



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE § 1102, ET SEQ.)
(C.A.R. Form TDS, Revised 6/23)

☐ This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for all units (or ☐ only unit(s) _____).

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Playa Vista, **COUNTY OF** Los Angeles, **STATE OF** CALIFORNIA,

DESCRIBED AS 5350 Playa Vista Dr Apt 1, Playa Vista, CA 90094

THIS STATEMENT A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 04-04-2024. **NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) THIS TRANSACTION, AND NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.**

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to § 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include air pollution, annoyances, earthquake, fire, flood, special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

☒ Inspection reports completed pursuant to the contract of sale receipt for deposit.

☒ Additional inspection reports disclosures: _____

Seller may have obtained a limited number of third-party inspections that will be supplied to Buyer at buyers request if available.

☐ No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on his information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in his transaction to provide a copy of this statement to any person entity in connection with any actual anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION A DISCLOSURE AND NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller ☐ is ☒ is not occupying the property.

A. The subject property has the items checked below:*

<input checked="" type="checkbox"/> Range		<input type="checkbox"/> Wall/Window Air Conditioning	<input type="checkbox"/> Pool:
<input checked="" type="checkbox"/> Oven		<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Child Resistant Barrier
<input checked="" type="checkbox"/> Microwave		<input checked="" type="checkbox"/> Public Sewer System	<input type="checkbox"/> Pool/Spa Heater:
<input checked="" type="checkbox"/> Dishwasher		<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric
<input type="checkbox"/> Trash Compactor	Buyer is aware that the security system does not convey with sale of the home. Electronic Locksets, Kwikset 914 (or similar, present and in place) will be removed and replaced with a standard lock prior to the close of escrow.	<input type="checkbox"/> Sum Pump	<input checked="" type="checkbox"/> Water Heater:
<input type="checkbox"/> Garbage Disposal		<input type="checkbox"/> Water Softener	<input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric
<input type="checkbox"/> Washer/Dryer Hookups		<input type="checkbox"/> Patio/Decking	<input checked="" type="checkbox"/> Water Supply:
<input checked="" type="checkbox"/> Rain Gutters		<input type="checkbox"/> Built-in Barbecue	<input checked="" type="checkbox"/> City <input type="checkbox"/> Well
<input checked="" type="checkbox"/> Burglar Alarms		<input type="checkbox"/> Gazebo	<input type="checkbox"/> Private Utility
<input type="checkbox"/> Carbon Monoxide Device(s)	<input type="checkbox"/> Security Gate(s)	Other <u>Los Angeles Department of Water & Power (LADWP)</u>	
<input type="checkbox"/> Smoke Detector(s)	<input checked="" type="checkbox"/> Garage:	<input checked="" type="checkbox"/> Gas Supply:	<input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank)
<input type="checkbox"/> Fire Alarm	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached	<input checked="" type="checkbox"/> Window Screens	<input type="checkbox"/> Window Security Bars
<input type="checkbox"/> TV Antenna	<input type="checkbox"/> Carport	<input type="checkbox"/> Quick Release Mechanism on Bedroom Windows	
<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Automatic Garage Door Opener(s)	<input type="checkbox"/> Water-Conserving Plumbing Fixtures	
<input type="checkbox"/> Intercom	<input type="checkbox"/> Number Remote Controls _____		
<input checked="" type="checkbox"/> Central Heating	<input type="checkbox"/> Sauna		
<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Hot Tub/Spa:		
<input type="checkbox"/> Evaporator Cooler(s)	<input type="checkbox"/> Locking Safety Cover		
Exhaust Fan(s) in _____	220 Volt Wiring in _____	Fireplace(s) in _____	
<input type="checkbox"/> Gas Starter _____	<input checked="" type="checkbox"/> Roof(s): Type: <u>Metal</u>	Age: <u>Unknown</u> (approx.)	
<input type="checkbox"/> Other: _____			

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☐ Yes/☒ No. If yes, then describe. (Attach additional sheets if necessary): _____
List of items in the home may not be complete. Any items remaining in home at time of sale will be left.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

(*see note on page 2)

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REVISED 6/23 (PAGE 1 OF 3)

Buyer's Initials _____ / _____

Seller's Initials MM / _____



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

Opendoor Brokerage Inc., 303 2nd St STE 600 South Tower San Francisco CA 94107
Mark Biggins

Produced with Lone Wolf Transactions (zipf)

Phone: 4807799000 Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax: _____
www.lwolf.com

Property Address: 5350 Playa Vista Dr Apt 1, Playa Vista, CA 90094 Date: 04-04-2024

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☐ Yes ☒ No. If yes, check appropriate space(s) below.

☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors ☐ Foundation ☐ Slab(s)
☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Other Structural Components

(Describe: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property)

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

*Installation of a listed appliance, device, amenity is not a precondition of sale transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, old, fuel chemical storage tanks, and contaminated soil water on the subject property ☐ Yes ☒ No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use responsibility for maintenance may have an effect on the subject property ☒ Yes ☐ No
3. Any encroachments, easements similar matters that may affect your interest in the subject property ☐ Yes ☒ No
4. Room additions, structural modifications, other alterations repairs made without necessary permits. ☐ Yes ☒ No
5. Room additions, structural modifications, other alterations repairs not in compliance with building codes ☐ Yes ☒ No
6. Fill (compacted otherwise) on the property any portion thereof ☐ Yes ☒ No
7. Any settling from any cause, slippage, sliding, or other soil problems ☐ Yes ☒ No
8. Flooding, drainage or grading problems ☐ Yes ☒ No
9. Major damage to the property any of the structures from fire, earthquake, floods, landslides ☐ Yes ☒ No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements ☐ Yes ☒ No
11. Neighborhood noise nuisances other nuisances ☐ Yes ☒ No
12. CC&R's other deed restrictions obligations ☒ Yes ☐ No
13. Homeowners' Association which has any authority over the subject property ☒ Yes ☐ No
14. Any "common area" (facilities such as pools, tennis courts, walkways, other areas co-owned in undivided interest with others) ☒ Yes ☐ No
15. Any notices of abatement citations against the property ☐ Yes ☒ No
16. Any lawsuits by or against the Seller threatening affecting this deal per se, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, other areas co-owned in undivided interest with others) ☐ Yes ☒ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

2) Property is a townhouse, party walls present. 12) Buyer to confirm CC&Rs per neighborhood.

13/14) HOA 1 name : Playa Vista Parks and Landscape Corporation phone number: 949-855-1800 main fee: and \$300.00 paid Monthly. HOA2 name: Bridgeway Mills Homeowners Association phone number: (800) 428-5588 main fee: \$562.69 paid monthly. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.

2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Megan Meyer Authorized Signer on Behalf of _____ Date 04-04-2024

Seller _____ Date _____

REVISED 6/23 (PAGE 2 OF 3)

Buyer's Initials _____ / _____

Seller's Initials MM



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 2 OF 3)

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

Property Address: 5350 Playa Vista Dr Apt 1, Playa Vista, CA 90094 : 04-04-2024

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONNECTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- ☒ See attached Agent Visual Inspection Disclosure (AVID For)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Gabriel Valdez Date 04-04-2024
(Please Print) (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- ☐ See attached Agent Visual Inspection Disclosure (AVID For)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller Megan Meyer Authorized Signer on Behalf of Opendoor Property Trust I Date 04-04-2024 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Gabriel Valdez Date 04-04-2024
(Please Print) (Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)

Produced with Lone Wolf Transactions (zipF) Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com



SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 12/23)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead:

NOTE TO SELLER: YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 5350 Playa Vista Dr Apt 1, Playa Vista, CA 90094, Assessor's Parcel No. 4211-023-041, situated in Playa Vista, County of Los Angeles, California ("Property").

☐ This property is a duplex, triplex or fourplex. A SPQ is required for all units. This SPQ is for ALL units (or ☐ only unit(s) _____).

1. **Disclosure Limitation:** 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 agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

2. **Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

3. **Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." A "yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check paragraph 19.

5. **DOCUMENTS:**

ARE YOU (SELLER) AWARE OF...

Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not Seller acted upon the item), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller _____ ☐ Yes ☒ No

Note: If yes, provide any such documents in your possession to Buyer.

Explanation: _____

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:**

ARE YOU (SELLER) AWARE OF...

A. Within the last 3 years, the death of an occupant of the Property upon the Property _____ ☐ Yes ☒ No
(Note to seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/AIDS.)

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 _____ ☐ 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 ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) _____ ☐ Yes ☒ No

G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision _____ ☒ Yes ☐ No

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SPQ REVISED 12/23 (PAGE 1 OF 4)

Buyer's Initials _____ / _____

Seller's Initials MM / _____



SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

Opendoor Brokerage Inc., 303 2nd St STE 600 South Tower San Francisco, CA 94107
Mark Higgins

Phone: 4807799000
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax: _____
www.lwolf.com

Property Address: 5350 Playa Vista Dr Apt 1, Playa Vista, CA 90094

- H. Insurance claims affecting the Property within the past 5 years ☐ Yes ☒ No
I. Matters affecting title of the Property ☐ Yes ☒ No
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 ☒ Yes ☐ No
K. Material facts or defects affecting the Property not otherwise disclosed to Buyer ☐ Yes ☒ No
Explanation, or ☐ (if checked) see attached; J) Seller has not inspected for plumbing fixtures, buyer should verify compliance per local codes.

G. Property is part of HOA.

7. **REPAIRS AND ALTERATIONS:**

ARE YOU (SELLER) AWARE OF...

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) ☐ Yes ☒ No
B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? ☐ Yes ☒ No
C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ☐ Yes ☒ No
D. Any part of the Property being painted within the past 12 months ☒ Yes ☐ No
E. Whether the Property was built before 1978 (if No, leave (a) and (b) blank) ☐ Yes ☒ No
(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank) ☐ Yes ☐ No
(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ☐ Yes ☐ No

Explanation: D. Interior painting done for the property.

8. **STRUCTURAL, SYSTEMS AND APPLIANCES:**

ARE YOU (SELLER) AWARE OF...

- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances ☐ Yes ☒ No
B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) ☐ Yes ☒ No
C. An alternative septic system on or serving the Property ☐ Yes ☒ No
D. Whether any structure on the Property is an Accessory Dwelling Unit (ADU) ☐ Yes ☒ No
(1) If Yes to D, has the ADU received a permit or other government approval ☐ Yes ☐ No
(2) If Yes to D, are there separate utilities and meters for the ADU ☐ Yes ☐ No

Explanation: _____

9. **DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**

ARE YOU (SELLER) AWARE OF...

- Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs ☐ Yes ☒ No
If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property ☐ Yes ☐ No
(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

Explanation: _____

10. **WATER-RELATED AND MOLD ISSUES:**

ARE YOU (SELLER) AWARE OF...

- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property ☐ Yes ☒ No
B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property... ☐ Yes ☒ No
C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood ☐ Yes ☒ No

Explanation: _____

11. **PETS, ANIMALS AND PESTS:**

ARE YOU (SELLER) AWARE OF...

- A. Past or present pets on or in the Property ☐ Yes ☒ No
B. Past or present problems with livestock, wildlife, insects or pests on or in the Property ☐ Yes ☒ No
C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above ☐ Yes ☒ No
D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above ☐ Yes ☒ No
If so, when and by whom _____

Explanation: _____

SPQ REVISED 12/23 (PAGE 2 OF 4)

Buyer's Initials _____ / _____

Seller's Initials MM / _____

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

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Property Address: 5350 Playa Vista Dr Apt 1, Playa Vista, CA 90094

12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

- A. Surveys, easements, encroachments or boundary disputes ☐ Yes ☒ No
- B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage ☐ Yes ☒ No
- C. Use of any neighboring property by you ☐ Yes ☒ No
- Explanation: _____

13. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property ☐ Yes ☒ No
- B. Operational sprinklers on the Property ☐ Yes ☒ No
- (1) If yes, are they ☐ automatic or ☐ manually operated.
- (2) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system ☐ Yes ☐ No
- C. A pool heater on the Property ☐ Yes ☒ No
- If yes, is it operational? ☐ Yes ☐ No
- D. A spa heater on the Property ☐ Yes ☒ No
- If yes, is it operational? ☐ Yes ☐ No
- E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired ☐ Yes ☒ No
- Explanation: _____

14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)

ARE YOU (SELLER) AWARE OF...

- A. Property being a condominium or located in a planned unit development or other common interest subdivision.... ☐ Yes ☒ No
- B. Any Homeowners' Association (HOA) which has any authority over the subject property..... ☒ Yes ☐ No
- C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others) ☒ Yes ☐ No
- D. CC&R's or other deed restrictions or obligations ☒ Yes ☐ No
- E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property ☐ Yes ☒ No
- F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property ☒ Yes ☐ No
- (1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement ☐ Yes ☒ No
- (2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee ☐ Yes ☐ No
- Explanation: _____

B. Property is part of HOA. D. Buyer to confirm CC&Rs per neighbourhood. F. Contact HOA for specific guidelines and requirements.

15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

- A. Other than the Seller signing this form, any other person or entity with an ownership interest ☐ Yes ☒ No
- B. Leases, options or claims affecting or relating to title or use of the Property ☐ Yes ☒ No
- C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood ☐ Yes ☒ No
- D. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property..... ☐ Yes ☒ No
- E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not ☐ Yes ☒ No
- F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. ☐ Yes ☒ No
- G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property ☐ Yes ☒ No
- H. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill ☐ Yes ☒ No
- Explanation: _____



Property Address: 5350 Playa Vista Dr Apt 1, Playa Vista, CA 90094

16. NEIGHBORS/NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife ☐ Yes ☒ No
- B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property ☐ Yes ☒ No

Explanation: _____

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ☐ Yes ☒ No
- B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property ☐ Yes ☒ No
- C. Existing or contemplated building or use moratoria that apply to or could affect the Property ☐ Yes ☒ No
- D. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ☒ Yes ☐ No
- E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals ☐ Yes ☒ No
- F. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed ☐ Yes ☒ No
- G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ☐ Yes ☒ No
- H. Whether the Property is historically designated or falls within an existing or proposed Historic District ☐ Yes ☒ No
- I. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies ☐ Yes ☒ No
- J. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property ☐ Yes ☒ No

Explanation: D) See NHD for details on Mello-Roos. Buyer to verify assessments.

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present ☐ Yes ☒ No
- B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth ☐ Yes ☒ No
- C. Whether the Property was originally constructed as a Manufactured or Mobile home ☐ Yes ☒ No
- D. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ☐ Yes ☒ No

Explanation: _____

19. ☐ (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Authorized Signer on Behalf of

Seller Megan Meyer Date 04-04-2024
Seller _____ Date _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer _____ Date _____
Buyer _____ Date _____

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SPQ REVISED 12/23 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

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

Required Statement of Fees - Demand (Required Civil Code Sec. 4525)
Playa Vista Parks and Landscape Corporation
Seabreeze Management Company, Inc.

Property Information:

5350 Playa Vista Dr Unit: Apt 1
Playa Vista, CA 90094-2501
Seller: [REDACTED]
Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.
Kyle Nishimi
714-924-3395
Estimated Closing Date: 03-20-2024

General Information

Date Prepared:	02-27-2024
Account Number:	095000461899
Is this account in collections?	No
What is the current regular assessment against the unit?	300.00
What is the frequency of the assessment charge?	Monthly
The regular assessment is paid through:	02-29-2024
The regular assessment is next due:	03-01-2024
What day of the month are regular assessments due?	1st
How many days after the due date is the regular assessment considered delinquent?	15
The penalty for delinquent assessments is:	10%

Specific Fees Due To Playa Vista Parks and Landscape Corporation

Closing agent is required to collect the following number of additional regular assessments at closing:	0
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Is there any change in the association's current regular and special assessments and fees which have been approved by the board, but have not become due and payable as of the date disclosure is provided pursuant to this subdivision? If yes, please comment	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$0.00

Comments: See comment area below & attachment regarding required community enhancement fee.

General Association Information

Are there any violations against this unit?	No
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No



Required Statement of Fees - Demand (Required Civil Code Sec. 4525)
Playa Vista Parks and Landscape Corporation
Seabreeze Management Company, Inc.

Property Information:

5350 Playa Vista Dr Unit: Apt 1

Playa Vista, CA 90094-2501

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.

Kyle Nishimi

714-924-3395

Estimated Closing Date: 03-20-2024

Is there a restriction in the governing documents limiting the occupancy, residency, or use of a separate interest on the basis of age in a manner different from that provided in California Civil Code Section 51.3? If yes, please comment. See Comments

Comments: Review CC&Rs

Is there a provision in the governing documents that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee or tenant? If yes, please comment Yes

Comments: review CC&Rs

Does a preliminary list of defects exist pursuant to Section 6000 of the Davis Stirling Act? If yes, please comment and provide the list. No

Does a Settlement Notice regarding common area defects exist pursuant to Section 6100 of the Davis Stirling Act? If yes, please comment and provide the list. No

Insurance Information

Insurance broker's or agent's company name: LaBarre Oksnee Insurance

Identify the insurance agent's name: Agent unknown

Insurance agent's phone number: 800 698-0711

Insurance agent's fax number:

Insurance agent's email address:

Denise Hernandez

Denise Hernandez, Escrow Coordinator

Date: 02-27-2024

Seabreeze Management Company, Inc.

Phone: 949-855-1800



Required Statement of Fees - Demand (Required Civil Code Sec. 4525)

Playa Vista Parks and Landscape Corporation

Seabreeze Management Company, Inc.

Property Information:

5350 Playa Vista Dr Unit: Apt 1

Playa Vista, CA 90094-2501

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.

Kyle Nishimi

714-924-3395

Estimated Closing Date: 03-20-2024

Comments:

Community Enhancement Fee is 0.75% of the sales price. Must be on separate check payable to "PVCS-CEF"



Required Statement of Fees - Demand (Required Civil Code Sec. 4525)

Playa Vista Parks and Landscape Corporation

Seabreeze Management Company, Inc.

Property Information:

5350 Playa Vista Dr Unit: Apt 1

Playa Vista, CA 90094-2501

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.

Kyle Nishimi

714-924-3395

Estimated Closing Date: 03-20-2024

Fee Summary

Amounts Prepaid

TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	\$0.00
Association Insurance Certificate	\$40.00
Litigation (Non Required Civil Code Sec. 4525)	\$0.00
Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	\$510.00
Convenience Fee	\$9.95
Total	\$559.95

Fees Due to Seabreeze Management Company, Inc.

Post Processing Fee - Demand	\$400.00
Total	\$400.00



Required Statement of Fees - Demand (Required Civil Code Sec. 4525)

Playa Vista Parks and Landscape Corporation

Seabreeze Management Company, Inc.

Property Information:

5350 Playa Vista Dr Unit: Apt 1

Playa Vista, CA 90094-2501

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.

Kyle Nishimi

714-924-3395

Estimated Closing Date: 03-20-2024

PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER ZSZ2YSV7Y ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Seabreeze Management Company, Inc.

Post Processing Fee - Demand \$400.00

Total \$400.00

Include this confirmation number ZSZ2YSV7Y on the check for \$400.00 payable to and send to the address below.

Seabreeze Management Company, Inc.

26840 ALISO VIEJO PKWY STE 100

ALISO VIEJO, CA 92656



Required Statement of Fees - Demand (Required Civil Code Sec. 4525)

Playa Vista Parks and Landscape Corporation

Seabreeze Management Company, Inc.

Property Information:

5350 Playa Vista Dr Unit: Apt 1

Playa Vista, CA 90094-2501

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.

Kyle Nishimi

3230 E Imperial Hwy Ste. 200

Brea, CA 92821

714-924-3395

kyle@raincrossescrow.com

Closing Information

File/Escrow Number: 027559-KE

Estimated Close Date: 03-20-2024

HomeWiseDocs Confirmation #: ZSZ2YSV7Y

Sales Price: [REDACTED]

Closing Date:

Is buyer occupant? No

Status Information

Date of Order: 02-17-2024

Board Approval Date:

Order Completion Date: 02-27-2024

Date Paid: 02-17-2024

Order Retrieved Date:

Inspection Date:

Community Manager Information

Company: Seabreeze Management Company, Inc.

Completed By: Seabreeze Management

Primary Contact: Denise Hernandez

Address:

26840 ALISO VIEJO PKWY STE 100

ALISO VIEJO, CA 92656-2624

Phone: 949-855-1800

Fax: 949-855-6678

Email: escrowteam@seabreezemgmt.com





FirstService Residential California
15241 Laguna Canyon Road
Irvine, CA 92618
(800) 428-5588



Memorandum

March 5, 2024

Dear Kyle Nishimi:

PLEASE ENSURE THAT ALL DOCUMENTS AND CLOSING FUNDS ARE REMITTED TO:

**FirstService Residential California, LLC
15241 Laguna Canyon Road
Irvine, CA 92618**

*Failure to send documents and closing funds to the above address may result in delayed processing.

Our website address is <https://fsresidential.com/california/home>

We need your assistance when closing your file.

Please make sure you are cutting checks to the proper entity. All co-mingled checks will be returned to title to be recut to the proper entity per our Statement of Account.

- When cutting your check to the management company for disclosure, please remember to use our new name, FirstService Residential California.
- When cutting your check for any balance due and/or association based charges, make your check payable to the Association.
- When collecting a buyer's pre-payment for association dues, please clarify what months you are collecting for.
- Please include a certified or recorded copy of the deed along with separate checks for each file.
- If sending anything directly to an attorney or collections company, please include a copy of sent items along with your closing documentation to us.
- Please provide the seller's forwarding address in the closing documents remitted to FirstService Residential.

Thank you in advance for your cooperation. If you have any questions please call us at (800) 428-5588.

Sincerely,

FirstService Residential California



FirstService
RESIDENTIAL

FirstService Residential California
15241 Laguna Canyon Road
Irvine, CA 92618
(800) 428-5588

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Billing Disclosure Form

Provided as required by Section 4525*

CA-B87233

THIS IS NOT AN INVOICE: This form is being provided as required by California Civil Code §4530 and is not intended to be utilized as a total amount due on any specific resale transaction.

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller. A seller may request to purchase some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

Account Information:

Association: Bridgeway Mills
Property Address: 5350 Playa Vista Dr, Apt 1
Playa Vista, CA 90094
Owner of Property: XXXXXXXXXX
Owner's Mailing Address: 5350 Playa Vista Dr, Apt 1, Playa Vista, CA 90094

Provider of §4525 Items:

Print Name:
Position/Title: Association Disclosure Specialist
Date Completed: March 05, 2024

**Not Available(N/A),
Not Applicable(N/App),
OR Directly Provided by
Seller and confirmed in
writing by Seller as a**

Document	Civil Code Section	Fee For Document	current document (DP)
Articles of incorporation or statement that not incorporation	Section 4525(a)(1)	\$57.00	
CC&Rs	Section 4525(a)(1)	\$65.00	
Bylaws	Section 4525(a)(1)	\$57.00	
Operating Rules	Section 4525(a)(1)	\$41.00	
Age restrictions, if any	Section 4525(a)(2)	\$0 (Included in CC&Rs)	
Rental restrictions, if any	Sections 4525(a)(9)	\$0 (Included in CC&Rs)	
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)	\$57.00	
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	\$0 (Included in Budget)	
Financial statement review	Sections 5305 and 4525(a)(3)	\$57.00	
Assessment enforcement policy	Sections 5310 and 4525(a)(4)	\$0 (Included in Budget)	
Insurance summary	Sections 5300 and 4525(a)(3)	\$0 (Included in Budget)	
Regular assessment	Section 4525(a)(4)	\$0 (Included in Statement)	
Special assessment	Section 4525(a)(4)	\$0 (Included in Statement)	
Emergency assessment	Section 4525(a)(4)	\$0 (Included in Statement)	
Other unpaid obligations of the seller	Sections 5675 and 4525(a)(4)	\$0 (Included in Statement)	
Approved changes to assessments	Sections 5300 and 4525(a)(4),(8)	\$0 (Included in Budget)	
Settlement notice regarding common area defects	Sections 4525(a)(6), (7) and 6100	See disclosure if applicable	
Preliminary list of defects	Section 4525(a)(6), 6000 and 6100	See disclosure if applicable	
Notice(s) of violation	Sections 5855 and 4525(a)(5)	\$0 (Included in Statement)	
Required statement of fees	Section 4525	\$0 (Included in Statement)	
Minutes of regular meetings of the board of directors conducted over the previous 12 months, if requested	Section 4525(a)(10)	\$115.00	
TOTAL FEES for these documents:		\$449.00	DO NOT PAY

*The information provided in this form may not include all fees that may be imposed before the close of the escrow. Additional fees that are not related to the requirements of Section 4525 may be charged separately. Please visit www.fsresidential.com/california, click Order Documents & Certifications in the upper left-hand corner, and follow the instructions to download a full list of fees and services.



FirstService Residential California
15241 Laguna Canyon Road
Irvine, CA 92618
(800) 428-5588



Resale Statement of Account

CA-B87233

Bridgeway Mills Homeowners Association
This statement has been prepared on March 5, 2024
On behalf of [REDACTED] owner(s) of
5350 Playa Vista Dr, Apt 1, Playa Vista, CA 90094
Purchaser(s) is/are Opendoor Property Trust I

Insurance Information

For all insurance information please contact:
Name: **LaBarre\Oksnee Insurance Agency**
Phone Number: **800-698-0711**

Fees due from Seller

Please send one check for the following amounts/sums due payable to: **Bridgeway Mills Homeowners Association, 15241 Laguna Canyon Road.**

Balance due for account number BMI1-BRMILL-0070-01 through 03/05/2024: \$0.00

The amount above is the balance for the account as of the above date. Late fees, additional assessments and other charges will be added as they occur. *FirstService Residential California* offers (1) free update(s) within 30 days, any subsequent updates are charged \$142 per request. Verbal updates are not provided. The requester is responsible for obtaining an update for the account (7) days prior to closing.

Please note: No credits will be issued by FirstService Residential California. Any adjustment to the maintenance account must be made between the buyer and seller at closing.

Fees due from Buyer

Please send one check for the following amounts/sums due payable to: **Bridgeway Mills Homeowners Association, 15241 Laguna Canyon Road.**

First Monthly ASSESSMENT: \$562.69



FirstService Residential California
15241 Laguna Canyon Road
Irvine, CA 92618
(800) 428-5588



Resale Statement of Account (continued)

CA-B87233

Bridgeway Mills Homeowners Association
This statement has been prepared on March 5, 2024
On behalf of [REDACTED] owner(s) of
5350 Playa Vista Dr, Apt 1, Playa Vista, CA 90094
Purchaser(s) is/are Opendoor Property Trust I

Fees due for Resale Statement of Account

Please send a SEPARATE check for all of the foregoing amounts/sums due to: FirstService Residential California, 15241 Laguna Canyon Road.

The following is a statement including the disclosure fee due for the preparation of this certificate and any subsequent documentation.

Rush (3-5 days) Statement of Account Transfer Processing Fee	\$508.00
-Rush Processing	\$0.00
Litigation Disclosure / Letter	\$57.00
Occupancy Report	\$49.00
Certificate of Insurance (Association)	\$57.00
Management Liability Certificate	\$57.00
Annual Budget Package	\$57.00
Financial Audit / Review	\$57.00
12 Months Board Meeting Minutes	\$115.00
Operating Rules / Association Policies	\$41.00
CC&Rs	\$65.00
Articles of Incorporation	\$57.00
ByLaws	\$57.00

Total Resale Statement of Account Fees Due: \$1,177.00

Requester Information

Requested By: Kyle Nishimi
Company: Raincross Escrow, Inc.
Address: 3230 E. Imperial Hwy, Suite 200
Brea, CA 92821
Phone #: 7149243395
Email: kyle@raincrossescrow.com
Escrow #: 027559-KE

Assessment Information

The following is a statement as to the amount of Bridgeway Mills Homeowners Association's current regular assessments, special assessments, and any other fees or charges currently imposed by the Association and payable by unit owner(s).

ASSESSMENT: **\$562.69 due Monthly on the 1st day of the payment period**
Late Fee: **Any assessment received 15 days after the due date will be assessed a late fee of 10%. At 31 days, an additional 1% of the total assessment amount will be assessed.**



FirstService Residential California
15241 Laguna Canyon Road
Irvine, CA 92618
(800) 428-5588



Resale Statement of Account (continued)

CA-B87233

Bridgeway Mills Homeowners Association
This statement has been prepared on March 5, 2024
On behalf of [REDACTED]; owner(s) of
5350 Playa Vista Dr, Apt 1, Playa Vista, CA 90094
Purchaser(s) is/are Opendoor Property Trust I

Violation Information

The records of Bridgeway Mills Homeowners Association reflect the following alleged violation(s) of the governing documents that remains unresolved at the time of the request:

There are none known at this time.

This statement by the Association does not relieve the Buyer of the property from the obligation to disclose alterations or improvements to the property which violate the declaration or which may not have been approved, nor does it preclude the Association from taking action against the purchaser of the property for violations existing at the time purchase. There may be other items that have not been noted on this statement as it relates to landscaping or architectural improvements that may or may not be approved by the Association at the time of receipt of this notice. California Civil Code §4525 Section (5) read in part; "The notice shall not be deemed a waiver of the association's right to enforce the governing documents against the owner or the prospective purchaser of the separate interest with respect to any violation."

If you have any questions regarding violations, please contact the Community Manager, FirstService Residential, at 310-574-7426.

Litigation Information

This notice confirms that FirstService Residential California has not been advised by the above named association that the association is aware of or has been served with any pending litigation against the association. This is also to advise you that FirstService Residential California has not undertaken any independent search as to whether there is any pending litigation against the association.

This disclosure is meant to provide notice of material litigation matters of the Association that it is aware of as of the date of this disclosure, and this disclosure does not include any matter that might be pending in Small Claims Court.

The proceeding is not intended to suggest that there is or is not active or pending litigation within the association.

You are advised that there are often delays in the preparation of litigation disclosures by associations. They arise due to the delay that occurs from the time a lawsuit is filed against an association until the time it is served on the association, and until a written litigation disclosure is prepared by legal counsel representing an association, and thereafter is made available by an association's board of directors. Once a disclosure on a case is prepared, it is to be regarded as a general notice of certain non-confidential and non-privileged matters in connection with the disclosed litigation as of the date that such disclosure was prepared. In addition, such a disclosure is not an exhaustive discussion of the facts of a case nor is it a prediction of the outcome of it, or an analysis of the financial effect it might have on the association. Therefore should you desire more information about any case, or want to know whether cases that may not as yet be the subject of a written disclosure to members and prospective buyers have been filed against the association, all of the pleadings of a case are public records, and unless sealed by an order of the Court, the file may be viewed and copies may be obtained from the office of the Clerk of the Court in the County where the association is located, which is the County where a lawsuit against an association is usually filed.



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15241 Laguna Canyon Road
Irvine, CA 92618
(800) 428-5588

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Resale Statement of Account (continued)

CA-B87233

Bridgeway Mills Homeowners Association
This statement has been prepared on March 5, 2024
On behalf of [REDACTED]; owner(s) of
5350 Playa Vista Dr, Apt 1, Playa Vista, CA 90094
Purchaser(s) is/are Opendoor Property Trust I

Disclosure to Seller and Buyer

1. FirstService Residential California is the Property Management Company for Bridgeway Mills Homeowners Association.
2. Homeowner assessments are due in advance on the 1st day of each month. A statement will be sent to the buyer's mailing address, as a courtesy, within 30 days from the notification of close of escrow ("COE") to FirstService Residential California. Should buyer not receive a billing within 30 days of COE, Buyer is to send 1 month's dues payment to the Association along with a copy of this form. The assessment payment due-date is established by the Association (generally the 15th or 30th day of each month), and any payments received after the due date may be subject to a late charge.
3. Association assessments are an assessment ON PROPERTY. California Law provides the Association with the right to lien and foreclose ON YOUR PROPERTY due to nonpayment of assessments.
4. California Civil Code §4525 requires that the Seller of real property within an Association / Common Interest Development provide to a Buyer certain items. The Seller may request the Homeowners Association to provide the Buyer the items and the Association may charge a reasonable fee for this service. These fees, in addition to other fees charged by the Association, are set forth in this Statement of Account.
5. This Statement of Account documents the referenced account as of the date of issuance. Payments and charges are posted to accounts daily. **Escrow, FirstService Residential California offers (1) free update(s) within 30 days, any subsequent updates are charged \$142 per request. Verbal updates are not provided. The requester is responsible for obtaining an update for the account at least (2) days prior to closing.**
6. Upon closing, Escrow is responsible for collecting all amounts shown on this Statement of Account; no refunds will be issued for any Homeowners Association documents requested by Escrow.
7. Should this escrow transaction cancel or not close: a) All amounts shown on this Statement of Account remain payable by the Seller. Entering into an escrow does not suspend the responsibility to pay the Association assessment; b) in the event this escrow transaction cancels, Escrow is responsible for collecting and remitting the cancellation fee of \$75.00. If this fee is not collected, the charge will remain on the Seller's account until paid.
8. Sellers who pay their assessments via ACH can cancel their recurring payment in advance of the closing by going to FSResidential.com/California, selecting "Make a Payment", and logging into their account to terminate their ACH payment setup. The seller's ACH payment will be automatically terminated once the buyer's account is set up in our software system.



FirstService
RESIDENTIAL

FirstService Residential California
15241 Laguna Canyon Road
Irvine, CA 92618
(800) 428-5588

Processed by



WelcomeLink

Return Form

CA-B87233

ATTENTION ESCROW:

To assist in refunding any credit balance due to the seller it is imperative that you provide the seller's forwarding address in the closing documents remitted to FirstService Residential. You can utilize the below return form or remit the information in a closing letter from your office.

Failing to provide the seller's forwarding address may result in the seller's credit balance being forwarded to your office for disposition to the seller.

Seller, please provide the following information:

Forwarding Address: _____

Escrow, please provide the following information:

The property will ☐ will not ☐ be occupied by the owners(s). Property will be occupied as of _____

All billings, correspondence for new owners, after COE should be mailed to Buyer's at:

List all new owners on title for said property: _____

The undersigned hereby acknowledge the receipt of this document which specifies the fees due for the Resale Statement of Account, each understands its responsibilities as set forth herein, and each authorizes the Escrow Agent to pay to the Association and FirstService Residential California, the charges set forth, respectively, as currently shown or as may be amended before the Close of Escrow.

Seller's Signature

Date

Buyer's Signature

Date

Name (print or type)

Name (print or type)

Seller's Signature

Date

Buyer's Signature

Date

Name (print or type)

Name (print or type)

Please forward this statement signed by all parties, escrow's closing statement(s), fees and sums due to:

FirstService Residential California, LLC
15241 Laguna Canyon Road Irvine, CA 92618



BRIDGEWAY MILLS HOMEOWNERS ASSOCIATION

IX. PROPERTY SALES AND RENTALS: Selling Owners are responsible for ensuring compliance with their brokers and/or prospective purchasers of the CC&Rs, By-Laws, and R&Rs.

IX.2 For Owners who lease or rent, the Management Company must be provided with the following information:

- a) Tenant(s) Contact Information: Name(s) and telephone number(s).
- b) Vehicle information (License state and number, make/model, color).
- c) A release document, signed by the Owner, stating the Tenant(s) has received the HOA Governing Documents (CC&Rs, By-Laws, Rules & Regulations). An Owner must include within their lease a declaration stating the Tenant has read and agreed to adhere to the CC&Rs, By-Laws and Rules & Regulations.

IX.3 Moving (in and out) may only occur Monday — Saturday, between the hours of 8:00am — 7:00pm

II.3 Construction:

Construction in a Unit is permitted during the week from **Monday — Friday, 8:00am — 5:00pm**. Construction is prohibited on weekends and holidays (unless special approval is requested through the Management Company and approved by the HOA Board).

II.4 Deliveries:

Deliveries of commercial size and nature are permitted **Monday — Sunday, 8:00am — 8:00pm**, and shall comply with the **PARKING GUIDELINES** outlined in Section VII.

II.5 Trash Pickup:

Trash pick-up is currently performed by the city and scheduled each Monday morning. Trash and recycle bins may be placed adjacent to the Owner's garage after 6:00pm on Sunday (before trash pick-up day) and shall be returned inside the Unit's garage area promptly after pick-up, and in no event later than 9:00pm on Monday (the same day as the trash is picked up).

All trash and recycle bins are provided by the City of Los Angeles and must remain covered when in use. Trash and recycle bins must be stored in the Owner's garage at all times, except for trash pick-up day.

Owners are responsible for removing large items (which do not fit in trash bins and/or refused by the trash vendor) from the Common Area by alternative means.



BRIDGEWAY MILLS HOMEOWNERS ASSOCIATION

VII. GUEST AND COMMON AREA PARKING AND VEHICLE OPERATION

VII.1 Owners and Tenants ("Residents") are not allowed to park in "GUEST PARKING" designated areas at any time for any reason, except as defined within the CC&Rs and these HOA Parking Guidelines. Each address at Bridgeway Mills (5300, 5350, and 5400) has designated "GUEST PARKING" areas with signage. The "GUEST PARKING" areas are reserved for the limited use of a Resident's GUESTS only. There are 2 tags per unit provided passed from the current Owner to the new Owner directly.

VII.2 Vehicles other than those belonging to GUESTS of a Resident, and parked or stored in "GUEST PARKING" areas, are subject to immediate citation and/or towing.

VII.3 Each Unit is provided two (2) "GUEST PARKING" tags issued by the Management Company. In order to obtain the two (2) "GUEST PARKING" tags, Owners are required to submit a vehicle registration form provided by the Management Company. The Owner is responsible for registering any and all Resident vehicles with the Management Company. **The current owner must provide the 2 tags to the new owner directly.**

VII.4 Guests are required to hang the approved "GUEST PARKING" tag from the rear view mirror with the number facing outward.

VII.5 Guests are allowed to use "GUEST PARKING" areas with the approved parking tag for a maximum of three (3) consecutive days. Residents may request an additional short-term "GUEST PARKING" tag to be used if the GUEST will need additional parking privileges. This request must be made in advance through the Management Company. Once approved by the HOA Board, the Management Company will issue a paper copy via email to the Resident to use. The short term parking tag will include designated dates for its use.

VII.6 Any and all GUEST vehicles are subject to immediate citation(s) and/or towing if the vehicle does not display the approved Bridgeway Mills "GUEST PARKING" tag.

VII.7 All Owners are responsible for any and all violations of their Tenants and/or the Invitees of such parties.

VII.8 No parking shall be permitted in common areas or "GUEST PARKING" areas which may obstruct free traffic flow, constitute a nuisance, or otherwise create a safety hazard, including:

- a) Not complying with the California Vehicle Code
- b) Parking in fire lanes or red curb areas
- c) Parking adjacent to fire hydrants
- d) Parking more than eighteen (18) inches from the curb
- e) Parking in the driveway areas



BRIDGEWAY MILLS HOMEOWNERS ASSOCIATION

- f) Parking more than one vehicle in a designated space
- g) Parking behind, in-front-of, and/or adjacent to a Unit garage