



EXEMPT SELLER DISCLOSURE
Use by Sellers Who Are Exempt From Completing a TDS,
Or For Any Seller Who Does Not Provide a SPQ.
(C.A.R. Form ESD, Revised 6/23)

Seller makes the following disclosures with regard to the real property or manufactured home described as 304 Fairmount Avenue, situated in Oakland (City), Alameda (County), California, 94611 (Zip Code), Assessor's Parcel No. 10-804-17 ("Property").

[X] This property is a duplex, triplex or fourplex. An ESD is required for all units. This ESD is for all units (or [] only unit(s) _____).

- 1. A. Under California law (Civil Code §1102, et seq.) most Sellers of real property containing 1-4 residential units are required to provide prospective Buyers with a completed Real Estate Transfer Disclosure Statement ("TDS").
B. Under Civil Code §§ 1101.4 and 1101.5, non-compliant plumbing fixtures in any single family or multi-family residential real property built before January 1, 1994 shall be replaced by the Property owner with water- conserving plumbing fixtures.

2. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.

- 3. Are you (Seller) aware of any of the following? (Explain any "yes" answers below.)
A. Within the last 3 years, the death of an occupant of the Property upon the Property [] Yes [X] No
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) [] Yes [X] No
C. The release of an illegal controlled substance on or beneath the Property [] Yes [X] No
D. Whether the Property is located in or adjacent to an "industrial use" zone [X] Yes [] No
E. Whether the Property is affected by a nuisance created by an "industrial use" zone [] Yes [X] No
F. Whether the Property is located within 1 mile of a former federal or state ordnance location [] Yes [X] No
G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision [] Yes [X] No
H. Insurance claims affecting the Property within the past 5 years [] Yes [X] No
I. Matters affecting title of the Property [] Yes [X] No
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 [X] Yes [] No
K. Any other material facts or defects affecting the Property, or material documents in Seller's possession affecting the Property, not otherwise disclosed to Buyer [X] Yes [] No
Explanation, or [] (if checked) see attached; 3.D. Per NHD report; 3.J. Likely, due to age of property.
3.K. Seller is a court appointed receiver and has extremely limited knowledge of the Property. The buyer is strongly encouraged to do their own due diligence.

Seller represents that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a Copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

Seller Gerard F. Keena II, Partition Referee Gerard F. Keena II, Partition Referee Date 6/15/2026
Seller F9023FD354FF492... Date

By signing below, Buyer acknowledges Buyer has received, read, and understands this Exempt Seller Disclosure form.

Buyer Date
Buyer Date

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ESD REVISED 6/23 (PAGE 1 OF 1)

EXEMPT SELLER DISCLOSURE (ESD PAGE 1 OF 1)



[VIEW MAPS](#)

Report Date: 5/26/2026
Report Number: 79251-213
Subject Property: 304 FAIRMOUNT AVE 1-4

APN: 10-804-17
Page Number: 2 (Summary Page)

NATURAL HAZARD DISCLOSURE REPORT SUMMARY

Subject Property: 304 FAIRMOUNT AVE, 1-4 OAKLAND, CA 94611

APN: 10-804-17

This property is located in/within:

	Yes	No	Details:
A Special Flood Hazard Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 4
An Area of Potential Flooding Due to Dam Inundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 4
A state level High or Very High Fire Hazard Severity Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 4
A WILDLAND AREA (State Responsibility Area or SRA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 4
A High or Very High Fire Hazard Zone in the SRA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 4
An Earthquake Fault Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 4
A Landslide Seismic Hazard Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 5
A Liquefaction Seismic Hazard Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 5
1 Mile of a Former Military Ordnance Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 5
1 Mile of a Commercial/Industrial Use Zone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 5
2 Miles of FAA Approved Landing Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 5
An Airport Influence Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 5
Tsunami Inundation Hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 5
Right to Farm/Important Farmland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 6
A Naturally Occurring Asbestos Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 6
Critical Habitats	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 6
1 Mile of a Mining Operation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 6
Sustainable Groundwater Management Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 6
Within an Oil Field Boundary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 7
Bay Area Earthquake Intensity Zone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 7
S.F. Bay Conservation and Development Commission Jurisdiction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 8
Gas and Hazardous Liquid Transmission Pipelines	Included		Page 9
City/County Hazard Disclosures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seismic,Soils Page 10, 11
City/County Supplemental Fire Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Page 10, 11
Notice of Supplemental Property Tax Bill/Transfer Tax Disclosure	Included		Page 12
Notice of Database Disclosure/Duct Sealing Requirements	Included		Page 15
Contaminated Water Advisory	Included		Page 15
Notice of Energy Efficiency Standards/Tax Credit Advisory	Included		Page 16
Notice of Williamson Act/Fire Burn Area/Insurance Advisory	Included		Page 16
Mold Addendum/Notice of Methamphetamine Contamination	Included		Page 17
Notice of Abandoned Water Wells and Oil/Gas Wells	Included		Page 17
Notice of Naturally Occurring Asbestos / Radon Gas Advisory	Included		Page 18
Notice of Abandoned Mines/Wood-Burning Heater Advisory	Included		Page 18
Bay Area Air Quality Management District Disclosure Form	Included		Page 19
Environmental Report	Included		Page 20
Notice of Terms and Conditions	Included		Page 29

This Report Summary merely summarizes the research results contained in this full MyNHD Report, and does not, in any way, reduce or eliminate the need to read the Report in its entirety. Please verify the street address and APN for accuracy.