



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
17259 Miller Avenue, situated in Fontana (City),
San Bernardino (County), California, 92336 (Zip Code), Assessor's Parcel No. 0190-213-40-0000 ("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 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 [X] 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 [X] Yes [ ] 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 ordinance location [ ] 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 [ ] Yes [X] No
I. Matters affecting title of the Property [ ] Yes [X] No
J. Material facts or defects affecting the Property not otherwise disclosed to Buyer [ ] Yes [X] No
K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3. [ ] Yes [X] No

Explanation, or [ ] (if checked) see attached;
Seller is a government agency and has never occupied the property. Seller is unaware of matters concerning Questions 4B, C, E, H, I, J and K and will not investigate further due to their Exempt status.

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] Paul Angelini Date 10/29/2020 12:55 PM PDT
Paul Angelini, Supervising Deputy Public Guardian for the Estate of Ida Adams.

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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