

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)

Se	ller i	makes the followi	ng disclosures with re	egard to th	e real property	or manufactured ho	ome describ	ed as 1464 L	ocust Street	
00	iici i	Tranco (no remetri	, situated in	1	Livermore	(City), _		Alameda	(County),	
Ca	lifor	nia, 94551	(Zin Code) Asse	ssor's Parc	cel No	98-3-	49-31-4		("Property").	
Y	This	property is a dup	lex, triplex or fourplex	. An ESD	is required for a	Ill units. This ESD is	s for all units	(or 🔀 only ur	nit(s) 1464_).	
1.	A. B.	Under California prospective Bu completing the this form to mak Under Civil Co	a law (Civil Code §110) yers with a complete TDS but not exempt fro e other required disclose de §§ 1101.4 and 11	2, et seq.) r d Real Es om making sures, inclu- 01.5, non-	most Sellers of r tate Transfer I other disclosure ding the disclosu compliant plum placed by the Pr	eal property containing Disclosure Statement s. Sellers who are no ure of material facts o bing fixtures in any operty owner with wa	ng 1-4 reside t ("TDS"). O ot legally req if which they single famil ater- conserv	ential units are certain Sellers juired to comp are aware. ly or multi-fan ving plumbing	are exempt from lete a TDS can use mily residential real fixtures.	
2.	AGENT(S), IF ANY. THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLEF AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER C									
			VICE, CONSULT AN							
3.	Δr	e vou (Seller) aw	are of any of the following	owing? (E	xplain any "ye	es" answers below.	.)			
	Α.	Within the last 3	years, the death of a	n occupan	t of the Propert	y upon the Property			🗌 Yes 🗶 No	
	В.	An Order from a	a government health o	fficial iden	tifving the Prop	erty as being contan	ninated by			
		methamphetam	ine. (If yes, attach a c	opy of the	Order.)				Yes X No	
	C.	The release of a	an illegal controlled su	bstance or	n or beneath th	e Property			Yes No	
	D.	Whether the Pro	operty is located in or	adjacent to	an "industrial	use" zone			Yes X No	
		(In general, a zo	one or district allowing	manufacti	uring, commerc	ial or airport uses.)			DV VIN-	
		Whether the Pro	pperty is affected by a	nuisance	created by an "	industrial use" zone			Yes 🔀 No	
	F.	Whether the Pro	perty is located within	n 1 mile of	a former federa	al or state ordnance	location			
		(In general, an a	area once used for mi	litary trainii	ng purposes the	at may contain poter	ntially		□Vaa M Na	
	_	explosive muniti	ons.)						Yes 🔀 No	
	G.	Whether the Pro	perty is a condominiu	ım or locat	ed in a planned	i unit development d	or otner		Yes 🔀 No	
		common interes	t subdivision		F			•••••	Yes No	
	-		s affecting the Proper							
	l.	Matters affecting	title of the Property.			ing fixtures as			Tes INO	
	J.	Plumbing fixture	s on the Property tha	are non-c	ompliant plumi	ing lixtures as			Yes 🔀 No	
	K.	Any other mater	Code § 1101.3 ial facts or defects aff	ecting the	Property, or ma	aterial documents in	Seller's			
		possession affect	cting the Property, not (if checked) see at	t otherwise tached:	disclosed to B	uyer			Yes X No	
		Explanation, of [(II Checked) see at	tacrica,						
Selle stat	er. (eme	Seller hereby a ent to any persor	he information here uthorizes any agen n or entity in connec	t(s) repre	senting any p any actual or a	orincipal(s) in this inticipated sale of t Fink I	transactio	n to provide y. <u>t</u> Date	e date signed by e a Copy of this	
Selle	er _							_ Date		
Вуя	signi	ing bêlbwisBuyer	r acknowledges Buy				Exempt Se			
Buy	er	Timothy M	liyaen					_ _{Date} _02/2	8/25 	
Buy	er							Date		
form, CALI TRAI CON	or a FORI NSAC SULT ciatio bers	IND PORTION THEREOF, BY NIA ASSOCIATION OF THE STATE OF AN APPROPRIATE OF A SEAL TORS OF THE PROPERTY OF A SEAL TORS OF THE PROPERTY OF A SEAL TORS OF THE PROPERTY OF THE SEAL TORS OF THE PROPERTY OF THE SEAL TORS OF THE SEAL T	of REALTORS®, Inc. United by photocopy machine or a FREALTORS®. NO REPRING TE BROKER IS THE PERSONAL. This foil is not intended to identify INDICIATION OF REALTORS ed by: SS SERVICES, LLC.	ny other mea ESENTATION SON QUALIFI rm is made a he user as a	ans, including facsi I IS MADE AS TO T IED TO ADVISE OF available to real es REALTOR® REAL	mile or computerized for THE LEGAL VALIDITY OF N REAL ESTATE TRANS tate professionals throug TORM is a registered or	mats. THIS FO R ACCURACY SACTIONS. IF Y In an agreeme	ORM HAS BEEN OF ANY PROVIS YOU DESIRE LEG nt with or purcha	APPROVED BY THE ION IN ANY SPECIFIC SAL OR TAX ADVICE, ase from the California	
В	a	subsidiary of the CAL	IFORNIA ASSOCIATION O	F REALTORS	S®				[=]	
	5	25 South Virgil Avenue	, Los Angeles, California 900	120					EQUAL HOUSING OPPORTUNITY	

ESD REVISED 6/23 (PAGE 1 OF 1)

EXEMPT SELLER DISCLOSURE (ESD PAGE 1 OF 1)

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

1464 Locust Street



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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 n	iake	es the rollowin	g disclosures with reg situated in	ard to the real property Livermore	(City),	Alameda		(County)		
Californ		94551	(Zip Code), Assess	sor's Parcel No.	98-34	9-31-4		("Property")		
				An ESD is required for a		for all units (or 🄀 or	nly unit(s)	1466		
1. A.	Ur pro co thi	nder California ospective Buy impleting the T is form to make nder Civil Cod	law (Civil Code §1102, ers with a completed DS but not exempt from other required disclosu e §§ 1101,4 and 110	et seq.) most Sellers of r Real Estate Transfer I making other disclosure ares, including the disclosure 1.5, non-compliant plum	eal property containing Disclosure Statement is. Sellers who are no ure of material facts of bing fixtures in any s	g 1-4 residential unit ("TDS"). Certain S t legally required to which they are awar single family or mu	s are requiellers are complete a tile.	ired to provide exempt from a TDS can use esidential rea		
	pri	operty built bet	ore January 1, 1994 sh	nall be replaced by the Pr	roperty owner with wat	ter- conserving plum	DING TIXTUI	es. One of the		
2. TH	EF	OLLOWING A	ARE REPRESENTAT	IONS MADE BY THE	SELLER AND ARE	NOT THE REPRES	SENIAII	UNS UP THE		
AG	SENT(S), IF ANY. THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY									
AG	GENT(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 BUYEF									
					ON REAL ESTATE	TRANSACTIONS.	IF SELLE	K UK BUTE		
DE	SIR	E LEGAL AD	VICE, CONSULT AN	ATTURNEY.	" balaw \					
3. Are	yo	u (Seller) aw	are of any of the folio	wing? (Explain any "yo occupant of the Proper	es answers below.)			□ Vac ₹ N		
								_ res Min		
В.	Ar	Order from a	government nealth of	ficial identifying the Prop py of the Order.)	erty as being contain	mated by		Voc V N		
_	me	etnampnetami	ne. (If yes, attach a co	stance on or beneath th	o Proporty			Yes Y N		
C.	10	ne release of a	n illegal controlled sub	idjacent to an "industrial	e Property	•••••	•••••	Ves V		
D.				manufacturing, commerc		•••••	••••••	_ res _ N		
_	(117	general, a zo	ne or district allowing i	nuisance created by an	"industrial use" zono			□ Vec ▼ N		
Ε.	VV	nether the Pro	perty is affected by a f	1 mile of a former feder	al or state ordnance l	ocation				
r.				tary training purposes th						
	(11	n general, an a	rea once used for milit	ary training purposes th	at may contain poten	lially		□ Voc ▼ N		
_				n or located in a planne						
G.								Yes X N		
	CO	mmon interes	subalvision	y within the past 5 years						
	ins	surance claims	s affecting the Property	y within the past 5 years			• • • • • • • • • • • • • • • • • • • •	Ves V		
I.	IVI	atters affecting	title of the Property		hine fixtures as			_ res X IV		
J.	de	umbing fixture fined by Civil	s on the Property that Code & 1101.3	are non-compliant plum	bing lixtures as			Yes X		
K.	Ar	ny other mater	ial facts or defects affe	ecting the Property, or m	aterial documents in	Seller's				
				otherwise disclosed to E				. 💹 Yes 💢 N		
	E	cplanation, or	(if checked) see att	ached;						
Seller	repr	resents that	the information here	in is true and correct	to the best of Selle	r's knowledge as	of the d	ate signed		
0 - 11	C -	Ham banabu a	uthorizon any agent	t(s) representing any tion with any actual or	nrincinal/s) in this	transaction to n	rovide a	Copy of th		
		Timothu M	Hvden				02/28/	25		
Seller	7		19.10		FINK	_iving Trust Date				
Seller	_					Date				
By sig	ning			er has received, read, a		Exempt Seller Disc	closure fo	rm.		
Buyer										
Buyer						Date				
form, or CALIFO TRANSA CONSU	any RNIA ACTION LT A tion of s of t	portion thereof, I ASSOCIATION OF ON. A REAL EST IN APPROPRIATI OF REALTORS®. I The NATIONAL AS	by photocopy machine or a OF REALTORS®, NO REPRI ATE BROKER IS THE PERS E PROFESSIONAL. This for t is not intended to identify the SOCIATION OF REALTORS	d States copyright law (Title 17 ny other means, including fac ESENTATION IS MADE AS TO SON QUALIFIED TO ADVISE irm is made available to real the user as a REALTOR®, RE who subscribe to its Code of	simile or computerized for THE LEGAL VALIDITY OF ON REAL ESTATE TRANS estate professionals throug ALTOR® is a registered co	mats. THIS FORM HAS R ACCURACY OF ANY F ACTIONS. IF YOU DES h. an agreement with or	ROVISION	PROVED BY THIS IN ANY SPECIFIC OR TAX ADVICE From the California		
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