judge's or arbitrator's decision or instructions signed by both parties in order to release a buyer's deposit to a seller. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to a liquidated damages clause. Brokers do not have expertise in this area.
- 7. **MEDIATION:** Buyer and Seller are advised that mediation is a process by which the parties hire a neutral person to facilitate discussion and negotiation between the parties with the goal of helping them reach a settlement of their dispute. The parties generally share in the cost of this confidential, non-binding negotiation. If no agreement is reached, either party can pursue further legal action. Under C.A.R. Form RPA-CA: (i) the parties must mediate any dispute arising out of their agreement (with a few limited exceptions, such as matters within the jurisdiction of a small claims court) before they resort to arbitration or court, and (ii) if a party proceeds to arbitration or court without having first attempted to mediate the dispute, that party risks losing the right to recover attorney fees and costs even if he or she prevails. Brokers do not have expertise in this area.
- 8. **NON CONFIDENTIALITY OF OFFERS:** Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer, unless all parties and their agent have signed a written confidentiality agreement (such as C.A.R. Form CND). Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller. Brokers do not have expertise in this area.
- 9. **ONLINE OR WIRE FUNDS TRANSFERS:** Instructions for the online or wire transfer of escrow deposits have been known to be intercepted by hackers who alter them so that Buyer's funds are actually wired to accounts controlled by criminals rather than the escrow company. Buyers should exercise extreme caution in making electronic funds transfers, verifying that the organization they are transferring funds to is, in fact, the escrow company and that their own bank account information is not being exposed. See C.A.R. Form WFA for further information. Brokers do not have expertise in this area.

F. Other Factors Affecting Property

- 1. **COMMUNITY ENHANCEMENT AND PRIVATE TRANSFER FEES:** Buyer and Seller are advised that some areas or communities may have enhancement fees or user-type fees, or private transfer taxes and fees, over and above any stated fees. The Federal Housing Finance Agency has issued a rule that prohibits Fannie Mae and Freddie Mac from purchasing loans made on properties with private transfer fees if those fees were established on or after February 8, 2011. See title 12 Code of Federal Regulations § 1228 for more information and exceptions. Private transfer fees: (i) may last for a fixed period of time or in perpetuity, (ii) are typically calculated as a percentage of the sales price, and (iii) may have private parties, charitable organizations or interest-based groups as their recipients who may use the funds for social issues unrelated to the property. Brokers do not have expertise in this area.
- 2. **GENERAL RECALL/DEFECTIVE PRODUCT/CLASS ACTION INFORMATION:** Buyer and Seller are advised that government entities and manufacturers may at any time issue recall notices and/or warnings about products that may be present in the Property, and that these notices or warnings can change. The following nonexclusive, non-exhaustive list contains examples of recalled/defective products/class action information: horizontal furnaces; Whirlpool Microwave Hood Combination; RE-ConBuilding products roof tiles; Central Sprinkler Company Fire Sprinklers; Robert Shaw Water Heater Gas Control Valves; Trex Decking; water heaters; aluminum wiring; galvanized, abs, polybutylene PEX, KITEC® and copper pipe; and dry wall manufactured in China. There is no single, all-inclusive source of information on product recalls, defective products or class actions; however, the U.S. Consumer Product Safety Commission (CPSC) maintains a website that contains useful information. If Buyer wants further information regarding the items listed above, Broker(s) recommend that Buyer review the CPSC website at <http://www.cpsc.gov/> during Buyer's inspection contingency period. Another source affiliated with the CPSC is <http://saferproducts.gov/> which allows a Buyer to search by product type or product name. Buyer may also search using the various search engines on the Internet for the specified product or products in question. Brokers recommend that Buyer satisfy themselves regarding recalled or defective products. Brokers will not determine if any aspect of the Property is subject to a recall or is affected by a class action lawsuit. Brokers do not have expertise in this area.

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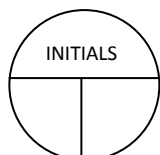
STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 12 OF 14)

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3. **HOMEOWNER ASSOCIATIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs"); CHARGING STATIONS; FHA/VA APPROVAL:** Buyer and Seller are advised that if the Property is a condominium, or located in a planned unit development, or in a common interest subdivision, there are typically restrictions on use of the Property and rules that must be followed. Restrictions and rules are commonly found in Declarations and other governing documents. Further there is likely to be a homeowner association (HOA) that has the authority to affect the Property and its use. Whether or not there is a HOA, the Property may still be subject to CC&Rs restricting use of the Property. The HOA typically has the authority to enforce the rules of the association, assess monetary payments (both regular monthly dues and special assessments) to provide for the upkeep and maintenance of the common areas, and enforce the rules and assessment obligations. If you fail to abide by the rules or pay monies owed to the HOA, the HOA may put a lien against your Property. Additionally, if an electric vehicle charging station is installed in a common area or an exclusive use common area, each Seller whose parking space is on or near that charging station must disclose its existence and that the Buyer will have the responsibilities set forth in California Civil Code § 4745. The law requires the Seller to provide the Buyer with the CC&Rs and other governing documents, as well as a copy of the HOA's current financial statement and operating budget, among other documents. Effective July 1, 2016, a Common Interest Development (CID) will be required to include in its annual budget report a separate statement describing the status of the CID as a Federal Housing Administration or Department of Veterans Affairs approved Development. While the purchase agreement and the law require that the annual budget be provided by Seller to Buyer, Brokers will not and cannot verify the accuracy of information provided by the CID. Buyer is advised to carefully review all HOA documents provided by Seller and the CC&Rs, if any, and satisfy him/herself regarding the use and restrictions of the Property, the amount of monthly dues and/or assessments, the adequacy of reserves, current and past insurance coverage and claims, and the possibility of any legal action that may be taken by or against the HOA. The HOA may not have insurance or may not cover personal property belonging to the owner of the unit in the condominium, common interest or planned unit development. For more information Buyer may request from Broker the C.A.R. Legal Q&A titled: "Homeowners' Associations: A Guide for REALTORS®". Brokers do not have expertise in this area.
4. **LEGAL ACTION:** Buyer and Seller are advised that if Seller or a previous owner was involved in a legal action (litigation or arbitration) affecting the Property, Buyer should obtain and review public and other available records regarding the legal action to determine: (i) whether the legal action or any resolution of it affects Buyer and the Property, (ii) if any rights against any parties involved in the legal action survive the legal action or have been terminated or waived as a result of the legal action, whether or not involving the same issue as in the legal action, and (iii) if any recommendations or requirements resulting from the legal action have been fulfilled and, if so, that Buyer is satisfied with any such action. Buyer should seek legal advice regarding these matters. Brokers do not have expertise in this area.
5. **MARKETING; INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL MEDIA:** Buyer and Seller are advised that Broker may employ a "staging" company to assist in the presentation of the Property. The furnishings and decorations in the staging are generally not included in the sale unless specifically noted in the Agreement. Statements and inclusion in the MLS entry, flyers, and other marketing materials are NOT part of the Agreement. In addition, Broker may employ a service to provide a "virtual tour" or "virtual staging" or Internet marketing of the Property, permitting potential buyers to view the Property over the Internet. While they are supposed to be an accurate representation of the property, the photos may be enhanced and not fully representative of the actual condition of the property. Further, neither the service provider nor Broker have total control over who will obtain access to materials placed on the internet or what action such persons might take. Additionally, some Internet sites and other social media provide formats for comments or opinions of value of properties that are for sale. Information on the Property, or its owner, neighborhood, or any homeowner association having governance over the Property may be found on the internet on individual or commercial web sites, blogs, Facebook pages, or other social media. Any such information may be accurate, speculative, truthful or lies, and it may or may not reflect the opinions or representations by the Broker. Broker will not investigate any such sites, blogs, social media or other internet sites or the representations contained therein. Buyer is advised to make an independent search of electronic media and online sources prior to removing any investigation contingency. Buyer and Seller are advised that Broker has no control over how long the information or photos concerning the Property will be available on the Internet or through social media, and Broker will not be responsible for removing any such content from the internet or MLS. Brokers do not have expertise in this area.
6. **PACE LOANS AND LIENS:** The acronym PACE stands for Property Assessed Clean Energy. PACE programs allow property owners to finance energy and water conservation improvements and pay for them through an assessment on the owner's property. PACE programs are available in most areas for both residential one to four unit properties and commercial properties. PACE programs may be referred to by different names such as HERO or SCEIP, among others. If a PACE project is approved, an assessment lien is placed on a property for the amount owed plus interest. A property owner repays the entity for the improvements as a special tax assessment on the property tax bill over a period of years. A PACE lien is similar to a property tax lien in that it has "super priority." Sellers are obligated to disclose, pursuant to the C.A.R. Residential Purchase Agreement (C.A.R. Form RPA), whether any improvement is subject to a lien such as a PACE lien. Properties that are subject to PACE liens made on or after July 6, 2010 may not be eligible for financing. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: "PACE Programs and Solar Leases". Brokers do not have expertise in this area.

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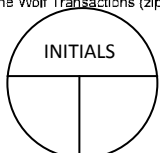
STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 13 OF 14)

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- 7. **RE-KEYING:** All locks should be re-keyed immediately upon close of escrow so as to ensure the Buyer's safety and security of their persons as well as their personal belongings. Alarms, if any, should be serviced by professionals and codes should be changed. Garage door openers and remotes should be re-coded. In the event of a lease back to Seller after the close of escrow, Seller is advised that the Buyer is entitled to the keys as the Owner of the Property even though the Seller stays in possession of the Property as provided in the RPA.
- 8. **SOLAR PANEL LEASES:** Solar panel or power systems may be owned or leased. Although leased systems are probably personal property, they are included in the sale by the C.A.R. purchase agreement which also obligates the Seller to make a disclosure to the Buyer and provide the Buyer with documentation concerning the lease and system. Leasing companies generally secure payments by filing a UCC-1 (a Uniform Commercial Code form giving notice of a creditor's security interest) against the property. Buyers are given a contingency right to investigate the solar related system and documentation and assume any lease. Assumption of the lease may require Buyer to provide financial information to the leasing company who may require a credit report be obtained on the Buyer. Should a solar panel or power system be on the Property, Buyers should determine if the system is leased or owned. Buyers willingness to assume any such lease is a contingency in favor of Seller. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: "PACE Programs and Solar Leases". Brokers do not have expertise in this area.
- 9. **RECORDING DEVICES:** Audio or video recording devices or both may be present on the Property, whether or not notice of any such devices has been posted. Seller may or may not even be aware of the capability of such devices.

G. Local Disclosures and Advisories

1. LOCAL ADVISORIES OR DISCLOSURES (IF CHECKED):

The following disclosures or advisories are attached:

- A.
- B.
- C.
- D.

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Buyer and Seller are encouraged to read all 14 pages of this Advisory carefully. By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of all 14 pages of this Advisory.

BUYER _____ Date _____

BUYER _____ Date _____

SELLER Bobby Edmondson **BGRS, LLC** Date 5/12/2022

SELLER _____ Date _____



Real Estate Broker (Selling Firm) Berkshire Hathaway HomeServices California Properties DRE Lic. # 01345054

Address 225 Avenue I Ste 110 City Redondo Beach State CA Zip 90277

By Timothy Houck Tel. (310)421-5851 E-mail timhouckrealtor@gmail.com DRE Lic.# 01994513 Date _____

By _____ Tel. _____ E-mail _____ DRE Lic.# _____ Date _____

Two Brokers with different companies are co-listing the Property. Co-listing Broker information is on the attached Additional Broker Acknowledgement (C.A.R. Form ABA)

Real Estate Broker (Buyer's Firm) _____ DRE Lic. # _____

Address _____ City _____ State _____ Zip _____

By _____ Tel. _____ E-mail _____ DRE Lic.# _____ Date _____

By _____ Tel. _____ E-mail _____ DRE Lic.# _____ Date _____

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STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 14 OF 14)

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Andrew Powers -



DISCLOSURE INFORMATION ADVISORY
 (FOR SELLERS)
 (C.A.R. Form DIA, 6/20)

1. **INTRODUCTION:** All sellers in California are required to provide various disclosures in real property transactions. Among the disclosure requirements, sellers have an affirmative duty to disclose to buyers all material conditions, defects and/or issues known to them that might impact the value or desirability of the Property. Failing to provide those disclosures may lead to a claim or a lawsuit against you which can be very costly and time consuming. As a seller, you may be required to fill out one or more of the following: Real Estate Transfer Disclosure Statement ("TDS"); Seller Property Questionnaire ("SPQ"); Exempt Seller Disclosure ("ESD"). (Collectively, or individually, "Disclosure Forms"). Please read this document carefully and, if you have any questions, ask your broker or appropriate legal or tax advisor for help.
2. **PREPARING TO COMPLETE YOUR DISCLOSURE OBLIGATIONS:**
 - A. Read and carefully review all questions in the Disclosure Form(s) to make sure that you understand the full extent of the information that is being requested in each question.
 - B. While a seller does not have the duty to investigate or discover unknown issues, you may have been given disclosures either from the previous owner at the time of purchase or from a previous buyer who cancelled. Information about the Property may have been revealed if you may have posted or recorded information and material facts about the Property online (social media, blogs, personal websites, Facebook, advertisements, etc.) or received documents or correspondence from an Homeowners' Association ("HOA").
 - C. Use any known and available documentation to refresh your memory of past and current issues, condition and/or problems and then provide a copy of that paperwork with your fully completed Disclosure Forms. A seller does not have to find lost documents or to speculate about what was in the documents that they cannot remember, but if the documents are known and available to you, they should be used to assist you in completing the Disclosures forms.
 - D. Allow plenty of time to fully complete the Disclosure Forms.
 - E. Your knowledge may be based upon what you have been told orally (e.g., in a conversation with a neighbor) or received in writing (such as a repair estimate, report invoice, an appraisal, or sources as informal as neighborhood or HOA newsletters). Keep in mind that if a neighbor told you something, they are likely to tell the new owner the same information after the transaction.
 - F. If you are unsure about whether something is important enough to be disclosed, you should probably disclose it. If you don't want to disclose a piece of information about the Property, think about your reasoning for why you do not want to disclose this information. If the answer is because you think a buyer will not want to buy the Property or will want to purchase at a lower price, that is exactly the reason why the fact ought to be disclosed; it materially affects the value or desirability of the Property.
3. **INSTRUCTIONS FOR COMPLETING ALL DISCLOSURE FORMS:**
 - A. **DO NOT** leave any questions blank or unanswered unless the section is not applicable. Answer all questions and provide all documents, information and explanations to every "Yes" response in the blank lines or in an addendum to the Disclosure Form.
 - B. Many questions on the Disclosure Forms ask if you "are aware" of a particular condition, fact or item. If you do not know the answer to any question, then you are "not aware" and should answer that question "No."
 - C. The Disclosure Forms are designed to get sellers to provide buyers with as much information as possible, and thus many of the questions on these forms may list multiple issues, conditions or problems and/or have subparts. It is important to address each aspect of each question and provide precise details so that Buyers will understand the "who, what, where, when and how."
 - D. The Disclosure Forms are written using very broad language. You should not limit the information, documents, and/or explanations that you provide Buyers.
 - E. Be specific and provide facts for each response; you should not let subjective beliefs limit, qualify or downplay your disclosures. Avoid words such as "never," "minor," "insignificant," "small" or "infrequent" as these terms may reflect your opinion but that opinion may not be shared by Buyers, professionals or others. Do not speculate as to what you guess the issue is, or assume something is true without actual knowledge. State your disclosures only to the extent of what you actually know.
 - F. Consider all issues, conditions or problems that impact your Property, even those that are not necessarily on your Property but are related to a neighbor's property (such as shared fences, lot-line debates) or exist in the neighborhood (such as noise, smells, disputes with neighbors, or other nuisances).

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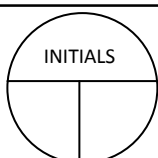
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DISCLOSURE INFORMATION ADVISORY (DIA PAGE 1 OF 3)

Berkshire Hathaway HomeServices, 225 Avenue I Ste 110 Redondo Beach CA 90277 Timothy Houck	Phone: 3104215851	Fax:	Andrew Powers - www.lwolf.com
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Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.



- G. Even if you have learned to live with an issue, condition or problem, disclose it.
- H. Even if you believe that an issue, condition or problem has been repaired, resolved or stopped, disclose the issue and what has been done, but do not speculate, predict or guarantee the quality or effectiveness of the repair or resolution.
- I. If there is conflicting information, data, and/or documents regarding any issue, condition or problem, disclose and identify everything.
- J. Do not assume that you know the answer to all questions; for example, unless you personally obtained or received copies of permits do not assume that anyone who did work on the Property obtained permits.
- K. If you are relying on written or oral information you received from someone else, even if you disagree with that information or are unsure as to its truth, disclose and identify the source of that information.

4. COMPLETING SPECIFIC TYPES OF DISCLOSURE DOCUMENTS:

REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Civil Code Section 1102.6)

Section I allows sellers to incorporate and provide reports and disclosures that relate to the information requested in that Disclosure Form. Providing those "Substituted Disclosures" does not eliminate your responsibility to fully and completely disclose all information known by you that is requested in the TDS. **For the TDS to be complete, one of the three boxes provided in Section I must be checked. If no Substituted Disclosures are being provided, Seller should check the box that indicates "No substituted disclosures for this transfer."**

Section I allows sellers to incorporate and provide reports and disclosures that relate to the information requested in that Disclosure Form. Providing those "Substituted Disclosures" does not eliminate your responsibility to fully and completely disclose all information known by you that is requested in the TDS.

Section II A asks you to check a series of boxes to indicate what appliances, fixtures and other items exist on the property and asks whether any of those existing items are "not in operating condition", a term which is not defined. Consider whether the checked appliances, fixtures and items fully function as if they were new and if not, disclose any issues, limitations or problems. The TDS is not a contract and it does not control which items must remain with the property after close of escrow; the purchase agreement determines which items must remain. However, you should be careful not to represent an amenity that the property does not have, so do not assume that feature is there (i.e. sewer or central air conditioning), and only check the box if you know it is a part of the property.

Section II B asks if you are aware of any significant defects/malfunctions in certain identified areas of the property. There is no definition for "significant defects/malfunctions"; do not assume this terminology places any limits on what you need to disclose. If you check any of the boxes, please provide as much information as possible regarding the issues, conditions or problems that you know about the checked areas.

Section II C asks sixteen questions regarding the Property and the surrounding areas. These questions are written very broadly and contain multiple issues, conditions and/or problems. Make sure that you respond as to each issue, condition or problem. If you respond "Yes" to any question, you should provide as much information as possible about the issue. If you are answering any of these questions "No" because you lack familiarity with the Property or the topic of any question, then you can explain the reasons, such as that you have not seen the Property in a long time or at all. This may help the buyers to understand that your "No" answer reflects the lack of awareness of the item, not that you are representing that the problem, condition or issue does not exist.

Question 16 in section II C refers to various code sections which part of a law are concerning construction defects that is widely known as SB 800 or Title 7. This law (Civil Code Sections 895-945.5) applies to residential real property built by a "Builder" and sold for the first time on or after January 1, 2003. If you have any questions about the applicability to the Property of any of the laws referenced in Question 16, or how you should answer this question, your Listing Agent recommends that you consult with a qualified California real estate attorney for advice. Your Listing Agent cannot and will not give you legal advice on these matters.

SELLER PROPERTY QUESTIONNAIRE

The C.A.R. Residential Purchase Agreement requires Sellers to complete an SPQ for any transaction that requires a TDS because the TDS does not include questions regarding everything that sellers need to disclose to buyers. One example of a question not covered in the TDS but that is on the SPQ is whether there has been a death on the Property within the last 3 years (Civil Code Section 1710.2). Another example of a legally required disclosure that is not in the TDS, is the requirement that sellers of single family residences built prior to January 1, 1994 (and other properties built before that date) must disclose if the Property has any noncompliant plumbing fixtures (Civil Code Sections 1101.4 and 1101.5). 1. Any toilet that uses more than 1.6 GPF; 2. Any showerhead that has a flow capacity of more than 2.5 GPM and 3. Any interior faucet that emits more than 2.2 GPM. The SPQ should be used in conjunction with the TDS to help the seller carry out the obligation to disclose known material facts about the Property.

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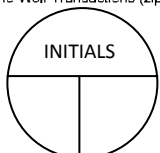
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EXEMPT SELLER DISCLOSURE ("ESD")

Some sellers of real property may be legally exempt from completing the TDS. For example, probate and bankruptcy court sales and sales by governmental entities are exempt from the obligation to provide a TDS. Some property that is owned by a trust which has trustee(s) acting in the capacity of a seller may also be exempt; but not all trustee(s) are exempt. If a qualified California real estate attorney has advised you that you are exempt from completing the TDS, then you may choose not to complete that form or any supplement to the TDS, but you may still be required to complete the ESD. Being exempt from completing certain Disclosure Forms does not completely eliminate those disclosure obligations that apply to all sellers under federal, state or local laws, ordinances or regulations and/or by contractual agreement with the buyer. The seller is still obligated to disclose all known material facts that may affect the value of the property. Further, the C.A.R. Residential Purchase Agreement requires those sellers who are exempt from the TDS to fill out the ESD. Pay particular attention to the "catch all" question, which asks you to disclose your awareness of any other material facts or defects affecting the property.

5. FINAL RECOMMENDATIONS:

It is important that you fully complete any legally or contractually required Disclosure Forms. To that end, the real estate Broker, and, if different, the real estate licensee, who listed the property for sale ("Listing Broker") strongly recommend that you consider the following points when completing your Disclosure Forms:

- If you are aware of any planned or possible changes to your neighbor's property (such as an addition), changes in the neighborhood (such as new construction or road changes) that may affect traffic, views, noise levels or other issues, conditions or problems, disclose those plans or proposed changes even if you are not certain whether the change(s) will ever occur.
- Disclose any lawsuits, whether filed in the past, presently filed or that will be filed regarding the property or the neighborhood (such as an HOA dispute) even if you believe that the case has been resolved. Provide as much detail as possible about any lawsuit, including the name of the case and the County where the case was filed.
- If any disclosure that you have made becomes inadequate, incomplete, inaccurate or changes over time, including right up until the close of escrow, you should update and correct your Disclosure Forms in a timely fashion.
- **If you have any questions about the applicability of any law to the Property, your Listing Broker recommends that you consult with a qualified California real estate attorney for advice. Your Listing Broker cannot and will not tell you if any law is applicable to the Property.**
- **If you need help regarding what to disclose, how to disclose it or what changes need to be made to your Disclosure Forms, the best advice is to consult with a qualified California real estate attorney for advice. Your Listing Broker cannot and will not tell you what to disclose, how to disclose it or what changes need to be made to your answers.**
- While limited exceptions may exist, such as questions that may impact fair housing and discrimination laws, generally speaking, **when in doubt, the best answer to the question: "Do I need to disclose ...?" is almost always "YES, disclose it."**

Seller has read and understands this Advisory. By signing below, Seller acknowledges receipt of a copy of this Advisory.

Seller Bobby Edmondson Date 5/12/2022
BGRS, LLC

Seller _____ Date _____

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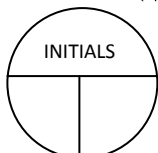
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BERKSHIRE HATHAWAY
HomeServices
California Properties

DISCLOSURE REGARDING DEFECTIVE FURNACES

The U.S. Consumer Product Safety Commission has issued a warning regarding certain gas-fired horizontal forced-air furnaces that present a substantial risk of fire. The furnaces in question were manufactured from 1983 through 1994 by Consolidated Industries (formerly Premier Furnace company) and were marketed under at least 20 different brand names. Homes built before 1983 or after 1994 could still have the furnaces in question due to replacements or remodeling.

It is highly recommended that you have this issue investigated by a qualified professional to determine if the furnace in any property you are selling or buying is defective and/or dangerous. If the furnace presently installed at the property is a horizontal furnace and/or falls within the category identified by the CPSC, then a professional with expertise regarding gas furnaces should be retained to make a specific determination.

REAL ESTATE BROKERS AND AGENTS ARE NOT QUALIFIED TO INSPECT FURNACES OR TO MAKE ANY RECOMMENDATIONS OR DETERMINATIONS CONCERNING POSSIBLE DEFECTS OR HEALTH AND SAFETY ISSUES. THE PURPOSE OF THIS DISCLOSURE IS TO PUT SELLERS AND BUYERS ON NOTICE TO CONDUCT THEIR OWN DUE DILIGENCE REGARDING THIS MATTER USING APPROPRIATE QUALIFIED EXPERTS.

For more information, all parties are encouraged to investigate your local Fire Dept. or go to CPSC's web site at: www.cpsc.gov.

Property Address: _____

Furnace Make and Model (if known by Seller): Listed Below Not Known

Make

Model

BGRS, LLC _____ 5/12/2022

Seller Signature

Date

Bobby Edmondson
Seller Signature

Date

BUYERS ACKNOWLEDGMENT OF RECEIPT:



Buyer Signature

Date

Buyer Signature

Date

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.



BERKSHIRE HATHAWAY
HomeServices
California Properties

MOLD RECOMMENDATIONS AND DISCLOSURES

Buyer is advised to have Subject Property inspected for the presence of mold, moisture and dry rot. It is possible that mold could be hidden, and the Seller completely unaware of its existence.

Other than the obvious structural problems that can occur as a result of moisture and dry rot, **some types of mold can produce airborne toxins which can cause serious health problems.**

Brokers and agents are not trained to identify these conditions, nor do they have the education, expertise, or licensing to identify and evaluate any such conditions. Any and all presences of moisture, water stains, mildew odors, condensation, and of course obvious mold growth, are all possible indicator of a mold condition, which may or may not be toxic. Toxic mold may exist in the absence of these possible indicators. In many cases, a general physical inspection by a third party inspection company fails to detect the presence of mold and related toxins. Buyer is therefore advised to consult with a biohazard engineer, or other such expert. Buyer is therefore strongly encouraged to pay for, and obtain all tests that such an expert would recommend. These tests include testing actual discovered mold, testing for airborne spores in the interior and exterior of the dwelling/structures, as well as carpet and other floor covering tests.

Just as in all other inspections requested by Buyer, buyer must make this mold/airborne spore inspection within the time frames provided for in the Purchase Agreement.

In the event Buyer fails to obtain such a mold/airborne spore inspection, Buyer is acting contrary to the advice of the brokers and agents involved in this transaction.

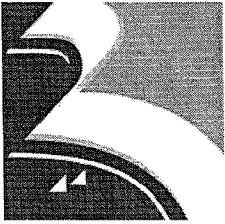
(Property Address)

Buyer/Tenant: _____  Date: _____

Buyer/Tenant: _____ Date: _____

BERKSHIRE HATHAWAY HomeServices California Properties:

By: _____ Date: _____
(Associate Licensee)



City of Rancho Palos Verdes Building and Safety Division

SMOKE AND CARBON MONOXIDE ALARM ACKNOWLEDGMENT AND STATEMENT OF CONFORMANCE WITH ORDINANCE 410 AND WATER CONSERVING FIXTURES AND STATEMENT OF CONFORMANCE WITH CALIFORNIA SENATE BILL 407

I, the undersigned, hereby certify that I am the owner of the below referenced property and that Smoke alarms and Carbon Monoxide alarms are present and functioning in the locations listed below.

- 1) Smoke and Carbon Monoxide Alarms: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms and in each hallway outside of the bedrooms.
- 2) Smoke Alarms: In each room used for sleeping purposes.
- 3) Smoke and Carbon Monoxide Alarms: In each story, including any habitable basement. (Note: In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, smoke and carbon dioxide alarms installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

**Retrofitted Smoke and Carbon Monoxide Alarms may be battery operated.*

*Check box if filing due to sale of property

I further certify that water conserving plumbing fixtures are installed at this property pursuant to CA Civil Code Section 1101.7 (Water conserving plumbing fixtures not required on transfer of title).

Permit Number _____

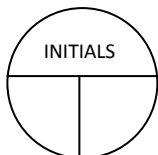
Dwelling Address: _____

Owner Signature: BGRS.LLC Bobby Edmondson Date 5/12/2022

California Residential Code (CRC) Sections R314.3.1 and R315.2 states, in part, that existing dwellings shall be retrofitted with smoke and carbon monoxide alarms when a building permit is issued for a scope of work that is valued at **\$1,000** or more. CRC Sections R314.3 and R315.3 defines the required locations as indicated above.

NOTE: This statement is also filed with the City of Rancho Palos Verdes whenever transfer of title for property has occurred Per City Ordinance 410 which states that no person may transfer title of a dwelling unit required by this section to be equipped with a smoke detector without first filing with the City and the purchaser a statement certifying that the dwelling is equipped with smoke detectors meeting the requirements of this section.

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AFFIDAVIT FOR WATER CONSERVING FIXTURES

According to a new state law that went into effect on January 1, 2014, when a new single family dwelling built before January 1, 1994 applies for a permit for any building alteration or improvement, the permit agency is required to confirm that the residence has specific water saving plumbing fixtures. The purpose of this Affidavit is to certify the installation of water conserving plumbing fixtures within existing buildings built and available for use on or before January 1, 1994. This Affidavit is in lieu of a city inspection for this specific requirement when a permit is issued for building alterations or improvements. A signed copy of this Affidavit shall be submitted to the Building Inspection Section prior to Final Inspection approval of the project/permit. Existing water conserving plumbing fixtures must comply with California Senate Bill No. 407 (CA SB 407)/California Civil Code, Sections 1101.1-1101.8.

Civil Code defines non-compliant plumbing fixtures as follows:

- (1) Any toilet manufactured to use more than 1.6 gallons of water per flush.
- (2) Any urinal manufactured to use more than one gallon of water per flush.
- (3) Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- (4) Any interior faucet that emits more than 2.2 gallons of water per minute.

Non-compliant plumbing fixtures must be replaced with fixtures that are "in compliance with current building standards applicable to a newly constructed real property of the same type."

Exceptions: Per Civil Code Section 1101.7, this article shall not apply to any of the following (if applicable circle exception):

- a) Registered historical sites.
- b) Real property for which a licensed plumber certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible. (NOTE: Must be signed by Licensed Plumbing Contractor only if exempted).
- c) A building for which water service is permanently disconnected.

I hereby affirm that I personally inspected all plumbing fixtures at the above referenced address(es), and that all existing plumbing fixtures are exempt pursuant to CA Civil Code Section 1101.7.

Print Name: BGRS,LLC Date: 5/12/2022

Signature: Bobby Edmondson

Plumbing Contractor's Business Name: _____ License Number: _____

CalWater conservation kit available at www.calwater.com

For the complete language of CA SB 407 (2009):

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407&search_keywords

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