

THIS DISCLOSURE STATEMENT O	, COUNTY OF	Riverside	, STATE OF CALIFORNIA,					
	23811 Aspen Dr, Mu	•						
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) 03/22/2022 . 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.								
	ORDINATION WITH OTH		* *					
			vil Code. Other statutes require disclosures, study zone and purchase-money liens on					
Substituted Disclosures: The following Report/Statement that may include airport in connection with this real estate transmatter is the same: Inspection reports completed pursuant to the same of the same of the same of the same.	annoyances, earthquake, fir fer, and are intended to sa o the contract of sale or reco	e, flood, or special ass stisfy the disclosure o	w, including the Natural Hazard Disclosure sessment information, have or will be made abligations on this form, where the subject					
Additional inspection reports or disclosur	res:	ne that will be cupplied	to Buyer at Buyer's request if available.					
No substituted disclosures for this trans		ins that will be supplied	i to buyer at buyer s request ir available.					
	II. SELLER'S INI	FORMATION						
Buyers may rely on this information in authorizes any agent(s) representing a	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.							
REPRESENTATIONS OF THE ACINTENDED TO BE PART OF ANY CO	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 <u>is</u> √ is not occupying the								
A. The subject property has the item	<u> </u>		_					
✓ 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	Wall/Window Air Col Sprinklers ✓ Public Sewer Syster Septic Tank Sump Pump Water Softener ✓ Patio/Decking Built-in Barbecue Gazebo Security Gate(s) ✓ Garage: ✓ Attached Not A Carport Automatic Garage Number Remote Sauna Hot Tub/Spa: Locking Safety Col 220 Volt Wiring in	Attached e Door Opener(s) Controls	Pool:					
Gas Starter Roof(s):	Type:	Tile	Age: 22 years (approx.)					
Other: Sewer system managed by Eas	stern Municipal Water District, Cei							
describe. (Attach additional sheets if nec	essary): List of items in the home r	nay not be complete. Any items	ating condition? Yes No. If yes, then s remaining in home at time of sale (Besides Kwikset Security performed and verify all information relating to this property					
(*see note on page 2)								
Buyer's Initials () ()	Seller's Initials						
TDS REVISED 6/20 (PAGE 1 OF 3)	TRANSFER DISCLOSUE	Reviewed by	OPPORTUNITY					

Pro	perty	Address:	23811 Aspen Dr, Murrieta, CA 9256	. 2	oate: 03	/22/2022	
В.	Are spa	you (Seller) aware of any significatice(s) below. nterior Walls	nt defects/malfunctions in any of the following Exterior Walls Insulation Roof(s) nces Electrical Systems Plumbing/S	owing? ☐ Yes ☑ No. ☐ Windows ☐ Doors	If yes, che	tion 🗌 Sla	ab(s)
(DE	SCIID	pe:)
If a	ny of	f the above is checked, explain. (Atta	ach additional sheets if necessary.):				<u> </u>
devicar devico havico Jar or i	rice, gobon in rice some of the control of the cont	garage door opener, or child-resistar monoxide device standards of Chapter tandards of Chapter 12.5 (commencincing with Section 115920) of Chapter ick-release mechanisms in compliance quires all single-family residences but 1, 2017. Additionally, on and after Joved is required to be equipped with comply with section 1101.4 of the Composition of the Composition of the Composition of the Substances, materials, or products formaldehyde, radon gas, lead-base on the subject property	ng: which may be an environmental hazard su ed paint, mold, fuel or chemical storage tar common with adjoining landowners, such a	with the safety standar of Part 2 of Division in 13 of, or the pool sain and Safety Code. Williding Standards Code. pped with water-conserbuilt on or before Januondition of final approvements, and contaminated this, and contaminated in swalls, fences, and division of processing the same safety.	rds relating 12 of, autor fety standard ndow security. Section 110 rving plumbinary 1, 1994 val. Fixtures 10, asbestos soil or water riveways,	to, respect matic reve ds of Article ty bars ma 01.4 of the ng fixtures that is al in this dw	ively, rsing e 2.5 y not Civil after tered elling
	3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13.	whose use or responsibility for mair Any encroachments, easements or Room additions, structural modifica Room additions, structural modifica Fill (compacted or otherwise) on the Any settling from any cause, or slip Flooding, drainage or grading probl Major damage to the property or an Any zoning violations, nonconformin Neighborhood noise problems or ot CC&R's or other deed restrictions of Homeowners' Association which ha Any "common area" (facilities such interest with others)	ntenance may have an effect on the subject similar matters that may affect your interestions, or other alterations or repairs made wittens, or other alterations or repairs not in compage, sliding, or other soil problems	et property	nty	Yes V	NO N
	16.	Any lawsuits by or against the Setthe Seller pursuant to Section 910 warranty pursuant to Section 900 enhanced protection agreement put any lawsuits or claims for damagneal property or "common areas" (faundivided interest with others)	ns against the property	property, claims for ceal property, claims for been perty, or claims for been fecting this real proper ging a defect or deficitation and control of the property of the proper	damages by or breach o reach of ar rty, including iency in this -owned in	y f n g s ∏Yes.	¹ No
2)	Sha	swer to any of these is yes, explain. red Fence line with adjoining hous rer to confirm CC&Rs per neighbor					r to have ti
D.		Safety Code by having operable sn Marshal's regulations and applicabl The Seller certifies that the proper	ty, as of the close of escrow, will be in co eater tank(s) braced, anchored, or strapped	d, and installed in accompliance with Section in place in accordance	ordance with n 19211 of	n the State the Health	Fire
Buy	er's Ir	nitials () ()	Seller's In	nitials (<u>MM</u>)	()	<u>^</u>

Date

Property	Address:		23811 Aspen Dr, M	urrieta	, CA 92562	2	Date:	03/22/2022
Seller o	ertifies that the	informatio	n herein is true and correct to	the be	st of the Se	ller's knowledge	as of the	date signed by the
Seller. Seller	Megan	Mey	Authorized Signe	r On B	ehalf Of	Da	te	03/22/2022
Seller	0	0	Opendoor Pro	perty T	rust I	Da	te	
000.								
	/T	o ho comp	III. AGENT'S INSPE				action)	
THE I	,	-	leted only if the Seller is rep ON THE ABOVE INQUIR					NOITION OF THE
PROP	ERTY AND BA	ASED ON	A REASONABLY COMP	PETENT	r and dii	LIĞENT VISU <i>A</i>	AL INSPE	ECTION OF THE
			PROPERTY IN CONJUNCT	ION W	ITH THAT	INQUIRY, STA	TES THE	FOLLOWING:
	e attached Agent ent notes no items		ection Disclosure (AVID Form) ure.					
_	ent notes the follo							
						2		
Agent (F	Broker Represent	ing Seller) _	Opendoor Brokerage Ind (Please Print)	2B		BroKsicK icensee or Broker Sig		Date 03/22/2022
			IV. AGENT'S INSPE	CTION	DISCLOSU	IRE		
	(To be o	completed	only if the agent who has ob				agent abo	ve.)
			ON A REASONABLY CO			ILIGENT VISU	AL INSP	ECTION OF THE
			PROPERTY, STATES THE ection Disclosure (AVID Form)	FOLL	WING.			
	ent notes no items							
Age	ent notes the follo	wing items:						
Agent (I	Broker Obtaining	the Offer) _	(Please Print)	By	/	icensee or Broker Sig	natura)	Date
			(Flease Fillit)		(Associate L	licensee of Broker Sig	nature)	
PR	OPERTY AND	TO PRO) MAY WISH TO OBTAIN I VIDE FOR APPROPRIATE I TO ANY ADVICE/INSPEC	PROV	ISIONS IN	A CONTRACT		
			T OF A COPY OF THIS ST			•		
	egan Meyer A	uthorized Signer	On Behalf Of Date 03/22/2022	Buyer				Date
Seller	Ope	endoor Pr	operty Trust I Date	Buyer				Date
				,	0	2 - 44 - 4		
Agent (B	broker Representing	Seller) O	pendoor Brokerage Inc. (Please Print)	By _	(Associate Lie	DEN SICK Densee or Broker Sign	ature)	Date 03/22/2022
			((
Agent (B	Broker Obtaining the	Offer)	(Please Print)	By_	(Associate Lic	censee or Broker Sign	ature)	Date
CECT	ON 4400 2 OF	THE 61	,		(D A DUDOUAGE
			IL CODE PROVIDES A HREE DAYS AFTER THE I					
			OFFER TO PURCHASE. II	F YOU	WISH TO	RESCIND THE	CONTR	ACT, YOU MUST
	/ITHIN THE PRI		D PERIOD. B QUALIFIED TO ADVISE	ON 5	DEAL EST	ATE IE VOII	DESIDE	LEGAL ADVICE
	ULT YOUR ATT		QUALIFIED TO ADVISE	ON	CEAL ESTA	AIE. IF 100	DESIRE	LEGAL ADVICE,
			®, Inc. United States copyright law (Tit					
CALIFOR	NIA ASSOCIATION O	F REALTORS	® (C.A.R.). NO REPRESENTATION IS BROKER IS THE PERSON QUALIFIEI	MADE AS	S TO THE LEGA	AL VALIDITY OR ACC	CURACY OF	ANY PROVISION IN ANY
ADVICE,	CONSULT AN APPR	OPRIATE PR	OFESSIONAL. This form is made available intended to identify the user as a RE	ilable to r	eal estate profe	essionals through an	agreement w	vith or purchase from the
only by m	embers of the NATION	IAL ASSOCIAT	TON OF REALTORS® who subscribe to			a registered collective	membersup	mark which may be used
R L	Published and Distribu	NESS SERVIC						•
s c	a subsidiary of the CA 525 South Virgil Aven		SOCIATION OF REALTORS® es, California 90020					— (

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Reviewed by _ Date





SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/18)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional

		when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exem n ESD) or may use this form instead.	pt Seller [Disclosure
l.		makes the following disclosures with regard to the real property or manufactured how 23811 Aspen Dr, Murrieta, CA 92562, Assessor's Parcel No904-601-032		ribed as
	situated		fornia ("Pr	
II.		lowing are representations made by the Seller and are not the representations of the Age		
		are statement is not a warranty of any kind by the Seller or any agents(s) and is not a s		
		ons or warranties the principal(s) may wish to obtain. This disclosure is not intended to be pa		
		n Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate license		
		with or through Broker has not verified information provided by Seller. A real estate broker is	qualified	to advise
		estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.		
III.		Seller: PURPOSE: To tell the Buyer about known material or significant items affecting the value of	r desirabi	ility 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 res		
		whether on this form or a TDS, you should consult a real estate attorney in California of your choosing		er cannot
		answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you prove		
IV.		Buyer: PURPOSE: To give you more information about known material or significant items affer	ecting the	value or
	desirabil	ity 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 BM		
	•	Sellers can only disclose what they actually know. Seller may not know about all material or significant		
	•	Seller's disclosures are not a substitute for your own investigations, personal judgments or common se		
V.		R AWARENESS: For each statement below, answer the question "Are you (Seller) aware of" b		
		r "No." Explain any "Yes" answers in the space provided or attach additional comments and che		
		ATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELI		
	1.	Within the last 3 years, the death of an occupant of the Property upon the Property	Yes	√ No
	2.	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
	3.	The release of an illegal controlled substance on or beneath the Property		√ No
	4.	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.)	_	_
	5.	Whether the Property is affected by a nuisance created by an "industrial use" zone	Yes	√ No
	6.	Whether the Property is located within 1 mile of a former federal or state ordnance location	Yes	√ No
		(In general, an area once used for military training purposes that may contain potentially explosive munitions.)		
	7.	Whether the Property is a condominium or located in a planned unit development or other	_	
		common interest subdivision	Yes	√No
	8.	Insurance claims affecting the Property within the past 5 years	Yes	√ No
	9.	Matters affecting title of the Property	Yes	√ No
	10.	Material facts or defects affecting the Property not otherwise disclosed to Buyer	Yes	√ No
	11.	Plumbing fixtures on the Property that are non-compliant plumbing fixtures as		
		defined by Civil Code Section 1101.3	√ Yes	No
	Explana	tion, or [(if checked) see attached;		
	11) Sell	er has not inspected for plumbing fixtures, buyer should verify compliance per local codes		
	Seller ha	s never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information	relating to t	his property
Bus	er's Initials	Seller's Initials (MM	()
_uy	or o minuals	Series littles		

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)



B. REPAIRS AND ALTERATIONS: 1. Any alterations, modifications, replacements, improvements, remodeling or material 2. repairs and the production of the property done for the purpose of energy or walter difficiency improvement or renewable energy? 2. Ongoing or recurring maintenance on the Property (for example, drain or sweer clean-out, the or pest control service) 4. Any part of the Property being painted within the past 12 months. Yes No. 5. Whether the Property was built before 1978. Yes No. (a) If yes, were any renovations (i.e., sanding, cutting, demolitoin) 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: 4) Interior overall painting. 5. STRUCTURAL, SYSTEMS AND APPLIANCES: 1. Defects in any of the following, (including past defects that have been repaired.): heating, air conditioning, electrical, jourholing, (including the presence of polybutylene pipes), water, sever, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, freplace, foundation, crawl space, attit, soil, grading, drainage, retaining walls, interior overall painting. 2. The leasing of any of the following, or or serving the Property: solar system, water softener system. Yes No. Yes Yes No. Yes Ye	perty	Addı	ress: 23811 Aspen Dr, Murrieta, CA 92562	Date:	03/22/202	2
1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including hose resulting from New Warranty claims). Yes No 2. 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 3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service). Yes No 4. Any part of the Property being painted within the past 12 months. Yes No 5. Whether the Property was built before 1978. Yes No 6. Whether the Property was built before 1978. Yes No 7. Yes Yes No 7. Yes	В.	REP	PAIRS AND ALTERATIONS:	ARE YOU (SE	LLER) AW	ARE OF.
repairs on the Property (including those resulting from Home Warranty claims).				/ <u>_</u>	:	
material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy?. 3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service). 4. Any part of the Property being painted within the past 12 months. 5. Whether the Property was built before 1978. (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed. (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule? Explanation: 4) Interior overall painting. Selfer has rever occupied this property. Selfer encourage Buyer to have their own inspections performed and verity all information mailing to this property conditioning, electrical, plumbing (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybulythene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutlers, chimney, freplace, foundation, crawl space, attit, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, sellings, fiftors or appliances. 2. The leasing of any of the following on or serving the Property; solar system, water gothers system, water purple as water that security system on or serving the Property; solar system, water softener system, water solaring system, and amm system, or propeane tank (s). Explanation: 1. See Addendum. Buyer is aware that security systems gover to have their own inspections performed and verity all information relating to this property. For pair in a system, or propeane tank (s), by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a fl					Yes	√ No
improvement or renewable energy?. 3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service). 4. Any part of the Property being painted within the past 12 months. 5. Whether the Property was built before 1978. (a) if yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed. (b) if yes to (a) were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule? Explanation: 3) Interior overall painting. Selin has new cougoeth time promety, Seliter encourage Buver to have their own inspections performed and verify all information relating to this property. C. STRUCTURAL, SYSTEMS AND APPLIANCES: 1. 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, inferior or exterior doors, walls, ceilings, illoors or appliances. 3. 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). 5. Wes JND Explanation: 1) See Addendum. Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close. Seler has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF. 1. Financial railed 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 ships from a flood, earthquake, fir		2.	Any alterations, modifications, replacements, improvements, remodeling, or		_	_
3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service)						_
(for example, drain or sewer clean-out, tree or pest control service).					. Yes	√ No
4. Any part of the Property being painted within the past 12 months. Yes No No No No No No No No No N						П.,
S. Whether the Property was built before 1978			(for example, drain or sewer clean-out, tree or pest control service)		∐ Yes	
(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed. (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Yes No Explanation: 4) Interior overall painting. Safer has never occupied this property. Safer renovances Buyer to have their own inspections performed and verify all information relating to this property. STRUCTURAL, SYSTEMS AND APPLIANCES: 1. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste deposal or septic system, sump pumps, well, roof, gutters, chimney, freplaces, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances. 2. 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). 3. An alternative septic system or serving the Property. Explanation: 1) See Addendum. Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close. Seller has never occupied this property, Seller renourages Buyer to have two unspections performed and verify all information relating to the property. D. DISASTER RELIEF, INSURANCE OR CIVIL SETILEMENT: ARE YOU (SELLER) AWARE OF. 1. Financial relief or assistance, insurance or settlement, sought or received, from any fedderal, 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 Explanation: Seller has never occupied this p		4. 5	Any part of the Property being painted within the past 12 months		. Yes	
or completed. (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule? Explanation: 4) Interior overall painting. Saler has never occupied this property. Seler encourages Buyer to have their own inspections performed and verify all information relating to this property C. STRUCTURAL, SYSTEMS AND APPLIANCES: 1. 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 2. 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). 3. An alternative septic system and on or serving the Property. Explanation: 1) See Addendum. Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close. Selete has never occupied the property, Selete renourages Buyer to have their own inspections performed and verify all information relating to this property Explanation: 1) See Addendum. Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close. Selete has never occupied the property, Selete renourages Buyer to have their own inspections performed and verify all information relating to this property Explanation: Selete has never occupied the property. Selete encourages Buyer to have their own inspections performed and verify all information relating to this property E. WATER-RELATED AND MOLD I SSUES: 1. Water intrusion into any part of any physical structure on the Property, elaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, undergro						₹ MO
(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Yes No						□No
Lead-Based Paint Renovation Rule? Explanation: 4) Interior overall painting. Salerban rever occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property C. STRUCTURAL, SYSTEMS AND APPLIANCES: 1. 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, chirmey, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances. 2. 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). 2. 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). 3. An alternative septic system or or serving the Property. Explanation: 1] See Addendum. Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close. Seller has never occupied this property, Seller encourages Buyer to have their own inspections performed and verify all information relating to this property. D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: 1. 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 property. E. WATER-RELATED AND MOLD ISSUES: 1. Water intrusion into any part of any physical structure on the Property, leaks from or in any appliance, pipe, slab or roof, standing water, drainag			(b) If yes to (a), were such renovations done in compliance with the Environmental P	rotection Agenc		
Seller has never occupled this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property C. STRUCTURAL, SYSTEMS AND APPLIANCES: 1. 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. 2. 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). 3. An alternative septic system on or serving the Property. Explanation: 1) See Addendum. Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close. Selter has never occupied the property, Selter encourages Buyer to have their own inspections performed and verify all information relating to this property D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: 1. 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 Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property E. WATER-RELATED AND MOLD ISSUES: 1. Water infusion in 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,				_	_	No
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2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property					☐ Yes	√ No
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2. Problems with livestock, wildlife, insects or pests on or in the Property	F.	PET	S, ANIMALS AND PESTS:	ARE YOU (SE	LLER) AWA	ARE OF
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## Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property. LANDSCAPING, POOL AND SPA:	erty	Add	ress: 23811 Aspen Dr, Murrieta, CA 92562	Date:	03/22/20	022
1. Surveys, easements, encroachments or boundary disputes 2. 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 3. Use of any neighboring property by you Sphanation: Sulter has never occupied this property, Selter encourages Buyer to have their own inspections performed and verify all information rotating to this property 1. LANDSCAPING, POOL AND SPA: 1. Diseases or infestations affecting trees, plants or vegetation on or near the Property (a) If yes, are there any areas with trees, plants or vegetation on or near the Property (a) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system Yes Ye	G.	воі	INDARIES, ACCESS AND PROPERTY USE BY OTHERS:	RE YOU (SELI	LER) AWA	ARE (
2. 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	•					
without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or genes or other travel or drainage					163	V
driveways or other forms of ingress or egress or other travel or drainage						
3. Use of any neighboring property by you						
Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property 1. LANDSCAPING, POOL AND SPA: 2. Operational sprinklers on the Property. 2. Operational sprinklers on the Property. 3. A pool heater on the Property of the sprinkler system. (b) If yes, are they automatic or manually operated. (c) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system. (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system. (c) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system. (d) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system. (e) If yes, is it operational? (f) Yes Wes W						
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4. A spa heater on the Property		3.	A pool heater on the Property		Yes	√ 1
4. A spa heater on the Property			If yes, is it operational? Yes No			
5. 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		4.	A spa heater on the Property		Yes	1
5. 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			If yes is it operational?		□	L
waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired		_	n yes, is it operational:	al ana		
equipment, including pumps, filters, heaters and cleaning systems, even if repaired		Э.	Past of present defects, leaks, cracks, repairs of other problems with the sprinklers, poor	or, spa,		
Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE) ARE YOU (SELLER) AWARE of the Young 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. 2. Any declaration of restrictions or Architectural Committee that has authority over 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 or inconsistent with any declaration of restrictions or Architectural Committee requirement. Selter has never occupied this property. Selter encourages Buyer to have their own inspections performed and verify all information relating to this property. ITITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: 1. Any other person or entity on title other than Seller(s) signing this form. 2. Leases, options or claims affecting or relating to title or use of the Property. 3. 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. 4. 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. 5. 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? 6. The cost of any alteration, modification, replacement improvement remodel or material repair of the Property? 6. The cost of any alteration modification,						_
Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE) ARE YOU (SELLER) AWARE (1. 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					Yes	√ 1
CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE) ARE YOU (SELLER) AWARE (1. 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	Exp	lanat	ion:			
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1. 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. 2. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property. 3. 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. 3. Estler has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property. 4. Any other person or entity on title other than Seller(s) signing this form. 5. ARE YOU (SELLER) AWARE 6. Any other person or entity on title other than Seller(s) signing this form. 6. Leases, options or claims affecting or relating to title or use of the Property. 7. 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. 6. 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. 6. 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? 6. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property? 8. ARE YOU (SELLER) AWARE 1. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rall, subway, trucks, 8. Seller's Initials 6. Seller's Initials 6. A			NDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS	: (IF APPLICA	BLE)	
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Association or Architectural Committee affecting the Property		1.	Any pending or proposed dues increases, special assessments, rules changes, insuran	ice		
Association or Architectural Committee affecting the Property			availability issues, or litigation by or against or fines or violations issued by a Homeown	er		
2. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property					Yes	٧ı
made on or to the Property						<u>.</u>
3. 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.						
Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement.					Yes	√ [
Committee requirement		3.		itectural		
Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER) AWARE Any other person or entity on title other than Seller(s) signing this form						
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1. Any other person or entity on title other than Seller(s) signing this form	Exp	lanat	ion:			
1. Any other person or entity on title other than Seller(s) signing this form						
1. Any other person or entity on title other than Seller(s) signing this form	J.					
2. Leases, options or claims affecting or relating to title or use of the Property						
3. 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		2	Any other person of claims offerting to title or use of the Deport.			
mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood					res	A
affecting or relating to the Property, Homeowner Association or neighborhood		3.				
 4. 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						
 4. 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			affecting or relating to the Property, Homeowner Association or neighborhood		Yes	√ 1
organizations, interest based groups or any other person or entity		4.			_	
5. 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?					Yes	
for an alteration, modification, replacement, improvement, remodel or material repair of the Property? Yes 6. 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? Yes Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property NEIGHBORHOOD: 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, Seller's Initials (MM) (REVISED 6/18 (PAGE 3 OF 4)						' LY
6. 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?						
repair of the Property being paid by an assessment on the Property tax bill?					Yes	√ l
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Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property K. NEIGHBORHOOD: 1. 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, 's Initials () () Seller's Initials () () REVISED 6/18 (PAGE 3 OF 4)			repair of the Property being paid by an assessment on the Property tax bill?		Yes	√ 1
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 K. NEIGHBORHOOD: 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, 's Initials () () Seller's Initials () () REVISED 6/18 (PAGE 3 OF 4) 			All the control of th		la mus	
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, 's Initials () () REVISED 6/18 (PAGE 3 OF 4)	Κ.					ARE (
following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, 's Initials () () REVISED 6/18 (PAGE 3 OF 4)	-			•		
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			D 6/18 (PAGE 3 OF 4)			
			Deadward with sign come busing and 10070 Fibers Mile Board Forces Michigan 40000	0		Ε



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. Explanation:	Property	/ Add	ress: 23811 Aspen Dr, Murrieta, CA 92562	_Date:	03/22/2	2022
Boilter has never occupied this propenty. Solier encourages Buyer to have their own inspections performed and verify all Information relating to this propenty L GOVERNMENTAL: 1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plant that applies to or could affect the Property. 2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property. 4. Current or proposed bonds, assessments, or fees that do not appear on the Property to the property of the pro			freeways, buses, schools, parks, refuse storage or landfill processing, agricultural oper business, odor, recreational facilities, restaurants, entertainment complexes or far parades, sporting events, fairs, neighborhood parties, litter, construction, air condi equipment, air compressors, generators, pool equipment or appliances, underground pipelines, cell phone towers, high voltage transmission lines, or wildlife	ations, cilities, tioning 1 gas	_	
GOVERNMENTAL: 1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property. 2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property. 3. Existing or contemplated building or use moratoria that apply to or could affect the Property. 4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property. 5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals. 6. Existing or proposed dovernment requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cuting or (iii) that filammable materials be removed. 7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property. 8. Whether the Property is historically designated or falls within an existing or proposed. 9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or given being into District. 9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or given being the property of the ground water supplier. 8. Sellen has newer occupied this property, Better encourage Buyer to have their own inspections performed and wetly all information relating to this property. M. OTHER: 1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, perfaining to (i) the condition or repair of the Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property more oral or in writing and whether or not provided to the Seller. 1. Reports, inspections, disclosures, warranties, ma	Exp	olanat	tion:			
1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that apple is not roculd affect the Property. 2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property. 3. Existing or contemplated building or use moratoria that apply to or could affect the Property. 4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property. 5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals. 6. Existing or proposed Government requirements affecting the Property (i) that that 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. 7. Any protected habital for plants, recus, animals or insects that apply to or could affect the Property. 8. Whether the Property is historically designated or falls within an existing or proposed Historic District. 9. 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. 8. Explanation: 4.1 See NID1 for details on Mello-Roos. Buyer to verify current assessments. 8. Sellier has never occupied this property. Seller encourages Buyer to have their own inspections proformed and verify all information relating to this property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether or all or in writing and whether or not provided to the Seller. 8. Proposts, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pentaining to (i) the condition or repair of the Property or any improvement on th		:	Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all info	mation relating to the	nis property	
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6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared, (ii) that restrict ree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed. 7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property. 8. Whether the Property is historically designated or falls within an existing or proposed Historice District. 9. 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 supplier. 8. Explanation: L4) See NHD for details on Mello-Roos. Buyer to verify current assessments. 8. Selter has never occupied this property, Selter encourages Buyer to have their own inspections performed and verify all information retailing to this property. M. OTHER: 1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pentaining 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. (If yes, provide any such documents in your possession to Buyer.) 2. Any past or present known material facts or other significant items affecting the value or desirability of the Property moking on or in the Property. 3. Any past or present known material facts or other significant items affecting the value or desirability of the Property moking on or in the Property. 4. Any occupant of the Property moking on or in the Property. 5. Eller may have obtained a limited number of third party inspections that will be supplied to Buyer at Buyer's request it available. 8. Explanation: M: Seller may have obtained a similed number of third party inspections that will be supplied to Buyer at Buyer's request it availabl		5.	·		_	
or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed. 7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property. 8. Whether the Property is historically designated or falls within an existing or proposed Historic District. 9. 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, agency or utility; or restrictions or prohibitions on wells or other ground water supplies. Explanation: L4) See NHD for details on Melio-Roos. Buyer to territy current assessments. Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property. M. OTHER: 1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, 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, encorachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. (If yes, provide any such documents in your possession to Buyer.) 2. Any occupant of the Property smoking on or in the Property. (If yes, provide any such documents in your possession to Buyer.) 2. Any past or present known material facts or other significant items affecting the value or desirability of the Property of totherwise disclosed to Buyer. (If CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in esponate 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 addendum contains an explanation or additional		_			Yes	√ No
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7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property Property Property No Whether the Property is historically designated or falls within an existing or proposed Historic District Yes No Property No Historic District Yes No Property No Prope					□ Voc	Z No
Property 8. Whether the Property is historically designated or falls within an existing or proposed Historic District		7.			1es	V NO
8. Whether the Property is historically designated or falls within an existing or proposed Historic District		••			Yes	√ No
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Latility; or restrictions or prohibitions on wells or other ground water supplies					Yes	√ No
Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property M. OTHER: 1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, 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.		9.				
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ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

NO.	No.	1	
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The following	g terms and condit	ons are hereby incorporated in a ement, 🗸 Transfer Disclosure Sta	nd made a part of the:	Purchase	Agreement, Residential Leas	e ht
to rescind).	√Other	Seller Property Questionnai	ire	idilient to the	e 100 may give the buyer a hgi	
dated	03/22/2022	Seller Property Questionnal , on property known as	23811 Aspen Dr, Mu	ırrieta, CA 92	2562	_' _
in which				is	s referred to as ("Buyer/Tenant	")
and		Opendoor Proper	ty Trust I	is r	referred to as ("Seller/Landlord"	
PAGE 2, S	SECTION C. 1)	STRUCTURAL, SYSTEMS	AND APPLIANCES	S:		
		carpet at all previously ca amaged shower valve cart		ns 1 and 2	2.	
The foregoin	g terms and condit	ons are hereby agreed to, and the	e undersigned acknowle	dge receipt o	of a copy of this document.	
Date			Date	03/22/2		_
Buyer/Tenar	nt		Seller/Landlord	Megan	Authorized Signer on Behalf of Opendoor Property	Trust I
Buyer/Tenar	nt		Seller/Landlord			_

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