



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 6/21)

- 1. Seller makes the following disclosures with regard to the real property or manufactured home described as 8705 Hillcrest Cir, situated in Buena Park (City), Orange (County), California, 90621 (Zip Code), Assessor's Parcel No. 284-152-07 ("Property").
2. 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.
3. 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.

- 4. 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 [X] 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 [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
H. Insurance claims affecting the Property within the past 5 years [X] Yes [] No
I. Matters affecting title of the Property [] Yes [X] No
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 [] Yes [X] No
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 [X] Yes [] No
Explanation, or [X] (if checked) see attached; Addendum #1 to ESD

5. 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 [X] [] Kushell trust by Nicki Igoe Date 3-21-23
Seller Date

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

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ADDENDUM No. 1
(C.A.R. Form ADM, Revised 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, [] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [X] Other ESD dated March 21, 2023, on property known as 8705 Hillcrest Buena Park, CA 90621

in which [] is referred to as ("Property/Premises"), and Kushell trust by Nicki Igoe is referred to as ("Buyer/Tenant") and [] is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

- #4A -- death by natural causes in October, 2022
#4H -- insurance claim filed in 2021 from what is BELIEVED to have been a pipe leak/pipe burst in one of the master bedroom suite closets. Agent/seller is providing buyers with paper located regarding claim. Agent/seller is not aware if there was any asbestos, mold or mildew found/treated. Agent/seller STRONGLY suggests buyers review ALL paperwork provided as seller/agent is not responsible for disclosing what is in that paperwork since paperwork is being provided for review
#4K -- seller/listing agent has never lived in property and is disclosing what is/was known to the best of her ability:
*frequent toilet/sink/shower/tub back-ups -- all repaired at the time (per plumber, replaced all toilets in house to hopefully fix problem)
*apparent leak in ceiling in master bathroom light and possible current/previous leak in bedroom #1 ceiling
*pooling of water in front yard and back yard (side yard) when rains or too much watering
*replaced flooring in certain areas of property
*apparent water damage on flooring in some areas; stained wall in bedroom #1 closet
*replaced/installed custom closets in master bathroom suite
*seller believes (buyers to verify) that next door neighbor has easement to use (enter/exit) subject property's driveway
*French doors in great room (across from wet bar) do not secure/lock (lock is broken)
*previous mildew smell at times; one air conditioner unit was repaired, one air conditioner replaced
*much lighting in the property is not working (unaware if it is a tripped wire, is broken or needs bulbs -- buyers to verify)
*mirror for master bathroom is located in master bedroom and will be the responsibility of the buyers to install
*missing counter in one of two of the master bathroom toilet areas
*one tree in front yard fell and was cut down & removed; one tree in front yard was leaning towards roof and was cut down & removed
Other -- seller is licensed real estate agent; MLS and title may not match (buyers to verify ALL MLS/city/county info to satisfy themselves and is very much encouraged to do a home inspection -- property being sold as is with absolutely no repairs to

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Buyer/Tenant _____ Date _____
Buyer/Tenant _____ Date _____
Seller/Landlord [Signature] _____ Date 3-22-23
Kushell trust by Nicki Igoe
Seller/Landlord _____ Date _____

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