COMPASS

LOCAL AREA DISCLOSURES – GREATER LOS ANGELES AND SURROUNDING AREAS

PROPERTY ADDRESS: _____*1018 Maroney Lane, Pacific Palisades, CA 90272*_____ (The "Property")

1. CITY REPORTS AND ASSESSMENT LIENS
Buyer acknowledges that numerous cities in Southern California require that Seller pay for and deliver to Buyer, prior to close of escrow, a report concerning the City records regarding the Property. Those cities include, but may not be limited to, Los Angeles, Beverly Hills, Santa Monica and Culver City. Buyer and Seller acknowledge that Broker(s) is not responsible for the timely delivery of these reports. Buyer is advised to check with the Department of Building and Safety in the City where the Property is located to determine the status of building permits, certificates of occupancy and other records.

2. INTERSTATE CONSTRUCTION PROJECTS
Buyer is aware that Caltrans consistently plans the construction, expansion, and modification of interstates. Buyer is encouraged to investigate current and planned projects, particularly with regard to a project's potential impact on the Property and traffic in the vicinity of the Property. Buyer is advised to obtain additional information regarding projects from Caltrans.

3. MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
Buyer is aware that all property in the City of Los Angeles that is bounded on the East by the Hollywood Freeway, on the West by the Los Angeles City/County boundary line, and within approximately one-half mile North or South of Mulholland Drive is subject to the Mulholland Scenic Parkway Specific Plan (City of Los Angeles Ordinance #167943). If the Property
lies within the Specific Plan area, Buyer is strongly advised to obtain a copy of the ordinance and to investigate thoroughly the impact that the Specific Plan may have on the Property. Buyer may obtain an official and current copy of the ordinance by contacting the Los Angeles City Ordinance Division, 200 N. Spring Street
#395, Los Angeles CA 90012 (213) 978-1133.

4. LOS ANGELES BASELINE HILLSIDE AND MANSIONIZATION ORDINANCE
Buyer is advised that the City of Los Angeles has adopted a Baseline Hillside and Mansionization Ordinance (Ordinance #184802) amending Sections 12.03, 12.04, 12.07, 12.07.01, 12.08, 12.21, 12.21.1, 12.23, 12.28, and 13.19 of the Los Angeles Municipal Code and adding Sections 12.21.6 and 13.20 to the Los Angeles Municipal Code to establish new regulations for all single-family residential zoned properties including RA, RE, RS, and R1, and to establish variations of the R1 Zone and also a Rear Detached Garage Supplemental Use District that may be applied to regulate garage placement in the RA, RE, RS, and R1 Zones. The ordinance imposes restrictions on an owner's ability to develop, remodel and/or make improvements to, or rebuild their property, including square footage. Buyer is urged to contact the Los Angeles Department of Building and Safety (LADBS.org) to determine what, if any, impact the foregoing ordinance may have on Buyer's intended use of the Property prior to removing contingencies. Brokers do not have expertise in this area.

5. LOS ANGELES WILDLIFE ORDINANCE
Buyer is advised that the City of Los Angeles Planning Department has proposed a yet to be adopted Wildlife Ordinance that may impact the Buyer's intended use of the property in the areas affected by the ordinance once adopted. City Planning initiated the Wildlife Pilot Study in 2016 in response to a Motion introduced by City Councilmember Paul Koretz. The Motion called for the Department to create an ordinance with a set of land use regulations that would maintain wildlife connectivity in the city. The Wildlife Pilot Study, stakeholder outreach, and expert feedback is informing an approach to proposed regulations to be applied to new development within the Wildlife Pilot Study boundary and would restrict development in highly vegetated and steeply sloped areas that would result in impacts to wildlife movement and habitats. Once adopted, it is intended that the regulations proposed for the Wildlife Pilot Study Area would eventually be expanded to the proposed Protection Areas for Wildlife (PAWs) within the City.
The Motion can be found here: http://clkrep.lacity.org/onlinedocs/2014/14-0518_mot_04-23-14.pdf
The Draft Wildlife Ordinance revised with City Planning Commission recommendations can be found here:
https://planning.lacity.org/odocument/75d6824d-248b-4b12-a61e-f99616e032ef/2022_Wildlife_Ordinance_Staff_Report_EXHIBIT_A_-_Proposed_Wildlife_District_Ordinance_Components.pdf
An interactive map of the Wildlife Ordinance District can be found here:
https://experience.arcgis.com/experience/779e7266be1d40298035cb0394a58f63

Buyer's Initials (_____) (_____) (_____) (_____) **Seller's Initials** (Initial PFT) (_____) (_____) (_____)

6. PROTECTED TREE PRESERVATION
Buyer is aware of the existence of a Los Angeles City Ordinance (Ordinance #177404) that regulates and encourages the preservation of oak trees and other "protected trees" within the City of Los Angeles. For more information regarding which trees fall within the category of "protected trees", what restrictions apply to such trees, and before removing, relocating or altering any trees on the Property, Buyer is advised to contact the City of Los Angeles, Urban Forestry Division at (213) 485-5675. A permit is generally required to relocate, remove or alter any protected tree. Buyer is advised to contact the Bureau of Street Services at (800) 996-2489 regarding the issuance of a permit. The Seller and Brokers are not experts in this area and cannot give specific advice to Buyer with regard to this matter. Buyer may also visit www.cityofla.org for additional information.

7. DEVELOPMENT OF THE PROPERTY
Buyer acknowledges that numerous conditions and classifications may affect or impair the Buyer's ability to use, re model, and/or develop the Property. These conditions and/or classifications include, but are not limited to, geological hazard abatement districts, including but not limited to Broad Beach, Special Study and/or Seismic Hazard Zones, ancient landslide or community standard districts within the Topanga Area, and the Local Coastal Plan adopted by the California Coastal Commission. Buyer is strongly advised to contact the City of Malibu, the County(s) of Los Angeles or Ventura, the Coastal Commission and/or the State Geologist to determine whether the Property, or Buyer's ability to develop the Property, is affected by any such condition and/or classification.

8. HANCOCK PARK – HISTORIC PRESERVATION OVERLAY ZONE
Buyer is aware that a Historic Preservation Overlay Zone ("HPOZ") has been approved for the Hancock Park and Windsor Square areas of Los Angeles. As a result, an Interim Control Ordinance ("ICO") has been passed which prohibits the issuance of any building permit allowing the demolition or alteration of a building in the proposed HPOZ that affects 51%or more of the building's front façade. Broker hereby recommends that Buyer contact the City of Los Angeles to investigate how the HPOZ and/or ICO will affect the Property, Buyer's ability to do construction on the Property, and the value of the Property.

9. HANCOCK PARK STREET LIGHTING ASSESSMENT
Buyer is advised that properties in Hancock Park and Windsor Square may be subject to an assessment for installation and/or maintenance of special street lighting fixtures. To determine whether the Property is going to be assessed, and the amount of any such assessment, Buyer is advised to contact the Los Angeles County Tax Assessor's Office at (213) 974-3211.

10. HANCOCK PARK/BEVERLY CENTER-CITY OF LOS ANGELES - METHANE GAS DISTRICT
Buyer is aware that the Property may be located in an area designated as either a high risk or potentially high-risk methane gas area and may therefore be subject to the Los Angeles City Methane Gas Ordinance. Buyer may obtain an official copy of the ordinance and a map of the gas district by calling or going to the Los Angeles City Ordinance Division, 200 N. Spring Street #395, Los Angeles, CA 90012, (213) 978-1133.

11. WESTSIDE/MOUNTAINGATE/BEL-AIR SKYCREST/PLAYA VISTA - METHANE GAS PRESENCE
Buyer is aware that properties located in the above areas are known to have methane gas, although they may not presently be subject to the Los Angeles Methane Gas Ordinance. Buyer is advised to contact the homeowners' association of each development for more specific and accurate information regarding this presence.

12. LOS ANGELES/SANTA MONICA/WEST HOLLYWOOD/BEVERLY HILLS – RENT CONTROL
Buyer acknowledges that the Property may be subject to a Rent Stabilization Ordinance. Information regarding the impact of such an ordinance on the Property, including but not limited to, relocation fees and ability to evict tenants, registration of units and compliance with the Ordinance may be obtained from the following boards: Los Angeles City Rent Stabilization Board, (866) 557-7368; City of West Hollywood Rent Stabilization Board (323) 848-6450; City of Santa Monica Rent Control Board
(310) 458-8751; and Beverly Hills Rent Stabilization Board, (310) 285-1031.

13. CITY OF MALIBU AND PROPOSED SPHERE OF INFLUENCE
A portion of Malibu was incorporated as the City of Malibu in March of 1991. The City has imposed new restrictions and standards for construction, remodeling, and land development. Various governmental bodies, such as Site Plan Review Committee, Archaeological Review, Environmental Review Board, City Biologist, and Landscape Control may influence your plans for the Property. The General Plan includes changes in zoning and land use designations. The City of Malibu intends to try to influence development outside its boundaries through a "sphere of influence" in the General Plan. For further information, contact the City of Malibu and/or County(s) of Los Angeles or Ventura Department of Building and Safety.

Buyer's Initials (_____) (_____) (_____) (_____) **Seller's Initials** (PFT Initial) (_____) (_____) (_____)

14. GEOLOGICAL HAZARD ABATEMENT DISTRICT – MALIBU
Currently, the City of Malibu has designated certain geological hazard-abatement districts, including, but not limited to, Broad Beach. Buyer is strongly advised to check the City of Malibu's zoning codes, obtain an independent geological inspection, and consult with the City of Malibu geologist. If Buyer's purchase is based upon the desire/intention for future improvements, additions, or development of the Property, specific issues may be required to be addressed, such as slope stability and/or possible slide waiver, all of which may affect the Buyer's ability to develop the Property. Full investigation should be performed by Buyer's licensed professional(s) to confirm feasibility of such actions.

15. CALIFORNIA COASTAL COMMISSION, MALIBU, LOS ANGELES, OR VENTURA COUNTY
Buyer acknowledges that development and/or construction on the Property may be subject to the jurisdiction and requirements of the California Coastal Commission, the City of Malibu and/or the County of Los Angeles or Ventura. The development of beachfront property may also be impacted by the determination of "mean high tide lines" in relation to the boundary lines for beachfront property. For Malibu, Calabasas, and Ventura, Buyer should contact the Ventura Office of the Commission at (805) 585-1800. For all other portions of Los Angeles County, Buyer should contact the Commission in Long Beach at (562) 590-5071. Broker also recommends that Buyer contact the State Lands Commission for more information. Furthermore, at several points along the Malibu Coastline, property owners have recorded irrevocable offers to dedicate public access ways, which, if opened in the future, would provide public access to the shoreline through property which was previously private. Buyer is encouraged to consider the location and impact of such dedications or contact the City of Malibu and Commission for further information.

16. LOS ANGELES AIRPORT EXPANSION AND OTHER AIRPORTS
Buyer acknowledges that the Los Angeles International Airport (the "Airport") has a master plan to guide Airport expansion and Buyer further acknowledges that the Airport periodically considers further expansion. The vacant land to the north of the Airport, known as the LAX Northside Property, is awaiting necessary development plan approvals. Buyer is advised to contact the LAX Master Plan Program Management Team at (310) 646-7690 for more information. Further other Los Angeles area airports could expand, restore, or otherwise modify their facilities. Buyer is advised to inquire about any current or planned projects with each respective airport or contact the Federal Aviation Administration at (310) 725-3300.

17. FLIGHT PATHS
Buyer is advised that the frequency and hours of aerial traffic, flight paths and altitude, and other factors related to airport use in the area of the Property, are subject to change. Many local airports are currently reviewing, or have approved, proposals to increase permitted air traffic and flight path routes. Such current or future changes may affect the Property. Buyer is advised to investigate all existing and future plans for expansion of, or changes in, air traffic activity. For additional information, Buyer may contact the (a) Santa Monica Airport at (310) 458-8591, (b) Los Angeles International Airport, Noise Management, at (310) 646-9410, (c) Federal Aviation Administration, at
(310) 725-3300 or the Federal Aviation Administration – Public Affairs Department, at (310) 725- 3580, and/or (d) Burbank Airport Noise Line, at (800) 441-0409 and the Van Nuys Airport at (818) 785-8838.

18. STUDIO EXPANSIONS
Buyer is advised that studios, including but not limited to 20th Century Fox, Universal, and Paramount, periodically expand and increase the density of their office, studio, hotel, commercial, and entertainment spaces, which may or may not adversely affect traffic in the area of the Property. Brokers are unable to advise Buyer regarding the details of current or proposed projects. It is recommended that Buyer thoroughly investigate such projects and satisfy himself or herself as to the effect on the Property, or the traffic in the vicinity of the Property. For further information, please contact 20th Century Fox at (310) 369-2058, Universal Studios at (818) 777-1000, and Paramount at (323) 956-5000.

19. SPECIAL ASSESSMENTS
Buyer is advised that a number of assessments exist or are proposed that could affect the Property, including, but not limited to, geological hazard abatement, homeowners' associations, CC&Rs, flood control, water table lowering, fire prevention, undergrounding of utilities, private roads, private development agreements, and sewers. Buyer acknowledges Buyer will be solely responsible for installments that may become due following the close of escrow.

20. NATURAL AND HAZARDOUS CONDITIONS
Buyer and Seller are aware that numerous areas in Los Angeles are characterized by certain natural hazards and conditions, including but not limited to fires, flooding, severe winds, landslides, mudslides, high wave action on the beach, road closures, wildlife, earthquakes, and sea air. Buyer is further aware that municipal, state, and federal law protecting wildlife, natural ecosystems and the like may impact the Property. For further information, contact the City of Malibu and/or County(s) of Los Angeles or Ventura.

Buyer's Initials (_____) (_____) (_____) (_____) **Seller's Initials** (Initial PFT) (_____) (_____) (_____)

21. SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA/PARKS
The Santa Monica Mountains National Recreation Area (SMMNRA) has designations for all properties within its boundaries (fee acquisition, easement, cooperative planning, etc.). Properties in close proximity to the SMMNRA may have restrictions placed on them that could affect the Buyer's future development of the Property. Many species of native plants and trees, wildlife, wildlife corridors, creeks and streams are protected from disruption under municipal, state, and federal law.

Additionally, the City of Malibu has proposed a map designating desired parkland acquisitions. The State of California, Los Angeles County, Ventura County, and the Mountains Restoration Trust also have an interest in the future parklands and trails. Buyer is advised to check with the appropriate public agencies to determine the impact on the Property, if any.

22. SANTA MONICA MOUNTAINS OPEN SPACE PRESERVATION DISTRICTS
Buyer is aware that pursuant to the Santa Monica Mountains Open Space Initiative, an assessment of $40 per year for 30 years has been assessed against each single-family household located in the Santa Monica Mountains Open Space Preservation Districts. The funds collected pursuant to the Initiative will be used to protect the remaining open space in the eastern Santa Monica Mountains. Broker recommends that Buyer contact the Mountains Recreation and Conservation Authority at 323-221-9944 or www.mrca.ca.gov, for information on the Initiative and/or Districts, if he/she desires.

23. BRUSH CLEARANCE
Property owners are responsible for keeping the brush on their property cleared in accordance with Fire Department regulations. If the property owner does not clear the brush prior to the deadline (usually May or June) the City or County Weed Abatement Department will clear it after the deadline and lien the property. If the property is owned by the Seller after it is cleared by Weed Abatement, the Seller will be held responsible for paying the Weed Abatement lien. Buyers and Sellers should ascertain lien status from the Weed Abatement Department.

24. LOS ANGELES DEPARTMENT OF WATER AND POWER – OPEN RESERVOIRS
Buyer is aware that properties in the areas surrounding an open reservoir may be impacted by existing or future plans to modify open reservoirs in order to comply with Federal and State Clean Water Acts and other laws regarding water use and storage. Buyer is advised to obtain additional information regarding this matter from the (a) Los Angeles Department of Water and Power, 111 N. Hope St., Los Angeles, CA 90012; and (b) Water Quality Hotline - 213-367-3182.

25. SUBWAY SYSTEM-LIGHT RAIL-METRO RAIL
Buyer is informed that the Property may be situated in or near one of the areas in which public authorities are contemplating or planning location of a public rail transportation line. Any such rail line could adversely or beneficially affect the value or desirability of the Property. Buyer is advised that areas somewhat distant from the actual rail line may also be impacted. This potential impact includes, but is not limited to, the construction of ventilation units for the subway system, adjustment of traffic patterns due to construction, and construction or implementation of adjacent transportation facilities such as shuttle connections. Buyer is strongly advised to independently investigate the potential impact of any rail line on the Property. Current information on public transportation rail lines may be obtained from the MTA hotline, (213) 922-6235.

26. HOMELESSNESS
Buyer is advised that homelessness has been and is currently an issue in many Greater Area Los Angeles communities. Some neighborhoods may experience a higher number of homeless persons in the community than others. Buyer is advised to perform his or her own due diligence concerning this matter as it relates to the Property.

27. SANTA MONICA LEASING REQUIREMENTS FOR RENTAL UNITS
On September 8, 2020 the City Council enacted new leasing requirements that apply to all rental units in Santa Monica. The ordinance is available here. The new rules went into effect on October 9, 2020 and require that all rental units adhere to the following rules:

- Units must be rented only to natural persons
- Units must be rented only to tenants intending the unit to be their primary residence
- Units must be rented for an initial term of not less than 1 year
- Units must be rented unfurnished

These new regulations are intended to preserve Santa Monica's rental housing stock for permanent residents in response to concern regarding loss of rental housing stock to corporations and persons who do not wish to make Santa Monica their primary residence.

Buyer's Initials (_____) (_____) (_____) (_____) **Seller's Initials** (Initial PFT) (_____) (_____) (_____)

On October 12, 2020, in response to community input, the City Council adopted amendments to the new leasing requirements. These include permitting an owner who occupies a rental housing unit as their primary residence to lease that unit for more than 30 days and less than a year no more than twice a year for a total period of less than six months. Also, leases necessitated for temporary tenant relocation would not need to comply with any of the four main aspects of the leasing requirements listed above. Council adopted other amendments as well. For more information on leasing requirements, read the **staff report** or visit the **City Planning webpage.**

28. DOCUMENTARY TRANSFER TAX (REAL PROPERTY TRANSFER TAX)

A Documentary Transfer Tax is imposed on all documents that convey real property within the cities of Los Angeles County (Per Revenue & Taxation Code Sections 11911-11933). Documentary Transfer Tax is computed when the consideration or value of the interest or property conveyed (exclusive of the value of any lien or encumbrance remaining thereon at the time of sale) exceeds one hundred dollars ($100), at the rate of fifty-five cents ($0.55) for each five hundred dollars ($500), or fractional part thereof. The Recorder's Office collects the tax on behalf of the Cities at the time the document is recorded.

Additional Tax Rates for Specific Cities

Special rates apply to the following 5 cities: Culver City, Los Angeles, Pomona, Redondo Beach and Santa Monica.
Refer to the Los Angeles County Clerk/Recorder's Office website for more information on the specific Transfer Tax Rates in each city: https://www.lavote.gov/home/records/property-document-recording/documentary-transfer-taxes.
The County rate for these 5 special Cities is calculated at the full $1.10 per $1000.

29. SHORT-TERM RENTALS IN THE CITY OF BEVERLY HILLS

Short-Term Rentals Prohibited Citywide

On August 5, 2025, the City Council adopted Ordinance No. 25-O-2918 to prohibit short-term rentals (effective September 5, 2025) in all single-family and multi-family units citywide. The ordinance requires a minimum initial lease period of 12 months for all single-family and multi-family units. Month-to-month leases are allowed only after the expiration of the initial 12-month lease.

Increased Penalties for Renting or Advertising Short-Term Rentals

In addition to renting a property as a short-term rental, listing or advertising a property as a short-term rental is also punishable as a Municipal Code violation. Renting or advertising a short-term rental may result in administrative citations of $1,500 for the first offense, $3,000 for the second offense, and $5,000 for the third and subsequent offenses within a rolling 12-month period. Each day of renting or advertising a short-term rental may be cited as a separate offense.

To report a known or suspected short-term rental, please contact the Code Enforcement Division at 310-285-1000 or bhcp@beverlyhills.org.

Buyer	Date	Signed by: Peterson Family Trust 7BDE165EC346499... Seller **Peterson Family Trust**	3/12/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

Buyer's Initials (_____) (_____) (_____) (_____) **Seller's Initials** (Initial PFT) (_____) (_____) (_____)