Your law firm represents Donald Brown. Brown recently sold a piece of commercial real estate located in Los Angeles to James Ruggeri. Ruggeri claims that Brown failed to disclose to him the actual condition of the property and has filed suit against Brown for damages in the state trial court. You have been asked to research whether under California law a seller of real property has a duty to disclose to the buyer the condition of the property.

You have located the following authorities. As to each, (A) indicate whether it is primary or secondary authority; and (B) describe the precedential value it likely will carry for the dispute between Brown and Ruggeri.

1. An opinion of the California Supreme Court deciding the duty of a seller to disclose to the buyer the condition of the property:

2. An article in the University of California at Los Angeles (UCLA) Law Review discussing the applicable California rule on the seller’s duty to disclose to the buyer the condition of the property:

3. An opinion of the United States Court of Appeals for the Ninth Circuit applying the applicable California rule on the duty of a seller to disclose to a buyer the condition of the property:

4. A California statute on the duty of a seller to disclose to a buyer the condition of the property:
5. An unpublished opinion of another California state trial court applying the California rule on the duty of a seller to disclose to a buyer the condition of the property:

6. A section from a California legal encyclopedia explaining the applicable California rule on the duty of a seller to disclose to a buyer the condition of the property:

7. An opinion of the United States Supreme Court applying the California rule on the duty of a seller to disclose to a buyer the condition of the property: