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**DISCLOSURE FOR THE CITY OF LOS ANGELES  
SEISMIC GAS SHUTOFF VALUE ORDINANCE  
AND ULTRA LOW FLOW TOILET RETROFIT ORDINANCE**

Property Address \_\_\_\_\_

1. SEISMIC GAS SHUTOFF VALUE ORDINANCE

SALE OF RESIDENTIAL PROPERTY. IMPORTANT NOTICE. All properties in the city of Los Angeles are subject to modified Ordinance Number 171874, Section 94.1219.2.3 of the Los Angeles Municipal Code that requires installation of the seismic gas shut off value prior to the close of escrow.

DEFINITION OF RESIDENTIAL. A "residential building" includes any single family dwelling, duplex, apartment building, townhouse and/or condominium.

CONDOMINIUMS. The sale of an individual condominium unit in a building requires installation of seismic gas shut off valves for all gas piping serving that building. If the building in which a condominium unit is located has multiple gas lines, the shutoff valve is required on the line serving the unit sold and any other unites served by that same line or meter.

It is strongly recommended that intere3wsted parties contact the Condominium Home Owner's Association ("HOA") in order to determine the number of gas lines servicing the building and HOA's Position regarding compliance with the City of Los Angeles Seismic Gas Shutoff Value Ordinance.

ALTERATIONS TO RESIDENTIAL PROPERTY. The ordinance also requires installation of a seismic gas shutoff valve in connection with any alterations or addition valued at \$10,000 or more for which a building permit for work is first issued on or after January 10, 1998 by the City of Los Angeles.

ADDITIONAL INFORMAITON. For more information, interested parties may contact the Los Angeles Department of Building and Safety at (888) 524-2845

2. ULTRA LOW FLOW TOILET RETROFIT ORDINANCE

UPON SALE OF PROPERTY. Effective January 1, 1999, the City of Los Angeles has enacted Ordinance Number 172075 of the Los Angeles Municipal Code, which requires owners of property situated in the City of Los Angeles to retrofit water closets (toilets), urinals, and showerheads when property is sold. The ordinance, which was passed in June 1998, affects both residential and non-residential properties.

The ordinance provides, among other things, that prior to the close of escrow, each "owner" shall ensure that toilets, urinals, and showerheads meeting the following maximum water use requirements are installed: toilets, a maximum of 1.6 gallons per flush; Urinals, a maximum of 1.5 gallons per flush; and showerheads, a maximum of 2.5 gallons per minute.

CERTIFIED OF COMMPLIANCE. The ordinance requires that at the time of sale "Certificate of Compliance" be signed by both the Buyer and Seller and then filled with the Los Angels Department of Water and Power.

ADDITIONAL INFORMATION. The Los Angeles Department of Water and Power ("DWP") indicated that an original, multi-part, serial numbered Certificate must be used for each transaction. An original can be obtained by telephone from UTECH at (888) 284-6130 or from a plumber or commercial retrofitting service.

By signing below I acknowledge receiving a copy of this disclosure.

| Buyer | Date | Seller | Date |
|-------|------|--------|------|
|       |      |        |      |

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|---|---|--|---|---|---|
| Glendale<br>811 N. Central Ave.<br>818-409-0040 | La Crescenta<br>2620 Foothill Blvd.<br>818-957-3629 | Pasadena<br>740 E. Green St.<br>626-683-0300 | Commercial<br>805 N. Central Ave.<br>818-409-0040 | La Canada Flintridge<br>1433 Foothill Blvd.<br>818-790-9700 | Los Feliz/Silver Lake<br>2150 Hillhurst<br>323-906-8383 |
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