

3025 Ocean Drive, Oxnard, CA 93035 – Notes

At least 24-hour notice for showings as both units are tenant occupied. If possible, Make offer subject to interior inspection. Otherwise, Showings only by Appt. w LA. Sale of 3025 subject to tenants' rights of their leases. The beach extending up the mean high-tide line (excluding any easements) is private land, titled 'Parcel A' on maps, which is owned by the twenty-homes abutting it and is administered by the HOA, 'The Protect the Hollywood Beach Homeowner's Association, Inc'. The HOA collects annual dues of \$550. The Property is sold in its present condition and as disclosed by Seller. Seller will not provide any credits to Buyer nor perform or pay for any repairs. Seller shall not provide any Seller Financing. The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Buyer to do their own independent investigation and verification regarding all aspects of the property and satisfy themselves as to all.