



EXEMPT SELLER DISCLOSURE
(C.A.R. Form ESD, Revised 12/15)

- 1. Seller (landlord) makes the following disclosures with regard to the real property or manufactured home described as 509 Courtland Drive, San Bernardino, California, 92405, Assessor's Parcel No. 0149-154-12.
2. 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").
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.
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.
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine.
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 ordinance 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. Material facts or defects affecting the Property not otherwise disclosed to Buyer.

Seller is acting as Successor Trustee. Seller has not seen property. Seller has no knowledge of any of the above, however they may exist. Buyer is encouraged to do their own due diligence.

- 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.

Herbert W. Selmer Revocable Living Trust dated June 26, 2006 By: The Private Trust Company, N.A., Successor Trustee

Seller/Landlord By: Paula Jagelowski, Assistant Vice President X [Signature] Date X 3-24-16

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

Buyer/Tenant Date
Buyer/Tenant Date

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Reviewed by _____ Date _____



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