



CALIFORNIA ASSOCIATION OF REALTORS®

EXEMPT SELLER DISCLOSURE
Use by Sellers Who Are Exempt From Completing a TDS, Or For Any Seller Who Does Not Provide a SPQ. (C.A.R. Form ESD, Revised 6/23)

Seller makes the following disclosures with regard to the real property or manufactured home described as 4373 Dauntless Drive, situated in Rancho Palos Verdes (City), Los Angeles (County), California, 90275 (Zip Code), Assessor's Parcel No. 7564005011 ("Property").

- 1. A. Under California law (Civil Code §1102, et seq.) most Sellers of real property containing 1-4 residential units are required to provide prospective Buyers with a completed Real Estate Transfer Disclosure Statement ("TDS").
B. Under Civil Code §§ 1101.4 and 1101.5, non-compliant plumbing fixtures in any single family or multi-family residential real property built before January 1, 1994 shall be replaced by the Property owner with water-conserving plumbing fixtures.
2. 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 AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.
3. Are you (Seller) aware of any of the following? (Explain any "yes" answers below.)
A. Within the last 3 years, the death of an occupant of the Property upon the Property
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)
C. The release of an illegal controlled substance on or beneath the Property
D. Whether the Property is located in or adjacent to an "industrial use" zone
E. Whether the Property is affected by a nuisance created by an "industrial use" zone
F. Whether the Property is located within 1 mile of a former federal or state ordnance location
G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision
H. Insurance claims affecting the Property within the past 5 years
I. Matters affecting title of the Property
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3
K. Any other material facts or defects affecting the Property, or material documents in Seller's possession affecting the Property, not otherwise disclosed to Buyer

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

Seller Randi Geffner Date 8/4/2023 | 11:52 AM PDT
C47F6090A3614EC...

By signing below, Buyer acknowledges Buyer has received, read, and understands this Exempt Seller Disclosure form.

Buyer Date
Buyer Date

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ESD REVISED 6/23 (PAGE 1 OF 1)



Bill Ruth | Coastal Legacy Realty Group | Generated by Glide

EXEMPT SELLER DISCLOSURE (ESD PAGE 1 OF 1)



TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 4373 Dauntless Drive, Rancho Palos Verdes, CA 90275 ("Property"),
in which _____ is referred to as ("Buyer")
and Randi Geffner is referred to as ("Seller").

[ESD] Exempt Seller Disclosure

1) 3.K. Explanation:

3.H: From the information available to Successor Trustee, it appears that there was an issue in early 2023 involving breakage of a Cal Water pipe that caused water intrusion onto a portion of the backyard/slope (possibly damaging some shrubbery) and into some portion of the primary bathroom. It appears that the (now deceased) owner made a claim and/or received some type of reimbursement through the adjuster for Cal Water with regard to the minor repairs associated with this water intrusion.

3.J: Unknown as to when/if non-compliant plumbing fixtures exist and if so, if same have been replaced.

3.K: (1) From the information available to Successor Trustee, it appears that there was an issue in early 2023 involving breakage of a Cal Water pipe that caused water intrusion onto a portion of the backyard/slope (possibly damaging some shrubbery) and into some portion of the primary bathroom. It appears that the (now deceased) owner made a claim and/or received some type of reimbursement through the adjuster for Cal Water with regard to the minor repairs associated with this water intrusion. Unknown as to the exact nature of any damage/repairs. It seems that there was some damaged shrubbery removed and a fan used to dry the primary bathroom.

(2) From the information available to Successor Trustee, it appears that there was a sinkhole or some type of roadway damage on Dauntless Drive due to a water main break. That damage to the roadway has been repaired by the City. An email from the Rancho Palos Verdes City Manager explaining the investigation, status and repairs is provided herewith. As set forth in that email, the Seaview area in which the house is located is part of the Klondike Canyon Landslide Abatement District (KCLAD). Successor Trustee has no personal knowledge of the KCLAD other than what is publicly available.

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 _____ Date _____

Buyer _____ Date _____

Seller Randi Geffner Date 8/4/2023 | 11:52 AM PDT

Seller _____ Date _____

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