CALIFORNIA ASSOCIATION OF REALTORS®

AMENDMENT TO PRIOR DISCLOSURE

(C.A.R. Form APD, 6/25)

This form is an amendment or addition to a previously provided [X] Seller Property Questionnaire (SPQ), [ ] Transfer Disclosure Statement (TDS) [ ] Other _____, dated 9/24/2026 | 8:10 PM EDT, on property known as 3988 Beethoven St., APT 7, Los Angeles, CA 90066 ("Property/Premises") between _____ ("Buyer") and Pourkhalili, Omid ("Seller").

[ ] This property is a duplex, triplex or fourplex. This APD is for ALL units (or [ ] only unit(s) ____).

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 agent(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 have not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desire legal advice, they should consult a qualified California real estate attorney.

Seller makes the following disclosures ([ ] If applicable, this disclosure applies to paragraph(s) _____ of the above designated form):

N/A

Seller represents that the disclosure(s) made by on this form and any attached addenda is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges that: (i) Seller's obligation to disclose is independent from any duty of disclosure that a real estate licensee may have in this transaction; (ii) nothing that any such real estate licensee does or says to Buyer or Seller relieves Seller from his/her own duty of disclosure; and (iii) an amendment to a Seller Property Questionnaire (SPQ) or Real Estate Transfer Disclosure Statement (TDS) may give a buyer a statutory or contractual right to rescind or cancel the contract.

Seller DocuSigned by: Omid Pourkhalili 601013857F2A4A0... Date 9/24/2026 | 8:10 PM EDT

Seller _____ Date _____

By signing below, Buyer acknowledges that they have received a copy of this Amendment to Prior Disclosure, and they have read and understand its terms.

Buyer _____ r Date _____

Buyer _____ r Date _____

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