CALIFORNIA ASSOCIATION OF REALTORS®

SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/26)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should either complete an Exempt Seller Disclosure (C.A.R. Form ESD) or use this SPQ form instead.

NOTE TO SELLER: YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, WHETHER BY CONTRACT, STATUTE, OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as *9082 Tenaya Way* _____, Assessor's Parcel No. *430-012-010-000 and 430-012-020-000*, situated in *Kelseyville*, County of *Lake* California ("Property").

☐ This property is a duplex, triplex, fourplex, or otherwise has additional dwelling units. A SPQ is required for all units. This SPQ is for ALL units (or ☐ only unit(s)_____).

1. **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 agents(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, has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.**
2. **Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Answer based on actual knowledge and recollection at this time.
   - Something that you do not consider material or significant may be perceived differently by a Buyer.
   - Think about what you would want to know if you were buying the Property today.
   - Read the questions carefully and take your time.
   - If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.
3. **Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Something that may be material or significant to you may not be perceived the same way by the Seller.
   - If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
   - Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
   - Seller's disclosures are not a substitute for your own investigations, personal judgments, or common sense.
4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No."
   - **A "Yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified.**
   - **Explain any "Yes" answers** in the space provided or attach additional comments and check **paragraph 19B** is checked and attach additional comments.
5. **DOCUMENTS:** Documents include any reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys, or other documents the pertain to:
   (i) the condition or repair of the Property;
   (ii) any improvement on this Property;
   (iii) easements, encroachments, or boundary disputes affecting the Property.

   These documents include, but are not limited to, any document:
   (i) prepared in the past or present;
   (ii) provided during any previous transaction or from a previous owner;
   (iii) indicating the condition or proposing recommendations, whether or not Seller acted upon them; and
   (iv) whether or not it was provided to the Seller.

   A. Are you (Seller) aware of any Documents regarding the Property that were prepared before your ownership, whether in your possession or in the possession of others? ..... ☐ Yes ☒ No
   B. Are you (Seller) aware of any Documents regarding the Property that were prepared for you during your ownership, whether in your possession or in the possession of others? ..... ☒ Yes ☐ No
   C. Are you (Seller) aware of any Documents regarding the Property that were provided by others during your ownership (such as Documents obtained by potential buyers)? ..... ☐ Yes ☒ No

   Note: If yes to any, provide any such documents in your possession to Buyer. Receipt for Reports (C.A.R. Form RFR) may be used to list such documents and explanation can be given to provide context.

   If Yes to any, provide explanation: *Please see attached*

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**
   A. Within the last 3 years, the death of an occupant of the Property upon the Property ..... ☐ Yes ☒ No
   (Note to Seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/AIDS.)

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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 ☒ No
C. The release of an illegal controlled substance on or beneath the Property ☐ Yes ☒ No
D. Whether the Property is located in, or adjacent to, an "industrial use" zone ☐ Yes ☒ No (In general, a zone or district allowing manufacturing, commercial or airport uses.)
E. Whether the Property is affected by a nuisance created by an "industrial use" zone ☐ Yes ☒ No
F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) ☐ Yes ☒ No
G. Whether the Property is **(i)** a condominium or **(ii)** located in a planned unit development or **(iii)** other common interest subdivision (see **paragraph 14** for more disclosures) ☒ Yes ☐ No
H. Insurance claims affecting the Property within the past 5 years ☐ Yes ☒ No
I. Matters affecting title of the Property ☐ Yes ☒ No
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 ☐ Yes ☒ No
K. Any inspection reports on any exterior balconies, stairways, or other "Elevated Elements" on buildings with 3 or more units on the Property prepared within the last 6 years, or 9 years for condominiums (See C.A.R. Form WBSA for more information) ☐ Yes ☒ No
L. Material facts or defects affecting the Property not otherwise disclosed to Buyer ☐ Yes ☒ No

If Yes to any, provide explanation: _____

7. **REPAIRS AND ALTERATIONS:** **ARE YOU (SELLER) AWARE OF...**

A. Any alterations, modifications, replacements, improvements, remodeling, or material repairs on the Property (including those resulting from Home Warranty claims) ☒ Yes ☐ No
B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? ☐ Yes ☒ No
C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ☒ Yes ☐ No
D. Any part of the Property being painted within the past 12 months ☐ Yes ☒ No
E. Whether the Property was built before 1978 (if No, leave (1) and (2) blank) ☒ Yes ☐ No
(1) If yes, whether any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (2) blank) ☐ Yes ☒ No
(2) If yes to (1), whether such renovations were done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ☐ Yes ☐ No
F. Whether you acquired the property within 18 months of accepting an offer to sell it ☐ Yes ☒ No
If yes, have any room additions, structural modifications, or other alterations or repairs (collectively "Improvements") been performed by a contractor while you have owned the Property? ☐ Yes ☐ No

Note 1: If yes to F(1), Seller shall provide in the Explanation below: **(i)** a list of such Improvements and **(ii)** the name and contact information for each contractor who performed services of $1,000 or more.

Note 2: If yes to F(1), Seller shall provide in the Explanation below **(i)** a list of those Improvements for which Seller has obtained permits, and Seller shall attach copies of those permits to this SPQ, and **(ii)** for those Improvements for which Seller does not have a permit, Seller shall include a statement identifying those Improvements stating that Seller was not provided permits by the third party making the Improvement, and providing the contact information for such third parties from whom the Buyer may obtain those permits.

If Yes to any, provide explanation: please see attached

8. **STRUCTURAL, SYSTEMS AND APPLIANCES:** **ARE YOU (SELLER) AWARE OF...**

A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors, or appliances ☒ Yes ☐ No
B. The existence of a solar power system (if yes, Seller to provide C.A.R. Form SOLAR) ☐ Yes ☒ No
C. The existence of a septic system, well, or propane tank (if yes, Seller to provide C.A.R. Form SWPI-Q) ☒ Yes ☐ No
D. The leasing of any of the following on or serving the Property: water softener system, water purifier system, or alarm system ☐ Yes ☒ No
E. Whether any structure on the Property other than the main improvement is used as a dwelling ☐ Yes ☒ No
(1) If Yes to E, whether there are separate utilities and meters for the dwelling ☐ Yes ☐ No
(2) If Yes to E, whether the dwelling received a permit or other government approval as an Accessory Dwelling Unit (ADU) ☐ Yes ☐ No

If Yes to any, provide explanation: please see attached

9. **DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:** **ARE YOU (SELLER) AWARE OF...**

A. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs ☐ Yes ☒ No
If yes, was federal flood disaster assistance conditioned upon obtaining and maintaining flood insurance on the Property ☐ Yes ☐ No
(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property, and if such insurance is not maintained, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

Property Address: 9082 Tenaya Way, Kelseyville, CA 95451
If this Property is a duplex, triplex, or otherwise has additional dwelling units, this SPQ is for unit # _____.

B. Receiving domestic water storage tank assistance pursuant to § 13194 of the Water Code or whether the real property ever received such assistance and the real property currently still has the domestic storage tank..... ☐ Yes ☑ No
If yes, the following disclosure is made: (1) This property has a domestic water storage tank provided by a county, community water system, local public agency, or nonprofit organization, pursuant to § 13194 of the Water Code. (2) The domestic water storage tank was made available to households that had a private water well that had gone dry, or had been destroyed due to drought, wildfire, other natural disasters, or was otherwise nonfunctioning. (3) The domestic water storage tank provided pursuant to § 13194 of the Water Code might not convey with the real property. (4) Due to the water well issues that led to this property obtaining assistance pursuant to § 13194 of the Water Code, the buyer is advised to have an inspection of the water well and to have a professional evaluate the availability of water to the property to ensure it suits the purposes for which the buyer is purchasing the property.
If Yes to any, provide explanation: _____

10. WATER-RELATED AND MOLD ISSUES: **ARE YOU (SELLER) AWARE OF...**

A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property..... ☑ Yes ☐ No
B. Any problem with or infestation of mold, mildew, fungus, or spores, past or present, on or affecting the Property.... ☐ Yes ☑ No
C. Rivers, streams, flood channels, underground springs, high watertable, floods, or tides, on or affecting the Property or neighborhood..... ☐ Yes ☑ No
If Yes to any, provide explanation: a) roof each leak and repaired

11. PETS, ANIMALS, AND PESTS: **ARE YOU (SELLER) AWARE OF...**

A. Past or present pets on or in the Property..... ☑ Yes ☐ No
B. Past or present problems with livestock, wildlife, insects, or pests on or in the Property..... ☐ Yes ☑ No
C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above ..... ☐ Yes ☑ No
D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above..... ☐ Yes ☑ No
If so, when and by whom
If Yes to any, provide explanation: 2 dogs and one cat in the past

12. BOUNDARIES, ACCESS, AND PROPERTY USE BY OTHERS: **ARE YOU (SELLER) AWARE OF...**

A. Surveys, easements, encroachments or boundary disputes..... ☐ Yes ☑ No
B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways, or other forms of ingress or egress or other travel or drainage ..... ☐ Yes ☑ No
C. Use of any neighboring property by you..... ☐ Yes ☑ No
If Yes to any, provide explanation: _____

13. LANDSCAPING, POOL AND SPA: **ARE YOU (SELLER) AWARE OF...**

A. Diseases or infestations affecting trees, plants, or vegetation on or near the Property..... ☐ Yes ☑ No
B. Operational sprinklers on the Property..... ☐ Yes ☑ No
(1) If yes, are they ☐ automatic or ☐ manually operated.
(2) If yes, are there any areas with trees, plants, or vegetation not covered by the sprinkler system. ☐ Yes ☐ No
C. A pool heater on the Property ..... ☐ Yes ☑ No
If yes, is it operational?..... ☐ Yes ☐ No
D. A spa heater on the Property..... ☐ Yes ☑ No
If yes, is it operational?..... ☐ Yes ☐ No
E. Past or present defects, leaks, cracks, repairs, or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage, or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired..... ☐ Yes ☑ No
If Yes to any, provide explanation: _____

14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS (AND ANY OTHER PROPERTIES FOR WHICH ANY PARAGRAPH A-F APPLIES): (IF APPLICABLE) **ARE YOU (SELLER) AWARE OF...**

A. Property being: **(i)** a condominium; **(ii)** being located in a planned unit development or; **(iii)** being located in a common interest subdivision..... ☑ Yes ☐ No
B. Any Homeowners' Association (HOA) which has any authority over the subject property..... ☑ Yes ☐ No
C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others)..... ☑ Yes ☐ No
D. CC&R's or other deed restrictions or obligations ..... ☑ Yes ☐ No
E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property..... ☑ Yes ☐ No
F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property..... ☑ Yes ☐ No
(1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement..... ☐ Yes ☑ No

Property Address: 9082 Tenaya Way, Kelseyville, CA 95451

If this Property is a duplex, triplex, or otherwise has additional dwelling units, this SPQ is for unit # _____.

(2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee ..... ☐ Yes ☐ No

If Yes to any, provide explanation: Kelseyville Riviera Community Assoc. dues tend to go up every year

15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS: **ARE YOU (SELLER) AWARE OF...**

A. Other than the Seller signing this form, any other person or entity with an ownership interest ..... ☐ Yes ☒ No
B. Leases, options, or claims affecting or relating to title or use of the Property ..... ☐ Yes ☒ No
C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association, or neighborhood ..... ☐ Yes ☒ No
D. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property ..... ☐ Yes ☒ No
E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not ..... ☐ Yes ☒ No
F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest-based groups, or any other person or entity ..... ☐ Yes ☒ No
G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel, or material repair of the Property ..... ☐ Yes ☒ No
H. The cost of any alteration, modification, replacement, improvement, remodel, or material repair of the Property being paid by an assessment on the Property tax bill ..... ☐ Yes ☒ No

If Yes to any, provide explanation: _____

16. NEIGHBORS/NEIGHBORHOOD: **ARE YOU (SELLER) AWARE OF...**

A. Neighborhood noise, nuisance, or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife ..... ☐ Yes ☒ No
B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property ..... ☐ Yes ☒ No

If Yes to any, provide explanation: _____

17. GOVERNMENTAL: **ARE YOU (SELLER) AWARE OF...**

A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ..... ☐ Yes ☒ No
B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions, or retrofit requirements that apply to or could affect the Property ..... ☐ Yes ☒ No
C. Existing or contemplated building or use moratoria that apply to or could affect the Property ..... ☐ Yes ☒ No
D. Any state or local requirements or restrictions relating to the future replacement of existing gas-powered appliances that are being transferred with the property. Gas-powered appliances include, but are not limited to, appliances fueled by natural gas or liquid propane ..... ☐ Yes ☒ No
E. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ..... ☐ Yes ☒ No
F. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways, and traffic signals ..... ☐ Yes ☒ No
G. Existing or proposed Government requirements affecting the Property **(i)** that tall grass, brush or other vegetation be cleared; **(ii)** that restrict tree (or other landscaping) planting, removal, or cutting or **(iii)** that flammable materials be removed. ..... ☒ Yes ☐ No
H. Any protected habitat for plants, trees, animals, or insects that apply to or could affect the Property. ..... ☐ Yes ☒ No
I. Whether the Property is historically designated or falls within an existing or proposed Historic District ..... ☐ Yes ☒ No
J. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies ..... ☐ Yes ☒ No
K. Any differences between the name of the city in the postal/mailing address and the city which has jurisdiction over the property ..... ☐ Yes ☒ No

If Yes to any, provide explanation: hazardous vegetation ordinance

18. OTHER: **ARE YOU (SELLER) AWARE OF...**

A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present ..... ☐ Yes ☒ No
B. Any residue, which may be indicated by smell or test results, from smoking tobacco or nicotine products, which includes the use of an electronic cigarette or vape device ..... ☐ Yes ☒ No
C. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth ..... ☐ Yes ☒ No
D. Whether the Property was originally constructed as a Manufactured or Mobile home ..... ☐ Yes ☒ No
E. Whether the Property is tenant occupied ..... ☐ Yes ☒ No
If Yes, do you have photographs from the beginning of the tenancy (if in your possession, provide along with any other move-in reports created at the beginning of the tenancy) ..... ☐ Yes ☐ No

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F. Whether the Property was previously tenant occupied even if vacant now..... ☐ Yes ☐ No
If Yes, disclose if you know the method or manner of how the tenancy ended.
If Yes to any, provide explanation: _____

19. MATERIAL FACTS:

A. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ..... ☐ Yes ☐ No

B. ☐ **(IF CHECKED) ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

If Yes to any, provide explanation: _____

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from Seller's own duty of disclosure.

Seller Kai Laetari Kai Laetari Date 8/18/2026

Seller Linda Groesbeck Laetari Linda Groesbeck Laetari Date 8/18/2026

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer _____ Date _____

Buyer _____ Date _____

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Utility closet - Finished interior with plywood and installed metal shelving unit.

Installed exhaust fans in bathrooms (both) Vented to outside through pipes (attic to garage to outside)

Installed under cabinet lights in kitchen; 20 amp outlet and 15 amp lighting circuit in kitchen (wall washer); light fixture above sink

Installed cellular shades in kitchen and great room. (Insulated & blackout)

Replaced wall fixture by fireplace

Half bath/laundry unit - Installed towel bars with hooks, new toilet ~~installed~~ at time of new flooring.* ~~Shortened bifold~~ bifold doors to accommodate new flooring.

Full bath - Installed new toilet at time of new flooring (Note: Owner bought toilet & and floor coverers installed*) Shortened sliding doors to accommodate new floors.

Finished closet (small) ~~between~~ between bathrooms to house cleaning supplies. ☺

Large bedroom - Painted closet ceiling to cover old water spot.

Note: 2
Closet doors (both bedrooms) shortened to accommodate new flooring.

Small bedroom repainted (Professional painter (retired) John Mills - local resident.

NOTE → John also painted the ~~North~~ south side of the house (due to more extreme weathering)

FAU - Replaced fuses (cartridge) 25 amp ~~instead~~ instead of 30 amp which were the wrong ones.

Added drip collar to the PG;E power ~~A~~ riser on roof. (To ensure no leaks into the roof jacks).
(small)

Q

Garage door (from deck to garage) needs to be replaced.

No key for roll up garage door.
No key for front door.
No key for dead bolt on kitchen door.
Lights - Roof - front and back need new bulbs. (Used to operate)
Replaced railing boards on deck x 2

Bird houses attached to deck ~~roof~~ (2) roof above one cedar tree.

* 2022 Small chimney fire due to soot build up. No damage to roof. Chimney cleaned and works great. Not a heat source. Ambiance only.

Driveway will pool in places during periods of heavy rain

Large bedroom ~~wood~~ window screen bent. Probably needs to be replaced.

Note: We removed many stumps left after junipers were cut down prior to our buying the house. Some stumps remain.

Installed drip irrigation for two beds on Tenaya/ Chippewa. And another for area in front of deck facing Chippewa (needs tubing and emitters to function.) Tubing will be left if new owners choose to leave drip system. Tubing across driveway is in partially exposed)

Norcal Tree removed large bay tree, and trimmed cedar trees, removed plum tree in front & deck facing second lot.

Owner removed scrub oaks and large manzanita tree in bed behind mail box and alongside driveway. Trimmed trees and removed brush.

Cleared all wild rosemary bushes from around large rocks on perimeter of property.

Tree in ~~car~~ corner of second lot facing Chippewa trimmed so branches were not too close to white house. 2nd lot vegetation cut to 4".

(4)

Benjamin Franklin Plumbing

10/14/25 Installed lids and risers for septic tank access.
* 2 year warranty. (See job invoice.)

10/3/25 Installed new kitchen faucet.
* 5 year warranty. (See job invoice)

Perkins Septic Tank Cleaning

9/30/25 Pumped septic tanks. (See job invoice)

6/18/24 Premier Flooring

New floors and baseboards throughout house. (See job invoice)

7/1/26 Kelseyville Riviera Community Assoc.
Dues paid for both lots from 2026-2027 (See bills and receipt)

Premier Flooring

53 Soda Bay Rd.
Lakeport, Ca. 95453
Ph: 707/263-0858 / Fax: 707/263-7909

6/18/2024
Linda & Kai Latari
9082 Tenaya Way
Kelseyville, Ca. 95451

Receipt paid in full

Areas: Kitchen/Hallway/ Livingroom/ 2 Bedrooms/ 2 Bathrooms/ Laundry
Mohawk Laminate/7.48x47.25x12mmxAC4.
Style: Boardwalk Collective CDL77/ Color: Sand Dune W01
971.96 sqft @ $2.79 sqft

$2711.76

2 molding @ $52.00 ea.

$104.00

Real Sound underlay/10 rolls @ $48.00 per roll

$480.00

Subtotal: 3295.76
Tax: 238.94
Freight: 00.00
Paid w/ check #524/Materials total: $3534.70

Estimated labors: $4850.00
The total amount of baseboards was 256 Lf. / $1280.00
Additional: stapled off whole floor/ box of staples: $40.00
Labor for stapling off floor: $200.00
Paid w/ Ck #527 Total amount due: $6370.00
Completed Job Total: $9904.70

Estimated labors are due upon completion: $4850.00
Labor includes: Move appliances/ washer & dryer. Demo/ dispose of existing.
Prepare floors with standard minor preparations of subfloors.
Install planking throughout in above areas. Remove/ rest existing toilets with new wax rings.
For us to supply/ install new baseboards 3 ¼" tall pre-primed white Coronado Style – about 250 Lf. /Would be about an additional $1250.00 – not included in total estimate -

**Note: any unforeseen additional prep work – due to underling conditions of concrete or wood subfloor – will be subject to an up charge. Urine/fecal soiled floorings will be subject to hazard pay – customer will be responsible for removal / disposal depending on the discoveries/conditions. Household pets are not our responsibility and need to be put up out of the way for your professional installation. We ask that the customer(you) not be in the way during our professional installation – up charges may apply, if work progress is hindered. If materials run short on jobs, customer will be responsible for payment of additional materials as well as threshold – transitions & baseboards. Prices are subject to change. We have the right to refuse service/ installation. Labor is guaranteed for 1 year. Customer is responsible for proper climate control on all hard surfaces before & after installation, all care guides can be found directly on the manufacture's website. There are no returns or refunds on custom orders. Manufacturer is fully responsible for any manufactured flaws and will take full responsibility.
Any canceled orders are subject to a restocking fee/ fuel charge.

Justin/ Sufi Ratcliffe/Owners/ Lic. #833004

Appt Time: 11:00/11:30 /



I.D. #94-2685286 License #2

PERKINS
SEPTIC TANK CLEANING
PORTABLE RENTAL TOILETS
NO MILEAGE CHARGE
P.O. BOX 294 • LAKEPORT, CA 95453
PH: (707) 263-6168

Email _____ Date Sept 30, 2025

Kai Latari
9082 Tenaya Way
Kelseyville

Pass	Fail		
☐	☐	Leach Test	
☐	☐	Inlet Tee	
☐	☐	Outlet Tee	
☐	☐	Tank	
☐	☐	Flush Test	
Payment:	☐	Check	
	☐	Credit Card	
Paid cash	☒	Other	Gallons 900
			Tank Pumping Fee 495.00
Risers:	☐	____	Inspection Fee
Tank Uncovered:	☐		
Report:	☐	Yes	Find
	☐	No	☐ Dig
			Total due 495.00

Report _____

Note: Inspections are only good at time of inspection and Fee associated with second inspection

Driver: BB Invoice: BB

Benjamin Franklin
THE PUNCTUAL PLUMBER®
If there's any delay, it's you we pay!®

Benjamin Franklin Plumbing
PO Box 1476
Lakeport, CA 95453
License #727468
License Classifications:
B--General Contracting
C36--Plumbing
C42--Sanitation Systems

Invoice 45562986
Invoice Date 10/3/2025
Completed Date
Technician Del Burke
Customer PO
Payment Term Due Upon Receipt

Billing Address
Kai Laetari
9082 Tenaya Way
Kelseyville, CA 95451 USA

Job Address
Kai Laetari
9082 Tenaya Way
Kelseyville, CA 95451 USA

Description of work

Task #	Description	Quantity	Price	Total
PP00	The work described below takes place within the following conditions: Location: Kitchen Diagnosis: Old leaking faucet We hereby propose to furnish the materials and perform the labor necessary for the completion of:remove old faucet install new faucet test faucet faucet is functioning properly at this time no leaks cleaned up and departed	1.00	$0.00	$0.00
KT130	1) Shut down the water to the kitchen sink faucet. 2) Remove the faucet and prep the sink. 3) Install a new single handle chrome plated kitchen sink faucet with spray on the deckplate. 4) Replace emergency shut-off valves and supply lines as necessary. 5) Pressure test the installation. 5-year warranty on materials and labor supplied by Benjamin Franklin Plumbing	1.00	$687.00	$687.00
PP8 Terms and Conditions	Terms and Conditions It is agreed that Benjamin Franklin Plumbing is not responsible for the following: 1. Damage caused to the customer's property as a result of obtaining access to and exposing plumbing and drainage systems. 2. Additional plumbing work beyond that specifically mentioned in this estimate and proposal including but not limited to that which may be required because of pre-existing plumbing code violations or additional work revealed to be necessary as a result of performing the specified work. 3. Any repairs, installation, removal or replacement of non-plumbing items or activities including but not limited to concrete, paving, asphalt, slabs sidewalks, driveways, patios, pools, shrubbery, grass lawns, fences, electrical wiring and fixtures, painting, decorations, plastering, sheetrock and other wall	1.00	$0.00	$0.00

coverings, glass, carpentry, millwork, cabinets, floors, carpeting, floor surfaces and preparation, roofing, flashing, sheet metal gutters, downspouts, brick, stonework, extension walls, steel and other framework.

4. Damage caused to customer's plumbing systems by sewer and drain cleaning equipment when such is caused by pre-existing defects in such plumbing systems.

Customer accepts full responsibility for the prompt payment of all costs defined by this agreement even though customer may intend to obtain reimbursement from others such as landlords, tenants, insurance companies and tortfeasors.

This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto and verbal understandings and agreements with representatives shall not be binding unless set forth herein.

Limited Service Warranty

Benjamin Franklin Plumbing warrants to the extent stated herein, the plumbing repair service and drain cleaning services furnished by it. The stated period of warranty commences upon completion of installation or repair of plumbing or upon cleaning of drains.

Purchaser understands that Benjamin Franklin Plumbing's liability under this warranty is limited to repair, replacement, recleaning or refund of purchaser's money, and does not extend to property damage resulting from drains which become clogged or obstructed by the owner's actions or from plumbing work which fails during the agreed upon warranty period.

This warranty gives you specific legal rights. You may also have other rights which vary from state to state.

Notice to Owner

THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING MATERIALS AND LABOR BEFORE ANY PAYMENT IS REQUIRED TO BE MADE TO THE CONTRACTOR.

1. Do not sign this contract until you read it or if any spaces intended for the agreed terms, except as to unavailable information are blank.
2. You are entitled to a copy of this contract at the time you sign it.
3. You may at any time pay of the full-unpaid balance due under this contract, and in doing so you may receive a partial rebate of the service charge.
4. You may cancel this contract if cancelation is solicited in person, and/ or if in writing you sign the cancelation request letter at a place other than the seller's business address, by sending notice of cancellation by certified mail return receipt requested to the seller at his business address. A notice letter shall be postmarked no later than midnight of the third day (excluding Sundays and holidays) following your signing this contract.

If you choose to cancel this contract, you must return or make available to the seller at the place of delivery any merchandise in its original condition, received by you under this contract.

This contractor is registered to do business in the state in which the work is performed. (See

registration number on the front side of this contract.) Where required, this contractor has posted
with the State all necessary bonds, or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be
sufficient to cover a claim which might arise from the work done under your contract if any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on you job, your property may be liened to force payment. If you wish additional protection, you may
request the contractor to provide you with the original lien release documents from each supplier or subcontractor on your project. The contractor is required to provide you
with further information about lien release documents if you request it.

CALIFORNIA RESIDENTS ONLY NOTICE TO OWNER

"Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, and property. Said property could be sold by a court
officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your
contractor in full if the contractor's subcontractors, laborers, or suppliers remain unpaid.

To preserve their rights to file a claim or lien against
your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document called a "Preliminary Notice." Contractors and laborers who contract with
owners directly do not have to provide such notice since you are aware of their existence as an owner. A preliminary notice is not a lien against
your property. Its purpose is to notify
you of persons or entities that may have a right to file a lien against your property if they are not paid. In order
to perfect their lien rights, a contractor, subcontractor, supplier or laborer must file a mechanics lien with the county recorder, which then becomes a recorded lien against your property.

Generally, the maximum time allowed for filing a mechanics' lien against your property is 90 days after substantial completion of your project.

TO INSURE EXTRA PROTECTION FOR YOURSELF AND YOU PROPERTY,
YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS.

(1) Require that your contractor supply you with a payment
and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the
bond. This payment and performance bond
as well as a copy of the construction contract should be filed with the county recorder for your further protection.

The payment and performance bond will usually cost from 1 to 5 percent of the contract amount depending on the contractor's bonding ability. If a contractor cannot obtain such bonding,
it may indicate his or her financial incapacity.

(2) Require that payments be made directly to subcontractors
and material suppliers though a joint control. Funding services may be available, for a fee, in your area, which will establish voucher or other means of payment to your contractor. These
services may also provide you with lien waivers and other forms of protection. Any joint control agreement
should include the addendum approved by the registrar.

(3) Issue joint checks for payment, made out to both your contractor and subcontractors or material suppliers involved in the project. The joint checks should be made payable to the persons or entities which send preliminary notices to you. Those persons or entities have indicated that they may have lien rights on your property, therefore you need to protect yourself. This will help to insure that all persons due payment are actually paid.

(4) Upon making payment on any completed phase of the project, and before making any further payments, require your contractor to provide you with unconditional "Waiver and Release" forms signed by each material supplier, subcontractor, and laborer involved in that portion of the work for which payment was made. The statutory lien releases are set forth in exact language in Section 32362 of the Civil Code. Most stationery stores will sell the "Waiver and Release" forms if your contractor does not have them. The material suppliers, subcontractors, and laborers working on your project, and from which you obtain releases need only be those persons or entities who have filed preliminary notices with you. If you are not certain of the material suppliers, subcontractors, and laborers working on your project, you may obtain a list from your contractor. On projects involving improvements to a single-family residence or a duplex owned by the individuals, the person signing these releases loses the right to file a mechanics' lien claim against your property. In other types of construction, this protection may still be important, but may not be as complete.

To protect yourself under this option, you must be certain that all material suppliers, subcontractors, and laborers have signed the 'Waiver and Release' form. If a mechanics' lien has been filed against your property, it can only be voluntarily released by a recorded 'Release of Mechanics' Lien' signed by the person or entity that filed the mechanics' lien against your property unless the lawsuit to enforce the lien was not timely filed.

You should not make any final payments until any and all such liens are removed. You should consult an attorney if a lien is filed against your property."

Paid On	Type	Memo	Amount
10/3/2025	Check		$687.00

Sub-Total	$687.00
Tax	$0.00
Total Due	$687.00
Payment	$687.00
Balance Due	$0.00

I hereby authorize you to proceed with the work at the Straightforward Price of: $687.00

Linda Lucier

10/3/2025

ACCEPTANCE OF WORK PERFORMED: I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to 1.75% per month for past due contracts (minimum charge $35). In the event that collection efforts are initiated against me. I shall pay for all associated fees at the posted rates as well as all collection fees and reasonable attorney fees. I agree that the amount set forth in the space marked "Total Amount Due" is the total upfront price I have agreed to.



10/3/2025

Benjamin Franklin
THE PUNCTUAL PLUMBER®
If there's any delay, it's you we pay!®

Benjamin Franklin Plumbing
PO Box 1476
Lakeport, CA 95453
License #727468
License Classifications:
B--General Contracting
C36--Plumbing
C42--Sanitation Systems
800-963-7246

Invoice 45602415
Invoice Date 10/14/2025
Completed Date 10/14/2025
Technician Del Burke
Customer PO
Payment Term Due Upon Receipt

Billing Address
Kai & Linda Laetari
9082 Tenaya Way
Kelseyville, CA 95451 USA

Job Address
Kai & Linda Laetari
9082 Tenaya Way
Kelseyville, CA 95451 USA

Description of work

Task #	Description	Quantity	Price	Total
PP00	The work described below takes place within the following conditions: Location: Septic system Diagnosis: The septic tank needs lids and risers for access. We hereby propose to furnish the materials and perform the labor necessary for the completion of:	1.00	$0.00	$0.00
SE425	1) Expose the top of the septic tank and prep it for riser installation. 2) Install tank adapters to accept risers. 3) Secure a new riser to both sides of the septic tank. 4) Install domed lids on the risers and backfill. 2-year warranty on materials and labor supplied by Benjamin Franklin Plumbing	1.00	$2,097.00	$2,097.00
PP8 Terms and Conditions	Terms and Conditions It is agreed that Benjamin Franklin Plumbing is not responsible for the following: 1. Damage caused to the customer's property as a result of obtaining access to and exposing plumbing and drainage systems. 2. Additional plumbing work beyond that specifically mentioned in this estimate and proposal including but not limited to that which may be required because of pre-existing plumbing code violations or additional work revealed to be necessary as a result of performing the specified work. 3. Any repairs, installation, removal or replacement of non-plumbing items or activities including but not limited to concrete, paving, asphalt, slabs sidewalks, driveways, patios, pools, shrubbery, grass lawns, fences, electrical wiring and fixtures, painting, decorations, plastering, sheetrock and other wall coverings, glass, carpentry, millwork, cabinets, floors, carpeting, floor surfaces and preparation, roofing, flashing, sheet metal gutters,	1.00	$0.00	$0.00

downspouts,
brick, stonework, extension walls, steel and other framework.
4. Damage caused to
customer's plumbing systems by sewer and drain cleaning equipment when such is
caused by pre-existing defects in such plumbing systems.
Customer accepts full responsibility for the prompt payment
of all costs defined by this agreement even though customer may intend to obtain reimbursement from others such as landlords, tenants, insurance companies and tortfeasors.
This proposal and said specifications shall not be altered
or modified except by written agreement between the parties hereto and verbal
understandings and agreements with representatives shall not be binding unless
set forth herein.
Limited Service Warranty
Benjamin Franklin Plumbing warrants to the extent stated
herein, the plumbing repair service and drain cleaning services furnished by
it. The stated period of warranty
commences upon completion of installation or repair of plumbing or upon cleaning of drains.
Purchaser understands that Benjamin Franklin Plumbing's
liability under this warranty is limited to repair, replacement, recleaning or refund of purchaser's money, and does not extend to property damage resulting
from drains which become clogged or obstructed by the owner's actions or from
plumbing work which fails during the agreed upon warranty period.
This warranty gives you specific legal rights. You may also have other rights which vary
from state to state.
Notice to Owner
THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN
STATEMENT OF PERSONS FURNISHING MATERIALS AND LABOR BEFORE ANY PAYMENT IS
REQUIRED TO BE MADE TO THE CONTRACTOR.

1. Do not sign this
contract until you read it or if any spaces intended for the agreed terms, except
as to unavailable information are blank.
2. You are entitled to a copy of this contract at the time you sign it.
3. You may at any
time pay of the full-unpaid balance due under this contract, and in doing so you may receive a partial rebate of the service charge.
4. You may cancel
this contract if cancelation is solicited in person, and/ or if in writing you sign the cancelation request letter at a place other than the seller's business
address, by sending notice of cancellation by certified mail return receipt requested to the seller at his business address. A notice letter shall be postmarked no later than midnight of the third day (excluding Sundays and holidays) following your signing this contract.
If you choose to cancel this contract, you must return or make available to the seller at the place of delivery any merchandise in its original condition, received by you under this contract.

This contractor is registered to do business in the state in which the work is performed. (See registration number on the front side of this contract.) Where required, this contractor has posted with the State all necessary bonds, or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your contract if any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on you job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with the original lien release documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it.

CALIFORNIA RESIDENTS ONLY NOTICE TO OWNER

"Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, and property. Said property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor's subcontractors, laborers, or suppliers remain unpaid.

To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document called a "Preliminary Notice." Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to perfect their lien rights, a contractor, subcontractor, supplier or laborer must file a mechanics lien with the county recorder, which then becomes a recorded lien against your property.

Generally, the maximum time allowed for filing a mechanics' lien against your property is 90 days after substantial completion of your project.

TO INSURE EXTRA PROTECTION FOR YOURSELF AND YOU PROPERTY, YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS.

(1) Require that your contractor supply you with a payment and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment and performance bond as well as a copy of the construction contract should be filed with the county recorder for your further protection.

The payment and performance bond will usually cost from 1 to 5 percent of the contract amount depending on the contractor's bonding ability. If a

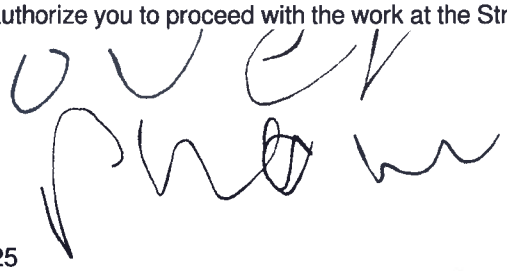
contractor cannot obtain such bonding, it may indicate his or her financial incapacity.
(2) Require that payments be made directly to subcontractors and material suppliers though a joint control. Funding services may be available, for a fee, in your area, which will establish voucher or other means of payment to your contractor. These services may also provide you with lien waivers and other forms of protection. Any joint control agreement should include the addendum approved by the registrar.
(3) Issue joint checks for payment, made out to both your contractor and subcontractors or material suppliers involved in the project. The joint checks should be made payable to the persons or entities which send preliminary notices to you. Those persons or entities have indicated that they may have lien rights on your property, therefore you need to protect yourself. This will help to insure that all persons due payment are actually paid.
(4) Upon making payment on any completed phase of the project, and before making any further payments, require your contractor to provide you with unconditional "Waiver and Release" forms signed by each material supplier, subcontractor, and laborer involved in that portion of the work for which payment was made. The statutory lien releases are set forth in exact language in Section 32362 of the Civil Code. Most stationery stores will sell the "Waiver and Release" forms if your contractor does not have them. The material suppliers, subcontractors, and laborers working on your project, and from which you obtain releases need only be those persons or entities who have filed preliminary notices with you. If you are not certain of the material suppliers, subcontractors, and laborers working on your project, you may obtain a list from your contractor. On projects involving improvements to a single-family residence or a duplex owned by the individuals, the person signing these releases loses the right to file a mechanics' lien claim against your property. In other types of construction, this protection may still be important, but may not be as complete.
To protect yourself under this option, you must be certain that all material suppliers, subcontractors, and laborers have signed the 'Waiver and Release' form. If a mechanics' lien has been filed against your property, it can only be voluntarily released by a recorded 'Release of Mechanics' Lien' signed by the person or entity that filed the mechanics' lien against your property unless the lawsuit to enforce the lien was not timely filed.
You should not make any final payments until any and all such liens are removed. You should consult an attorney if a lien is filed against your property."

Paid On	Type	Memo	Amount
10/14/2025	MasterCard		$2,097.00

Sub-Total	$2,097.00
Tax	$0.00

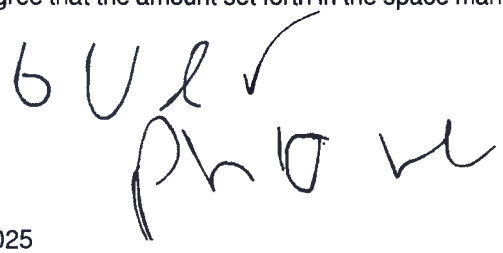
Total Due	**$2,097.00**
Payment	**$2,097.00**
Balance Due	$0.00

I hereby authorize you to proceed with the work at the Straightforward Price of: $2,097.00



10/14/2025

ACCEPTANCE OF WORK PERFORMED: I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to 1.75% per month for past due contracts (minimum charge $35). In the event that collection efforts are initiated against me. I shall pay for all associated fees at the posted rates as well as all collection fees and reasonable attorney fees. I agree that the amount set forth in the space marked "Total Amount Due" is the total upfront price I have agreed to.



10/14/2025

Kelseyville Riviera

COMMUNITY ASSOCIATION

Making Your Neighborhood a Community

9689 State Highway 281, Kelseyville, CA 95451
(707) 277-7281 Fax: (707) 277-7734

Statement of Account as of June 1, 2026

RE: 9082 Tenaya Way

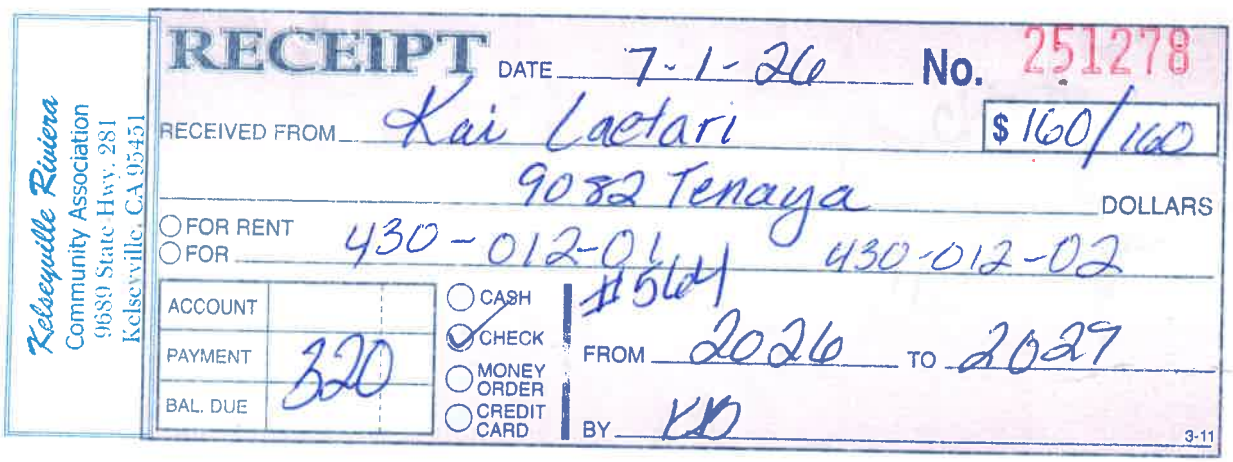
Kai A. Laetari & Linda J. Groesbeck

9082 Tenaya Way
Kelseyville CA 95451

Account#: 430-012-01
Bill Period: 7/1/2026 - 6/30/2027
Payment Due: 7/1/2026
Amount Due: $160.00

Go Engage software allows KRCA Members to quickly and easily make payments and manage their account(s) online. Go to engage.goenumerate.com/login. Use your parcel# for ID. Contact KRCA if needed for assistance.

Date	Payments	Check #/Description	Code	Amount	Balance
6/30/2026		Balance Forward			$0.00
		FY 7/1/26-6/30/27 Annual Assessment			
		Assessment	A1 - ASSESSMENT	$160.00	$160.00



Make Checks Payable to: **KRCA**
Please include your Account Number on check.

Kelseyville Riviera Community Association
9689 State Hwy 281
Kelseyville, CA 95451

Re: 9082 Tenaya Way

Kai A. Laetari & Linda J. Groesbeck
9082 Tenaya Way
Kelseyville CA 95451

Account #: 430-012-01
Bill Period: 7/1/2026 - 6/30/2027
Payment Due: 7/1/2026
Amount Due: $160.00

Kelseyville Riviera

COMMUNITY ASSOCIATION

Making Your Neighborhood a Community

9689 State Highway 281, Kelseyville, CA 95451
(707) 277-7281 Fax: (707) 277-7734

Statement of Account as of June 1, 2026

RE: 9111 Chippewa Trail

Kai A. Laetari & Linda J. Groesbeck

9082 Tenaya Way
Kelseyville CA 95451

Account#: 430-012-02
Bill Period: 7/1/2026 - 6/30/2027
Payment Due: 7/1/2026
Amount Due: $160.00

Go Engage software allows KRCA Members to quickly and easily make payments and manage their account(s) online. Go to engage.goenumerate.com/login. Use your parcel# for ID. Contact KRCA if needed for assistance.

Date	Payments	Check #/Description	Code	Amount	Balance
6/30/2026		Balance Forward			$0.00
		FY 7/1/26-6/30/27 Annual Assessment			
		Assessment	A1 - ASSESSMENT	$160.00	$160.00

Make Checks Payable to: **KRCA**
Please include your Account Number on check.

Kelseyville Riviera Community Association
9689 State Hwy 281
Kelseyville, CA 95451

Re: 9111 Chippewa Trail

Kai A. Laetari & Linda J. Groesbeck
9082 Tenaya Way
Kelseyville CA 95451

Account #: 430-012-02
Bill Period: 7/1/2026 - 6/30/2027
Payment Due: 7/1/2026
Amount Due: $160.00