

Property Address: 657 N MENTOR AVE
PASADENA, CA 91106-1024

Parcel Number: 5732-015-014

Date: 5/1/2024
Order Number: 230920-00212

ACKNOWLEDGEMENT FOR RECEIPT OF DISCLOSURES, NOTICES AND ADVISORIES

The seller and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE SELLER AND HIS OR HER AGENT(S) HAVE PROVIDED THE PROSPECTIVE BUYER(S) INFORMATION INCLUDED WITHIN THE DISCLOSURE REPORT ABOUT:

NATURAL HAZARD DISCLOSURES:

IF THE PROPERTY IS LOCATED IN A FLOOD, FIRE, SEISMIC/GEOLOGIC, OR FAULT HAZARD(S) AS PER MAPS FROM CITY, COUNTY, STATE OR FEDERAL SOURCES.

AIRPORT INFLUENCE AND AIRPORT PROXIMITY:

IF THE PROPERTY IS AFFECTED BY AN AIRPORT INFLUENCE AREA AND THE PROPERTY'S PROXIMITY TO AIRCRAFT LANDING FACILITIES.

RIGHT TO FARM DISCLOSURE:

OF THE EXISTENCE OF PRIME FARMLAND WITHIN ONE MILE OF THE SUBJECT PROPERTY.

MINING OPERATIONS DISCLOSURE:

OF THE EXISTENCE OF MINING OPERATIONS WITHIN ONE MILE OF THE SUBJECT PROPERTY.

TAX INFORMATION:

NOTICE OF SPECIAL TAX AND ASSESSMENT, MELLO-ROOS, IMPROVEMENT BOND ACT OF 1915, TAX SUMMARY. PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAMS.

ENVIRONMENTAL INFORMATION:

INFORMATION REGARDING SITES WITH ENVIRONMENTAL CONCERNS.

TRANSFER FEE NOTICE AND NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL:

TRANSFER FEE NOTICE AND NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL.

GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE:

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES.

TOXIC MOLD NOTICE:

A SELLER NOTICE OF ANY MOLD CONDITIONS.

FLOOD INSURANCE NOTICE:

A NOTICE CONTAINING INFORMATION ABOUT FUTURE DISASTER RELIEF AVAILABILITY IN RELATION TO PAST DISASTER RELIEF ASSISTANCE AND FLOOD INSURANCE REQUIREMENT.

WATER-CONSERVING PLUMBING FIXTURE NOTICE:

A NOTICE REGARDING THE REPLACEMENT OF NON-COMPLIANT PLUMBING FIXTURES.

MEGAN'S LAW NOTICE:

INFORMATION REGARDING PERSONS WHO ARE REQUIRED TO REGISTER WITH THE DEPARTMENT OF JUSTICE RESULTING FROM A CONVICTION FOR A SEXUALLY BASED OFFENSE.

METHAMPHETAMINE OR FENTANYL CONTAMINATED PROPERTY NOTICE:

INFORMATION ABOUT METHAMPHETAMINE OR FENTANYL CONTAMINATED PROPERTY NOTIFICATION REQUIREMENTS.

WILLIAMSON ACT NOTICE:

A NOTICE REGARDING WILLIAMSON ACT IN THE STATE.

MILITARY ORDNANCE LOCATION NOTICE:

A NOTICE REGARDING FORMERLY USED FEDERAL/STATE MILITARY ORDNANCE SITES.

MUDSLIDE / DEBRIS FLOW ADVISORY:

OF THE POTENTIAL FOR MUDSLIDES OR DEBRIS FLOWS DURING RAINSTORMS IN AREAS WHERE WILDFIRES HAVE OCCURED.

HABITAT SENSITIVITY AREA/ENDANGERED SPECIES ADVISORY:

OF THE EXISTENCE OF ENDANGERED SPECIES AND HABITAT SENSITIVITY AREAS IN THE STATE.

OIL, GAS WELLS & METHANE ADVISORY:

OF THE EXISTENCE OF OIL, GAS WELLS & METHANE IN THE STATE.

NATURALLY OCCURRING ASBESTOS ADVISORY:

OF THE SOURCE OF INFORMATION REGARDING NATURALLY OCCURRING ASBESTOS.

RADON ADVISORY:

OF THE SOURCE OF INFORMATION REGARDING RADON ZONES.

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

SELLER(S) AND BUYER(S) ACKNOWLEDGE RECEIPT OF THE INFORMATION REFERENCED ABOVE INCLUDED IN THE REPORT FOR THE ABOVE DESCRIBED PROPERTY

Signature of Seller _____	Date _____
Signature of Seller _____	Date _____
Seller's Agent(s) _____	Date _____
Seller's Agent(s) _____	Date _____
Signature of Buyer _____	Date _____
Signature of Buyer _____	Date _____