



PARKING AND STORAGE DISCLOSURE (C.A.R. FORM PSD, Revised 12/17)

This disclosure is made in connection with the Purchase Agreement or [ ] other [ ] ("Agreement"), dated [ ], on property known as 358 S. Miraleste Drive #334, San Pedro, CA 90732 ("Property") between [ ] ("Buyer/Tenant") and Elizabeth Breanna Ralston, Joseph Ralston ("Seller/Landlord")

If applicable, [X] Seller has been using parking space # 252 [ ] Parking is not included with the Property. If applicable, [ ] Seller has been using storage space # [ ] [X] Separate storage is not included with the Property. This is a disclosure only. Right to parking or storage, if any, is determined by the Agreement, and if Property is in a planned development or covered by a Home Owner Association, the governing documents.

- 1. Buyer/Tenant is advised to personally inspect the actual size, shape, numbering, location, and accessibility of the actual parking space(s) or storage area(s). As vehicle sizes and shapes vary greatly, the actual size, shape, numbering, location, and accessibility of the actual parking space(s) may not accommodate Buyer's/Tenant's needs. Seller/Landlord and Broker(s) do not warrant that such space(s) or storage areas are suitable for their intended use or meet any minimum requirements.
2. If the Property is located in a multi-unit building or any other planned development, the governing documents for the Property, such as the deed, the condominium map/plan, the covenants, conditions and restrictions, tenancy-in-common agreement, or equivalent document, should contain a description and drawing of all assigned parking and storage spaces. However, the size, shape, numbering, location and accessibility of the designated parking and storage area(s) shown within the governing documents are not always accurate, even if drawn by a licensed surveyor. There may be differences between the descriptions in the governing documents and the actual size, shape, numbering, location and accessibility of the parking spaces and storage areas and between what is assigned and what is being used.
3. Seller/Landlord further discloses the following: This property comes with 2 parking spaces #252 and #428

Seller/Landlord [Signature: Elizabeth Breanna Ralston] Elizabeth Breanna Ralston Date: 2/23/2023 | 3:37 PM
Seller/Landlord [Signature: Joseph Ralston] Joseph Ralston Date: 2/23/2023 | 4:46 PM

- 4. Buyer/Tenant acknowledges that Buyer/Tenant has:
- Reviewed the governing documents and ensured the parking space(s) or storage area(s) are accurately identified;
- Read all disclosures relating to the parking space(s) or storage area(s) provided by Seller/Landlord;
- Personally inspected the size, shape, numbering, location, and accessibility of the actual parking space(s) and storage area(s);
- Determined that the parking spaces(s) or storage area(s) are suitable for Buyer's/Tenant's intended use(s). If it is a parking space, Buyer/Tenant has inspected the parking space to ensure that it can accommodate the vehicle(s) that Buyer/Tenant intends to park in the parking space;
- Ensured that the governing documents provide for rights of passage to and from the parking space and storage space, if Buyer/Tenant must pass through another owner's assigned space(s) in order to access Buyer's/Tenant's parking space(s) or storage area(s); and
- Has found no discrepancy between the parking space(s) or storage area(s) as shown in the governing documents and the respective actual size, shape, numbering, location, and accessibility or, if Buyer/Tenant has found such a discrepancy, Buyer/Tenant acknowledges that such discrepancy is not material to this purchase or lease.

By signing below, Buyer acknowledges Buyer has received, read, and understands this Parking and Storage Disclosure form.

Date [ ] Date [ ]
BUYER/TENANT [ ] BUYER/TENANT [ ]

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