

Disclosures and Advisories

58068 Pimlico St, Yucca Valley, CA 92284-8924



BROKER COMPENSATION ADVISORY

(C.A.R. Form BCA, Revised 6/25)

1. WHEN SELLERS LIST THEIR PROPERTY FOR SALE THROUGH A REAL ESTATE BROKER THEY AGREE TO PAY THE SELLER'S BROKER WHEN ESCROW CLOSES.

- A. LISTING AGREEMENT COMPENSATION IS FULLY NEGOTIABLE:** When a seller enters into a listing agreement with a broker, the seller authorizes the broker to find a buyer for the seller's property and agrees to pay the seller's broker if a buyer is found who purchases the property. Compensation amounts are not fixed by law and are fully negotiable between the seller and the seller's broker. When negotiating compensation, the parties may discuss factors such as the broker's expertise and experience, the type of broker services to be performed, and the broker's time and expenses, among other considerations.
- B. OPTIONAL ADDITIONAL COMPENSATION IF BUYER IS UNREPRESENTED:** A listing agreement may include optional additional compensation amounts owed to the seller's broker for situations where the broker takes on additional responsibilities or workload. Sometimes a buyer may not be working with nor want to be represented by a real estate broker. When that happens, the seller's broker is not required to represent the buyer, and the seller and seller's broker may decide that they do not want to create such a relationship. In those situations, the seller's broker is advised to use a Buyer Non-Agency (C.A.R. Form BNA) to inform the buyer that the seller's broker will be acting on behalf of the seller only, and not act as the buyer's agent, throughout the transaction. However, because the buyer is unrepresented, the seller's agent will inevitably have to do more work to facilitate the transaction. A seller may agree to compensate their broker for the additional work in such cases.
- C. BROKER MAY REPRESENT BOTH BUYER AND SELLER; DUAL AGENCY:** California law allows a brokerage company to represent both seller and buyer in a real estate transaction. At the time the agent, on behalf of a brokerage, obtains the signature of a seller on a listing agreement, the agent will not, in most cases, know who the eventual buyer will be for a seller's property. Similarly, at the time an agent, on behalf of a brokerage, obtains the signature of a buyer on a buyer representation agreement, the agent will not, in most cases, know who the eventual seller will be for a property the buyer wants to buy. Because many individual licensees may work through one brokerage company, and some individual licensees work with many buyers and sellers, there is a possibility that the same brokerage company will represent both buyer and seller in a transaction. If licensees working through broker represent both seller and buyer, broker is allowed to receive compensation from each, provided the seller and buyer are advised of the relationship and the total amount of compensation the broker will receive.

2. BROKER AGREEMENTS WITH BUYERS:

- A. BUYER REPRESENTATION COMPENSATION IS FULLY NEGOTIABLE:** When a buyer enters into a representation agreement with a broker, the buyer authorizes the broker to locate properties for the buyer to buy and agrees to pay the buyer's broker if a transaction is completed. Compensation amounts are not fixed by law and are fully negotiable. When negotiating compensation, the parties may discuss factors such as the broker's expertise and experience, the type of broker services to be performed, and the broker's time and expenses, among other considerations.
- B. REQUIREMENT FOR WRITTEN AGREEMENTS:** Pursuant to a nationwide class action settlement reached by the National Association of REALTORS® (NAR), participants in Multiple Listing Services are required to have a written agreement with a buyer prior to showing a buyer a residential property or giving a buyer a tour of such a property. The agreement must identify the amount of compensation to be paid to the broker for services provided and require that the broker cannot receive any compensation in excess of the amount specified in the agreement. Pursuant to a January 1, 2025 new law in California, all licensees must have a buyer representation agreement as soon as practicable upon acting as the buyer's agent, and it must include the amount of compensation, services to be rendered, when compensation is due, and the contract termination, which may not exceed three months.
- C. ADVANTAGES OF WRITTEN AGREEMENTS:** Buyers and their brokers benefit when the terms of their relationship and respective duties are in writing. A written agreement establishes clear, mutual expectations and helps avoid misunderstandings over the buyer and broker's duties and the amount of compensation the buyer's agent is to be paid.



3. WHEN ENLISTING A REAL ESTATE BROKER TO REPRESENT THEM, BUYERS AGREE TO PAY THE BUYER'S BROKER WHEN ESCROW CLOSES, BUT THE PERSON RESPONSIBLE FOR PAYMENT MAY BE NEGOTIATED IN THE TRANSACTION:

A. BUYER PAYS THE COMPENSATION PURSUANT TO A BUYER REPRESENTATION AGREEMENT:

A buyer's broker may negotiate the amount of compensation directly with the Buyer and then document that agreement in a buyer representation agreement (C.A.R. Form BRBC or PSRA). The buyer then becomes contractually obligated to pay the broker by providing funds to escrow prior to the closing of a transaction.

B. SELLER PAYS THE COMPENSATION:

(1) **Buyer negotiates for Seller to Compensate Buyer's Broker:** A buyer may make a conditional offer to the seller by including a term in the purchase offer asking the seller to pay the buyer's broker if the buyer has already agreed to pay their own broker pursuant to a buyer representation agreement. If such a term is included in the purchase offer, the request will become one term among many that a seller may accept, reject, or negotiate by way of a counter offer. The possibility of asking the seller to pay the buyer's contractual compensation obligation option should be discussed when creating a buyer representation agreement and prior to an offer being made. Pursuant to the NAR Settlement (see **paragraph 2B**) **a buyer's broker is not permitted to receive compensation for services, from whatever source, that is greater than the amount in the buyer representation agreement.**

(2) **Buyer's Agent negotiates an agreement directly with Seller:** If a seller is unrepresented or does not have an exclusive agency relationship with another broker, a buyer's broker may approach that seller asking the seller to sign an agreement (C.A.R. Form SP, Single Party Compensation Agreement) to pay the buyer's broker. In this situation, the seller agrees to pay the buyer's broker compensation without necessarily creating an agency relationship with the broker. When that happens, the buyer's broker is advised to use a Seller Non-Agency (C.A.R. Form SNA) to inform the seller that the buyer's broker will be acting on behalf of the buyer only, and not act as the seller's agent, throughout the transaction. However, because the seller is unrepresented, the buyer's agent will inevitably have to do more work to facilitate the transaction, which may be factored into the negotiation of the single party compensation agreement.

C. CHANGING PRACTICE RELATED TO A SELLER'S BROKER'S OFFER OF COMPENSATION:

Historically, in California, many seller's brokers used a Multiple Listing Service (MLS) to make a unilateral offer to compensate a buyer's broker who procured a buyer for the seller's property. However, the nationwide NAR settlement prohibits the seller's broker from using an MLS to make such an offer of compensation. The California Association of REALTORS®' (C.A.R.) listing agreement forms no longer provide for such offers of cooperating broker compensation nor does C.A.R. include other forms in its library of forms that might facilitate such offers. Buyers and sellers must separately negotiate compensation with their respective brokers, as specified above.

By signing below, Seller or Buyer acknowledge that they have received a copy of this Broker Compensation Advisory, and they have read and understand its terms. Seller or Buyer acknowledges they have been advised of their various options regarding compensation to be paid to real estate brokers and that any written agreement they have signed with a seller's or buyer's broker reflects a mutual understanding.

Seller/Buyer  Kevin K. Randolph **Kevin K. Randolph, Receiver's Representative** Date 03/01/2026

Seller/Buyer _____ Date _____

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MARKET CONDITIONS ADVISORY

(C.A.R. Form MCA, Revised 6/24)

1. **MARKET CONDITIONS:** Real estate markets are cyclical and can change over time. It is impossible to predict future market conditions with accuracy. In a competitive or “hot” real estate market, there are generally more Buyers than Sellers. This will often lead to multiple buyers competing for the same property. As a result, in order to make their offers more attractive, some Buyers may offer more than originally planned or eliminate certain contingencies in their offers. In a less competitive or “cool” market there are generally more Sellers than Buyers, often causing real estate prices to level off or drop, sometimes precipitously. The sales price of homes being sold as foreclosures and short sales is difficult to anticipate and can affect the value of other homes in the area. Brokers, appraisers, Sellers and Buyers take these “distressed” property sales and listings into consideration when valuing property. In light of the real estate market’s cyclical nature it is important that Buyers understand the potential for little or no appreciation in value, or an actual loss in value, of the property they purchase. This Advisory discusses some of the potential risks inherent in changing market conditions.
2. **BUYER CONSIDERATIONS:**
 - A. **OFFERING PRICE: AS A BUYER, YOU ARE RESPONSIBLE FOR DETERMINING THE PRICE YOU WANT TO OFFER FOR A PROPERTY.** Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All buyers should be sure they are comfortable with the price they are offering or the price they are accepting in a counter offer. You should be aware of and think about the following: **(i)** If your offer is accepted, the property’s value may not increase and may even decrease. **(ii)** If your offer is accepted, you may have “Buyer’s remorse” that you paid too much. **(iii)** If your offer is rejected there can be no guarantee that you will find a similar property at the same price. **(iv)** If your offer is rejected, you may not be satisfied that the amount you offered was right for you. Only you can determine that your offer was reasonable and prudent in light of the property and your circumstances.
 - B. **NON-CONTINGENT OFFERS:** Most residential purchase agreements contain contingencies allowing a Buyer within a specified period of time to cancel a purchase if: **(i)** the Buyer cannot obtain a loan; **(ii)** if the property does not appraise at a certain value ; **(iii)** if the Buyer is dissatisfied with the property’s condition after an inspection; **(iv)** if an insurance policy cannot be obtained for an acceptable cost; or **(v)** for any other contingency within the purchase agreement. To make their offers more attractive, Buyers will sometimes write offers with few or no contingencies or offer to remove contingencies within a short period of time. In a “hot” market, sellers will sometimes insist that Buyers write offers with no contingencies. Broker recommends that Buyers do not write non-contingent offers and if you do so, you are acting against Broker’s advice. However, if you do write a non-contingent offer these are some of the contractual rights you may be giving up:
 - (1) **LOAN CONTINGENCY:** If you give up your loan contingency, and you cannot obtain a loan, whether through your fault or the fault of your lender, and as a result, you do not or cannot purchase the property, you may legally be in default under the contract and required to pay damages or forfeit your deposit to the seller.
 - (2) **APPRAISAL CONTINGENCY:** If your lender’s (or your own) appraiser does not believe the property is worth what you have agreed to pay for it, your lender may not loan the full amount needed for the purchase or may not loan any amount at all because of a low appraisal. As a result, if you do not purchase the property, and you have removed your appraisal contingency, you may legally be in default under the contract and could be required to pay damages to, or forfeit your deposit to, the Seller. The Seller is not obligated to reduce the purchase price to match the appraised value.
 - (3) **INVESTIGATION CONTINGENCY:** If you disapprove of the condition of the property and as a result, you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your investigation contingency. However, even if you make an offer without an investigation contingency or you remove that contingency, the Seller may still be obligated to disclose to you material facts about the property. In some cases, once you receive that information the law gives you an independent right to cancel for a limited period of time.



(4) **INSURANCE CONTINGENCY:** If you cannot obtain insurance or disapprove of the cost, and you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your insurance contingency.

There is inherent risk in writing a non-contingent offer. Only you, after careful consultation and deliberation with your attorney, accountant, or financial advisor can decide how much risk you are willing to take. IT IS YOUR DECISION ALONE AND CANNOT BE MADE BY YOUR BROKER OR REAL ESTATE AGENT.

C. BROKER RECOMMENDATIONS. Broker recommends that you do not write a non-contingent offer, even if you are planning on paying all cash for the property. If you intend to write a non-contingent offer, Broker recommends that, prior to writing the offer, you: (i) review all available Seller reports, disclosures, information and documents; (ii) have an appropriate professional inspect the property (even if it is being sold "as is" in its present condition); and (iii) carefully assess your financial position and risk with your attorney, accountant or financial advisor.

D. MULTIPLE OFFERS: At times Buyers may write offers on more than one property even though the Buyer intends to purchase only one. This may occur in a short sale when the approval process can take a considerable amount of time, or it could also occur in a hot market when the Buyer is having difficulty getting an offer accepted. While it is not illegal to make offers on multiple properties with intent to purchase only one, the Buyer can be obligated to many Sellers if more than one accepts the Buyer's offers. Additionally, if any offer is accepted without contingencies, and the buyer does not perform, there can be a breach. If the Buyer has not disclosed that the Buyer is writing multiple offers with the intent to purchase only one and the Buyer subsequently cancels without using a contingency created for this purpose, the Seller may claim the Buyer is in breach of contract because the Buyer fraudulently induced the Seller to enter into a contract. This claim may even be possible when the Buyer has all the standard contingencies remaining in the contract, as the Seller could argue that a cancellation for this reason would not fall under the good faith exercise of any of those contingencies.

3. SELLER CONSIDERATIONS: As a Seller, you are responsible for determining the asking price for your property. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All Sellers should be sure they are comfortable with the asking price they are setting and the price they are accepting. There is not, and cannot be, any guarantee that the price you decide to ask for your property, or the price at which you agree to sell your property is the highest available price obtainable for the property. It is solely your decision as to how much to ask for your property and at which price to sell your property.

Buyer/Seller acknowledges each has read, understands and has received a copy of this Market Conditions Advisory.

Buyer _____ Date _____

Buyer _____ Date _____

Seller  Kevin K. Randolph Date 03/01/2026
Kevin K. Randolph, Receiver's Representative

Seller _____ Date _____

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STATEWIDE BUYER AND SELLER ADVISORY
(This Form Does Not Replace Local Condition Disclosures.
Additional Advisories or Disclosures May Be Attached)
(C.A.R. Form SBSA, Revised 6/24)

BUYER RIGHTS AND DUTIES:

- The physical condition of the land and improvements being purchased are not guaranteed by Seller or Brokers.
- You should conduct thorough investigations of the Property both personally and with appropriate professionals.
- If professionals recommend further inspections, you should contact qualified experts to conduct such inspections.
- You should retain your own professional even if Seller or Broker has provided you with existing reports.
- You should read all written reports given to you and discuss those reports with the persons who prepared them. It is possible that different reports provided to you contain conflicting information. If there are discrepancies between reports, disclosures or other information, you are responsible for contacting appropriate professionals to confirm the accuracy or correctness of the reports, disclosures or information.
- You have the right to request that the Seller make repairs or corrections or take other actions based on inspections or disclosures, but the Seller is not obligated to respond to you or make any such repairs, corrections or other requested actions.
- If the Seller is unwilling or unable to satisfy your requests, and you act within certain time periods, you may have the right to cancel the Agreement (the Purchase Agreement and any Counter Offer and Addenda together are the "Agreement"). If you cancel outside of these periods, you may be in breach of the Agreement and your deposit might be at risk.

YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

SELLER RIGHTS AND DUTIES:

- You have a duty to disclose material facts known to you that affect the value or desirability of the Property.
- You are obligated to make the Property available to the Buyer and have utilities on for inspections as allowed by the Agreement.
- This form is not a substitute for completing a Real Estate Transfer Disclosure Statement, if required, and any other property-specific questionnaires or disclosures.

BROKER RIGHTS AND DUTIES:

- Brokers do not have expertise in all areas and matters affecting the Property or your evaluation of it.
- For most sales of residential properties with no more than four units, Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to you material facts or defects that the inspection reveals.
- Many defects and conditions may not be discoverable by a Broker's visual inspection.
- If Brokers give a referral to another professional, Brokers do not guarantee that person's performance. You may select any professional of your own choosing.
- If a Broker gives you reports or other documents, unless otherwise specified, it is possible that different reports provided to you contain conflicting information. Broker has not and will not verify or otherwise investigate the information contained therein.
- Any written agreement between a Broker and either Buyer or Seller or both establishes the rights and responsibilities of those parties.

LEGAL, TAX AND CONTRACT CONSIDERATIONS FOR BOTH BUYER AND SELLER:

- You are advised to seek legal, tax, and other assistance from appropriate professionals in order to fully understand the implications of any documents or actions during the transaction. You should contact a CPA or tax attorney to determine (i) the basis of the property for income tax purposes; and (ii) any calculations necessary to determine if a sale, and what price, would result in any capital gains taxes that may need to be reported to State and Federal taxing agencies. In addition, you should consult with the CPA or tax attorney regarding what factors affect how the property tax basis is determined. If you are doing a 1031 exchange, you are advised to contact an exchange accommodator to discuss the proper method and timing of the exchange.
- The terms of the Agreement and any counter offers and addenda establish your rights and responsibilities to each other.

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SBSA REVISED 6/24 (PAGE 1 OF 15)



STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 1 OF 15)

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A. Investigation of Physical Conditions

1. **EASEMENTS, ACCESS AND ENCROACHMENTS:** Buyer and Seller are advised that confirming the exact location of easements, shared or private driveways or roadways, and encroachments on or to the Property may be possible only by conducting a survey. There may be unrecorded easements, access rights, encroachments and other agreements affecting the Property that may not be disclosed by a survey. Representations regarding these items that are made in a Multiple Listing Service or advertisements, or plotted by a title company are often approximations, or based upon inaccurate or incomplete records. Unless otherwise specified by Broker in writing, Brokers have not verified any such matters or any representations made by Seller(s) or others. If Buyer wants further information, Buyer is advised and Broker(s) recommend that Buyer hire a licensed surveyor during Buyer's investigation contingency period. Brokers do not have expertise in this area.



2. **ENVIRONMENTAL HAZARDS:** Buyer and Seller are advised that the presence of certain kinds of organisms, toxins and contaminants, including, but not limited to, mold (airborne, toxic or otherwise), fungi, mildew, lead-based paint and other lead contamination, asbestos, formaldehyde, radon, PCB's, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may adversely affect the Property and the health of individuals who live on or work at the property as well as pets. Some municipalities may impose additional requirements regarding underground storage tanks, which may be more common in certain areas and cities throughout the State, especially where there are larger, older homes built before 1935. It is possible that these tanks, either now or in the future, may require inspections or abatement. If Buyer wants further information, Buyer is advised, and Broker(s) recommends, that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's investigation contingency period. Broker recommends that Buyer and Seller read the booklets titled, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants," and "Protect Your Family From Lead In Your Home." Brokers do not have expertise in this area.
3. **FORMALDEHYDE:** Formaldehyde is a substance known to the State of California to cause cancer. Exposure to formaldehyde may be caused by materials used in the construction of homes. The United States Environmental Protection Agency, the California Air Resources Board, and other agencies have measured the presence of formaldehyde in the indoor air of select homes in California. Levels of formaldehyde that present a significant cancer risk have been measured in most homes that were tested. Formaldehyde is present in the air because it is emitted by a variety of building materials and home products used in construction. The materials include carpeting, pressed wood products, insulation, plastics, and glues. Most homes that have been tested elsewhere do contain formaldehyde, although the concentrations vary from home to home with no obvious explanation for the differences. One of the problems is that many suppliers of building materials and home products do not provide information on chemical ingredients to builders. Buyers may have further questions about these issues. Buyer is advised to consult with appropriate experts regarding this topic during Buyer's investigation contingency period. Broker(s) recommend that Buyer and Seller read the booklet titled "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants." Brokers do not have expertise in this area.
4. **GEOLOGIC HAZARDS:** Buyer and Seller are advised that California has experienced earthquakes in the past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by a visual inspection of Buyer(s) or Broker(s). Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. If the Property is a condominium, or located in a planned unit development or in a common interest subdivision, Buyer is advised to contact the homeowners association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is encouraged to obtain and read the booklet entitled, "The Homeowner's Guide to Earthquake Safety." In most cases a questionnaire within the booklet must be completed by Seller and the entire booklet given to the Buyer if the Property was built prior to 1960. If the Property was built before 1975, and contains structures constructed of masonry or precast (tilt up) concrete walls, with wood frame floors or roof, or if the building has unreinforced masonry walls, then Seller must provide Buyer a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for public review at city and county planning departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Sellers who agree to provide financing should also consider requiring Buyers to obtain such insurance naming Seller(s) as insured lien holder(s). Brokers do not have expertise in this area.
5. **INSPECTIONS:** Buyer and Seller are advised that Buyer has the right to obtain various inspections of the Property under most residential purchase agreements. Buyer is advised to have the Property inspected by a professional property inspection service within Buyer's investigation contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets, or take equipment apart. Certain items on the Property, such as chimneys and spark arresters, plumbing, heating, air conditioning, electrical wiring, pool and spa, septic system, well, roof, foundation and structural items may need to be inspected by another professional, such as a chimney sweep, plumber, electrician, pool and spa service, septic or well company or roofer. A general physical inspection typically will not test for mold, wood destroying pests, lead-based paint, radon, asbestos and other environmental hazards, geologic conditions, age, remaining useful life or water-tightness of roof, cracks, leaks or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Buyer wants further information on any aspect of the Property, Broker recommends that Buyer have a discussion with the professional property inspector and that Buyer hire an appropriate professional for the area of concern to Buyer. Brokers do not verify the results of any such inspection or guarantee the performance of any such inspector or service. Any election by Buyer to waive the right to a physical inspection of the Property or to rely on somebody other than an appropriate professional is against the advice of Brokers. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in these areas.
6. **MOLD:** Buyer and Seller are advised that the presence of certain kinds of mold, fungi, mildew and other organisms, sometimes referred to as "toxic mold" (collectively "Mold"), may adversely affect the Property and the health of individuals who live on or work at the Property as well as pets. Mold does not affect all people the same way, and may not affect some people at all. Mold may be caused by water leaks or other sources of moisture such as, but not limited



to, flooding, and leaks in windows, pipes and roof. Seller is advised to disclose the existence of any such conditions of which he or she is aware. Buyer should carefully review all of Seller's disclosures for any indication that any of these conditions exist. It is, however, possible that Mold may be hidden and that Seller is completely unaware of its existence. In addition, Mold is often undetectable from a visual inspection, a professional general property inspection and even a structural pest control inspection. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer have the Property tested for Mold by an environmental hygienist or other appropriate professional during Buyer's investigation contingency period. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in this area.

7. **PETS AND ANIMALS:** Buyer and Seller are advised that the current or previous owner(s) may have had domesticated or other pets and animals at the Property. Odors from animal urine or other contamination may be dormant for long periods of time and then become active because of heat, humidity or other factors and might not be eliminated by cleaning or replacing carpets or other cleaning methods. Pet urine and feces can also damage hardwood floors and other floor coverings. Additionally, an animal may have had fleas, ticks and other pests that remain on the Property after the animal has been removed. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.
8. **SEPTIC SYSTEMS:** Buyer and Seller are advised that a property may be served by one or more septic systems even though adjoining properties are connected to a sewer line. Buyer and Seller are also advised that some septic tanks and systems may have been abandoned or have leaked into ground water sources. Buyer is advised to contact the appropriate government agency to verify that the Property is connected to a sewer or served by a septic system. If the Property is served by a septic system, it may consist of a septic tank, cesspool, pits, leach lines or a combination of such mechanisms ("collectively, System"). No representation or warranty is made by Seller or Broker concerning the condition, operability, size, capacity or future expansion of a System, nor whether a System is adequate for use by the intended occupants of the Property. A change in the number of occupants or the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall and ground water table may also affect the efficiency of the System. Many factors including, but not limited to, natural forces, age, deterioration of materials and the load imposed on a System can cause the System to fail at any time. Broker recommends that Buyer obtain an independent evaluation of any System by a qualified sanitation professional during Buyer's investigation contingency period. Buyer should consult with their sanitation professional to determine if their report includes the tank only, or other additional components of the System such as pits and leach fields. Not all inspectors are licensed and licenses are not available for all types of inspection activities. In some cases, Buyer's lender as well as local government agencies may require System inspection. System-related maintenance costs may include, but not be limited to, locating, pumping or providing outlets to ground level. Brokers are unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. If Buyer and Seller agree to obtain a System inspection, Buyer and Seller are cautioned that the inspection cost may include, but not be limited to, the costs of locating, pumping or providing outlets to ground level. Brokers do not have expertise in this area.
9. **SOIL AND GEOLOGIC CONDITIONS:** Buyer and Seller are advised that real estate in California is subject to settling, slippage, contraction, expansion erosion, subsidence, earthquakes and other land movement. The Property may be constructed on fill or improperly compacted soil and may have inadequate drainage capability. Any of these matters can cause structural problems to improvements on the Property. Civil or geo-technical engineers are best suited to evaluate soil stability, grading, drainage and other soil conditions. Additionally, the Property may contain known or unknown mines, mills, caves or wells. If Buyer wants further information, Broker recommends that Buyer hire an appropriate professional. Not all inspectors are licensed and licenses are not available for all types of inspections. Brokers do not have expertise in this area.
10. **SQUARE FOOTAGE, LOT SIZE, BOUNDARIES AND SURVEYS:** Buyer and Seller are advised that only an appraiser or land surveyor, as applicable, can reliably confirm square footage, lot size, Property corners and exact boundaries of the Property. Representations regarding these items that are made in a Multiple Listing Service, advertisements, and from property tax assessor records are often approximations, or based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Unless otherwise specified by Broker in writing, Brokers have not verified any such boundary lines or any representations made by Seller or others concerning square footage, lot size, Property corners or exact boundaries. Standard title insurance does not insure the boundaries of the Property. If the exact square footage or lot size or location of Property corners or boundaries is an important consideration in Buyer's decision to purchase the Property and/or how much Buyer is willing to pay for the Property, then Buyer must independently conduct Buyer's own investigation through appropriate professionals, appraisers, or licensed surveyors and rely solely on their data, recognizing that all measurements may not be consistent and that different sources may have different size assessments. Brokers do not have expertise in this area.
11. **WATER INTRUSION:** Buyer and Seller are advised that many homes suffer from water intrusion or leakage. The causes of water intrusion are varied, and can include defective construction, faulty grading, deterioration of building materials and absence of waterproof barriers. Water intrusion can cause serious damage to the Property. This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the Property. The cost of repairing and remediating water intrusion damage and its causes can be very significant. The existence and cause of water intrusion is often difficult to detect. Because you, your Broker or a general home inspector cannot visually observe any effects of water intrusion, Buyer and Seller should not assume that such intrusion does not exist. Broker recommends that Buyer have the Property inspected for water intrusion by an appropriate professional. Brokers do not have expertise in this area.



- 12. WELL AND WATER SYSTEM(S):** Buyer and Seller are advised that the Property may be served by one or more water wells, springs, or private community or public water systems. Any of these private or public water systems may contain bacteria, chemicals, minerals and metals, such as chromium. Well(s) may have been abandoned on the Property. Buyer is advised to have both the quality and the quantity of water evaluated, and to obtain an analysis of the quality of any domestic and agricultural water in use, or to be used at the Property, from whatever source. Water quality tests can include not only tests for bacteria, such as coliform, but also tests for organic and inorganic chemicals, metals, mineral content and gross alpha testing for radioactivity. Broker recommends that Buyer consult with a licensed, qualified well and pump company and local government agency to determine whether any well/spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant perform an extended well output test for this purpose. Water well or spring capacity, quantity output and quality may change at any time. There are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer wants further information, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance of all components of the well/spring and any water system during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 13. WOOD DESTROYING PESTS:** Buyer and Seller are advised that the presence of, or conditions likely to lead to the presence of infestation or infection of wood destroying pests and organisms may adversely affect the Property. Inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. If Buyer wants further information, Buyer is advised and Broker recommends that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation, by a registered structural pest control company during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 14. FIRE HARDENING, DEFENSIBLE SPACE, AND WILDFIRE DISASTERS:** California is subject to wildfires which have resulted in damage and destruction of many properties located in the state. Several recent state laws have mandated disclosures by sellers when selling properties in certain identified zones, such as "high" or "very high" fire severity zones. Additionally, state law mandates that sellers provide buyers with statements of compliance with local mandates if adopted by local agencies. The Property may be located in a high or very high fire severity zone. This may impact the availability of insurance and the ability to build or rebuild structures on the Property. Additionally, there may be requirements that certain fire prevention steps may be mandated. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>. Cal Fire has made available a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. The viewer is available at <https://egis.fire.ca.gov/FHSZ/>. Below is a partial list of potential resources provided as a starting point for Buyer/Lessee investigations and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.
- California Department of Insurance ("Wildfire Resource") <http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm>; 1-800-927-4357
 - Governor's Office of Emergency Services ("Cal OES") California Wildfires Statewide Recovery Resources <http://wildfirerecovery.org/>
 - California Department of Forestry and Fire ("Cal Fire") <http://fire.ca.gov/> and <https://www.readyforwildfire.org/>
 - California Department of Transportation <https://calsta.ca.gov/>
 - California Attorney General <https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1>

Brokers do not have expertise in this area.

- 15. PRELIMINARY (TITLE) REPORT:** A preliminary report is a document prepared by a title company which shows the conditions upon which the title company is willing to offer a policy of title insurance. However, a preliminary report is not an "abstract of title;" the title company does not conduct an exhaustive search of the title record and does not guarantee the condition of title. Nevertheless, the preliminary report documents many matters that have been recorded that can impact an owner's use of the property such as known easements, access rights, and encroachments and, if applicable, governing documents and restrictions for a homeowners' association (HOA). Among many other restrictions that may appear in the HOA documents are restrictions on the number and weight of pets that are allowed. A preliminary report may contain links to important documents referred to in the report. Broker recommends that Buyer reviews the preliminary report and any documents referenced by links and keep a printed or electronic copy of the preliminary report and documents referenced by link. Brokers do not have expertise in this area.

B. Property Use and Ownership

- 1. ACCESSORY DWELLING UNITS:** Accessory Dwelling Units (ADUs) are known by many names: granny flats, in-law units, backyard cottages, secondary units and more. California has passed laws to promote the development of ADUs. Additional information about ADUs can be found at <http://hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>. Buyer is advised to check with appropriate government agencies or third party professionals to verify permits and legal requirements and the effect of such requirements on current and future use and rentability of the Property, its development and size. Brokers do not have expertise in this area.
- 2. BUILDING PERMITS, ZONING AND CODE COMPLIANCE:** Buyer and Seller are advised that any structure on the Property, including the original structure and any addition, modification, remodel or improvement may have been built without permits, not according to building codes, or in violation of zoning laws. Further, even if such structure was built according to the then-existing code or zoning requirement, it may not be in compliance with current building standards



or local zoning. It is also possible that local law may not permit structures that now exist to be rebuilt in the event of damage or destruction. Certain governmental agencies may require periodic inspections to occur in the future. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.

3. **BUYER INTENDED FUTURE USE OF, AND MODIFICATIONS TO, THE PROPERTY:** Buyer and Seller are advised that Seller's existing use of the property may not be consistent with Buyer's intended use or any future use that Buyer makes of the property, whether or not Buyer has any current plans to change the use. Buyer is advised to check with appropriate government agencies or third party professionals to verify what legal requirements are needed to accommodate any change in use. In addition, neither Seller nor Broker make any representations as to what modifications Buyer can make to the Property after close of escrow as well as any cost factors associated with any such modifications. Buyer is advised to check with his own licensed contractor and other such professionals as well as with the appropriate government agencies to determine what modifications Buyer will be allowed to make after close of escrow. Brokers do not have expertise in this area.
4. **CALIFORNIA FAIR PLAN:** Buyer and Seller are advised that insurance for certain hillside, oceanfront and brush properties may be available only from the California Fair Plan. This may increase the cost of insurance for such properties and coverage may be limited. Broker(s) recommend that Buyer consult with Buyer's own insurance agent during Buyer's investigation contingency period regarding the availability of coverage under the California Fair Plan and the length of time it may take for processing of a California Fair Plan application. Brokers do not have expertise in this area.
5. **FUTURE REPAIRS, REPLACEMENTS AND REMODELS:** Buyer and Seller are advised that replacement or repairs of certain systems or rebuilding or remodeling of all or a portion of the Property may trigger requirements that homeowners comply with laws and regulations that either come into effect after Close of Escrow or are not required to be complied with until the replacement, repair, rebuild or remodel has occurred. Permit or code requirements or building standards may change after Close of Escrow, resulting in increasing costs to repair existing features. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.
6. **HEATING VENTILATING AND AIR CONDITIONING SYSTEMS:** Changes to state and federal energy efficiency regulations impact the installation, replacement and some repairs of heating and air conditioning units (HVAC): (i) Federal regulations now require manufacturers of HVAC units to produce only units meeting a new higher Seasonal Energy Efficiency Rating (SEER). This will likely impact repairs and replacements of existing HVAC units. State regulations now require that when installing or replacing HVAC units, with some exceptions, duct work must be tested for leaks. Duct work leaking more than 15 percent must be repaired to reduce leaks. The average existing duct work typically leaks 30 percent. More information is available at the California Energy Commission's website <https://www.energy.ca.gov/programs-and-topics/programs/home-energy-rating-system-hers-program>. Home warranty policies may not cover such inspections or repairs, (ii) the phase out of the use of HCFC-22 (R-22 Freon) will have an impact on repairs and replacement of existing air conditioning units and heat pumps. The production and import of HCFC-22 ended January 1, 2020. Existing systems may continue to be used and HCFC-22 recovered and reclaimed or that was produced prior to 2020 can help meet the needs of existing systems, however, costs may rise. More information is available from the Environmental Protection Agency at https://www.epa.gov/sites/production/files/2018-08/documents/residential_air_conditioning_and_the_phaseout_of_hcfc-22_what_you_need_to_know.pdf and <http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>, and (iii) New efficiency standards are also in place for water heaters. As a consequence, replacement water heaters will generally be larger than existing units and may not fit in the existing space. Additional venting and other modifications may be required as well. More information is available from the U.S. Department of Energy at http://www.eere.energy.gov/buildings/appliance_standards/product.aspx/productid/27. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.
7. **HISTORICAL DESIGNATION, COASTAL COMMISSION, ARCHITECTURAL, LANDSCAPE, AGRICULTURAL OR OPEN SPACE AND OTHER RESTRICTIONS ON BUILDINGS OR IMPROVEMENTS:** Buyer and Seller are advised that the Property may be: (i) designated as a historical landmark, (ii) protected by a historical conservancy, (iii) subject to an architectural or landscaping review process, (iv) within the jurisdiction of the California Coastal Commission or other government agency, or (v) subject to a contract preserving use of all or part of the Property for agriculture or open space. If the Property is so designated or within the jurisdiction of any such, or similar, government agency, then there may be restrictions or requirements regarding Buyer's ability to develop, remove or trim trees or other landscaping, remodel, make improvements to and build on or rebuild the Property. Broker(s) recommend that Buyer satisfy him/herself during Buyer's investigation contingency period if any of these issues are of concern to Buyer. Brokers do not have expertise in this area.
8. **INSURANCE, TITLE INSURANCE AND TITLE INSURANCE AFTER FORECLOSURE:** Buyer and Seller are advised that Buyer may have difficulty obtaining insurance regarding the Property if there has been a prior insurance claim affecting the Property or made by Buyer but unrelated to the Property. Seller is required by C.A.R. Form RPA to disclose known insurance claims made during the past five years (C.A.R. Form SPQ or ESD). Sellers may not be aware of claims prior to their ownership. If Buyer wants further information, Broker(s) recommend that, during Buyer's investigation contingency period, Buyer conduct his or her own investigation for past claims. Buyer may need to obtain Seller's consent in order to have access to certain investigation reports. If the Property is a condominium, or is located in a planned unit development or other common interest subdivision, Buyer and Seller are advised to determine if the individual unit is covered by the Homeowner's Association Insurance and the type of insurance coverage that Buyer may purchase. Broker(s) recommend that Buyer consult Buyer's insurance agents during Buyer's investigation contingency



period to determine the need, availability and possibility of securing any and all forms of other insurance or coverage or any conditions imposed by insurer as a requirement of issuing insurance. If Buyer does any repairs to the property during the escrow period or Buyer takes possession prior to Close of Escrow or Seller remains in possession after Close of Escrow, whether for a limited or extended period of time, Broker(s) recommend that Buyer and Seller each consult with their own insurance agent regarding insurance or coverage that could protect them in the transaction (including but not limited to: personal property, flood, earthquake, umbrella and renter's). Buyer and Seller are advised that traditional title insurance generally protects Buyer's title acquired through the sale of the property. While all title insurance policies, as do all insurance policies, contain some exclusions, some title insurance policies contain exclusions for any liability arising from a previous foreclosure. This can occur when a short sale has occurred but the lender mistakenly has also proceeded with a foreclosure. Buyer is strongly advised to consult with a title insurer to satisfy themselves that the policy to be provided adequately protects their title to the property against other possible claimants. Brokers do not have expertise in this area.

- 9. LAND LEASE:** Buyer and Seller are advised that certain developments are built on leased land. This means that: **(i)** Buyer does not own the land, **(ii)** the right to occupy the land will terminate at some point in time, **(iii)** the cost to lease the land may increase at some point in the future, and **(iv)** Buyer may not be able to obtain title insurance or may have to obtain a different type of title insurance. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an attorney or other appropriate professional. Brokers do not have expertise in this area.
- 10. MARIJUANA, CANNABIS, AND METHAMPHETAMINE LABS:** Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Furthermore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California law also allows recreational use of marijuana for adults, as well as limited rights for individuals to grow and cultivate marijuana, and rights of others, subject to a licensing process, to grow, cultivate and distribute marijuana for recreational use. California's medical and recreational marijuana laws are in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" <https://oag.ca.gov/system/files/attachments/press-docs/MEDICINAL%20CANNABIS%20Guidelines.pdf> and the U.S. Department of Justice memo regarding marijuana prosecutions at <https://www.justice.gov/opa/press-release/file/1022196/download>. Brokers do not have expertise in this area. While no state law permits the private production of methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and clean up requirements when authorities identify a property as being contaminated by methamphetamine. Buyer is advised that a property where methamphetamine has been produced may pose a very serious health risk to occupants. Buyer is strongly advised to retain an environmental hygienist contractor or other appropriate professionals to inspect the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area.
- 11. OWNER'S TITLE INSURANCE:** The Truth in Lending/RESPA integrated disclosure (TRID) established by the Consumer Financial Protection Bureau (CFPB) requires that lenders must tell borrowers that title insurance is "optional." While obtaining an owner's policy of title insurance may be "optional", it may be a contractual requirement as between Buyer and Seller. Furthermore, California Civil Code § 1057.6 requires that Buyers be provided with the following notice: "IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING."

Additionally, even the CFPB on its "ask CFPB" "What is owner's title insurance?" page advises "You may want to buy an owner's title insurance policy, which can help protect your financial interest in the home." Moreover, not obtaining an owner's policy may increase the cost of the lender's policy (required by most lenders), possibly require the separate purchase of a preliminary title report, and may have an impact on the sale of the Property in the future.

Buyers who decide to opt out of obtaining an owner's title insurance policy are acting against the advice of Brokers as well as the advice provided in the California Civil Code § 1057.6 and by the CFPB. Brokers do not have expertise in this area.



- 12. RENT AND EVICTION CONTROL LAWS AND ORDINANCES:** Buyer and Seller are advised that California and some cities and counties impose or may impose restrictions that limit the rent that can be charged to a tenant, the maximum number of tenants who can occupy the property, the right of a landlord to terminate a tenancy and the costs to do so, and the consequences of terminating a tenancy unlawfully. Even if property that is currently vacant was previously tenant occupied, the termination of that previous tenancy may affect a buyer's rights such as the legal use of the property and who may occupy the property in the future. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or a qualified California real estate attorney during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 13. RETROFIT, BUILDING REQUIREMENTS, AND POINT OF SALE REQUIREMENTS:** Buyer and Seller are advised that state and local Law may require (i) the installation of operable smoke detectors, (ii) bracing or strapping of water heaters, and (iii) upon sale completion of a corresponding written statement of compliance that is delivered to Buyer. Although not a point of sale or retrofit obligation, state law may require the property to have operable carbon monoxide detection devices. Additionally, some city and county governments may impose additional retrofit standards at time of sale including, but not limited to, installing or retrofitting low-flow toilets and showerheads, gas shut-off valves, fireplaces, and tempered glass. Further, there may be potential health impacts from air pollution caused from burning wood. Exposure to particulate matter from the smoke may cause short-term and long-term health effects. Buyers should consult with licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance. Brokers do not have expertise in this area.
- 14. SHORT TERM RENTALS AND RESTRICTIONS:** Buyer and Seller are advised that some cities, counties and Homeowner Associations (HOAs) do impose or may impose restrictions that limit or prohibit the right of the owner or occupant to rent-out the Property for short periods of time (usually 30 Days or less). In short term rentals, as well as all rentals, Buyer and Seller are advised to seek assistance to ensure compliance with all fair housing laws and regulations. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or HOA during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 15. VIEWS:** Buyer and Seller are advised that present views from the Property may be affected by future development or growth of trees and vegetation on adjacent properties and any other property within the line of sight of the Property. Brokers make no representation regarding the preservation of existing views. If Buyer wants further information, Broker(s) recommend that Buyer review covenants, conditions and restrictions, if any, and contact neighboring property owners, government agencies and homeowner associations, if any, during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 16. SWIMMING POOL, SECURITY AND SAFETY:** Buyer and Seller are advised that state and local Law may require the installation of barriers, anti-entrapment grates, access alarms, self-latching mechanisms, pool covers, exit alarms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property. Compliance requirements differ from city to city and county to county. Unless specifically agreed, the Property may not be in compliance with these requirements. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions and other requirements. State law requires that new pools and spas be equipped with at least two of seven specified drowning prevention safety features. Home inspectors have a statutory obligation to perform a non-invasive physical examination of the pool area to identify which safety features are present. Brokers do not have expertise in this area.
- 17. WATER SHORTAGES AND CONSERVATION:** Buyer and Seller are advised that the Property may be located in an area that could experience water shortages. The policies of local water districts and the city or county in which the Property is located can result in the occurrence of any or all of the following: (i) limitations on the amount of water available to the Property, (ii) restrictions on the use of water, and (iii) an increasingly graduated cost per unit of water use, including, but not limited to, penalties for excess usage. For further information, Broker recommends that Buyer contact the supplier of water to the Property regarding the supplier's current or anticipated policies on water usage and to determine the extent to which those policies may affect Buyer's intended use of the Property. If the Property is serviced by a private well, Buyer is advised that drought conditions and/or a low water table may make it necessary to arrange, through a private supplier, for delivery of water to the Property. Buyers should contact water truck companies for the costs involved. Brokers do not have expertise in this area.
- 18. 1915 IMPROVEMENT BOND MELLO-ROOS COMMUNITY DISTRICT, AND OTHER ASSESSMENT DISTRICTS:** Buyer and Seller are advised that the Property may be subject to an improvement bond assessment under the Improvement Bond Act of 1915, a levy of a special tax pursuant to a Mello-Roos Community Facilities district, and/or a contractual assessment as provided in § 5898.24 of the Streets And Highways Code or other assessment districts. Seller is generally required to make a good faith effort to obtain a disclosure notice from any local agency collecting such taxes and deliver such notice to Buyers. If there is a question as to whether an existing bond or assessment will be prorated as of the close of escrow, or whether Seller will pay off the bond or assessment at close of escrow, Buyers are advised to discuss the matter with the appropriate entity and address the responsibility for payment in negotiations for the purchase agreement or amendment prior to removing contingencies. Some cities and other localities have begun, or have the intention to begin, the process of requiring the replacement of utility poles by requiring that utility lines be buried underground. These projects can result in special tax assessments and set-up costs that are imposed on individual property owners. Brokers do not have expertise in this area.



C. Off-Site and Neighborhood Conditions

1. **GOLF COURSE DISCLOSURES:** Buyer and Seller are advised that if the Property is located adjacent to or near a golf course the following may apply: (i) Stray golf balls – Any residence near a golf course may be affected by errant golf balls, resulting in personal injury or destruction to property. Golfers may attempt to trespass on adjacent property to retrieve golf balls even though the project restrictions may expressly prohibit such retrieval. (ii) Noise and lighting – The noise of lawn mowers irrigation systems and utility vehicles may create disturbances to homeowners. Maintenance operations may occur in the early morning hours. Residents living near the clubhouse may be affected by extra lighting, noise, and traffic. (iii) Pesticides and fertilizer use – A golf course may be heavily fertilized, as well as subjected to other chemicals during certain periods of the year. (iv) Irrigation system – Golf course sprinkler systems may cause water overspray upon adjacent property and structures. Also the irrigation system of a golf course may use reclaimed and retreated wastewater. (v) Golf carts – Certain lots may be affected more than others by the use of golf carts. Lots adjacent to a tee or putting green may be subject to noise disturbances and loss of privacy. (vi) Access to golf course from residences – It is likely that most residences will not have direct access from their lots to the golf course. The project restrictions may disclaim any right of access or other easements from a resident's lot onto the golf course. (vii) View obstruction – Residents living near a golf course may have their views over the golf course impacted by maturing trees and landscaping or by changes to the course's configuration. (viii) Water restrictions – As some municipalities face water shortages, the continued availability of water to the golf course may be restricted or otherwise reduced by the local water agency. If Buyer wants further information, Broker(s) recommend that Buyer contact the local water agency regarding this matter. Brokers do not have expertise in this area.
2. **NEIGHBORHOOD, AREA, PERSONAL FACTORS, BUYER INTENDED USE, HIGH SPEED RAILS, AND SMOKING RESTRICTIONS:** Buyer and Seller are advised that the following may affect the Property or Buyer's intended use of it: neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to medical marijuana growing or distribution locations, cell phone towers, manufacturing, commercial, industrial, airport or agricultural activities or military ordnance locations, existing and proposed transportation, construction, and development, any other source that may affect noise, view, traffic, or odor, wild and domestic animals, susceptibility to tsunami and adequacy of tsunami warnings, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally-protected sites or improvements, cemeteries, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer and FAA requirements for recreational and non-recreational use of Unmanned Aircraft Systems (UAS) (drones) (see UAS frequently asked questions <http://www.faa.gov/uas/faqs/>). California is potentially moving toward high speed rail service between Northern and Southern California. This rail line could have an impact on the Property if it is located nearby. More information on the timing of the project and routes is available from the California High-Speed Rail Authority at www.cahighspeedrail.ca.gov/. The State of California has long-standing no smoking laws in place restricting smoking in most business and some public spaces. Local jurisdictions may enact laws that are more restrictive than state law. Many California cities have enacted restrictions on smoking in parks, public sidewalks, beaches and shopping areas. Some jurisdictions have restrictions entirely banning smoking inside privately owned apartments and condominiums as well as in the common areas of such structures, or limiting smoking to certain designated areas. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions. Brokers do not have expertise in this area.
3. **NEIGHBORHOOD NOISE SOURCES:** Buyer and Seller are advised that even if the Property is not in an identified airport noise influence area, the Property may still be subject to noise and air disturbances resulting from airplanes and other aircraft, commercial or military or both, flying overhead. Other common sources of noise include nearby commercial districts, schools, traffic on streets, highways and freeways, trains and general neighborhood noise from people, dogs and other animals. Noise levels and types of noise that bother one person may be acceptable to others. Buyer is advised to satisfy him/herself with regard to any sources of and amounts of noise at different times of day and night. Brokers do not have expertise in this area.
4. **SCHOOLS:** Buyer and Seller are advised that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest the Property. Various factors including, but not limited to, open enrollment policies, busing, overcrowding and class size reductions may affect which public school serves the Property. School district boundaries are subject to change. Buyer is advised to verify whether the Property is now, and at the Close of Escrow will be, in the school district Buyer understands it to be in and whether residing in the Property entitles a person to attend any specific school in which that Buyer is interested. Broker(s) recommend that Buyer contact the local school or school district for additional information during Buyer's investigation contingency period. Brokers do not have expertise in this area.
5. **UNDERGROUND PIPELINES AND UTILITIES:** Throughout California underground pipelines transport natural gas, liquid fuel and other potentially hazardous materials. These pipelines may or may not provide utility services to the Property. Information about the location of some of the pipelines may be available from a company that also provides disclosures of natural and other hazards or from other sources of public maps or records. Proximity to underground pipelines, in and of itself, does not affirmatively establish the risk or safety of the property. If Buyer wants further information about these underground pipelines and utilities, Buyer is advised to consult with appropriate experts during Buyer's investigation contingency period. Brokers do not have expertise in this area.
6. **WILDLIFE:** California is the home to many species of wildlife. The location of homes in California continues to expand into areas that are the natural habitat of wildlife and the Property may be in such an area. Wildlife may become a nuisance especially if the availability of their natural sources of food or water is limited. Buyer should investigate the need to



implement mitigation measures at the Property including but not limited to the use of animal-resistant garbage containers, and other appropriate measures depending on the species and habitat involved. Brokers do not have expertise in this area.

7. **SEA LEVEL RISE/COASTAL PROPERTIES:** Sea level rise has the potential to affect coastal residents, recreation, and development. Coastal communities may or may not have addressed the potential impact. The following is a non-exclusive list of issues that may be impacted by sea level rise: **(i)** Shoreline, beach and bluff erosion, and flooding; **(ii)** The effectiveness of seawalls and bulkheads, whether built with or without permits; **(iii)** Seaward construction, development or improvement to existing structures; **(iv)** The enactment of geological hazard abatement districts and assessments; and **(v)** The location of the "mean high tide line" which is used to delineate shoreline boundaries for some coastal properties.

Below is a non-exhaustive list of potential resources provided as a starting point for Buyer investigations into sea level rise, and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.

- A. California Coastal Commission contact information: <https://www.coastal.ca.gov/contact/#/>
 B. State Lands Commission contact information: <https://www.slc.ca.gov/contact-us/>
 C. National Oceanic and Atmospheric Administration (sea level rise page): <https://coast.noaa.gov/slr/>
 D. California Coastal Commission (sea level rise page): <https://www.coastal.ca.gov/climate/slr/>
 E. Federal Emergency Management Agency (FEMA): <https://www.fema.gov/flood-maps>; <https://msc.fema.gov>

If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.

D. Legal Requirements (Federal, State and Local)

1. **DEATH ON THE PROPERTY:** California Civil Code § 1710.2 protects a seller from: **(i)** failing to disclose a death on the property that occurred more than 3 years before a buyer has made an offer on a property; and **(ii)** failing to disclose if an occupant of a property was afflicted with HIV/AIDS, regardless of whether a death occurred or if so, when § 1710.2 does not protect a seller from making a misrepresentation in response to a direct inquiry. If the Buyer has any concerns about whether a death occurred on the Property or the manner, location, details or timing of a death, the buyer should direct any specific questions to the Seller in writing. Brokers do not have expertise in this area.
2. **EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES:** Buyer and Seller are advised that California Public Resources Code §§ 2622 and 2696 require the delineation and mapping of "Earthquake Fault Zones" along known active faults and "Seismic Hazard Zones" in California. Affected cities and counties must regulate certain development projects within these zones. Construction or development on affected properties may be subject to the findings of a geological report prepared by a registered California geologist. Generally, Seller must disclose if the Property is in such a zone and can use a research company to aid in the process. If Buyer wants further information, Broker recommends that, during Buyer's investigation contingency period, Buyer make independent inquiries with such research companies or with appropriate government agencies concerning the use and improvement of the Property. Buyer is advised that there is a potential for earthquakes and seismic hazards even outside designated zones. Brokers do not have expertise in this area.
3. **EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE:** The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at <http://www.epa.gov/lead> for more information. Buyer and Seller are advised to consult an appropriate professional. Brokers do not have expertise in this area.
4. **FIRE HAZARDS:** Buyer and Seller are advised that fires annually cause the destruction of thousands of homes. Due to varied climate and topography, certain areas have higher risks of fires than others. Certain types of materials used in home construction create a greater risk of fire than others. If the Property is located within a State Fire Responsibility Area or a Very High Fire Hazard Zone, generally Seller must disclose that fact to Buyer under California Public Resources Code § 4136 and California Government Code §§ 51178 and 51183.5, and may use a research company to aid in the process. Owners of property may be assessed a fire prevention fee on each structure on each parcel in such zones. The fee may be adjusted annually commencing July 1, 2013. If Buyer wants further information, Broker recommends that, during Buyer's investigation and insurance contingency period, Buyer contact the local fire department and Buyer's insurance agent regarding the risk of fire. Buyer is advised that there is a potential for fires even outside designated zones. Brokers do not have expertise in this area.
5. **FIRPTA/CALIFORNIA WITHHOLDING:** Buyer and Seller are advised that: **(i)** Internal Revenue Code § 1445, as of February 17, 2016, requires a Buyer to withhold and to remit to the Internal Revenue Service 15% of the purchase price of the property if the Seller is a non-resident alien, unless an express exemption applies. Only 10% needs to be withheld if the Buyer acquires the property as Buyer's residence and the price does not exceed \$1,000,000. Seller may avoid withholding by providing Buyer a statement of non-foreign status. The statement must be signed by Seller under penalty of perjury and must include Seller's tax identification number. Buyer can also avoid having to withhold Federal taxes from Seller's Proceeds if the property price is \$300,000 or less, and the Buyer signs an affidavit stating Buyer intends to occupy the property as a principal residence. **(ii)** California Revenue and Taxation Code § 18662 requires that a Buyer withhold and remit to the California Franchise Tax Board 3 1/3% of the purchase price of the property unless the Seller



signs an affidavit that the property was the Seller's (or the decedent's, if a trust or probate sale) principal residence or that the sales price is \$100,000 or less or another express exemption applies. Exemptions from withholding also apply to legal entities such as corporations, LLCs, and partnerships. Brokers cannot give tax or legal advice. Broker recommends that Buyer and Seller seek advice from a CPA, attorney or taxing authority. Brokers do not have expertise in this area.

- 6. FLOOD HAZARDS:** Buyer and Seller are advised that if the Property is located within a Special Flood Hazard Area, as designated by the Federal Emergency Management Agency (FEMA), or an area of Potential Flooding pursuant to California Government Code § 8589.3, generally Seller must disclose this fact to Buyer and may use a research company to aid in the process. The National Flood Insurance Program was established to identify all flood plain areas and establish flood-risk zones within those areas. The program mandates flood insurance for properties within high-risk zones if loans are obtained from a federally-regulated financial institution or are insured by any agency of the United States Government. The extent of coverage and costs may vary. If Buyer wants further information, Broker(s) recommend that Buyer consult his or her lender and/or insurance agent during Buyer's investigation contingency period. Buyer is advised that there is a potential for flooding even outside designated zones. Brokers do not have expertise in this area.
- 7. MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to § 290.46 of the Penal Code, information about specific registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <http://www.meganslaw.ca.gov/>. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Seller nor Brokers, in any, are required to check this website. If Buyer wants further information, Buyer should obtain information directly from this website.) Brokers do not have expertise in this area.
- 8. NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL; ACCURATE SALES PRICE REPORTING:** Buyer and Seller are advised that pursuant to Civil Code § 1102.6(c), Seller, or his or her agent, is required to provide the following notice to the Buyer:

"California property tax law requires the Assessor to revalue real property at the time the ownership of property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. Even if you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any questions concerning this matter, please call your Tax Collector's Office."

Although the notice refers to loan closing as a trigger, it is actually the change of ownership which triggers this reassessment of property taxes. Therefore, the Property can be reassessed even if there is no loan involved in the purchase of the Property. The Purchase Agreement may allocate supplemental tax bills received after the Close of Escrow to the Buyer. A change (preliminary change) of ownership form is generally required to be filed by the Buyer with the local taxing agency. The form identifies the sales price of the Property. An assessor may value the Property at its fair market value regardless of the sales price declared by the Buyer. If Buyer wants further information concerning these matters, Broker(s) recommend that Buyer discuss the issue with the County Assessor or Tax Collector or their own tax or legal advisor. Brokers do not have expertise in this area.

- 9. ZONE MAPS MAY CHANGE:** Maps that designate, among other things, Earthquake Fault Zones, Seismic Hazard Zones, State Fire Responsibility Areas, Very High Fire Hazard Zones, Special Flood Hazard Areas, and Potential Flooding Areas are occasionally redrawn by the applicable Government Agency. Properties that are currently designated in a specified zone or area could be removed and properties that are not now designated in a specified zone or area could be placed in one or more such zones or areas in the future. A property owner may dispute a FEMA flood hazard location by submitting an application to FEMA. Brokers do not have expertise in this area.
- 10. ELECTRIFICATION OF ENERGY SOURCE:** Several local jurisdictions in California have enacted laws which prohibit the use of natural gas appliances in new construction. Other local jurisdictions, and State of California, are considering bans, and may even prohibit the replacement, sale or installation of appliances that use any fuel source other than electricity. Brokers do not have expertise in this area.

E. Contract Related Issues and Terms

- 1. SIGNING DOCUMENTS ELECTRONICALLY:** The ability to use electronic signatures to sign legal documents is a great convenience, however Buyers and Sellers should understand they are signing a legally binding agreement. Read it carefully. Although electronic signature programs make it easy to skip from one signature or initial line to another, Buyers and Sellers are cautioned to only sign if they have taken the time necessary to read each document thoroughly, understand the entire document, and agree to all of its terms. Do not just scroll through or skip to the next signature or initial line, even if you have reviewed an earlier draft of the document. If you have questions or do not understand a provision, before you sign ask your Broker, Agent or legal advisor about the contract term and sign only if you agree to be bound by it. Some signature or initial lines are optional, such as for the liquidated damages and arbitration clauses. Consider your decision before signing or initialing. See below for more information on the liquidated damages and arbitration clauses. If there are more than one buyer or seller, each must sign or initial on their own. Do not sign or initial for anyone else unless you have a power of attorney for that person or are otherwise legally authorized, in writing, to



sign or initial for another. Print or electronically store a copy of the document for your own records. Brokers do not have expertise in this area.

2. **LIQUIDATED DAMAGES:** Buyer and Seller are advised that a liquidated damages clause is a provision Buyer and Seller can use to agree in advance to the amount of damages that a seller will receive if a buyer breaches the Agreement. The clause usually provides that a seller will retain a buyer's initial deposit paid if a buyer breaches the agreement, and generally must be separately initialed by both parties and meet other statutory requirements to be enforceable. For any additional deposits to be covered by the liquidated damages clause, there generally must be another separately signed or initialed agreement (see C.A.R. Form DID). However, if the Property contains from 1 to 4 units, one of which a buyer intends to occupy, California Civil Code Section 1675 limits the amount of the deposit subject to liquidated damages to 3% of the purchase price. Even though both parties have agreed to a liquidated damages clause, an escrow company will usually require either a judge's or arbitrator's decision or instructions signed by both parties in order to release a buyer's deposit to a seller. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to a liquidated damages clause. Brokers do not have expertise in this area.
3. **MEDIATION:** Buyer and Seller are advised that mediation is a process by which the parties hire a neutral person to facilitate discussion and negotiation between the parties with the goal of helping them reach a settlement of their dispute. The parties generally share in the cost of this confidential, non-binding negotiation. If no agreement is reached, either party can pursue further legal action. Under C.A.R. Form RPA: (i) the parties must mediate any dispute arising out of their agreement (with a few limited exceptions, such as matters within the jurisdiction of a small claims court) before they resort to arbitration or court, and (ii) if a party proceeds to arbitration or court without having first attempted to mediate the dispute, that party risks losing the right to recover attorney fees and costs even if he or she prevails. Brokers do not have expertise in this area.
4. **ARBITRATION:** Buyer and Seller are advised that arbitration is a process by which the disputing parties hire a neutral person to render a binding decision. Generally, arbitration is faster and less expensive than resolving disputes by litigating in court. The rules are usually less formal than in court, and it is a private process not a matter of public record. By agreeing to arbitration, the parties give up the right to a jury trial and to appeal the arbitrator's decision. Arbitration decisions have been upheld even when arbitrators have made a mistake as to the law or the facts. If the parties agree to arbitration, then after first attempting to settle the dispute through mediation, any dispute arising out of their agreement (with a few limited exceptions) must be submitted to binding arbitration. Buyer and Seller must weigh the benefits of a potentially quicker and less expensive arbitration against giving up the right to a jury trial and the right to appeal. Brokers cannot give legal advice regarding these matters. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to arbitration. Brokers do not have expertise in this area.
5. **ESCROW FUNDS:** Buyer and Seller are advised that California Insurance Code § 12413.1 provides that escrow companies cannot disburse funds unless there are sufficient "good funds" to cover the disbursement. "Good funds" are defined as cash, wire transfers and cashiers' or certified checks drawn on California depositories. Escrow companies vary in their own definitions of "good funds." Broker(s) recommend that Buyer and Seller ask the escrow company regarding its treatment of "good funds." All samples and out-of-state checks are subject to waiting periods and do not constitute "good funds" until the money is physically transferred to and received by the escrow holder. Brokers do not have expertise in this area.
6. **HOME WARRANTY:** Buyer and Seller are advised that Buyer and Seller can purchase home warranty plans covering certain standard systems of the Property both before and after Close of Escrow. Seller can obtain coverage for the Property during the listing period. For an additional premium, an upgraded policy providing additional coverage for air conditioning, pool and spa and other features can be purchased. Home warranties do not cover every aspect of the Property and may not cover inspections or upgrades for repairs required by state or federal laws or pre-existing conditions. Broker(s) recommend that Buyer review the policy for details. Brokers do not have expertise in this area.
7. **IDENTIFICATION OF NATURAL PERSONS BEHIND SHELL COMPANIES IN ALL-CASH TRANSACTIONS:**
The U.S. Treasury Department's Financial Crimes Enforcement Network (FinCEN) has issued Geographic Targeting Orders (GTOs) targeting alleged money laundering risk in the real estate sector. The GTOs will temporarily require U.S. title insurance companies to identify the natural persons behind shell companies used to pay "all cash" for high-end residential real estate in certain major metropolitan areas. FinCEN explained that it remains concerned that all-cash purchases (i.e., those without bank financing) may be conducted by individuals attempting to hide their assets and identity by purchasing residential properties through limited liability companies or other similar structures. Since the original issuance, the GTOs have been renewed and may continue to be renewed. The GTOs cover the following areas in California: Los Angeles, San Francisco, San Mateo, Santa Clara and San Diego Counties. The monetary thresholds for each county is \$300,000. GTOs have helped law enforcement identify possible illicit activity. FinCEN reported that a significant portion of covered transactions have dictated possible criminal activity associated with the individuals reported to be the beneficial owners behind shell company purchasers. Brokers do not have expertise in this area.
8. **NON CONFIDENTIALITY OF OFFERS:** Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer, unless all parties and their agent have signed a written confidentiality agreement (such as C.A.R. Form NDA). Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller. Brokers do not have expertise in this area.
9. **ONLINE OR WIRE FUNDS TRANSFERS:** Instructions for the online or wire transfer of escrow deposits have been known to be intercepted by hackers who alter them so that Buyer's funds are actually wired to accounts controlled by criminals rather than the escrow company. Buyers should exercise extreme caution in making electronic funds transfers,



verifying that the organization they are transferring funds to is, in fact, the escrow company and that their own bank account information is not being exposed. See C.A.R. Form WFA for further information. Brokers do not have expertise in this area.

F. Other Factors Affecting Property

1. **COMMUNITY ENHANCEMENT AND PRIVATE TRANSFER FEES:** Buyer and Seller are advised that some areas or communities may have enhancement fees or user-type fees, or private transfer taxes and fees, over and above any stated fees. The Federal Housing Finance Agency has issued a rule that prohibits Fannie Mae and Freddie Mac from purchasing loans made on properties with private transfer fees if those fees were established on or after February 8, 2011. See title 12 Code of Federal Regulations § 1228 for more information and exceptions. Private transfer fees: (i) may last for a fixed period of time or in perpetuity, (ii) are typically calculated as a percentage of the sales price, and (iii) may have private parties, charitable organizations or interest-based groups as their recipients who may use the funds for social issues unrelated to the property. Brokers do not have expertise in this area.
2. **GENERAL RECALL/DEFECTIVE PRODUCT/CLASS ACTION INFORMATION:** Buyer and Seller are advised that government entities and manufacturers may at any time issue recall notices and/or warnings about products that may be present in the Property, and that these notices or warnings can change. The following nonexclusive, non-exhaustive list contains examples of recalled/defective products/class action information: horizontal furnaces, Whirlpool Microwave Hood Combination; RE-ConBuilding products roof tiles; Central Sprinkler Company Fire Sprinklers; Robert Shaw Water Heater Gas Control Valves; Trex Decking; water heaters; aluminum wiring; galvanized, abs, polybutylene PEX, KITEC® and copper pipe; and dry wall manufactured in China. There is no single, all-inclusive source of information on product recalls, defective products or class actions; however, the U.S. Consumer Product Safety Commission (CPSC) maintains a website that contains useful information. If Buyer wants further information regarding the items listed above, Broker(s) recommend that Buyer review the CPSC website at <http://www.cpsc.gov/> during Buyer's investigation contingency period. Another source affiliated with the CPSC is <http://saferproducts.gov/> which allows a Buyer to search by product type or product name. Buyer may also search using the various search engines on the Internet for the specified product or products in question. Brokers recommend that Buyer satisfy themselves regarding recalled or defective products. Brokers will not determine if any aspect of the Property is subject to a recall or is affected by a class action lawsuit. Brokers do not have expertise in this area.
3. **HOMEOWNER ASSOCIATIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs"); CHARGING STATIONS; FHA/VA APPROVAL:** Buyer and Seller are advised that if the Property is a condominium, or located in a planned unit development, or in a common interest subdivision, there are typically restrictions on use of the Property and rules that must be followed. Restrictions and rules are commonly found in Declarations and other governing documents. Further there is likely to be a homeowner association (HOA) that has the authority to affect the Property and its use. Whether or not there is a HOA, the Property may still be subject to CC&Rs restricting use of the Property. The HOA typically has the authority to enforce the rules of the association, assess monetary payments (both regular monthly dues and special assessments) to provide for the upkeep and maintenance of the common areas, and enforce the rules and assessment obligations. If you fail to abide by the rules or pay monies owed to the HOA, the HOA may put a lien against your Property. Additionally, if an electric vehicle charging station is installed in a common area or an exclusive use common area, each Seller whose parking space is on or near that charging station must disclose its existence and that the Buyer will have the responsibilities set forth in California Civil Code §4745. The law requires the Seller to provide the Buyer with the CC&Rs and other governing documents, as well as a copy of the HOA's current financial statement and operating budget, among other documents. Effective July 1, 2016, a Common Interest Development (CID) will be required to include in its annual budget report a separate statement describing the status of the CID as a Federal Housing Administration or Department of Veterans Affairs approved Development. While the purchase agreement and the law require that the annual budget be provided by Seller to Buyer, Brokers will not and cannot verify the accuracy of information provided by the CID. Buyer is advised to carefully review all HOA documents provided by Seller and the CC&Rs, if any, and satisfy him/herself regarding the use and restrictions of the Property, the amount of monthly dues and/or assessments, the adequacy of reserves, current and past insurance coverage and claims, and the possibility of any legal action that may be taken by or against the HOA. The HOA may not have insurance or may not cover personal property belonging to the owner of the unit in the condominium, common interest or planned unit development. For more information Buyer may request from Broker the C.A.R. Legal Q&A titled: "Homeowners' Associations: A Guide for REALTORS®". Brokers do not have expertise in this area.

Although unenforceable, it is possible the CC&Rs, deed or other document on title may contain a covenant which at one time may have purported to discriminate against persons based on race, religion or other protected class or characteristics. You have the right to request the assistance of the title or escrow company to help you prepare a form which will be provided to the County and may result in the discriminatory language being removed from the public record. You may also get a notice informing you of these rights from the Broker or title or escrow company. For more information Buyer may request from Broker the C.A.R. Legal Quick Guide titled: "Agent Disclosure of Discriminatory Covenants Based on Actual Knowledge."

4. **LEGAL ACTION:** Buyer and Seller are advised that if Seller or a previous owner was involved in a legal action (litigation or arbitration) affecting the Property, Buyer should obtain and review public and other available records regarding the



legal action to determine: (i) whether the legal action or any resolution of it affects Buyer and the Property, (ii) if any rights against any parties involved in the legal action survive the legal action or have been terminated or waived as a result of the legal action, whether or not involving the same issue as in the legal action, and (iii) if any recommendations or requirements resulting from the legal action have been fulfilled and, if so, that Buyer is satisfied with any such action. Buyer should seek legal advice regarding these matters. Brokers do not have expertise in this area.

5. **MARKETING; INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL MEDIA:** Buyer and Seller are advised that Broker may employ a “staging” company to assist in the presentation of the Property. The furnishings and decorations in the staging are generally not included in the sale unless specifically noted in the Agreement. Statements and inclusion in the MLS entry, flyers, and other marketing materials are NOT part of the Agreement. In addition, Broker may employ a service to provide a “virtual tour” or “virtual staging” or Internet marketing of the Property, permitting potential buyers to view the Property over the Internet. While they are supposed to be an accurate representation of the property, the photos may be enhanced and not fully representative of the actual condition of the property. Further, neither the service provider nor Broker have total control over who will obtain access to materials placed on the internet or what action such persons might take. Additionally, some Internet sites and other social media provide formats for comments or opinions of value of properties that are for sale. Information on the Property, or its owner, neighborhood, or any homeowner association having governance over the Property may be found on the internet on individual or commercial web sites, blogs, Facebook pages, or other social media. Any such information may be accurate, speculative, truthful or lies, and it may or may not reflect the opinions or representations by the Broker. Broker will not investigate any such sites, blogs, social media or other internet sites or the representations contained therein. Buyer is advised to make an independent search of electronic media and online sources prior to removing any investigation contingency. Buyer and Seller are advised that Broker has no control over how long the information or photos concerning the Property will be available on the Internet or through social media, and Broker will not be responsible for removing any such content from the internet or MLS. Brokers do not have expertise in this area.
6. **PACE LOANS AND LIENS:** The acronym PACE stands for Property Assessed Clean Energy. PACE programs allow property owners to finance energy and water conservation improvements and pay for them through an assessment on the owner's property. PACE programs are available in most areas for both residential one to four unit properties and commercial properties. PACE programs may be referred to by different names such as HERO or SCEIP, among others. If a PACE project is approved, an assessment lien is placed on a property for the amount owed plus interest. A property owner repays the entity for the improvements as a special tax assessment on the property tax bill over a period of years. A PACE lien is similar to a property tax lien in that it has “super priority.” Sellers are obligated to disclose, pursuant to the C.A.R. Residential Purchase Agreement (C.A.R. Form RPA), whether any improvement is subject to a lien such as a PACE lien. Properties that are subject to PACE liens made on or after July 6, 2010 may not be eligible for financing. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: “PACE Programs and Solar Leases”. Brokers do not have expertise in this area.
7. **RE-KEYING:** All locks should be re-keyed immediately upon close of escrow so as to ensure the Buyer's safety and security of their persons as well as their personal belongings. Alarms, if any, should be serviced by professionals and codes should be changed. Garage door openers and remotes should be re-coded. In the event of a lease back to Seller after the close of escrow, Seller is advised that the Buyer is entitled to the keys as the Owner of the Property even though the Seller stays in possession of the Property as provided in the RPA. Brokers do not have expertise in this area.
8. **SOLAR PANELS AND NET ENERGY METERING:** Solar panel or power systems may be owned or leased. Although leased systems are probably personal property, they are included in the sale by the C.A.R. purchase agreement which also obligates the Seller to make a disclosure to the Buyer and provide the Buyer with documentation concerning the lease and system. Leasing companies generally secure payments by filing a UCC-1 (a Uniform Commercial Code form giving notice of a creditor's security interest) against the property. Sellers are required to provide material information about solar panels (C.A.R. form SOLAR may be used). Buyers are given a contingency right to investigate the solar related system and documentation and assume any lease. Assumption of the lease may require Buyer to provide financial information to the leasing company who may require a credit report be obtained on the Buyer. Should a solar panel or power system be on the Property, Buyers should determine if the system is leased or owned. Buyer's willingness to assume any such lease is a contingency in favor of Seller. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: “PACE Programs and Solar Leases”. Solar panel systems may have net energy metering. Payback rates from utilities to property owners with their own source of energy (such as rooftop solar panels) who contribute electricity back to the grid may change from those currently in place and may differ upon change of ownership in the property, Fees for new solar installation may be added or changed. Buyers should discuss with the applicable utility if applicable to the property. Brokers do not have expertise in this area.
9. **RECORDING DEVICES:** Audio or video recording devices or both may be present on the Property, whether or not notice of any such devices has been posted. Seller may or may not even be aware of the capability of such devices. Brokers do not have expertise in this area.
10. **WOOD BALCONIES, STAIRS AND OTHER STRUCTURES:** Prior to January 1, 2025, and periodically thereafter, buildings with three units or more, may be required to obtain an inspection of exterior balconies, stairways, walkways, or decks that are supported



in whole or in substantial part by a wood or wood-based materials. For condos, the HOA will be responsible for the inspections per its governing documents. For other buildings, it is the owner's responsibility. An inspection report must be incorporated into a condo HOA's study of reserve account requirements. This could in turn affect lender certification requirements as well as future dues and assessments. A balcony report that identifies an immediate threat to the safety of the occupants will require the condo HOA or owner to prevent access to the balcony further impacting a property's marketability.

G. Local Disclosures and Advisories

LOCAL ADVISORIES OR DISCLOSURES (IF CHECKED):


The following disclosures or advisories are attached:

- A. _____
- B. _____
- C. _____
- D. _____

Buyer and Seller are encouraged to read all 15 pages of this Advisory carefully. By signing below, Buyer and Seller acknowledge that each has received a copy of all 15 pages of this Statewide Buyer and Seller Advisory, and each has read and understands its terms.

BUYER _____ Date _____

BUYER _____ Date _____

SELLER  Kevin K. Randolph Kevin K. Randolph, Receiver's Representative Date 03/01/2026

SELLER _____ Date _____

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SBSA REVISED 6/24 (PAGE 15 OF 15)





WATER HEATER AND SMOKE ALARM STATEMENT OF COMPLIANCE

(C.A.R. Form WHSD, Revised 12/23)

Property Address: 58068 Pimlico St., Yucca Valley, CA 92284-8924

NOTE: For use only for REO sales with Exempt Seller Disclosure (ESD). A seller who is not required to provide one of the following statements of compliance is not necessarily exempt from the obligation to provide the other statement of compliance.

WATER HEATER STATEMENT OF COMPLIANCE

- STATE LAW:** California Law requires that all new and replacement water heaters and existing residential water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake motion. "Water heater" means any standard water heater with a capacity of no more than 120 gallons for which a pre-engineered strapping kit is readily available. (Health and Safety Code § 19211d). Although not specifically stated, the statute requiring a statement of compliance does not appear to apply to a properly installed and bolted tankless water heater for the following reasons: There is no tank that can overturn; Pre-engineered strapping kits for such devices are not readily available; and Bolting already exists that would help avoid displacement or breakage in the event of an earthquake.
- LOCAL REQUIREMENTS:** Some local ordinances impose more stringent water heater bracing, anchoring or strapping requirements than does California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable water heater bracing, anchoring or strapping requirements for your property.
- TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code § 19211 requires the seller of any real property containing a water heater to certify, in writing, that the seller is in compliance with California State Law. If the Property is a manufactured or mobile home, Seller shall also file a required Statement with the Department of Housing and Community Development.
- CERTIFICATION:** Seller represents that the Property, as of the Close Of Escrow, will be in compliance with Health and Safety Code § 19211 by having the water heater(s) braced, anchored or strapped in place, in accordance with those requirements.

Seller Kevin K. Randolph **Kevin K. Randolph, Receiver's Representative** Date 03/01/2026
 Seller _____ Date _____

The undersigned hereby acknowledge(s) receipt of a copy of this document.

Buyer _____ Date _____
 Buyer _____ Date _____

SMOKE ALARM STATEMENT OF COMPLIANCE

- STATE LAW:** California Law requires that (i) every single-family dwelling and factory built housing unit sold on or after January 1, 1986, must have an operable smoke alarm, approved and listed by the State Fire Marshal, installed in accordance with the State Fire Marshal's regulations (Health and Safety Code § 13113.8) and (ii) all used manufactured or mobilehomes have an operable smoke alarm in each sleeping room.
- LOCAL REQUIREMENTS:** Some local ordinances impose more stringent smoke alarm requirements than does California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable smoke alarm requirements for your property.
- TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code § 13113.8(b) requires every transferor of any real property containing a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract (installment sales contract), to deliver to the transferee a written statement indicating that the transferor is in compliance with California State Law concerning smoke alarms. If the Property is a manufactured or mobile home, Seller shall also file a required Statement with the Department of Housing and Community Development (HCD).
- EXCEPTIONS:** Generally, a written statement of smoke alarm compliance is not required for transactions for which the Seller is exempt from providing a transfer disclosure statement.
- CERTIFICATION:** Seller represents that the Property, as of the Close Of Escrow, will be in compliance with the law by having operable smoke alarm(s) (i) approved and listed by the State Fire Marshal installed in accordance with the State Fire Marshal's regulations Health and Safety Code § 13113.8 or (ii) in compliance with Manufactured Housing Construction and Safety Act (Health and Safety Code § 18029.6) located in each sleeping room for used manufactured or mobilehomes as required by HCD and (iii) in accordance with applicable local ordinance(s).

Seller Kevin K. Randolph **Kevin K. Randolph, Receiver's Representative** Date 03/01/2026
 Seller _____ Date _____

The undersigned hereby acknowledge(s) receipt of a copy of this Water Heater and Smoke Alarm Statement of Compliance.

Buyer _____ Date _____
 Buyer _____ Date _____

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WHSD REVISED 12/23 (PAGE 1 OF 1)

WATER HEATER AND SMOKE ALARM STATEMENT OF COMPLIANCE (WHSD PAGE 1 OF 1)



WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR ADVISORY

(C.A.R. Form WCMD, Revised 6/24)

1. WATER-CONSERVING PLUMBING FIXTURES

A. INSTALLATION:

- (1) **Requirements:** California law (Civil Code §§ 1101.4 and 1101.5) requires all single-family residences, multi-family and commercial property built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures. Additionally, a residential and commercial property built on or before January 1, 1994 that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval if the alteration or improvement increases floor area space by more than 10 percent, or has a cost greater than \$150,000, or for any room in a building which requires a building permit.
- (2) **Exceptions:** These requirements do not apply to (i) registered historical sites, (ii) real property for which a licensed plumber certified that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible, or (iii) a building for which water service is permanently disconnected. Additionally, there is a one-year exemption for any building slated for demolition, and any city or county that has adopted a retrofit requirement prior to 2009 is itself exempt. (Civil Code §§1101.6, 1101.7, and 1101.9.)

B. Disclosure of Water-Conserving Plumbing Fixtures: Although the installation of water-conserving plumbing fixtures is not a point-of-sale requirement, California Civil Code §§ 1101.4 (single family properties beginning 2017) and 1101.5 (multifamily and commercial properties beginning 2019) require the seller to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether the property contains any noncompliant water fixtures.

C. Noncompliant Water Fixtures: Noncompliant water fixtures are any of the following: (i) any toilet manufactured to use more than 1.6 gallons of water per flush, (ii) any urinal manufactured to use more than one gallon of water per flush, (iii) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (iv) any interior faucet that emits more than 2.2 gallons of water per minute. (Civil Code § 1101.3.) Buyer and Seller are each advised to consult with their own home inspector or contractor to determine if any water fixture is noncompliant. Buyer is advised to investigate the cost to bring any noncompliant water fixtures into compliance before removing the investigation contingency.

2. CARBON MONOXIDE DETECTORS:

A. INSTALLATION:

- (1) **Requirements:** As of January 1, 2013, California law (Health and Safety Code §§ 13260 to 13263 and 17926 to 17926.2) has required the following types of dwelling units intended for human occupancy have carbon monoxide detectors installed: single-family dwellings, duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.
- (2) **Exceptions:** The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

B. DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobilehome Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.

C. COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

3. LOCAL REQUIREMENTS: Some localities maintain their own retrofit or point of sale requirements which may include the requirement that water-conserving plumbing fixtures and/or a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

By signing below, Buyer and Seller each acknowledge that they have read, understand, and have received a copy of this Water-Conserving Plumbing Fixtures and Carbon Monoxide Detector Advisory

Seller Kevin K. Randolph **Kevin K. Randolph, Receiver's Representative** Date 03/01/2026

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

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WCMD REVISED 6/24 (PAGE 1 OF 1)

WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR ADVISORY (WCMD PAGE 1 OF 1)



MEGAN'S LAW DATA BASE DISCLOSURE
Regarding Registered Sex Offenders
(C.A.R. Form DBD, Revised 6/23)

The following terms and conditions are hereby incorporated in and made a part of the [X] Residential Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement OR, [] other
on property known as: 58068 Pimlico St., Yucca Valley, CA 92284-8924
in which is referred to as Buyer/Tenant
and GS Strategies Inc. as receiver for 58068 Pimlico Street, Yucca Valley, CA 92284 is referred to as Seller/Housing Provider.

Notice: Pursuant to § 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

(Neither Seller nor Brokers are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's investigation contingency period. Brokers do not have expertise in this area.)

Buyer/Tenant Date

Buyer/Tenant Date

Seller/Housing Provider Kevin K. Randolph Date 03/01/2026
Kevin K. Randolph, Receiver's Representative

Seller/Housing Provider Date

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DBD REVISED 6/23 (PAGE 1 OF 1)

MEGAN'S LAW DATA BASE DISCLOSURE (DBD PAGE 1 OF 1)



NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL (C.A.R. Form SPT, Reviewed 6/25)

Name of Buyer(s) _____
Property Address 58068 Pimlico St.
Yucca Valley, CA 92284-8924

Pursuant to Civil Code § 1102.6c, Seller or his or her agent is providing this "Notice of Your 'Supplemental' Property Tax Bill":

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any question concerning this matter, please call your local Tax Collector's Office."

By signing below, Buyer acknowledges that they have received a copy of this Notice of Your "Supplemental" Property Tax Bill, and they have read and understand its terms.

Buyer _____ Date _____

Buyer _____ Date _____

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SPT REVIEWED 6/25 (PAGE 1 OF 1)



NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL (SPT PAGE 1 OF 1)



USE OF NON-STANDARD FORMS ADVISORY

(C.A.R. Form NSF, 6/22)

Property Address: 58068 Pimlico St., Yucca Valley, CA 92284-8924

- 1. TRANSACTION DOCUMENTS:** You will be asked to review, sign or initial many documents as part of the purchase/sale of real property or a mobile/manufactured home. Organizations such as the California Association of REALTORS® (C.A.R.), a local Association of REALTORS® (Local AOR), or other entities that have no interest in your individual transaction, have prepared documents that are used by real estate licensees and their clients to enable buyers and sellers to enter into a purchase/sale transaction and address many issues that might arise during the transaction. Documents that are prepared by such organizations are referred to as "standard forms." These standard forms may be prepared for use statewide or regionally.
- 2. ADVANTAGES OF STANDARD FORMS:** Standard forms are prepared by persons knowledgeable in real estate practice and law and designed to address commonalities that occur in such transactions without favoring buyer or seller in any individual transaction. Standard forms are easily accessible by real estate licensees. Because of their widespread presence, their use in a transaction can help facilitate the purchase/sale process from beginning to end.
- 3. NON-STANDARD FORMS:** Non-standard forms are commonly associated with and prepared by a person or entity that is either a buyer or seller or a representative of such principal. Real estate licensees who are not associated with such principals may not be aware of the terms contained in those documents, have access to them or their development, or be aware of changes made to them. Therefore, those agents cannot provide their buyers or sellers advice on how to proceed in a transaction involving non-standard forms or whether the terms in such forms are beneficial or detrimental to the client's interests. What follows are some examples of terms that have appeared in some non-standard forms:
 - A.** Waivers of statutory rights created by the California legislature, local government or under federal law, even if not permitted under the applicable law;
 - B.** Blanket, automatic waivers of all contingencies;
 - C.** Applying the "passive" or "automatic" contingency removal method to the transaction, regardless of other documents in the transaction rather than the "active" method that requires written removal of contingencies;
 - D.** Providing for non-refundable or automatic release of deposits, regardless of fault;
 - E.** Attempt to limit liability of other parties by including release language, hold harmless clauses, indemnification agreements or other wording to limit the responsibility or liability of one party or the legal rights of the other.
- 4. BROKER ADVICE:** Because non-standard forms may contain terms and conditions that differ from standard forms, and your real estate licensee is obligated to present to you all documents received from another party to your transaction, you are advised that:
 - A.** Non-standard forms may contain terms and conditions that differ from standard forms;
 - B.** Non-standard forms may contain terms and conditions which are not in your best interest or may negatively impact your legal, contractual and financial rights and obligations; and
 - C.** Your real estate licensee cannot advise you on the legal and practical implications of non-standard forms.

You are advised to consult a qualified California real estate attorney of your choice before making the decision to proceed in a transaction with non-standard forms. If you fail to do so, you are acting against the advice of your broker.

The person(s) signing below has read and understands this Use of Non-Standard Forms Advisory and acknowledges receipt of a copy.

 Kevin K. Randolph Date 03/01/2026
Kevin K. Randolph, Receiver's Representative

_____ Date _____

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NSF 6/22 (PAGE 1 OF 1)



USE OF NON-STANDARD FORMS ADVISORY (NSF PAGE 1 OF 1)



CALIFORNIA
ASSOCIATION
OF REALTORS®

AGENT VISUAL INSPECTION DISCLOSURE

(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS (C.A.R. Form AVID, Revised 6/24)

This inspection disclosure concerns the residential property situated in the City of Yucca Valley, County of San Bernardino, State of California, described as 58068 Pimlico St. **TRACT 7812 LOT 141** ("Property").

This Property is a duplex, triplex, or fourplex. An AVID is required for all units. This AVID form is for ALL units (or only unit(s) _____).

Inspection Performed By (Real Estate Broker Firm Name) GS Strategies, Inc.

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent **visual** inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

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AVID REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials _____ / _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): The front door is boarded up. The jamb is damaged.

Living Room: Windows are boarded. Flooring is missing. Walls are damaged. The ceiling has fallen in.

Dining Room: Windows are boarded. Flooring is missing. Walls are damaged. The ceiling has fallen in.

Kitchen: Cabinetry is damaged. Windows are boarded. Flooring is missing. Walls are damaged. The ceiling has fallen in.

Other Room: _____

Hall/Stairs (excluding common areas): Flooring is missing. Walls are damaged. The ceiling has fallen in.

Bedroom # 1 : Windows are boarded. Flooring is missing. Walls are damaged. The ceiling has fallen in.

Bedroom # 2 : Windows are boarded. Flooring is missing. Walls are damaged. The ceiling has fallen in.

Bedroom # 3 : Windows are boarded. Flooring is missing. Walls are damaged. The ceiling has fallen in.

Bedroom # _____ :

Bath # 1 : Cabinetry is damaged. Windows are boarded. Flooring is missing. Walls are damaged. The ceiling has fallen in.

Bath # 2 : Cabinetry is damaged. Windows are boarded. Flooring is missing. Walls are damaged. The ceiling has fallen in.

Bath # _____ :

Bath # _____ :



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____ .

Other: The property is sold in it's As-Is, Where-Is condition. The buyer is responsible for all diligence and should under no circumstances use the information contained in this disclosure to determine value or condition of the property or a determining factor to purchase the property.

Other: _____

Other: _____

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): The walls are damaged. The drywall has been stripped. The buyer is responsible for all diligence. The seller is exempt from disclosure.

Exterior Building and Yard - Front/Sides/Back: None.

Other Observed or Known Conditions Not Specified Above: The buyer is encouraged to complete any and all inspections and reports in order to satisfy themself with the condition of the property and it's surroundings, for it's intended use.

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Name of Firm that performed the inspection): GS Strategies, Inc.

Inspection Performed By (Name of individual agent or broker): John B. Martindale

Inspection Date/Time: 02/27/2026 1:00 pm Weather conditions: Clear and warm

Other persons present: None.

By John B. Martindale Date 02/27/2026
(Signature of Associate Licensee or Broker who performed the inspection)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

Buyer _____ Date _____

Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.

(The initials below and Broker signature are not required but can be used as evidence that the initialing or signing party has received the completed form.)

Seller KKR / _____

Real Estate Broker (that did NOT fill out this AVID) _____

By _____ Date _____
(Associate Licensee or Broker Signature)

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SQUARE FOOTAGE AND LOT SIZE ADVISORY AND DISCLOSURE

(C.A.R. Form SFLS, Revised 12/24)

Property Address: 58068 Pimlico St., Yucca Valley, CA 92284-8924 ("Property")

1. **DIFFERENT SOURCES OF SQUARE FOOTAGE MEASUREMENTS:** Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure, as applicable, structure size and square footage during their investigation period, if any. This is especially important if Buyer is using square footage to determine whether to purchase the Property or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities. Such calculations should not be relied upon by Buyer and the accuracy of any such figures should be independently verified by Buyer with their own experts including, but not limited to, a licensed appraiser.
2. **PROPERTY (LOT) SIZE, DIMENSIONS, CONFIGURATIONS, AND BOUNDARIES:** Fences, hedges, walls, retaining walls, and other barriers or markers may not correspond with any legally-defined property boundaries. Existing structures or amenities may not be located within the actual property boundaries or local setback requirements. If lot size, dimensions, property configurations, boundary lines, and locations of improvements are important to Buyer's decision to purchase or the price Buyer is willing to pay, then Buyer should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property.
3. **BROKER OBLIGATIONS:** Brokers and Agents do not have expertise in determining the exact square footage and lot size. Broker has not and will not verify the accuracy of any numerical statements regarding square footage, room dimensions, or lot size, or the location of boundaries.
4. **DISCLOSURE OF MEASUREMENTS AND SOURCES:** ~~Square footage and/or lot size numbers inserted into the spaces below, if any, were taken from the referenced source and may be approximations only. Other measurement sizes may exist from other sources.~~

Source of Information	Sq. Footage	Lot Size	Additional Information	— If checked, report attached
Public Record				<input type="checkbox"/>
Multiple Listing Service				<input type="checkbox"/>
Seller			Measurement comes from the following source:	<input type="checkbox"/>
Appraisal #1				<input type="checkbox"/>
Appraisal #2				<input type="checkbox"/>
Condominium Map/Plan				<input type="checkbox"/>
Architectural Drawings				<input type="checkbox"/>
Floor Plan/Drawings				<input type="checkbox"/>
Survey				<input type="checkbox"/>
Other				<input type="checkbox"/>
Other				<input type="checkbox"/>

By signing below, Seller: (i) represents that Seller is not aware of any other measurements of the Property; and (ii) acknowledges that Seller has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Seller is encouraged to read it carefully.

Seller Kevin K. Randolph Kevin K. Randolph, Receiver's Representative Date 03/01/2026
 Seller _____ Date _____

By signing below, Buyer acknowledges that Buyer has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Buyer is encouraged to read it carefully. IF NO INFORMATION IS PROVIDED AND/OR ANY OF THESE MEASUREMENTS ARE MATERIAL TO BUYER, BUYER IS STRONGLY ADVISED TO INVESTIGATE THE VALIDITY, ACCURACY, OR EXISTENCE OF ANY MEASUREMENTS PROVIDED HEREIN OR OTHERWISE. IF BUYER DOES NOT DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS AND AGENTS.

Buyer _____ Date _____
 Buyer _____ Date _____

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EXEMPT SELLER DISCLOSURE
Use by Sellers Who Are Exempt From Completing a TDS,
Or For Any Seller Who Does Not Provide a SPQ.
(C.A.R. Form ESD, Revised 6/23)

Seller makes the following disclosures with regard to the real property or manufactured home described as 58068 Pimlico St., situated in Yucca Valley (City), San Bernardino (County), California, 92284-8924 (Zip Code), Assessor's Parcel No. 0598-502-03-0000 ("Property").

This property is a duplex, triplex or fourplex. An ESD is required for all units. This ESD is for all units (or only unit(s)).

- 1. A. Under California law (Civil Code §1102, et seq.) most Sellers of real property containing 1-4 residential units are required to provide prospective Buyers with a completed Real Estate Transfer Disclosure Statement ("TDS").
B. Under Civil Code §§ 1101.4 and 1101.5, non-compliant plumbing fixtures in any single family or multi-family residential real property built before January 1, 1994 shall be replaced by the Property owner with water- conserving plumbing fixtures.

2. 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. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.

- 3. Are you (Seller) aware of any of the following? (Explain any "yes" answers below.)
A. Within the last 3 years, the death of an occupant of the Property upon the Property
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine.
C. The release of an illegal controlled substance on or beneath the Property
D. Whether the Property is located in or adjacent to an "industrial use" zone
E. Whether the Property is affected by a nuisance created by an "industrial use" zone
F. Whether the Property is located within 1 mile of a former federal or state ordnance location
G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision
H. Insurance claims affecting the Property within the past 5 years
I. Matters affecting title of the Property
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3
K. Any other material facts or defects affecting the Property, or material documents in Seller's possession affecting the Property, not otherwise disclosed to Buyer

As Receiver, GS Strategies Inc., and it's representatives are exempt from disclosure. Buyer is encouraged to complete all inspections necessary to satisfy themselves as to the suitability of the subject property and it's surroundings for It's intended use. Buyer understands they are responsible for ALL retrofit requirements. Property is sold in it's "AS-IS, WHERE-IS" condition.

Seller represents that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a Copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

Seller Kevin K. Randolph Kevin K. Randolph, Receiver's Representative Date 03/01/2026

By signing below, Buyer acknowledges Buyer has received, read, and understands this Exempt Seller Disclosure form.

Buyer Date
Buyer Date

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ESD REVISED 6/23 (PAGE 1 OF 1)

EXEMPT SELLER DISCLOSURE (ESD PAGE 1 OF 1)



CALIFORNIA ASSOCIATION OF REALTORS®

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 6/24)

This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for ALL units (or only unit(s)). THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Yucca Valley, COUNTY OF San Bernardino, STATE OF CALIFORNIA, DESCRIBED AS 58068 Pimlico St., Yucca Valley, CA 92284-8924

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 02/27/2026. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to § 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
Additional inspection reports or disclosures:
No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is is not occupying the property.

A. The subject property has the items checked below:*

- Range, Oven, Microwave, Dishwasher, Trash Compactor, Garbage Disposal, Washer/Dryer Hookups, Rain Gutters, Burglar Alarms, Carbon Monoxide Device(s), Smoke Detector(s), Fire Alarm, TV Antenna, Satellite Dish, Intercom, Central Heating, Central Air Conditioning, Evaporator Cooler(s), Wall/Window Air Conditioning, Sprinklers, Public Sewer System, Septic Tank, Sump Pump, Water Softener, Patio/Decking, Built-in Barbecue, Gazebo, Security Gate(s), Garage: Attached Not Attached, Carport, Automatic Garage Door Opener(s), Number Remote Controls, Sauna, Hot Tub/Spa, Locking Safety Cover, Pool, Child-Resistant Barrier, Pool/Spa Heater: Gas Solar Electric, Water Heater: Gas Solar Electric, Water Supply: City Well Private Utility or Other, Gas Supply: Utility Bottled (Tank), Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water Conserving Plumbing Fixtures, Exhaust Fan(s) in, Gas Starter, Roof(s) Type, 220 Volt Wiring in, Fireplace(s) in, Age (approx.)

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No. If yes, then describe. (Attach additional sheets if necessary):

(*see note on page 2)

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TDS REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials /

Seller's Initials KKR /



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

Property Address: **58068 Pimlico St., Yucca Valley, CA 92284-8924**

Date: **February 27, 2026**

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes/ No. If yes, check appropriate space(s) below.

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
- Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe: _____) →
If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

~~*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil Code.~~

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property. Yes No
2. 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
3. Any encroachments, easements or similar matters that may affect your interest in the subject property. Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes. Yes No


(Note to C4 and C5: If transferor acquired the property within 18 months of accepting an offer to sell it, transferor shall make additional disclosures regarding the room additions, structural modifications, or other alterations or repairs on a Seller Property Questionnaire (C.A.R. Form SPQ).)

6. Fill (compacted or otherwise) on the property or any portion thereof. Yes No
7. Any settling from any cause, or slippage, sliding, or other soil problems. Yes No
8. Flooding, drainage or grading problems. Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides. Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements. Yes No
11. Neighborhood noise problems or other nuisances. Yes No
12. CC&R's or other deed restrictions or obligations. Yes No
13. Homeowners' Association which has any authority over the subject property. Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others). Yes No
15. Any notices of abatement or citations against the property. Yes No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others). Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): _____

- D. 1.** The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
- 2.** The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller  Kevin K. Randolph Date 03/01/2026
Kevin K. Randolph, Receiver's Representative

Seller _____ Date _____



Property Address: **58068 Pimlico St., Yucca Valley, CA 92284-8924**

Date: **February 27, 2026**

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: **As Receiver, GS Strategies Inc., and it's representatives are exempt from disclosure. Buyer is encouraged to complete all inspections necessary to satisfy themselves as to the suitability of the subject property and it's surroundings for it' s intended use. Buyer understands they are responsible for ALL retrofit requirements. Property is sold in it's "AS-IS, WHERE-IS" condition.**

Agent (Broker Representing Seller) **GS Strategies, Inc.** (Please Print)
 By *John B. Martindale* **John B. Martindale** Date 02/27/2026
 (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____ (Please Print)
 By _____ Date _____
 (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller *Kevin K. Randolph* Date 03/01/2026
Kevin K. Randolph, Receiver's Representative
 Seller _____ Date _____
 Buyer _____ Date _____
 Buyer _____ Date _____

Agent (Broker Representing Seller) **GS Strategies, Inc.** (Please Print)
 By *John B. Martindale* **John B. Martindale** Date 02/27/2026
 (Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) _____ (Please Print)
 By _____ Date _____
 (Associate Licensee or Broker Signature)

§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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I found the booklet, *The Homeowner's Guide to Environmental Hazards and Earthquake Safety(with gas shut-off valve update)* which includes the *Federal Lead booklet and Toxic Mold Update*:

- Helpful
- Too detailed
- Not detailed enough
- Clearly written
- Confusing
- The booklet helped me to locate earthquake weaknesses in my home.
- I have strengthened my home to resist earthquakes.
- I plan to fix my home's earthquake weaknesses.
- The booklet helped me find out that my home did not have any earthquake weaknesses.

The year my home was built was 1984.

Comments: _____

We Want To Hear From You!

California Seismic Safety Commission
1900 K Street, Suite 100
Sacramento, California 95814-4186

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: 58068 Pimlico St., Yucca Valley, CA 92284-8924

Date _____ Time _____
 _____ (Buyer's signature) _____ (printed name)
 Date _____ Time _____
 _____ (Buyer's signature) _____ (printed name)
 Date _____
 _____ (Buyer's Agent's signature) _____ (printed name) _____ (Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if the HERS booklet is provided to the Buyer by the Seller or Broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10 Official C.A.R.* Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: 58068 Pimlico St., Yucca Valley, CA 92284-8924

Date 03/01/2026 Time 10:04 AM PST Kevin K. Randolph Kevin K. Randolph, Receiver's Representative
 _____ (Sellers's signature) _____ (printed name)
 Date _____ Time _____
 _____ (Sellers's signature) _____ (printed name)
 Date 02/27/2026 John B. Martindale John B. Martindale GS Strategies, Inc.
 _____ (Seller's Agent's signature) _____ (printed name) _____ (Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

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Revised 09/10 Official C.A.R.* Publication 09/10

HOMEOWNER'S GUIDE TO EARTHQUAKE SAFETY

Residential Earthquake Risk Disclosure Statement (2020 Edition)

Name GS Strategies Inc. as receiver for 58068 Pimlico Street, Yucca Valley, CA 92284 Assessor's Parcel No. 0598-502-03-0000

Street Address 58068 Pimlico St. Year Built 1984

City Yucca Valley County San Bernardino Zip Code 92284-8924

Answer these questions to the best of your knowledge. If any of the questions are answered "No," your home is likely to have an elevated/disclosable earthquake risk. If you do not have actual knowledge as to whether these risks exist, answer "Don't Know." Questions answered "Don't Know" may indicate a need for further evaluation. If your home does not have the feature, answer "Doesn't Apply." If you corrected one or more of these risks, describe the work on a separate page. The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced to resist falling during an earthquake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14
2. Is your home bolted to its foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15
3. If your home has crawl space (cripple) walls:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Are the exterior crawl space (cripple) walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
5. If your home is on a hillside:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20
b. Are the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20
6. If the exterior walls of your home are made of unreinforced masonry, either completely or partially, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
7. If your home has a room over the garage, is the wall around the garage door opening built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22
8. Is your home outside an Alquist-Priolo Earthquake Fault Zone (an area immediately surrounding known active earthquake faults)?	<i>To be reported on the Natural Hazard Disclosure Statement</i>				
9. Is your home outside a Seismic Hazard Zone (an area identified as susceptible to liquefaction or a landslide)?	<i>To be reported on the Natural Hazard Disclosure Statement</i>				

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake risks it may have.

EXECUTED BY

Kevin K. Randolph 03/01/2026
 Seller Kevin K. Randolph, Receiver's Representative Seller Date

I acknowledge receipt of the Homeowner's Guide to Earthquake Safety and this Disclosure Statement, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if the seller has indicated a lack of knowledge, there may be one or more earthquake risks in this home.

 Buyer Buyer Date

This Disclosure Statement is made in addition to the standard real estate transfer disclosure statement also required by law.

CONSUMER INFORMATION ACKNOWLEDGEMENT

I, the undersigned, acknowledge receipt of the “Homeowner’s Combined Information Guides” booklet which includes the following publications:

1) Homeowner’s Guide to Earthquake Safety

State of California Seismic Safety Commission
(<https://www.disclosuresource.com/downloads/earthquake.pdf>)

2) Protect Your Family From Lead in Your Home

United States Environmental Protection Agency
(<https://www.disclosuresource.com/downloads/lead.pdf>)

3) Residential Environmental Hazards - A Guide for Homeowners, Homebuyers, Landlords and Tenants



California Environmental Protection Agency
(<https://www.disclosuresource.com/downloads/environment.pdf>)

4) What is Your Home Energy Rating?

California Energy Commission
(<https://www.disclosuresource.com/downloads/HomeEnergyRating.pdf>)

Property Address: 58068 Pimlico Street, Yucca Valley, CA 92284-8924

Buyer’s Signature:	_____	Date:	_____
Buyer’s Signature:	_____	Date:	_____
Selling Agent’s Signature:	_____	Date:	_____

Seller’s Signature:	 Kevin K. Randolph, Receiver’s Representative	Date:	03/01/2026
Seller’s Signature:	_____	Date:	_____
Listing Agent’s Signature:	 John B. Martindale	Date:	02/27/2026



Property Address:
58068 Pimlico St.

Yucca Valley, CA 92284-8924

I have received a copy of the **WHAT IS YOUR HOME ENERGY RATING?** booklet (CEC-400-2009-008-BR-REV1)

Buyer's Signature

Printed Name

Date

Buyer's Signature

Printed Name

Date

Buyer's Agent Signature

Printed Name

Date

Broker's Name

Authentisign
Kevin K. Randolph
Seller's Signature

Kevin K. Randolph, Receiver's Representative
Printed Name

03/01/2026
Date

Seller's Signature

Printed Name

Date

Authentisign
John B. Martindale
Listing Agent's Signature

John B. Martindale
Printed Name

02/27/2026
Date

GS Strategies, Inc.
Broker's Name

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if this booklet is provided to the buyer by the seller or broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

For more information, visit: www.energy.ca.gov/HERS/index.html





COUNTY OF SAN BERNARDINO LAND USE SERVICES DEPARTMENT BUILDING AND SAFETY DIVISION

PERMIT
NUMBER

B200903231

EXPIRED
DATE 2/26/14

FIELD INVESTIGATION PERMIT

Date Issued: 06/15/2009 User Id: A9171 Region: 504
Status: ISSUED Use Code: 3 01 1

Index No: 580-38
Sub-Type: MISC

Job Site Address: 58068 PIMLICO ST YUM
Cross Street: AVALON Unit:
Parcel Number: 0598-502-03-000 Parcel Map:
Tract: 7812 Blk: Lot: 141 Sec: NW7 Twn: 1N Parcel: Rng: 5E

Applicant: STRATTON KIETH Phone: 760-362-4889
Address: 58068 PIMLICO YUCCA VALLEY CA 92284

Owner: STRATTON KIETH Phone: 760-362-4889
Address: 58068 PIMLICO YUCCA VALLEY CA 92284

Contractor: License:
Address: Phone:

*****Minimum Setback Requirements*****

	Distance in Feet	C/L of Street	R/W	Direction	From P/L	From Easement
Front:	0				N	N
Rear:	0				N	N
Side:	0				N	N
Side:	0				N	N
Side:	0				N	N

***** Land Use *****

Lot Dimension: IRREG Land Use District: RS14M ;
Planning Area: Geo Overlays: ; ;
Hazard Overlays: ; ; ;
Existing Use: SFR Longitude:
Latitude:

***** Construction Information *****

Number of Stories: 0	Number Units: 0	Number of Bedrooms: 0	Floor:
Exterior Walls:	Ceiling:	Interior Walls:	Roof:
Fireplace Metal: 0	F/P Masonry: 0	Heating:	Pri: N
Water Public: N	Private: N	Sewer Public: N	SqFt: 0
No. of Tanks: 0	Tank: 0	Depth: 0	No. New Bldgs: 0
Construction Type:	Group: R-3	No. Existing Bldgs: 0	
Retain Wall: 0		Block Wall: 0	

TYPE	SQFT	FACTOR/PSF	ADJ AREA	TYPE	SQFT	FACTOR/PSF	ADJ AREA
	0	0	0		0	0	0
	0	0	0		0	0	0
	0	0	0		0	0	0
	0	0	0		0	0	0

0598-502-03

EXPIRATION AND REFUND NOTICE: Applications for which no permit is issued within 180 days from the date of application shall expire. Permits shall expire if work does not commence within 180 days of issuance of such permit or if the work is suspended or abandoned for a period of 180 days. Fees paid are not refundable after one (1) year from date of payment. All fees paid may not be refundable

2314 South Mountain Avenue, Ontario, CA 91762 Info: (909) 458-1540	385 N. Arrowhead Avenue, San Bernardino, CA 92415-0182 Info/Inspections: (909) 387-4244	301 E. Mt. View Avenue, Barstow, CA 92311 Info/Inspections: (760) 256-4750
477 Summit Blvd. (P.O. Box 2835), Big Bear Lake, CA 92315 Info: (909) 866-0170 Inspections: (909) 866-0194	26010 State Highway 189 (P.O. Box 709), Twin Peaks, CA 92391 Info: (909) 336-0640 Inspections: (909) 336-0641	57407 Twentynine Palms Outer Highway South, Yucca Valley, CA 92284 Info/Inspections: (760) 228-5430 or (800) 722-8511
15505 Civic Drive, Victorville, CA 92392 Info: (760) 241-7691 Inspections: (760) 243-8242		

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____

License No. _____

Date _____

Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Section 7000) of Division 3 of the business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).
- I am exempt under Sec. _____ Business and Professions Code for this reason: _____
Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____

Policy Number _____

(This section need not be completed if the permit is for one hundred dollars [\$100] or less.)

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____

Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

- I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.
- As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

HAZARDOUS MATERIALS/ASBESTOS DECLARATION

I have read the Hazardous Materials Questionnaire and the work applied for on this permit is is not subject to the applicable requirements of the Health and Safety Code and the local air quality agency.

I have read the requirements for asbestos notification and the work applied for on this permit is is not subject to the applicable requirements of the Health and Safety Code and the local air quality agency.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date _____

**San Bernardino County
Land Use Services Department
Building and Safety Division**

Permit Conditions/Comments
06-15-2009

Permit Number: **B200903231**

Site Location: AVALON

Description: FIELD INVESTIGATION

Conditions:

Comments:

A9171 06/15/2009 FI for non permitted plumbing work

County of San Bernardino
BUILDING AND SAFETY DIVISION
PREALTERATION REPORT

DATE: 6/12/09

DATE INSPECTION REQUESTED 6-15-08
Owner/s Stratton Keith Phone No. 760-368-7675
Job Address 58068 Pimlico Y.V. + Balsa X-Street Avalon 362-4889
Work to be done (specify use) Upgrade elect. to 200 AMP

TECHNICIAN COMPLETE THIS SECTION

Region 504 APN 0598-502-03 (L.U.T. Initials) BW
Lot Dimension irregular Land Use District RS 14m Index No. 580-38
Tract 7812 Lot 141 Section NW 7 T IN R 5E
R/W _____ Dedication Required _____ Setbacks (F) _____ (R) _____ (S/ST) _____ (S) _____ (S) _____

INSPECTOR COMPLETE THIS SECTION

RESIDENTIAL
 Addition
 Area of Existing Building _____
 Existing Type of Construction _____
 Existing/Previous Use RES
 Proposed Use METER UPGRADE
 No. of Stories 1 With Addition/Alt. _____
 Use and No. of Existing Structures on Site _____
 Bring Existing Structure to Code

NONRESIDENTIAL
 Alteration

ZONING/LAND USE:
Yes No
 Proposed accessory structure is to be compatible with the main structure (RS & RM districts only).
 Variance Required: _____
 Planning Approval Required See Attached: _____
 Hazard Overlay Requirements: _____
Setbacks and Land Use Issues shall be as determined in the San Bernardino County Code. Refer to permit application for further information.

OTHER INFORMATION:
Yes No
 Asbestos Declaration Required
 School Fees or C.O.C. Required
 Department of Environmental Health Services Approval Required
 Additional Parking Spaces Required
 Add Light and Ventilation _____ Sq. Ft. Location: _____
 Foundation: Continuous/Piers
 Expose Location of Underground Utilities
NOTE: All work must conform to current codes. Existing mechanical, electrical and plumbing systems must be up to Code if they will be part of proposed addition, alteration and/or new use or occupancy.

PERMIT, PLANS OR REPORTS REQUIRED:
Yes No
 CONSTRUCTION PERMIT
 COMPLETE CONSTRUCTION PLANS
 ABBREVIATED PLANS (PLOT PLAN, FLOOR PLAN, AND ENERGY CALCULATIONS)
 FIELD PLAN REVIEW
 TRUSS ENGINEERING/LAYOUT
 REPRODUCIBLE PLOT PLAN
 EROSION CONTROL PERMIT
 STANDARDS PLAN OR REPORT
 GRADING PERMIT AND PLAN
 PRECONSTRUCTION INSPECTION PERMIT REPORT DONE
 PRECONSTRUCTION PLOT PLAN
 STRUCTURAL CALCULATION FOR THE FOLLOWING: _____
 MECHANICAL/ELECTRICAL/PLUMBING PLANS
 FIRE DEPARTMENT PROJECT CONDITIONS REQUIRED
 WATER AND SEWER "WILL SERVE" OR "AVAILABILITY" LETTER REQUIRED
 OTHER _____

RESIDENTIAL ENERGY REQUIREMENTS:
Requires approved Energy Calculations or the following:
Package _____ Climate Zone _____ Maximum Glazed Area _____ Sq. Ft.
Insulation: Ceiling _____ Walls _____ Floor _____
Maximum U-Factor _____, Maximum SHGC _____
Radiant Barrier Required: Yes No
Space Heating and Cooling _____ AFUE _____ SEER _____
Refrigerant Charge & Airflow Testing or TXV*: Yes No
Duct Testing Required*: Yes No
Mandatory Measures are required in all cases.
*Alternative: Maximum U-Factor _____, Maximum SHGC _____
Minimum SEER _____, Minimum AFUE or HSPF _____

NONRESIDENTIAL ENERGY REQUIREMENTS:
Yes No
 New/Altered Mechanical Equipment
 New/Increased Connected Lighting
 New/Altered Conditioned Building Envelope
 Appropriate Energy Analysis Forms and Proof of Compliance will be required
 OTHER _____

SITE PLAN
SEE ATTACHED
CORRECTION NOTICE
BE ELECTRICAL PERMIT NOT TO BE FINALED UNTIL CORRECTIONS BELOW ARE COMPLETE

Describe deficiencies or information necessary for compliance: OK TO OBTAIN PERMIT FOR 200 AMP METER UPGRADE - PROVIDE 2ND GROUND ROD A MINIMUM OF 6' FROM FIRST - PROVIDE TWO SEISMIC STRAPS AT WATER HEATER - CONNECT TOP DRAIN LINE TO WATER HEATER - PROVIDE GFCI PROTECTED RECEPTACLES WITHIN 6' OF SINKS
INSPECTED BY: J.B. SINCLAIR DATE: 6/15/09 ESTIMATED VALUATION/FACTOR: 0.2
(THIS REPORT MUST BE ATTACHED TO ANY REQUIRED PLAN)
15-6062-467 Rev. 8/04 DISTRIBUTION: White - Office, Canary - Owner/Contractor

County of San Bernardino
BUILDING AND SAFETY DIVISION



FIELD INVESTIGATION REPORT

DATE INSPECTION REQUESTED _____

DATE 6/15/09 PERMIT NUMBER B200903231

Owner/s Stratton Phone No. 362-4889

Job Address 58068 Amlicia X-Street Avallon

Purpose of Investigation N/P Plumbing

INSPECTOR COMPLETE THIS SECTION

- RESIDENTIAL NONRESIDENTIAL
- Area of Existing Building _____
- Existing Type of Construction _____
- Existing/Previous Use _____
- How long violation has existed _____
- No. of Stories _____ Bring Existing Structure to Code

PERMIT, PLANS OR REPORTS REQUIRED:

- Yes No
- Construction permit
 - Demolition permit
 - Complete Construction Plans
 - Abbreviated Plans (Plot Plan, Floor Plan, And Energy Calculations)
 - Field Plan Review
 - Truss Engineering/Layout
 - Appropriate energy analysis and proof of compliance will be required.
 - Erosion Control Permit Standards Plan or Report
 - Grading Permit and Plan
 - Preconstruction Inspection Report
 - Preconstruction Plot Plan
 - Flood Hazard Development Review
 - Tree Replacement Plan
 - Structural Calculations for the following: _____

- Mechanical/Electrical/Plumbing Plans.
- Fire Department Project Conditions Required.
- Water and Sewer "Will Serve" or "Availability" Letter Required.
- Additional area appears to have been added to the legally permitted work. Provide a scaled floor plan for comparison to the building permit record for review.
- Other _____

ZONING/LAND USE:

- Yes No
- Planning Approval Required
 - Hazard Overlay Requirements _____

Setbacks and Land Use Issues shall be as determined in the San Bernardino County Code. Refer to permit application for further information.

OTHER INFORMATION:

- Yes No
- Asbestos Declaration Required.
 - School Fees or C.O.C. Required.
 - Department of Environmental Health Services approval required.
 - Additional parking spaces required.
 - Covered parking space required.
 - Add Light and Ventilation _____ Sq.Ft.
- Location: _____
- Uncover or provide access to complete inspection in the following areas: _____
 - A survey is required for setback inspection. A variance may be required.
 - Expose location of underground utilities and septic system.
 - Additions made to the gas piping require an air test on the entire piping system.
 - Provide all firewalls as required at the following locations: _____

NOTE: All work must conform to current codes. Existing mechanical electrical and plumbing systems must be up to Code if they will be part of proposed addition, alteration and/or new use or occupancy.



Please note that more corrections may be necessary when the additional requested information has been provided. Make application for any required permits within _____ days and continue progress at mutually agreed upon time limit. Additional information necessary for compliance is as follows:

_____. See attached sheets.

INSPECTED BY: _____ DATE _____/_____/_____ ESTABLISH VALUATION/FACTOR _____



COUNTY OF SAN BERNARDINO LAND USE SERVICES DEPARTMENT BUILDING AND SAFETY DIVISION

PERMIT
NUMBER

B200903233

ELECTRIC METER UPGRADE PERMIT

Date Issued: 06/15/2009 User Id: A9171 Region: 504 Index No: 580-38
Status: ISSUED Use Code: 2 55 A Sub-Type: MISC

Job Site Address: 58068 PIMLICO ST
Cross Street: AVALON
Parcel Number: 0598-502-03-0000
Tract: 7812 Blk:

YUM
Unit:
Parcel Map:
Lot: 141 Sec: NW7 Twn: 1N

EXPIRED
DATE 2/26/14

Parcel:
Rng: 5E

Applicant: STRATTON, KIETH
Address: 58068 PIMLICO ST YUCCA VALLEY CA 92284

Phone: 760-362-4889

Owner: STRATTON, KIETH
Address: 58068 PIMLICO ST YUCCA VALLEY CA 92284

Phone: 760-362-4889

Contractor:
Address:

License:
Phone:

*****Minimum Setback Requirements*****

	Distance in Feet	C/L of Street	R/W	Direction	From P/L	From Easement
Front:	0				N	N
Rear:	0				N	N
Side:	0				N	N
Side:	0				N	N
Side:	0				N	N

***** Land Use *****

Lot Dimension: IRREG Land Use District: RS14M ;
Planning Area: Geo Overlays: ; ;
Hazard Overlays: ; ; ;
Existing Use: SFR
Latitude: Longitude:

***** Construction Information *****

Number of Stories: 0	Number Units: 0	Number of Bedrooms: 0	Floor:
Exterior Walls:	Ceiling:	Interior Walls:	Roof:
Fireplace Metal: 0	F/P Masonry: 0	Heating:	Pri: N
Water Public: N	Private: N	Sewer Public: N	SqFt: 0
No. of Tanks: 0	Tank: 0	Depth: 0	No. Existing Bldgs: 0
Construction Type:	Group: R-3	No. Existing Bldgs: 0	No. New Bldgs: 0
Retain Wall: 0		Block Wall: 0	

TYPE	SQFT	FACTOR/PSF	ADJ AREA	TYPE	SQFT	FACTOR/PSF	ADJ AREA
	0	0	0		0	0	0
	0	0	0		0	0	0
	0	0	0		0	0	0
	0	0	0		0	0	0

C. 200903233

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____
Date _____ Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Section 7000) of Division 3 of the business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____ Business and Professions Code for this reason: _____
Date 6-15-09 Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____

Policy Number _____

(This section need not be completed if the permit is for one hundred dollars [\$100] or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 6-15-09 Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

04-20916-469 Rev. 3/02

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0182 Info/Inspections: (909) 387-4244
301 E. Mt. View Avenue, Barstow, CA 92311 Info/Inspections: (760) 256-4750
26010 State Highway 189 (P.O. Box 709), Twin Peaks, CA 92391 Info/Inspections: (909) 336-0641
Info: (909) 336-0640 Inspections: (909) 336-0641
57407 Twentynine Palms Outer Highway South, Yucca Valley, CA 92284 Info/Inspections: (760) 228-5430 or (800) 722-8511
2314 South Mountain Avenue, Ontario, CA 91762 Info: (909) 458-1540
477 Summit Blvd. (P.O. Box 2835), Big Bear Lake, CA 92315 Info: (909) 866-0194
Info: (909) 866-0170 Inspections: (909) 866-0194
1505 Civic Drive, Victorville, CA 92392 Info: (760) 241-7691 Inspections: (760) 243-8242

EXPIRATION AND REFUND NOTICE: Applications for which no permit is issued within 180 days from the date of application shall expire. Permits shall expire if work does not commence within 180 days of issuance of such permit or if the work is suspended or abandoned for a period of 180 days. Fees paid are not refundable after one (1) year from date of payment. All fees paid may not be refundable.

**San Bernardino County
Land Use Services Department
Building and Safety Division**

Permit Conditions/Comments
06-15-2009

Permit Number: **B200903233**

Site Location: AVALON

Description: ELECTRIC METER UPGRADE

Conditions:

Comments:

A9171 06/15/2009 Prealteration done by Jeff S on 6/15/09 - electric permit not to be finalized until correction below are complete. Ok to obtain permit for 200 Amp meter upgrade - Provide 2nd ground rod a minimum of 6' from first. Provide two seismic straps at water heater connect T & P drain line to water heater - provide GFCI provide protected receptacles within 6' of sinks

A9171 06/15/2009 PER JEFF OK TO CLEAR ELECTRIC ONCE PERMIT IS PAID AND ISSUED

**San Bernardino County
BUILDING AND SAFETY DEPARTMENT**

PERMIT

Permit No. **556**

To be filled in by Applicant - PLEASE PRINT OR TYPE

Owner's Name Ken-Lar Const Phone No. 365-2110
 Mailing Address 7355 Church ST City Yucca Valley Zip 92284
 JOB SITE ADDRESS 58068 Pimlico City Yucca Valley
 PARCEL NO. 598-502-03 Lot No. 141 Block No. _____ Tract No. 2812
 Sec. _____ Twn. _____ Rng. _____

Index No. 580-37
 Application Date 2-16-84 By DK
 Plans 23 Plot _____ Gr. _____ Type Con OK
 Date Permit Issued 3-9-84

Intended Permit Use Res F.H.A. Yes No
 SEWAGE SYSTEM Public Private Repair Min. Depth _____ S.F./100 gal. _____

Use Number 10 Haz Area _____

Lot Dimensions 40 x 180 No. Stories 1 No. Bedrms. 3 No. Dwelling Units _____ No. Fireplaces _____
 No. Bldgs. No on Lot _____ How Used _____
 Contractor _____ When Plans Reviewed, Notify _____
 Contractor's Mailing Address _____ City _____ Zip _____ Phone No. _____

	Sq. Ft.	Factor P.S.F.	Adj or
1	<u>1100</u>	<u>1.00</u>	<u>1100</u>
2			
3			
Gar.	<u>320</u>	<u>.50</u>	<u>160</u>
Porch			
C.P.P.			

Valuation \$ 54,600 Adj. _____
 Grading _____ Cu. _____

FLOOR	EXT. WALLS	INT. WALLS	CEILING	ROOF	HEATING
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Masonry	<input type="checkbox"/> Open Beam	<input type="checkbox"/> Wood	<input type="checkbox"/> Elect.
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Frame	<input checked="" type="checkbox"/> Frame	<input type="checkbox"/> Plaster	<input checked="" type="checkbox"/> Comp. Sh.	<input type="checkbox"/> Nat. Gas
	<input checked="" type="checkbox"/> Stucco	<input type="checkbox"/> Plaster	<input checked="" type="checkbox"/> Sheetrock	<input type="checkbox"/> Built-up	<input checked="" type="checkbox"/> L.P.G.
	<input type="checkbox"/> Siding	<input checked="" type="checkbox"/> Sheetrock	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Solar
	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood	<input type="checkbox"/> Fiber Board	<input type="checkbox"/> Tile	<input type="checkbox"/> Solid/Oil

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the Certificates below.

I certify that no excavation 5 or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.

As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person has a permit from that division.

Division of Industrial Safety Permit No. _____

WORKERS' COMPENSATION INSURANCE CERTIFICATION

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

Workers' Compensation Insurance Policy No. _____ Expiration Date _____

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

I have read this application and agree to comply with all laws regulating construction.

Owner's Signature _____

Contractor's Signature _____ License No. 324852

By _____ Zone RS184 DEPARTMENT USE ONLY Plan Check Valuation _____

Minimum Setback Distances

<u>80</u>	Front Setback from Center Line	_____	R/W	<u>60</u>
<u>15</u>	Rear Setback from Rear Property Line	_____		
<u>55</u>	Side Street Setback from Center Line	_____	R/W	<u>60</u>
	Side Setback from Property Line	_____		
<u>5</u>	Side Setback from Property Line	_____		

NOTE _____

Plan Rev. Fee \$ 120
 Const. Fee 37
 Elec. Fee _____
 Plumb. Fee _____
 Mech. Fee _____
 Solar Fee _____
 Grading Fee _____
 Misc. Fee _____
 Permit Fee _____
 Subtotal _____
 Fee Adjust. _____
 Surveyor _____
TOTAL FEE \$ 50.
 VALIDATION SPACE OR RECEIPT
 Cash/Check Paid By _____
472994 02

INSPECTION RECORD

	DATE	INSPECTOR		DATE	INSPECTOR
	3/3/84		Electrical Service and Ground		
y Power			Rough Electrical		
n Reinforcing Steel	3/13/84		Rough Plumbing	4-18-84	
n and Forms	3/13/84		Shower Pan Test	4-18-84	
ndation Req.	3/13/84		Stucco Mesh or Exterior Siding		
e	3/13/84		Insulation	6-5-84	
umbing	3/9/84		Sewer		
Ducts			Interceptor		
Conduit			Septic Tank	4-6-84	
oundation			Leach Line or Seep Pit		
Girders			Water Service		
Ground			Lath or Drywall Nailing	4-27-84	
t Bond Beam			Gas Line Air Test	6-5-84	
nd Beam			Final Electrical		
l Beam			Final Plumbing		
3ond Beam			Final Heating/A.C.		
thing			Final Construction	6-15-84	
nd Ventilation			Final Zoning		
ring	4-18-84		Certificate of Occupancy		
ating					

wall Not Ready 4-26-84 R/M

ANK 1000 GALS.

IE 36" X

2 LONG X 36 WIDE DEPTH OF ROCK



E.

S.

**Exhibit A to the
Residential Listing Agreement
Dated February 27, 2026**

Amended Order Appointing Receiver

Case No.: CIVSB24520316

ELECTRONICALLY RECEIVED - 7/25/2025 3:10 PM - By: Elda Ramirez, DEPUTY

1 BRETT DAVISON (CA State Bar No. 306937)
Deputy County Counsel
2 TOM BUNTON (CA State Bar No. 193560)
County Counsel
3 385 North Arrowhead Avenue, Fourth Floor
San Bernardino, California 92415-0140
4 Telephone: (909) 387-5455
Facsimile: (909) 387-4069
5 Email: Brett.Davidson@cc.sbcounty.gov

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN BERNARDINO
SAN BERNARDINO DISTRICT

OCT 14 2025

BY *Patricia Guerrero*
PATRICIA GUERRERO, DEPUTY

6 JONES MAYER
Amanda A. Pope, SBN 273307
7 Tiffany M. Darden, SBN 361763
3777 North Harbor Boulevard
8 Fullerton, CA 92835
Telephone: (714) 446-1400
9 Facsimile: (714) 446-1448
Email: aap@jones-mayer.com
10 tmd@jones-mayer.com

11 Attorneys for Petitioner, County of San Bernardino

12 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

13 **COUNTY OF SAN BERNARDINO**

14
15 COUNTY OF SAN BERNARDINO,

Case No. CIVSB2520316

16 Petitioner,

Hon. David E Driscoll
Department S22

17 vs.

18 THE TESTATE AND INTESTATE
SUCCESSORS OF BERNICE I. MURPHY,
19 DECEASED, AND ALL PERSONS
CLAIMING BY, THROUGH, OR UNDER
20 SUCH DECEDENT ANY RIGHT,
TITLE, ESTATE, LIEN OR INTEREST IN
21 REAL PROPERTY KNOWN AS 58068
PIMLICO STREET, YUCCA VALLEY,
22 CALIFORNIA 92284;
THE UNITED STATES DEPARTMENT OF
23 AGRICULTURE;
and DOES 1-25,

~~PROPOSED~~ AMENDED ORDER
APPOINTING RECEIVER

24 Respondents.
25

26 Petitioner County of San Bernardino ("County") filed a petition with the Court for the
27 appointment of a receiver ("Petition") under *Health and Safety Code* section 17980.7(c), regarding
28 the real property located at 58068 Pimlico Street, Yucca Valley, California, 92284 Assessor's

EXEMPT FROM FILING FEES
PURSUANT TO GOVERNMENT CODE SECTION 6103

1 Parcel No. 0598-502-03-0000 (“Property”) ¹, in case number CIVS102520316 in the Superior
2 Court of California, County of San Bernardino, Department S2A (“Court”). The Property is
3 legally described as follows:

4 Lot 141, Tract 7812, County of San Bernardino, State of California, as per
5 Map recorded in Book 100, Pages 91 to 94 of Maps, in the Office of the
6 County Recorder of said County.

7 The Petition came on for hearing before this Court. All appearances were as noted in the
8 Court’s record. The Petition was made pursuant to *California Code of Civil Procedure*
9 section 564(b)(3) and (b)(9) and *Health and Safety Code* section 17980.7(c).

10 The Court, having jurisdiction over the subject matter of the Petition and having considered
11 the evidence and the memorandum of points and authorities submitted in support of the Petition,
12 finds and orders as follows:

13 **A. FINDINGS OF FACT**

14 1. The Property is currently owned by Bernice I. Murphy (“Owner”), who is deceased
15 and whose interest is represented by Respondent The Testate And Intestate Successors Of Bernice
16 I. Murphy, Deceased, And All Persons Claiming By, Through, Or Under Such Decedent Any Right,
17 Title, Estate, Lien Or Interest in the Real Property Known as 58068 Pimlico Street, Yucca Valley,
18 California 92284. Respondent the United States Department of Agriculture (USDA), holds a
19 recorded interest in the Property pursuant to a Deed of Trust recorded on July 3, 1984, Document
20 No. 1984-155889; a Deed of Trust recorded on September 22, 1993, as Document No. 1993-406991
21 and a Deed of Trust recorded on September 27, 1999 as Document No. 19990404695. Owner is
22 subject to various claims and other interests held, claimed to be held, or administered by the other
23 named respondents (the Owner and the other named respondents, collectively, “Respondents”).

24 2. The Property is substandard as defined by *Health and Safety Code* section 17920.3
25 and section 17980.7 and is a public nuisance. The Property has been and is now maintained in a
26 manner that violates various provisions of San Bernardino County ordinances and the building

27 ¹ The term “Property” includes the real property and all easements, licenses, structures, fixtures,
28 furniture, personal property, rights, choses in action, development rights and permits, and other
tangible and intangible property associated therewith or located thereon.

1 standards published in the State Building Standards Code (as defined by *Health and Safety Code*
2 section 18909).

3 3. The structure on the Property is a “substandard building” as defined by *Health and*
4 *Safety Code* section 17920.3. The Property’s substandard conditions exist to an extent that
5 substantially endangers the life, limb, health, property, safety, and/or welfare of the residents and/or
6 the general public.

7 4. The County, as a local enforcement agency, properly issued an order or notice to
8 repair or abate (“**Notice and Order**”) in accord with *Health and Safety Code* section 17980.6.

9 5. Respondents failed to comply with the Notice and Order within a reasonable time.
10 Respondents were afforded a reasonable opportunity to correct the conditions cited in the Notice
11 and Order.

12 6. Respondents have been afforded all procedural due process rights guaranteed by the
13 California Constitution and the United States Constitution, including receipt of the Notice and
14 Order and an adequate and reasonable period of time to comply with the Notice and Order.

15 7. The County posted and provided notice of the Petition as required by *Health and*
16 *Safety Code* section 17980.7(c) no less than three (3) days prior to the filing of the Petition.

17 8. The Property’s substandard conditions will likely persist unless the Court appoints
18 a receiver to take possession of the Property and undertake its rehabilitation.

19 9. *Health and Safety Code* section 17980.7(c), *Code of Civil Procedure* section 564,
20 and the Court’s inherent equitable power authorize the Court to appoint a receiver to take
21 possession of the Property and abate its substandard and hazardous conditions.

22 10. Respondents were properly noticed and served with the Petition and were provided
23 a reasonable opportunity to be heard in connection with the Petition.

24 11. The County’s receiver-nominee, GS Strategies, Inc., and its representative,
25 Kevin K. Randolph, have the demonstrated capacity and expertise to develop and supervise a viable
26 financial and construction plan for the satisfactory rehabilitation of the Property.

27 12. The Court finds that, given the severity of the violations and amount of work
28 necessary to abate the violations and substandard conditions at the Property, the appointment of a

1 receiver with the powers set forth herein is a necessary measure to abate the violations and
2 substandard conditions.

3 13. Good cause exists for appointment of a receiver to protect public health and safety,
4 to correct the Property's substandard conditions, and to preserve the Property.

5 **B. APPOINTMENT OF RECEIVER AND THE RECEIVER'S PLENARY POWERS**

6 **GS Strategies, Inc. ("Receiver")** is appointed receiver of the Property and given those
7 powers described in *Code of Civil Procedure* sections 564 through 570, *Health and Safety Code*
8 section 17980.7(c)(4), any other applicable law, this Order, and further orders of the Court.
9 Kevin K. Randolph is designated as the Receiver's representative with the authority to act on the
10 Receiver's behalf. The Receiver will: (a) execute and file with the Court the receiver's oath
11 specified by *Code of Civil Procedure* section 567(a); and (b) file with the Court the undertaking
12 required by *Code of Civil Procedure* section 567(b) in the amount of \$5,000.

13 **C. RECEIVER'S SPECIFIC POWERS**

14 In addition to the plenary powers described in Section B of this Order, the Receiver is given
15 the following specific powers:

16 1. **To immediately take full and exclusive possession and control of the Property,**
17 including the tangible and intangible personal property located in or about the Property. The
18 Receiver may authorize the County's code enforcement personnel and law enforcement personnel
19 to enter the exterior and interior of the Property and its structures (including occupied and
20 unoccupied residences) for the purposes of inspecting the Property and undertaking any other
21 investigations concerning the Property's condition and compliance with applicable State and local
22 law. The Clerk of the Court is authorized and directed to issue to the Receiver a writ of possession
23 or execution entitling the Receiver to obtain exclusive possession and control of the Property and
24 to remove any and all known and unknown occupants (including the Respondents and any other
25 known or unknown occupants) without the need to file an unlawful detainer action or obtain an
26 eviction or ejectment judgment. Any law enforcement agency is authorized to serve and enforce
27 any writ of possession or execution so issued to the Receiver. The Receiver's right to possession
28 arises under its inherent and statutory powers as a receiver and is not predicated on the application

1 of unlawful detainer statutes or case law. The Receiver is not required to comply with those
2 requirements and procedures applicable to unlawful detainer proceedings, including, without
3 implied limitation, the serving of a prejudgment claim of right to possession pursuant to *Code of*
4 *Civil Procedure* section 415.46.

5 2. To manage the Property and pay operating expenses, taxes, insurance, utilities, and
6 maintenance expenses.

7 3. To collect all rents and income from the Property, to sell or dispose of any personal
8 property that the Receiver has declared abandoned in accord with this Order or applicable law, to
9 collect any debts associated with the Property, to invest all funds on hand, and to use these funds
10 to pay for the costs of operating, managing, maintaining, or rehabilitating the Property.

11 4. To investigate the Property's condition and expected post-rehabilitation market
12 value and determine whether it is economically and practically feasible to rehabilitate the Property
13 or whether demolition or some other method of remediating the Property's deficiencies and
14 violations is more appropriate.

15 5. To prepare a plan ("**Remediation Plan**") to: (a) rehabilitate the Property and correct
16 the violations and substandard conditions identified in the Notice and Order, as well as those
17 violations and substandard conditions that may be discovered during the course of the Receiver's
18 or County's further inspections, so as to render the Property as decent, safe, sanitary, and
19 marketable housing; (b) abate the Property's violations and substandard conditions identified in the
20 Notice and Order through demolition or other economically and practically feasible means; or (c)
21 provide for the Property's rehabilitation by sale to a pre-qualified buyer that will purchase the
22 Property in its As-Is condition and thereafter complete the rehabilitation or demolition under the
23 Receiver's supervision. The Remediation Plan will include provisions for financing the work
24 necessary to abate the Property's violations and substandard conditions and other work authorized
25 by this Order. The Remediation Plan may include provisions for financing all or a portion of the
26 Receiver's Approved Expenses and the County's Approved Expenses (as those terms are defined
27 in Sections E and F, below).

28 ///

1 6. To solicit one or more proposals from licensed California contractors, service
2 providers, and As-Is buyers to carry out the actions specified in the Remediation Plan and to select
3 the proposal that the Receiver determines is in the receivership estate's best financial and practical
4 interests to recommend to the Court, taking into account cost, financial value to the receivership
5 estate, capacity, qualification, and demonstrated competence to carry out the actions specified in
6 the Remediation Plan.

7 7. To immediately record one or more liens (each, a "**Receiver's Lien**") against the
8 Property to secure the repayment of the Receiver's Approved Expenses and the County's Approved
9 Expenses (as those terms are defined in Sections E and F, below), in accord with *Health and Safety*
10 *Code* section 17980.7(c)(4)(G). Each Receiver's Lien will be a lien on the Property prior and
11 superior to all pre-existing liens and encumbrances (including any claim or interest held by any
12 Respondent) other than delinquent property taxes and state and federal tax liens.

13 8. Subject to the Court's approval (except as exempted pursuant to paragraph C.10), to
14 borrow funds (each such borrowing, a "**Loan**") from public or private entities selected by the
15 Receiver in its discretion (each, a "**Lender**") and to issue and record one or more Receiver's
16 certificates of indebtedness (each, a "**Receiver's Certificate**") and deeds of trust (each, a
17 "**Receiver's Deed of Trust**") to evidence and secure repayment of the borrowed funds. Each
18 Receiver's Certificate and Receiver's Deed of Trust will be a lien on the Property prior and superior
19 to all other liens and encumbrances, including any claim or interest held by any Respondent, and
20 any claim or interest of any lienholder or other encumbrancer, whether currently of record or
21 recorded after the date of this Order, but excluding liens for state and federal taxes and delinquent
22 property taxes. The Court authorizes (but does not require) the County and the Receiver to enter
23 into a standard indemnity agreement if necessary to meet title company underwriting requirements
24 for insuring the Receiver's Deed of Trust.

25 9. The material terms of each Loan will be the following: (a) the Lender will be entitled
26 to an origination fee equal to five and one-half percent (5.5%); (b) the Loan will accrue simple
27 interest at the rate of twelve percent (12%) per annum, commencing on the disbursement date and
28 continuing thereafter until paid; (c) repayment of the Loan will be due and payable on the date that

1 is the earlier of: (i) the date of the close of the escrow for the first sale of the Property, and (ii) the
2 twelve (12)-month anniversary of the disbursement date, subject, however, to the extension
3 provisions set out in immediately following (d); (d) if repayment has not occurred by the twelve
4 (12)-month anniversary of the distribution date, repayment will be automatically extended for up
5 to three (3) additional one (1) month periods and the Lender will be entitled to an extension fee
6 equal to one percent (1%) of the then-outstanding balance of the Loan for each one (1) month
7 extension; and (e) no periodic payments of principal or interest will be due.

8 10. In accord with Section C.8, the Court hereby approves an initial Receiver's
9 Certificate in an amount not exceeding Thirty Thousand Dollars (\$30,000) and a Receiver's Deed
10 of Trust to pay for the initial costs of securing the Property, stabilizing the Property, removing trash
11 and debris, and other initial Receiver's Expenses. No further Court approval of the initial
12 Receiver's Certificate and Receiver's Deed of Trust described in this Section C.10 is required.

13 11. On behalf of the receivership estate, to enter into contracts with third parties for
14 labor and services required in connection with receivership activities authorized by this Order,
15 including the following: (a) maintenance and repair companies or personnel; (b) licensed engineers
16 and other building professionals; (c) banks, lending institutions, public entities, and private lenders;
17 (d) licensed architects and other design professionals; (e) licensed general contractors,
18 subcontractors, suppliers and manufacturers; (f) property and construction managers; (g) escrow
19 and title companies; (h) real estate appraisers; (i) relocation consultants; (j) accountants; (k) real
20 estate agents and brokers; and (l) locksmiths and security companies.

21 12. On behalf of the receivership estate, to: (a) apply for and obtain permits and land
22 use and other governmental approvals necessary to implement the Remediation Plan; (b) exercise
23 any development rights, entitlements and permits currently associated with the Property; and (c) to
24 seek reimbursement from all federal, state and local public agencies willing to provide funds for
25 the Property's remediation and enter into any agreements on behalf of the receivership estate
26 required to receive those funds.

27 13. On behalf of the receivership estate, to: (a) execute those instruments and
28 agreements necessary or convenient to obtain those bonds and other sureties necessary or

1 convenient to conduct receivership activities, including bonds and sureties related to the curing or
2 mitigation of mechanics' liens and other encumbrances on title to the Property; (b) use receivership
3 estate funds to pay the costs of those bonds and sureties and to pledge receivership estate assets as
4 collateral in connection with those bonds and sureties; and (c) execute indemnities in favor of title
5 companies and other entities as necessary or convenient to the issuance of title insurance policies
6 needed for the issuance of the Receiver's Certificates and Receiver's Deeds of Trust or for the sale
7 of the Property (if such sale is authorized by the Court).

8 14. To place long-term owner-occupancy and income restrictions on the Property if:
9 (a) required under the programs of those private lenders or government housing finance agencies
10 providing funding for the Remediation Plan; or (b) the Receiver deems the restrictions are
11 necessary or desirable to abate, and maintain abated, the nuisance conditions on the Property.

12 15. To (a) temporarily or permanently displace the Property's occupants if necessary, in
13 the Receiver's discretion, and (b) pay relocation expenses as required by *Health and Safety Code*
14 section 17980.7(c)(6), or, if not required by *Health and Safety Code* section 17980.7(c)(6), as
15 determined by the Receiver in its discretion.

16 16. To prepare and distribute those periodic reports required by *California Rules of*
17 *Court* rule 3.1182.

18 17. To declare as abandoned any personal property (including vehicles and vessels)
19 remaining at the Property upon the Receiver's taking possession of the Property and to either store
20 or sell that personal property in accord with any applicable legal requirements. If the Receiver, in
21 its discretion, determines that the personal property lacks sufficient value to cover the costs of sale
22 or storage, then the Receiver may discard the personal property.

23 18. To apply on an *ex parte* basis to the Court for any of the following: (a) approval of
24 the Receiver's requests for interim payment of the Receiver's Approved Expenses and the County's
25 Approved Expenses; (b) approval of the Remediation Plan; (c) approval of Receiver's Certificates
26 of Indebtedness and Receiver's Deeds of Trust (other than the initial Receiver's Certificate of
27 Indebtedness and Receiver's Deed of Trust described in Section C.10 of this Order, for which no
28 further Court approval is required); (d) approval of the Property's sale; (e) approval of the

1 distribution of proceeds from the Property's sale; (f) orders to enable the Receiver to properly
2 perform its duties or to address unforeseen circumstances that arise; and (g) for further instructions.

3 19. To take any action that is implied from the powers specifically given to the Receiver
4 or that is necessary or convenient to the exercise of those powers.

5 **D. RECEIVER'S IMMUNITIES**

6 To the greatest degree allowed under *California Code of Civil Procedure* sections 564
7 through 570, *California Health and Safety Code* section 17980.7(c), and other applicable law, the
8 Receiver, the Receiver's representative, and their respective officers, employees, attorneys, agents,
9 consultants, contractors, and affiliated entities (all of the foregoing, including the Receiver,
10 individually, a "**Receiver Party**," and collectively, the "**Receiver Parties**") are not personally
11 responsible for receivership-related obligations and liabilities, including the following:

12 1. Obligations and liabilities incurred in connection with receivership activities or on
13 behalf of the receivership estate that are within the express or implied scope of the Receiver's
14 authority under this Order, subsequent Court orders, or any applicable law.

15 2. Obligations and liabilities relating to the Property that were incurred prior to the
16 Receiver's appointment.

17 3. Obligations and liabilities arising out of or resulting from the current or future
18 presence or release of any Hazardous Substances on, from, or under the Property. Hazardous
19 Substances include any substance, material, or waste that is included within the definitions of
20 "hazardous substances," "hazardous materials," "hazardous waste," "regulated waste," or words of
21 similar import in any federal, state, or local law.

22 4. Obligations and liabilities arising under or related to any Receiver's Certificate of
23 Indebtedness or Receiver's Deed of Trust. All obligations and all liabilities arising under any
24 Receiver's Certificate of Indebtedness, Receiver's Deed of Trust, and all other agreements entered
25 into by the Receiver on behalf of the receivership estate are unconditionally non-recourse to the
26 Receiver Parties.

27 5. Obligations and liabilities for the return of any security deposit that is not actually
28 received by the Receiver.

1 In carrying out their duties and functions under this Order, the Receiver and the
2 Receiver Parties are fulfilling quasi-judicial functions integral to the judicial process as an arm of
3 the Court and are entitled to quasi-judicial immunity. When taking actions specifically approved
4 or ordered by the Court, the Receiver and the Receiver Parties are entitled to absolute immunity.
5 *Holt v. Brock* (2022) 85 Cal.App.5th 611; *Howard v. Drapkin* (1990) 222 Cal.App.3d 843; see also
6 *In Re Voyager Digital Holdings, Inc.*, 649 B.R. 111 (Bankr. S.D.N.Y., 2023).

7 The filing of any action or proceeding by any person or entity, including by any
8 person or entity not a party to this action, against any Receiver Party at any time, including after
9 the Receiver's discharge, that is based in whole or in any part on any Receiver Party's actions or
10 failures to act in the course of the conduct of the receivership and regardless of whether the action
11 is founded upon contractual, tort, or any other legal theory, requires this Court's prior permission.
12 If a Receiver Party is required at any time following the Receiver's discharge to provide evidence,
13 respond to discovery, or testify with regard to any matter related to this action or any Receiver
14 Party's actions during the course of the Receiver's appointment, the Receiver Party and its legal
15 counsel will be compensated at his, her, or its then-current hourly rates, plus expenses.

16 **E. COUNTY'S FEES AND COSTS**

17 The County, as the prevailing party under *California Health and Safety Code*
18 section 17980.7(c)(11) and (d)(1), *California Code of Civil Procedure* section 1033.5(a)(10),
19 *California Government Code* section 25845, and San Bernardino County ordinances, is, subject to
20 Court approval, entitled to recover all of its hard costs, administrative enforcement costs and
21 attorney's fees, and administrative fines and penalties (collectively, as so approved by the Court,
22 the "County's Approved Expenses").

23 **F. RECEIVER'S COMPENSATION**

24 1. The Receiver will be compensated for its services on behalf of the receivership
25 estate as follows: (a) for non-legal work related to the administration of the receivership estate and
26 management of the Property, the Receiver will be compensated at the rate of \$320 per hour, plus
27 (b) for non-legal work related to rehabilitation construction or demolition oversight, the Receiver
28 will be compensated in a fixed amount equal to eight percent (8%) of the Court-approved

1 rehabilitation construction or demolition costs in lieu of an hourly rate. The components of the
 2 Receiver’s compensation described in (a) and (b), preceding, are independent and non-cumulative,
 3 i.e., the compensation described in (a) will be earned only for Property administrative and
 4 management services and the compensation described in (b) will be earned only for rehabilitation
 5 construction or demolition oversight services. The sum of the compensation components described
 6 in (a) and (b), preceding, is referred to in this Order as the “**Receiver’s Management Fees.**”

7 2. The Receiver may, but is not obligated to, advance funds to pay for third-party
 8 expenses incurred in connection with receivership estate activities, including third-party expenses
 9 related to: the exercise of those powers described in Section C of this Order; copying; long distance
 10 telephone calls; courier services; expenses to secure the Property; insurance; cleanup and disposal
 11 costs; storage costs; locksmith services; relocation expenses; bond expenses; utilities; property
 12 maintenance; debris removal; and all other third-party receivership-related expenses (collectively,
 13 “**Receiver’s Costs**”). If the Receiver advances funds for Receiver’s Costs, the Receiver may
 14 reimburse itself for such funds from any available source of receivership estate funds as they are
 15 available.

16 3. Pursuant to *California Rules of Court* rule 3.1180, and because the Receiver is a
 17 corporation and must be represented by licensed attorneys, the Receiver is authorized to retain the
 18 law firm of Fennemore Craig, P.C. (“**Fennemore**”) to provide legal services on behalf of the
 19 receivership estate. The Fennemore attorneys and paraprofessionals who will be primarily (but not
 20 exclusively) responsible for providing legal services to the receivership estate, and their
 21 corresponding billing rates, are set forth as follows:

Attorney:	Billing Rate
Kevin K. Randolph	\$650
Marlene L. Allen Murray	\$620
David Werner	\$560
Rachel Greenberg	\$420
Roi Wallace	\$375
Paraprofessionals:	
Sandra Walsh	\$300

1 The Receiver may also pay Fennemore for all reasonable and customary incidental
2 costs and expenses charged by Fennemore in connection with its legal representation of the
3 Receiver and those costs and expenses (if any) will be considered as Receiver's Costs. The
4 Receiver may, subject to the Court's prior approval, retain other legal counsel to represent it if the
5 Receiver determines that it requires specialized legal services not available through Fennemore or
6 that other legal counsel may more effectively or efficiently represent the Receiver's or the
7 receivership estate's interests. Unless otherwise authorized by the Court, the Receiver may not
8 compensate other legal counsel at rates exceeding those payable to Fennemore. The sum of all
9 legal fees incurred by the Receiver in connection with legal matters affecting the receivership estate
10 is collectively referred to in this Order as the "**Receiver's Legal Fees.**"

11 4. The Receiver's Management Fees, Receiver's Costs, and Receiver's Legal Fees are
12 collectively referred to in this Order as the "**Receiver's Expenses.**" The Receiver's Expenses
13 include fees and costs incurred: (a) before the Receiver was appointed, if related to the inspection
14 and evaluation of the Property's suitability for receivership, including preparing pre-appointment
15 documents and attending pre-appointment Court hearings; (b) during the pendency of the
16 Receiver's appointment; and (c) in the defense or prosecution of any appeal of any order, judgment
17 or other ruling or determination related to or arising out of the receivership case, regardless of
18 whether initiated during the Receiver's appointment or after the Receiver's discharge, and
19 regardless of whether the appeal is instituted by the Receiver, the Respondents, or any other party,
20 including appeals related to: (i) this Order; (ii) any order approving the Remediation Plan; (iii) any
21 order authorizing the sale of the Property; (iv) any order approving the Receiver's Expenses;
22 (v) any order approving the Receiver's final accounting and report; and (vi) any order discharging
23 the Receiver and exonerating the Receiver's bond.

24 5. The Receiver must reasonably document all of the Receiver's Expenses. All of the
25 Receiver's Expenses are subject to the Court's approval and, as so approved, are referred to in this
26 Order as the "**Receiver's Approved Expenses.**" With the Court's approval, the Receiver will be
27 entitled to interim payments toward the Receiver's Approved Expenses, as provided by *California*
28 *Rules of Court* rule 3.1183(a).

1 6. The Receiver's Expenses will be set out in each periodic report prepared by the
2 Receiver in accord with *California Rules of Court* rule 3.1182. Unless objections to the Receiver's
3 Expenses set out in a periodic report are made within the period allowed by *California Rules of*
4 *Court* rule 3.1183(b), all objections that could have been made will be deemed waived unless good
5 cause is shown.

6 **G. PROPERTY DISPOSITION**

7 1. The Receiver may apply to the Court for approval ("**Sale Application**") to sell the
8 Property in the condition (vacant land, As-Is, or fully rehabilitated) described in the Court-approved
9 Remediation Plan ("**Proposed Condition at Sale**"), free and clear of all pre-existing liens and
10 encumbrances, except for delinquent real property taxes and state and federal tax liens. All pre-
11 existing liens and encumbrances, except those for delinquent property taxes and state and federal
12 tax liens, will be automatically stripped from the Property's title upon the sale of the Property and
13 will attach to the net sale proceeds in the same priority order as they held against the Property prior
14 to being stripped. The Receiver may sell the Property pursuant to *Code of Civil Procedure*
15 section 568.5, by open market sale, or such other method approved by the Court, upon terms and
16 conditions acceptable to the Receiver and approved by the Court. The Receiver may, prior to the
17 Court's approval of the Sale Application, enter into a purchase and sale agreement with any offeror
18 that the Receiver determines, in its discretion, is qualified to purchase the Property in its Proposed
19 Condition at Sale. However, the effectiveness of any purchase and sale agreement that is executed
20 before the Court's approval of the Sale Application will be contingent on the Court's approval of
21 the Sale Application.

22 2. If there is more than one offer to purchase the Property, the Receiver may select the
23 offeror whom the Receiver determines, in its discretion, to be most qualified to complete the
24 purchase and fulfill the buyer's obligations under the purchase and sale agreement to recommend
25 to the Court. All sales are subject to overbid until the Court approves the Sale Application. No
26 overbid will be considered unless it exceeds the sale price originally recommended by \$5,000 or
27 more. All overbids will require a good faith deposit of no less than ten percent (10%) of the overbid
28 price, which will be creditable to the purchase price upon the close of escrow, but otherwise non-

1 refundable to the overbidder except in the event of the Receiver's default under the overbid
2 purchase and sale agreement.

3 3. The Receiver may broker the sale or lease of the Property. The Receiver may pay
4 reasonable and customary escrow and title charges and a sales commission (including to itself if it
5 acts in its capacity as a broker with respect to the Property's sale or lease) not exceeding six percent
6 (6%) of the sales price or lease revenue, unless a different rate is authorized by the Court or required
7 by law.

8 4. Subject to the Court's approval, the Receiver will distribute the "net sale proceeds"
9 generated from the Property's sale in accordance with *California Code of Civil Procedure*
10 section 701.810. As used in this Order, the term "net sale proceeds" means the amount of the
11 Property's gross sale proceeds remaining after deducting the following: escrow and title insurance
12 costs and expenses; sales commissions; amounts paid to the holders of any Receiver's Certificates
13 of Indebtedness; amounts paid to cause the Property's condition of title to be as required by the
14 purchase and sale agreement; delinquent property taxes and assessments; state and federal tax liens;
15 other claims with a statutory priority; and all other reasonable and customary charges and expenses
16 incurred by sellers of similar real property in the Property's locale.

17 5. If receivership estate proceeds are insufficient to satisfy all receivership estate
18 obligations, including the Receiver's Approved Expenses and the County's Approved Expenses,
19 then in addition to granting relief against the Owner under *Health and Safety Code*
20 section 17980.7(c)(15), the Court may order any one or more of the Respondents to pay any
21 shortfall. The Court may order that each Respondent is jointly and severally liable with the other
22 Respondents to the Receiver and the County for the full amount of the shortfall. The Receiver and
23 the County may collect that shortfall in any manner authorized by law.

24 6. To pay the County's Approved Expenses as provided by *Health and Safety Code*
25 section 17980.7 out of the net sale proceeds with the same priority as the Receiver's Lien, as
26 provided by *Health and Safety Code* section 17980.7(c)(4)(G). The County may make demands
27 upon the Receiver for payment of the County's Approved Expenses and, if necessary, the Receiver
28 will seek the Court's approval to pay the County.

1 **H. AFFIRMATIVE INJUNCTIVE RELIEF**

2 Each Respondent, its partners, assignees, successors, representatives, managers, agents,
3 attorneys, employees, and all other persons acting under or in concert with each Respondent (all of
4 the foregoing, collectively, "**Enjoined Parties**"), are ordered to:

5 1. Immediately relinquish and turn over possession of the Property to the Receiver.
6 Any current, lawful occupants of the Property may continue to occupy the Property unless and until
7 the Receiver, in its sole discretion, determines that their relocation is necessary or convenient for
8 the carrying out of the Receiver's powers and responsibilities.

9 2. Immediately turn over to the Receiver all keys to the Property and all books, records,
10 agreements, contracts, policies of insurance, and other instruments pertaining to the Property.

11 3. Immediately inform the Receiver as to the nature and extent of insurance coverage
12 on the Property and have the insurance policies endorsed to name the Receiver as an additional
13 insured.

14 4. Immediately turn over to the Receiver all information, documents, records, or other
15 information that the Receiver requests, including, but not limited to, all books and records
16 pertaining to the Property's real estate tax bills and utility bills, wherever located and in whatever
17 mode maintained, including information contained on computers and all software relating thereto,
18 as well as any permits, government approvals and other information that pertains to the Property.

19 5. Immediately forward to the Receiver all rents, profits, insurance proceeds, or other
20 income of any type that may be received in connection with the Property.

21 6. Within five (5) days following the Receiver's request, execute (in recordable form,
22 if necessary) and deliver to the Receiver all documents necessary or convenient (as determined by
23 the Receiver in its sole discretion) to implement the actions authorized by this Order or within the
24 Receiver's power to undertake, including rescissions of any notices of default or notices of trustee's
25 sale.

26 7. Any utility will apply any deposit which it is holding for utility service to the
27 Property as a deposit for continued utility service while the Receiver is operating the Property and
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1 may not require any additional deposit from the Receiver and may not terminate utility service to
 2 the Property because of the Receiver's failure to post a deposit.

3 8. Immediately following the Receiver's request, provide the Receiver with all tax
 4 identification numbers (e.g., Social Security Numbers and Employer Identification Numbers) used
 5 in connection with the ownership or operation of the Property or operation of the Property or
 6 required for the Receiver to make proper filings with federal and state taxing authorities. No funds
 7 will be paid to any Respondent or any third party unless the Respondent or third party has provided
 8 the Receiver with properly completed tax forms, including a Form W-9, or other taxpayer
 9 identification information. The Receiver is authorized to use the tax identification numbers solely
 10 in connection with receivership estate matters. The Receiver is authorized to communicate and
 11 negotiate with federal, state, and local taxing authorities on behalf of the Owner and the Property.
 12 The Receiver is authorized to execute such forms and consents and make such compromises on the
 13 Owner's behalf as necessary or convenient to facilitate the Receiver's powers and duties respecting
 14 the receivership estate and/or the sale of the Property.

15 **I. PROHIBITORY INJUNCTIVE RELIEF**

16 The Enjoined Parties are prohibited from:

17 1. Demanding, collecting, receiving, or diverting any rents, profits, insurance
 18 proceeds, or other income of any type from the Property.

19 2. Except as may occur in connection with the Enjoined Parties' exercise of the right
 20 to petition the Courts for relief, obstructing or interfering with, directly or indirectly, the Receiver's
 21 conduct of the receivership.

22 3. Encumbering, mortgaging, liening, leasing, renting, gifting, conveying, selling,
 23 listing, marketing for sale, or transferring the Property or any interest in it.

24 4. Canceling, reducing, or modifying any existing insurance coverage with respect to
 25 the Property.

26 5. Entering upon the Property or into any structure located on the Property without the
 27 Receiver's or the Court's prior written consent.

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1 6. Preventing, impairing, restricting, or otherwise interfering with the Receiver's and
2 its agents', contractors', and representatives' entry onto the Property, including any occupied or
3 unoccupied residence(s) thereon.

4 7. Commencing or continuing any judicial or non-judicial foreclosure action, trustee's
5 sale, or similar process, including filing any notice of default or notice of trustee's sale.

6 8. Commencing or continuing any action which impairs or precludes the Receiver's
7 ability to obtain any policy of title insurance needed to implement the actions authorized by this
8 Order or any subsequent Court order.

9 9. Removing any furniture, fixture, or item of personal property from the Property
10 without the Receiver's prior written consent.

11 10. Claiming any deduction with respect to state income taxes for interest, taxes,
12 expenses, depreciation, or amortization paid or incurred with respect to the Property during the
13 pendency of the receivership.

14 **J. ADDITIONAL TERMS**

15 1. The Receiver and the parties to this action may, at any time, apply to this Court for
16 further instructions or orders and for further powers necessary to enable the Receiver to perform
17 the Receiver's duties properly.

18 2. This Order is immediately effective. In addition, this action is continued generally
19 and the Court reserves full jurisdiction over such other proceedings as may be necessary to
20 effectuate the provisions of this Order or any subsequent Court order and to award such other relief
21 recoverable under *Health and Safety Code* section 17980.7, et seq., or any other provision of law,
22 including, but not limited to, the award of attorneys' fees and costs.

23 3. The receivership is ongoing until further order of this Court.

24
25 Date: 10/14/25



JUDGE OF THE SUPERIOR COURT

DAVID E. DRISCOLL

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