

**SUPPLEMENT TO TRANSFER DISCLOSURE STATEMENT  
FOR 2828 BAYWATER AVENUE, SAN PEDRO, CALIFORNIA**

**INTRODUCTION**

This document is to provide information regarding known conditions of the subject property located at 2828 Baywater Avenue, San Pedro, California (hereinafter “subject property” or “building”).

**COMPLETION OF CONDOMINIUM PLAN**

The subject property was built in 1978 and designed as condominium units from inception. The owners (Sellers) elected not to sell the units but, instead, maintained and operated the subject property as apartment rentals and resided in one of the units.

On July 1987, the Articles of Incorporation of La Residence Homeowners Association were filed with the Secretary of State. On August 26, 1992, the Declaration of Covenants, Conditions and Restrictions for La Residence Homeowners Association were filed with the Los Angeles County Records Office.

In early 2021, the owners (Sellers) decided to update and complete all necessary condominium requirements including the creation of a condominium budget and other documentation required by the Department of Real Estate. The owners (Sellers) also elected to upgrade the building’s common area and units’ interior. Buyer(s) should review the Transfer Disclosure Statement and Seller’s Questionnaire carefully to determine the building upgrades and cosmetic enhancements. Buyer(s) must note there were no structural changes or modifications to the building’s common area or individual units.


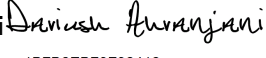
Buyer(s) acknowledges that he/she/they are purchasing a unit in the building which is **not** new. Many of the major building systems are dated and subject to repairs and/or replacement.

The building electrical, plumbing, windows, roof, etc. were initially constructed in 1978. During the years of ownership, the owners (Sellers) commenced various repairs and replacements but owners (Sellers) are not providing guarantees or warranties.

In creating the condominium budget and repair allowances to determine a Homeowner's monthly dues, the age and condition of the building was taken into account as best as possible. Buyer(s) must carefully review the building's annual budget and repair allowances as provided in the condominium budget.

It is the responsibility of Buyer(s) to complete all due diligence to Buyer's satisfaction. This summary is not intended to answer all Buyer's questions regarding the subject property but to provide Buyer(s) information to make further study and investigation. Buyer(s) knowingly purchases the property in its "AS IS" condition. Attached hereto marked as Exhibit 1 is a list of contractors and vendors who completed the upgrades to the building should Buyer(s) have questions.

Received and Reviewed:

Brigitte Medak	<small>DocuSigned by:</small>  <small>136EC095270043B...</small>	6/23/2022
Seller		Date
Dariusz Ahranjani	<small>DocuSigned by:</small>  <small>4B7B2EB78F32412...</small>	6/23/2022
Real Estate Agent for Seller		Date
_____ Buyer		_____ Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Real Estate Agent for Buyer

\_\_\_\_\_  
Date

## EXHIBIT 1

### List of Vendors for La Residence at Baywater

#### Plumbing:

Hector with Big League Plumbing (most recent)	424-339-9422
Dushan with Adriatic Plumbing (cell 213-413-2267)	310-833-5422

#### Appliance Installers:

Leo Castillo with Best Buy	323-637-5280
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#### Staging:

Wendy Hess with Staging South Bay	310-994-7488
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#### Finish Carpentry:

Pete Ursich	310-901-7678
Felipe Barajas	760-658-2871
Robin Flores	760-415-2648

#### Cabinets:

Builders Surplus	949-756-8020
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#### Bath/Shower Resurfacing:

Walt wih South Bay Bathtubs	310-308-8827
Bathtub King (Unit #2)	800-882-5464

#### Electrical:

Carlos Garcia (Radiant Heater Specialty)	323-252-4051
David Barajas	760-750-2206
Fredy Juan	760-697-2105
Ezequiel Pablo	310-528-0721

#### Demo and Trash Hauling:

Manuel Gonzales	562-282-6479
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#### Awning:

Affordable Awnings Company of California	951-372-9400
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#### Window Cleaning:

Jorge Medrano with J.A.M.Window Cleaning	562-599-5262
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Garage Door Service/Instal:  
 Garret Garage Door (cell 310-920-3730) 310-548-0090

Locksmith:  
 Joe with San Pedro Lock and Key (310-519-8078) 310-542-5625  
 Flying Locksmith 562-758-7510  
 Matt Installation 714-743-3156  
 Steven Installer 424-212-1905  
 Nexkey Intercom 650-517-3208  
 Factory 415-992-9707  
 Internet Service:  
 Cox: Account# 035577101 702-478-8985

Tile and Granite:  
 Melvin with Madrid Brothers 714-822-0128

Floor Covering Services:  
 Adolfo with The Floors Network 424-258-4332  
 Rayo Flooring - Donald 760-741-1700

Glass:  
 Manuel Ulloa with Manuel's Glass 562-437-8778

Painter:  
 South Coast Painting 310-938-0368  
 Carlos Cervantes 562-513-4942  
 Alfredo (drywall/texture) 323-707-3403  
 Josue Vargas (drywall/texture) 714-640-1184

Handyman:  
 Adan Ivarra 310-850-0192  
 Ron Aizner 424-200-3741  
 Roger Kassabian 310-951-4635  
 Carlos Rokez from Rokez Construction 310-871-7205

Landscaping:  
 Yhen Hernandez 424-221-6838  
 Angel and Juan Acosta 310-415-4864  
 Salvador Taffolla 310-634-2232  
 Benjamin DeLeon 562-818-0339

Western Exterminator 424-284-1875

Concrete:

John Simich with Simich Construction

310-519-8203

Maintenance:

Enrique Jauregui (carpet cleaning)

626-277-1698

Saraie Hernandez (cleaning service)

424-221-6657

Elevator:

Scott with Delta Elevator

562-944-2041

Fire Service Corp. (Fire Hoses)

Dave Alexander

(cell 562-537-2346)

310-548-7548