



EXEMPT SELLER DISCLOSURE
(C.A.R. Form ESD, Revised 12/16)

1. Seller (landlord) makes the following disclosures with regard to the real property or manufactured home described as
724 N Dallas Ave, situated in San Bernardino
(City), San Bernardino (County), California, 92410 (Zip Code) Assessor's Parcel No. 0142-351-08 ("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"). Certain Sellers are exempt from completing the TDS but not exempt from making other disclosures. Sellers who are not legally required to complete a TDS can use this form to make other required disclosures, including the disclosure of material facts of which they are aware.
B. Under Civil Code Section 1101.4(b), on or before January 1, 2017 non-compliant plumbing fixtures in any single 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. [] Yes [**XX**] 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 [] No
 - C. The release of an illegal controlled substance on or beneath the Property [] Yes [] No
 - D. Whether the Property is located in or adjacent to an "industrial use" zone [**XX**] Yes [] No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)
 - E. Whether the Property is affected by a nuisance created by an "industrial use" zone [] Yes [] No
 - F. Whether the Property is located within 1 mile of a former federal or state ordinance location [] Yes [**XX**] No
(In general, an area once used for military training purposes that may contain potentially explosive munitions.)
 - G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision [] Yes [] No
 - H. Insurance claims affecting the Property within the past 5 years [] Yes [] No
 - I. Matters affecting title of the Property [] Yes [] No
 - J. Material facts or defects affecting the Property not otherwise disclosed to Buyer [] Yes [] No
 - K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3. [] Yes [] No

Explanation, or [] (if checked) see attached: See Explanation
Seller is exempt from providing Buyer certain disclosures per California Probate Civil Code. If any questions above are not checked with a mark, it is because the Seller is either unaware of the answer, doesn't know the answer, or is exempt from answering the question. The seller will not entertain further requests to pursue any answers to any questions above.
~~For Letter "K" above, Seller is unaware of any if any plumbing fixtures are non-compliant under the civil code.~~

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/Landlord X [Signature] Date 6/21/2017
Edward E. Härter, Deputy Director of Coroner and Public Administrator for the Estate of James Cheatham.

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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Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____

