CALIFORNIA ASSOCIATION OF REALTORS®

DISCLOSURE INFORMATION ADVISORY

(FOR SELLERS)
(C.A.R. Form DIA, Revised 12/25)

1. **INTRODUCTION:** All sellers in California are required to provide various disclosures in real property transactions. Among the disclosure requirements, sellers have an affirmative duty to disclose to buyers all material conditions, defects and/or issues known to them that might impact the value or desirability of the Property. Failing to provide those disclosures may lead to a claim or a lawsuit against you which can be very costly and time consuming. As a seller, you may be required to fill out one or more of the following: Real Estate Transfer Disclosure Statement ("TDS"); Seller Property Questionnaire ("SPQ"); Exempt Seller Disclosure ("ESD") (collectively, or individually, "Disclosure Forms"). Please read this document carefully and, if you have any questions, ask your broker or appropriate legal or tax advisor for help.
2. **PREPARING TO COMPLETE YOUR DISCLOSURE OBLIGATIONS:**
   - **A.** Read and carefully review all questions in the Disclosure Form(s) to make sure that you understand the full extent of the information that is being requested in each question.
   - **B.** While a seller does not have the duty to investigate or discover unknown issues, you may have received disclosures either from the previous owner at the time of purchase or from a previous buyer who cancelled. Information about the Property may have been revealed if you posted or recorded information and material facts about the Property online (social media, blogs, personal websites, Facebook, advertisements, etc.) or received documents or correspondence from an Homeowners' Association ("HOA").
   - **C.** Use any known and available documentation to refresh your memory of past and current issues, conditions, and/or problems, and then provide a copy of that paperwork with your fully completed Disclosure Forms. A seller does not have to find lost documents or speculate about what was in the documents they cannot remember. But if the documents are known and available to you, you should use them to assist you in completing the Disclosures forms.
   - **D.** Allow yourself plenty of time to fully complete the Disclosure Forms.
   - **E.** Your knowledge may be based upon what you have been told orally (e.g., in a conversation with a neighbor) or received in writing (such as a repair estimate, report, invoice, an appraisal, or sources as informal as neighborhood or HOA newsletters). Keep in mind that if a neighbor told you something, they are likely to tell the new owner the same information after the transaction closes.
   - **F.** If you are unsure about whether something is important enough to be disclosed, you should probably disclose it. If you don't want to disclose a piece of information about the Property, think about your reasoning for why you do not want to disclose this information. If the answer is because you think a buyer will not want to buy the Property or will want to purchase at a lower price, that is exactly the reason why the fact ought to be disclosed; it materially affects the value or desirability of the Property.
3. **INSTRUCTIONS FOR COMPLETING ALL DISCLOSURE FORMS:**
   - **A. DO NOT** leave any questions blank or unanswered unless the section is not applicable. Answer all questions and provide all documents, information and explanations to every "Yes" response in the blank lines or in an addendum to the Disclosure Form.
   - **B.** Many questions on the Disclosure Forms ask if you "are aware" of a particular condition, fact, or item. If you do not know the answer to any question, then you are "not aware" and should answer that question "No."
   - **C.** The Disclosure Forms are designed to get sellers to provide buyers with as much information as possible, and thus many of the questions on these forms may list multiple issues, conditions, or problems and/or may have subparts. It is important to address each aspect of each question and to provide precise details so that Buyers will understand the "who, what, where, when and how."
   - **D.** The Disclosure Forms are written using very broad language. You should not limit the information, documents, and/or explanations that you provide Buyers.
   - **E.** Be specific and provide facts for each response. Do not let subjective beliefs limit, qualify, or downplay your disclosures. Avoid words such as "never," "minor," "insignificant," "small" or "infrequent", as these terms may reflect your opinion but that opinion may not be shared by Buyers, professionals, or others. Do not speculate as to what you guess the issue is, or assume something is true without actual knowledge. State your disclosures only to the extent of what you actually know.
   - **F.** Consider all issues, conditions, or problems that impact your Property, even those that are not necessarily on your Property but that are related to a neighbor's property (such as shared fences, lot-line debates) or that exist in the neighborhood (such as noise, smells, disputes with neighbors, or other nuisances).

G. Even if you have learned to live with an issue, condition, or problem, disclose it.
H. Even if you believe that an issue, condition, or problem has been repaired, resolved, or stopped, disclose the issue and what has been done, but do not speculate, predict, or guarantee the quality or effectiveness of the repair or resolution.
I. If there is conflicting information, data, and/or documents regarding any issue, condition or problem, disclose and identify everything.
J. Do not assume that you know the answer to all questions. For example, unless you personally obtained or received copies of permits, do not assume that anyone who did work on the Property obtained permits.
K. If you are relying on written or oral information you received from someone else, even if you disagree with that information or are unsure about its truth, disclose and identify the source of that information.

4. COMPLETING SPECIFIC TYPES OF DISCLOSURE DOCUMENTS:

REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Civil Code Section 1102.6)

Section I allows sellers to incorporate and provide reports and disclosures that relate to the information requested in that Disclosure Form. Providing those "Substituted Disclosures" does not eliminate your responsibility to fully and completely disclose all information known by you that is requested in the TDS. **For the TDS to be complete, one of the three boxes provided in Section I must be checked. If no Substituted Disclosures are being provided, Seller should check the box that indicates *"No substituted disclosures for this transfer."***

Section II A asks you to check a series of boxes to indicate what appliances, fixtures, and other items exist on the property and asks whether any of those existing items are "not in operating condition", a term which is not defined. Consider whether the checked appliances, fixtures and items fully function as if they were new and if not, disclose any issues, limitations or problems. The TDS is not a contract, and it does not control which items must remain with the property after close of escrow. The purchase agreement determines which items must remain. However, you should be careful not to represent that the property has an amenity that the property actually does not have, so do not assume that feature is there (i.e. sewer or central air conditioning), and only check the box if you know it is a part of the property.

Section II B asks if you are aware of any significant defects/malfunctions in certain identified areas of the property. There is no definition for "significant defects/malfunctions". Do not assume this terminology limits what you need to disclose. If you check any of the boxes, please provide as much information as possible regarding the issues, conditions, or problems that you know about the checked areas.

Section II C asks sixteen questions regarding the Property and the surrounding areas. These questions are written very broadly and contain multiple issues, conditions, and/or problems. Make sure that you respond as to each issue, condition or problem. If you respond "Yes" to any question, you should provide as much information as possible about the issue.
If you are answering any of these questions "No" because you lack familiarity with the Property or the topic of any question, then you can explain the reasons, such as that you have not seen the Property in a long time or at all. This may help the buyers to understand that your "No" answer reflects the lack of awareness of the item, not that you are representing that the problem, condition or issue does not exist.

Question 16 in section II C refers to various code sections which part of a law are concerning construction defects that is widely known as SB 800 or Title 7. This law (Civil Code Sections 895-945.5) applies to residential real property built by a "Builder" and sold for the first time on or after January 1, 2003. If you have any questions about the applicability to the Property of any of the laws referenced in Question 16, or how you should answer this question, your Listing Agent recommends that you consult with a qualified California real estate attorney for advice. Your Listing Agent cannot and will not give you legal advice on these matters.

SELLER PROPERTY QUESTIONNAIRE

The C.A.R. Residential Purchase Agreement requires Sellers to complete an SPQ for any transaction that requires a TDS because the **TDS** does not include questions regarding everything that sellers need to disclose to buyers. One example of a question not covered in the TDS but that is on the SPQ is whether there has been a death on the Property within the last 3 years (Civil Code Section 1710.2). Another example is the requirement that sellers of single family residences built prior to January 1, 1994 (and other properties built before that date) must disclose if the Property has any noncompliant plumbing fixtures (Civil Code Sections 1101.4 and 1101.5). This includes: 1. Any toilet that uses more than 1.6 GPF; 2. Any showerhead that has a flow capacity of more than 2.5 GPM and 3. Any interior faucet that emits more than 2.2 GPM. The SPQ should be used in conjunction with the TDS to help the seller carry out the obligation to disclose known material facts and defects affecting the value or desirability of the Property. One of the questions on the SPQ (and ESD, see next section) addresses the seller's obligation to provide to the buyer any relevant documents, including reports, whether past or current, in the seller's possession.

EXEMPT SELLER DISCLOSURE ("ESD")

Some sellers of real property may be legally exempt from completing the TDS. For example, probate and bankruptcy court sales and sales by governmental entities are exempt from the obligation to provide a TDS. Some property that is owned by a trust which has trustee(s) acting in the capacity of a seller may also be exempt; but not all trustee(s) are exempt. If a qualified California real estate attorney has advised you that you are exempt from completing the TDS, then you may choose not to complete that form or any supplement to the TDS, but you may still be required to complete the ESD. Being exempt from completing certain Disclosure Forms does not completely eliminate those disclosure obligations that apply to all sellers under federal, state or local laws, ordinances or regulations and/or by contractual agreement with the buyer. The seller is still obligated to disclose all known material facts that may affect the value of the property. Further, the C.A.R. Residential Purchase Agreement requires those sellers who are exempt from the TDS to fill out the ESD or SPQ. If using the ESD, pay particular attention to the "catch all" question, which asks you to disclose your awareness of any other material facts or defects affecting the property. If you have significant information about the property, you should consider using the SPQ to help flesh out the requirement to disclose all material facts.

5. FINAL RECOMMENDATIONS:

It is important that you fully complete any legally or contractually required Disclosure Forms. To that end, the real estate Broker, and, if different, the real estate licensee, who listed the property for sale ("Listing Broker") strongly recommend that you consider the following points when completing your Disclosure Forms:

- If you are aware of any planned or possible changes to your neighbor's property (such as an addition), or changes in the neighborhood (such as new construction or road changes) that may affect traffic, views, noise levels or other issues, conditions, or problems, disclose those plans or proposed changes even if you are not certain whether the change(s) will ever occur.
- Disclose any lawsuits, whether filed in the past, presently filed, or expected to be filed, regarding the property or the neighborhood (such as an HOA dispute), even if you believe the case has been resolved. Provide as much detail as possible about any lawsuit, including the name of the case and the County where the case was filed.
- If any disclosure that you have made becomes inadequate, incomplete, or inaccurate, or if changes occur over time, including right up until the close of escrow, you should update and correct your Disclosure Forms in a timely fashion.
- If you have any questions about the applicability of any law to the Property, your Listing Broker recommends that you consult with a qualified California real estate attorney for advice. Your Listing Broker cannot and will not tell you if any law is applicable to the Property.
- If you need help regarding what information to disclose, how to disclose it, or what changes need to be made to your Disclosure Forms, consult a qualified California real estate attorney. Your Listing Broker cannot and will not tell you what to disclose, how to disclose it, or what changes need to be made to your answers.
- While limited exceptions may exist, such as questions that may impact fair housing and discrimination laws, generally speaking, **when in doubt, the best answer to the question: "Do I need to disclose ...?" is almost always "YES, disclose it."**

By signing below, Seller acknowledges that they have received a copy of this Disclosure Information Advisory, and they have read and understand its terms.

Seller Signed by: Peter Carrillo — Peter Carrillo Date 7/21/2026

Seller Signed by: Amanda B Carrillo — Amanda B Carrillo Date 7/21/2026

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CALIFORNIA ASSOCIATION OF REALTORS®

SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/25)

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

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

Seller makes the following disclosures with regard to the real property or manufactured home described as 3510 Alabama Street, Assessor's Parcel No. 453-290-16-00, situated in San Diego, County of San Diego California ("Property").

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

1. **Disclosure Limitation: The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.**
2. **Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Answer based on actual knowledge and recollection at this time.
   - Something that you do not consider material or significant may be perceived differently by a Buyer.
   - Think about what you would want to know if you were buying the Property today.
   - Read the questions carefully and take your time.
   - If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.
3. **Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Something that may be material or significant to you may not be perceived the same way by the Seller.
   - If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
   - Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
   - Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.
4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." **A "Yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified.** Explain any "Yes" answers in the space provided or attach additional comments and check **paragraph 19.**
5. **DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**
   Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not Seller acted upon the item), pertaining to **(i)** the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or **(ii)** easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller .... ☐ Yes ☒ No
   Note: If yes, provide any such documents in your possession to Buyer. Receipt for Reports (C.A.R. Form RFR) may be used to list such documents.
   Explanation: ____________________
6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**
   A. Within the last 3 years, the death of an occupant of the Property upon the Property .... ☐ Yes ☒ No
   (Note to Seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/AIDS.)
   B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) .... ☐ Yes ☒ No
   C. The release of an illegal controlled substance on or beneath the Property .... ☐ Yes ☒ No
   D. Whether the Property is located in or adjacent to an "industrial use" zone .... ☐ Yes ☒ No
   (In general, a zone or district allowing manufacturing, commercial or airport uses.)
   E. Whether the Property is affected by a nuisance created by an "industrial use" zone .... ☐ Yes ☒ No
   F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) .... ☐ Yes ☒ No
   G. Whether the Property is **(i)** a condominium or **(ii)** located in a planned unit development or **(iii)** other common interest subdivision (see **paragraph 14** for more disclosures) .... ☐ Yes ☒ No
   H. Insurance claims affecting the Property within the past 5 years .... ☐ Yes ☒ No
   I. Matters affecting title of the Property .... ☐ Yes ☒ No
   J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3....... ☐ Yes ☒ No
   K. Any inspection reports on any exterior balconies, stairways or other "Elevated Elements" on buildings with 3 or more units on the Property prepared within the last 6 years, or 9 years for condominiums .... ☐ Yes ☒ No
   (See C.A.R. Form WBSA for more information)

 Buyer's Initials ______/______ Seller's Initials Initial PC / Initial ABC

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Property Address: 3510 Alabama Street, San Diego, CA 92104

L. Material facts or defects affecting the Property not otherwise disclosed to Buyer .... ☐ Yes ☒ No

Explanation, or ☐ (if checked) see attached;

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

A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) .... ☒ Yes ☐ No

B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? .... ☐ Yes ☒ No

C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) .... ☒ Yes ☐ No

D. Any part of the Property being painted within the past 12 months .... ☒ Yes ☐ No

E. Whether the Property was built before 1978 (if No, leave (1) and (2) blank) .... ☒ Yes ☐ No

(1) If yes, whether any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (2) blank).................... ☐ Yes ☒ No

(2) If yes to (1), whether such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule .... ☐ Yes ☐ No

F. Whether you acquired the property within 18 months of accepting an offer to sell it.................... ☐ Yes ☒ No

(1) If yes, have any room additions, structural modifications, or other alterations or repairs (collectively "Improvements") been performed by a contractor while you have owned the Property.................... ☐ Yes ☐ No

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

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

Explanation, or ☐ (if checked) see attached: *See overflow paragraph 1*

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

A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances .... ☒ Yes ☐ No

B. The existence of a solar power system (if yes, Seller to provide C.A.R. Form SOLAR).................... ☐ Yes ☒ No

C. The leasing of any of the following on or serving the Property: solar power system, water softener system, water purifier system, alarm system, or propane tank(s) .... ☐ Yes ☒ No

D. An alternative septic system on or serving the Property .... ☐ Yes ☒ No

E. Whether any structure on the Property other than the main improvement is used as a dwelling.................... ☐ Yes ☒ No

(1) If Yes to E, whether there are separate utilities and meters for the dwelling.................... ☐ Yes ☐ No

(2) If Yes to E, whether the dwelling received a permit or other government approval as an Accessory Dwelling Unit (ADU).................... ☐ Yes ☐ No

Explanation: *See overflow paragraph 2*

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

A. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs .... ☐ Yes ☒ No

If yes, was federal flood disaster assistance conditioned upon obtaining and maintaining flood insurance on the Property .... ☐ Yes ☐ No

(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

B. Receiving domestic water storage tank assistance pursuant to § 13194 of the Water Code or whether the real property ever received such assistance and the real property currently still has the domestic storage tank.................... ☐ Yes ☒ No

If yes, the following disclosure is made: (1) This property has a domestic water storage tank provided by a county, community water system, local public agency, or nonprofit organization, pursuant to § 13194 of the Water Code. (2) The domestic water storage tank was made available to households that had a private water well that had gone dry, or had been destroyed due to drought, wildfire, other natural disasters, or was otherwise nonfunctioning. (3) The domestic water storage tank provided pursuant to § 13194 of the Water Code might not convey with the real property. (4) Due to the water well issues that led to this property obtaining assistance pursuant to § 13194 of the Water Code, the buyer is advised to have an inspection of the water well and to have a professional evaluate the availability of water to the property to ensure it suits the purposes for which the buyer is purchasing the property.

Explanation:

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

A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property .... ☒ Yes ☐ No

B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property..... ☐ Yes ☒ No

C. Rivers, streams, flood channels, underground springs, high watertable, floods, or tides, on or affecting the Property or neighborhood .... ☐ Yes ☒ No

Explanation: *10. A: Closet*

 Buyer's Initials ____/____ Seller's Initials Initial PC / Initial ABC

Property Address: 3510 Alabama Street, San Diego, CA 92104

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

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

Explanation: See overflow paragraph 3

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

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

Explanation:

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

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

Explanation: 13. B (2): All plants and trees not on watering system.
13: Sprinkler system disconnected 2014. Unknown if it's functional.

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

A. Property being: **(i)** a condominium; **(ii)** being located in a planned unit development or; **(iii)** being located in a common interest subdivision.......... ☐ Yes ☐ No
B. Any Homeowners' Association (HOA) which has any authority over the subject property .... ☐ Yes ☐ No
C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others) .... ☐ Yes ☐ No
D. CC&R's or other deed restrictions or obligations .... ☐ Yes ☐ No
E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property .... ☐ Yes ☐ No
F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property .... ☐ Yes ☐ No
(1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement .... ☐ Yes ☐ No
(2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee .... ☐ Yes ☐ No

Explanation: Section not applicable.

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

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

Explanation: 15. D: Fences and garage exterior wall.

9b35bcd2-528b-4eab-b719-2685a2545e71

Property Address: 3510 Alabama Street, San Diego, CA 92104

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

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

B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property .... ☐ Yes ☒ No

Explanation: ____________

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

A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property .... ☐ Yes ☒ No

B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property .... ☐ Yes ☒ No

C. Existing or contemplated building or use moratoria that apply to or could affect the Property .... ☐ Yes ☒ No

D. Any state or local requirements or restrictions relating to the future replacement of existing gas-powered appliances that are being transferred with the property. Gas-powered appliances include, but are not limited to, appliances fueled by natural gas or liquid propane .... ☐ Yes ☒ No

E. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property .... ☐ Yes ☒ No

F. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals .... ☐ Yes ☒ No

G. Existing or proposed Government requirements affecting the Property **(i)** that tall grass, brush or other vegetation be cleared; **(ii)** that restrict tree (or other landscaping) planting, removal or cutting or **(iii)** that flammable materials be removed. .... ☐ Yes ☒ No

H. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property. .... ☐ Yes ☒ No

I. Whether the Property is historically designated or falls within an existing or proposed Historic District .... ☐ Yes ☒ No

J. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies .... ☒ Yes ☐ No

K. Any differences between the name of the city in the postal/mailing address and the city which has jurisdiction over the property .... ☐ Yes ☒ No

Explanation: *17. J: Water company was investigating meter, and was not receiving bill during that time. Remaining balance to be paid at close of escrow..*

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

A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present .... ☐ Yes ☒ No

B. Any residue, which may be indicated by smell or test results, from smoking tobacco or nicotine products, which includes the use of an electronic cigarette or vape device .... ☐ Yes ☒ No

C. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth .... ☐ Yes ☒ No

D. Whether the Property was originally constructed as a Manufactured or Mobile home .... ☐ Yes ☒ No

E. Whether the property is tenant occupied .... ☐ Yes ☒ No

F. Whether the Property was previously tenant occupied even if vacant now .... ☐ Yes ☒ No

If yes, disclose if you know the method or manner of how the tenancy ended.

Explanation: ____________

19. MATERIAL FACTS:

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

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

Explanation: ____________

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

Seller Signed by: Peter Carrillo 92937C64690D494... *Peter Carrillo* Date 7/21/2026

Seller Signed by: Amanda B Carrillo A28A95D4E534434... *Amanda Carrillo* Date 7/21/2026

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

Buyer ____________ Date ______

Buyer ____________ Date ______

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CALIFORNIA ASSOCIATION OF REALTORS®

TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as *3510 Alabama Street, San Diego, CA 92104* ("Property"), in which ______ is referred to as ("Buyer") and *Peter Carrillo, Amanda Carrillo* is referred to as ("Seller").

[SPQ] Seller Property Questionnaire

1) 7. Repairs and Alterations – Explanation:

7. A: Added half bathroom in garage, no known permits. Main sewer line replaced in 2014, see Arrow Pipeline Repair.

All new windows throughout the house including the garage, excluding the two bathrooms 2025, window treatments/rod installed throughout house.

Kitchen/Nook: new tile flooring 2018, all new appliances (dishwasher, fridge, oven, microwave) between 2018-2024, tankless water heater 2024, painting walls and nook walls 2022, new garbage disposal 2021, fixed leak from under sink and sink cabinet floorboard 2026, new faucet installed 2025, cut out wall from nook to living room 2016, added a ceiling fan 2015.

Initial PC

Treehouse installed in 2023.

Initial ABC

Living Room: fixed mortar around the entrance to the fireplace 2026, painted walls 2022, patching holes from screws 2026, tv attached to wall 2018, painted alcove 2026, front door painted 2026, door threshold replaced and secured 2026.

Dining Room: painted 2019.

Bonus Room: french doors and side lights installed 2019.

Master Bedroom: full bathroom remodel 2016 (removal of the closet in order to have a larger master bathroom, permits unknown), new piping new plumbing, and countertop custom built 2016, and bathtub faucet leak fixed 2026, all four walls of master room painted and patched 2026.

Hallway Closet: 2026 added rod in closet and painted.

Hallway: 2026 painted all walls and ceiling.

Hallway Bathroom: 2016 new tile flooring, new sink with credenza, custom drawers, new sink faucet, new mirror, new toilet, painted gray wall, installed curtain rod, towel holders. 2025 new shower head system and new piping. 2026 caulking throughout bathroom.

(continued on overflow page 2)

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer ______ Date ______

Buyer ______ Date ______

Seller Signed by: Peter Carrillo 92937C64690D494... *Peter Carrillo* Date 7/21/2026

Seller Signed by: Amanda B Carrillo A28A95D4E534434... *Amanda Carrillo* Date 7/21/2026

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525 South Virgil Avenue, Los Angeles, California 90020

CALIFORNIA ASSOCIATION OF REALTORS®

TEXT OVERFLOW ADDENDUM No. 2
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as *3510 Alabama Street, San Diego, CA 92104* ("Property"),
in which ______ is referred to as ("Buyer")
and *Peter Carrillo, Amanda Carrillo* is referred to as ("Seller").

[SPQ] Seller Property Questionnaire
1) 7. Repairs and Alterations – Explanation (continued):

Guest Room: 2024 painting all four walls. 2026 new white paint in closet, installed extra clothing rod 2026, added ceiling fan 2021.

Front Bedroom: ceiling fan installed 2016, painted closet 2026, painted all four walls 2024, mud and patched damage (discoloring and paint peel) in closet ceiling.

Roof: patched and sealed small hole near vent on roof 2023.

Garage: epoxy and scoured paint the entire floor 2018, installed new plumbing to main line for toilet and sink, installed sink and toilet 2018, dedicated new electrical circuit box 2018, conduits going to main electrical box 2018, mini split installed 2020, newer washer and dryer 2024, french doors and side lights installed, wood installed in garage entrance 2021, installation installed 2018.

Backyard: new corrugated steel fence and redwood installed with keyless entry lock 2021, treehouse 2024, resurfaced and cemented all previous concrete 2023, synthetic grass laid 2015, new wiring from house to poll from SDG&E 2026, neighbors installed fence on north side Brazilian wood 2021.

Front Yard: installed redwood fence and arbor 2014, installed synthetic grass 2015, zero scaped 80% of yard 2014.

Side Yard: installed new water spigot 2024
See attached: 3510 Alabama St - Sewer_Plumbing Receipt
7. C: plumbing company to snake kitchen sink every two years
7. D: 2026: Hallway, Master bedroom, front bedroom closet, guest bedroom closet, stained 4 fence slats, touch up paint around fireplace, inside of kitchen nook, paint, and touch up on interior walls

(continued on overflow page 3)

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer ______ Date ______

Buyer ______ Date ______

Seller Signed by: Peter Carrillo 92937C64690D494... *Peter Carrillo* Date 7/21/2026

Seller Signed by: Amanda B Carrillo A28A95D4E534434... *Amanda Carrillo* Date 7/21/2026

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TEXT OVERFLOW ADDENDUM No. 3
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 3510 Alabama Street, San Diego, CA 92104 ("Property"),
in which ______ is referred to as ("Buyer")
and Peter Carrillo, Amanda Carrillo is referred to as ("Seller").

[SPQ] Seller Property Questionnaire
2) 8. Structural, Systems, and Appliances – Explanation:
8. A: Property Item Defects
A/C: Mini split in garage dripping water out of unit when humid 2025
Appliances: Refrigerator ice maker wasn't working, repaired 2024
Gutters: No gutters present. During heavy rains water pours off roof with no issues of flooding.
Fireplace: 2025 had someone out for possible chimney sweep and suggested other repairs. See Swede Chimney Seep attachment.
Initial PC Initial ABC Entry railing is loose. Light switch in the hall does not work and never has. Wood damage to backside of pergola.
3) 11. Pets, Animals, and Pests – Explanation:
11. A: 3 dogs.
11. C: lawn
11. D: Spot treated in garage as suggested by qualified pest company.

8.A: Property Item Defects Conitnued:
Initial ABC
Electrical outlet capped in our master bathroom near the shower.
Netting on opening to under house (on the north side of the house) outside of front bedroom needs to be resecured.
Initial PC
Light on the ceiling fan works in the master bedroom but the fan part doesn't (old fan from before we lived here).
Uneven roots in the backyard near the pergola.
Alarm system disconnected.
Initial ABC
Outdoor security lights in the backyard were disconnected in 2014/2015, unknown if they still work.
Cord from front bedroom closet for the light switch fell off and needs to be replaced in order to turn on the light.
Initial PC
The water pitcher in the refrigerator doesn't always refill.
Washer leaks.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer ______ Date ______

Buyer ______ Date ______

Seller Signed by: Peter Carrillo 92937C64690D494... Peter Carrillo Date 7/21/2026

Seller Signed by: Amanda B Carrillo A28A95D4E534434... Amanda Carrillo Date 7/21/2026

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525 South Virgil Avenue, Los Angeles, California 90020

Swede Chimney Sweep

Kyle Pocock, Owner
P.O. Box 420422, San Diego, CA 92142-0422
858/573-1672
Email:office@swedesweep.com

F.I.R.E. Certified Technician — Certified Chimney Sweep

CSIA Cert Chimney Sweep #9891
FIRE Certification FCT 386
CA St. Contractors License #749202

https://www.swedesweep.com

Date of Service: 10/20/2025	Next Recommended Service:
Occupant: Amanda Carrillo	FacBuilt Masonry Insert Stove Rampart Dryer
Address: 3510 Alabama St.	Stories: / #Flues: / #Tiles: I/O:
Cross St: Upas City: SD Zip: 92104	Chimney Location: Int/Ext:
Phone: 760 840 1004	Chim L x W: Chim Hgt: Cricket: Cap:
Email: amanda.pescar@gmail	Throat: Smoke Chamber: Lintel:
Billing Name:	Fuel: Lighter: Damper Clamp:
Billing Address:	Firebox Opening: Flue Type:
City: ST: Zip:	Hearth Ext: Sides: Doors: Ash Pit:
Email/Ph#:	Mfr/Mdl: Source:

CONDITIONS & RECOMMENDED REPAIRS

Chimney has been relined w/ straight hard metal rectangular flue, has top mount damper, gas capped.
① Firebox has efflorescence in mortar joints.
② Appears to have drywall to opening and wood directly above opening — major potential hazard.
③ Chimney/crown has been stuccoed, chimney crown is cracked
④ Flashing is splitting on chimney.
Do not use fireplace until proper clearances are met.

DESCRIPTION OF WORK PERFORMED	TOTAL
level 1 inspection minor buildup	$169
Gas - capped.	

Swede Chimney Sweep (SCS) has explained to me, based on the level of inspection performed, the condition of my fireplace, appliance, chimney and/or venting system at this time. SCS is not responsible for concealed or hidden defects and conditions in areas outside the scope of the level of inspection performed. I understand that no guarantee/ warranty of safety or function of any fireplace, appliance, chimney and/or vent system is given or implied. Noted operation hazards should be addressed prior to use.

Labor	$169
Parts	
Tax	
Total	$169

Customer Signature: **Date:**

1330 Park Center Drive, Suite 101 Vista CA 92081
Phone: 760-476-9388 Fax: 760-476-0090

WORK PROPOSAL & COST ESTIMATE

September 25, 2014

George Bescak
3510 Alabama St.
San Diego CA,
858-342-5601
Michaelwebbrealestate@gmail.com

JOB ADDRESS/PROJECT:
3510 Alabama St. / San Diego

JOB DESCRIPTION:
Rehabilitate sewer line and root invaded section with Perma-Liner installation. Replace cast iron pipes under house in crawl space.

SCOPE OF WORK:

SEWER: (Perma-Liner)
1. Dig down up to 2' feet deep in two different sections in front and side yard of house to expose up to 4' feet of pipe. Cut and remove exposed section of pipe in order to create access pit for Perma-Liner installation and sleeve pipe through footing.
2. Use high pressure Jetter and camera in concert in order to remove all roots and preparing sewer line for Perma-Liner installation. Measure exact length of pipe to be lined (70'). Mix epoxy and saturate lining material. Load into Perma-Liner machine, pressurize, and invert liner, in order to rehabilitate sewer line. Inflate calibration tube into installed liner. Wait 3-5 hours until epoxy has cured. Deflate calibration tube and remove.
3. Repair connection / cut pipe using new ABS plastic pipe and install double sweep cleanouts under concrete type covers.
4. Shade pipe with 3/4" gravel as needed.
5. Backfill and compact work area using native excavated soil and return work area as close to original condition as possible.

SEWER:
1. In crawl space from the sub-floor down. Cut, remove exposed sewer line and haul away all cast-iron sewer line under house; physically evaluate pipes at cross cuts. Replace sewer line and all existing drain lines tying into sewer line within 6" of sub floor using schedule 40 ABS plastic pipe.
2. Any further problems found with existing lines outside of work area will be chased on a T&M basis or followed up with additional proposal.

ESTIMATE
$11,253.00 Includes parts, materials, equipment and labor for job as described.

George Bescak
September 25, 2014

1330 Park Center Drive, Suite 101 Vista CA 92081
Phone: 760-476-9388 Fax: 760-476-0090

PERMITS/LICENSES/FEES:
Client has the option to secure necessary and required City Permits, Inspection Fees, etc. or Client can elect to reimburse Arrow at a rate of $85.00 per hour plus the cost of the Fees, Permits, etc.

EXCLUSIONS/OTHER:
1. This proposal shall expire sixty (60) days from the date on this document.
2. Any unforeseen problems found, Home owner will be notified immediately.

QUALIFICATIONS
Arrow Pipeline Repair, Inc. has been servicing San Diego since 1975 and holds a Class "A" License (#811046) and Pacific Drain Service, a Division of Arrow Pipeline holds a C-36 License

Arrow Pipeline Repair specializes in underground pipe and utility applications to include; trenchless pipe repair, structural pipe "point repair", cured-in-place pipe repair, pipe bursting, service laterals, broken/leaking water lines, valves, main trunk lines, and more…utilizing the latest technologies and high standards.

A partial list of Clients include: Municipalities (City of Los Angeles to City of San Diego), San Diego Unified School District, U.S. Military Installations & Housing, Commercial Property Management Companies, Residential/Apartment Management Companies, San Diego Zoo, Restaurants, Hospitals, and more…

If you are in agreement with this Work Proposal and Cost Estimate and Terms & Conditions (Exhibit A), then please execute this document by signing below and returning one original copy for our records.

Thank you for considering Arrow Pipeline.

Sincerely,
ARROW PIPELINE REPAIR, INC.

Aaron Venzor

ACCEPTED AND AGREED:

_______________________________ _______________
Name Date

WORK PROPOSAL & COST ESTIMATE
TERMS & CONDITIONS
EXHIBIT A

ARROW PIPELINE REPAIR

1330 Park Center Drive, Suite 101 Vista CA 92081
Phone: 760-476-9388 Fax: 760-476-0090

A. AGREEMENT. The Work Proposal & Cost Estimate, these Terms and Conditions, and any subsequently executed Change Order (together, the "Agreement") shall govern the relationship between the Customer and Arrow Pipeline Repair ("Contractor") for the construction project ("Work") described in the Agreement.

B. EXECUTION OF THE WORK. Contractor shall furnish all labor, material, services, tools, equipment, and fixtures necessary to perform and complete in a good and workmanlike manner the Work described in the Agreement. All Work shall be done in accordance with, all laws, ordinances, building codes, rules and regulations applying to the Work. Contractor shall have control over, and be solely responsible for, all means, methods and sequences for performing the Work.

C. SCHEDULE. Work to be scheduled upon receipt of approved Work Proposal & Cost Estimate. Work Proposal & Cost Estimate is subject to final approval of Contractor.

D. LIMITED WARRANTY. Contractor warrants to Customer that all labor, materials and equipment furnished under the Agreement are of the type and quality required by the Agreement and installed in a good and workmanlike manner and otherwise in accordance with the Agreement. All Warranties are void if payment is not paid when due.

E. PAYMENT. Net due upon completion. Past due accounts are subject to additional charges for all reasonable collection and attorney fees. Service charge of 1% per month (12% per annum) will be charged on all past due accounts.

F. CHANGES IN THE WORK. The Agreement may be modified by verbal approval, however a written change order will follow before or at time of final invoice. Work Proposal & Cost Estimates are determined by visual inspection, Customer provided information, maps and drawings. Any obstacles or obstructions including but not limited to major roots, changes, sub-contractors, obstructions, utilities, concrete obstructions, hardpan, ground water, import fill, etc. will be charged on a time and materials basis at labor rates in place at time of job completion.

G. EFFECTIVENESS OF AGREEMENT, JURISDICTION AND VENUE. Any dispute, claim or controversy filed by Customer shall be filed in the County of San Diego. California and shall be governed by and construed under the laws of the State of California. The Prevailing Party shall be entitled to cost reimbursements (to include but not limited to court costs, attorneys' fees, out of pocket expenses, etc.).

H. LIMITATION OF LIABILITY. Customer agrees, to the fullest extent permitted by law, to limit the liability of the Contractor and the Contractor's officers, directors, partners, employees and subcontractors on the Work for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the Contractor and the Contractor's subcontractors to all those named shall not exceed the Contractor's total fee for services rendered on this Work. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising unless otherwise prohibited by law.

I. INDEMNIFICATION. Each Party (the "Indemnifying Party") hereby agrees to indemnify and hold the other party, its officers, directors, employees, shareholders, agents, subsidiaries, affiliates, successors, and permitted assigns (each an "Indemnified Person") harmless from and against all demands, claims, actions or causes of action, assessments, losses, damages, liabilities, cost and expenses, including without limitation to interest, penalties and reasonable attorneys' fees and expenses (collectively, the "Losses"), asserted against, imposed upon or incurred by any Indemnified Person, resulting from any breach of the Indemnifying Party's representations and warranties, any breach, non-fulfillment or default in the performance of covenants and agreements of the Indemnifying Party contained in this Agreement, or any document delivered pursuant to provision of this Agreement, or by any act or omission by an agent or independent contractor of the Indemnifying Party.

APPROVED & ACCEPTED:

______________________________ ____________________
Print Date

____
Signature

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 San Diego **, COUNTY OF** San Diego **, STATE OF CALIFORNIA, DESCRIBED AS** 3510 Alabama Street.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 06/15/2026**. 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 None 220 Volt Wiring in None Fireplace(s) in family room and outside
Gas Starter None Roof(s): Type: Composition Age: Don't know (approx.)
Other: ______________________

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): Garage: garage motor is unplugged
Sprinklers (Exterior): sprinklers/drip system was detached when we zeroscaped

(*see note on page 2)

Buyer's Initials ______/______ Seller's Initials Initial PC / Initial ABC

aae66931-a8d0-4956-929a-6297dfea8af1

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.): *See overflow paragraph 1*

*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.): *C. 2: Share fences with each neighbor. Detached garages on either side appear to be on property line.*
C. 4: Half bathroom in garage added in 2019, no known permits

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 Signed by: Peter Carrillo 92937C64690D494... *Peter Carrillo* Date 7/21/2026
Seller Signed by: Amanda B Carrillo A28A95D4E534434... *Amanda Carrillo* Date 7/21/2026

Docusign Envelope ID: C50444ED-730B-8AAA-82EA-49C83069C11A

Property Address: 3510 Alabama Street, San Diego, CA 92104 Date: 06/15/2026

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: ______________________________

Agent (Broker Representing Seller) DocuSigned by: eXp Realty of California, Inc (Please Print)

By Corey Simone 850210D6FA64424... (Associate Licensee or Broker Signature) Corey Simone Date 7/20/2026

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 Signed by: Peter Carrillo 92937C64690D494... Peter Carrillo Date 7/21/2026

Seller Signed by: Amanda B Carrillo A28A95D4E534434... Amanda Carrillo Date 7/21/2026

Buyer ______________________________ Date __________

Buyer ______________________________ Date __________

Agent (Broker Representing Seller) DocuSigned by: eXp Realty of California, Inc (Please Print)

By Corey Simone 850210D6FA64424... (Associate Licensee or Broker Signature) Corey Simone Date 7/20/2026

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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TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 3510 Alabama Street, San Diego, CA 92104 ("Property"), in which ______ is referred to as ("Buyer") and Peter Carrillo, Amanda Carrillo is referred to as ("Seller").

[TDS] Real Estate Transfer Disclosure Statement
1) II.B. Explanation of Defects:
Exterior Walls: stucco chipping on exterior, some spots repaired
Roof(s): 2024 noticed leak when HVAC was here to service, leak was patched
Walls/Fences: front fence had 4 slats replaced
Ceilings: June 2026 handyman repaired residual damage on ceiling in front bedroom closet from 2024 roof leak
Windows: New windows installed 2025 - main bedroom window on the south side and one in the garage can stick on the crank hinge
See attached: IMG_2252.jpeg, IMG_2253.jpeg
Doors: Kitchen door half window is plexiglass due to dogs, retractable screen doors not functional
See attached: IMG_2254.jpeg
Electrical Systems: 2026 SDG&E replaced old wiring from house to pole. SDG&E has work order to replace wiring from pole to alley.
Entry railing is loose. Light switch in the hall does not work and never has. Wood damage to backside of pergola.
Electrical outlet capped in our master bathroom near the shower.
Initial PC Initial ABC Backyard has uneven roots in backyeard near pergola.
Treehouse installed in 2023.
Initial ABC Netting on opening to under house (on the north side of the house) outside of front bedroom needs to be resecured
Light on the ceiling fan works in the master bedroom, but the fan part doesn't (old fan from before we lived here).
Initial PC Outdoor security lights in the backyard were disconnected in 2014/2015, unknown if they still work.
Cord from front bedroom closet for the light switch fell off and needs to be replaced in order to turn on the light.
Initial ABC Alarm system is disconnected.
The pitcher in the refrigerator doesn't always refill.
Initial PC Washer leaks.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer ______ Date ______

Buyer ______ Date ______

Seller Signed by: Peter Carrillo 92937C64690D494... Peter Carrillo Date 7/21/2026

Seller Signed by: Amanda B Carrillo A28A95D4E534434... Amanda Carrillo Date 7/21/2026

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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 San Diego, County of San Diego, State of California, described as 3510 Alabama St ("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) EXP Realty of California, 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.**

Buyer's Initials _______ / _______

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): *Chips on brick. The railing in entryway is loose. Marks on door.*

Living Room: *Marks on walls, baseboards, and floors.*

Dining Room: *Marks on walls and baseboards.*

Kitchen: *Marks on walls, cabinets, doors, and baseboards. Crack in tile flooring. Clock on the oven doesn't appear to be working.*

Other Room: *Den: Marks on flooring, walls, and doors.*

Hall/Stairs (excluding common areas): *Marks on walls, baseboards, and doors.*

Bedroom # *1* **:** *Marks on baseboards.*

Bedroom # *2* **:** *Marks on walls, baseboards, and floors.*

Bedroom # *3* **:** *Primary Bedroom: Marks on walls, door, floors, and ceiling.*

Bedroom # __ **:**

Bath # *1* **:** *Marks on walls, door, and cabinets. Cracks on bathroom walls near the shower.*

Bath # *2* **:** *Primary Bathroom: Marks on walls.*

Bath # *3* **:** *Half Bathroom: bathroom located in the garage. Permits unknown.*

Bath # _____ **:**

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

Other: ______________________________

Other: *The neighboring garage wall on one side & the subject property's garage wall on the opposite side appear to be located at or near the shared property line.*

Other: *Disclaimer: Agent is not a contractor or licensed home inspector and has recommended buyers agent have buyer obtain a home inspection thus this broker disclosure is just an observation.*

☐ **See Addendum for additional rooms/structures:** ______________________________

Garage/Parking (excluding common areas): *Garage: Marks and discoloration on stucco. Half bathroom located here, permits unknown. Marks and cracks on cement. Owner uses this space as an office and storage.*

Exterior Building and Yard - Front/Sides/Back: *See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1*

Other Observed or Known Conditions Not Specified Above: *The seller's personal belongings were present at the time of inspection, making some areas of the property unobservable.*

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): *EXP Realty of California, INC*

Inspection Performed By (Name of individual agent or broker): *Corey Simone*

Inspection Date/Time: *07/18/2026 12pm* Weather conditions: *Clear Skies*

Other persons present: ______________________________

DocuSigned by:

By Corey Simone Date 7/20/2026

850210D6EA64424

(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 Initial PC / Initial ABC

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

By ______________________________ Date ______________

(Associate Licensee or Broker Signature)

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TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as *3510 Alabama St, San Diego, ca 92104* ("Property"),
in which ______ is referred to as ("Buyer/Tenant")
and *Peter Carrillo, Amanda B Carrillo* is referred to as ("Seller/Housing Provider").

1) AVID, Exterior Building:
Exterior: Marks & chipping throughout the stucco. Backyard: Marks & cracks in cement. Paint and wood chipping on pergola. Marks on outdoor fireplace. Electrical Powerlines present. Front yard: chips in paint on fence. Driveway: marks & cracks in cement.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer/Tenant ______ Date ______

Buyer/Tenant ______ Date ______

Seller/Housing Provider Peter Carrillo Date 7/21/2026
Peter Carrillo

Seller/Housing Provider Amanda B Carrillo Date 7/21/2026
Amanda B Carrillo

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LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE, ACKNOWLEDGMENT AND ADDENDUM For Pre-1978 Housing Sales, Leases, or Rentals

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

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Other: ______________________, dated ______________, on property known as: 3510 Alabama Street, San Diego, CA 92104 ("Property") in which ______________________ is referred to as Buyer or Tenant and Peter Carrillo, Amanda Carrillo is referred to as Seller or Housing Provider. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."

LEAD WARNING STATEMENT (SALE OR PURCHASE): Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

LEAD WARNING STATEMENT (LEASE OR RENTAL): Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive federally approved pamphlet on lead poisoning prevention.

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 www.epa.gov/lead for more information.

1. SELLER'S OR HOUSING PROVIDER'S DISCLOSURE:

A. I (we) have no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following: None

B. I (we) have no records or reports pertaining to lead-based paint and/or lead based paint hazards in the housing other than the following, which, previously or as an attachment to this addendum, have been provided to Buyer or Tenant: None

C. I (we), previously or as an attachment to this addendum, have provided Buyer or Tenant with the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety."

For Sales Transactions Only: Buyer has **10 days** unless otherwise agreed in the real estate contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Signed by: Peter Carrillo 92937C64690D494... Peter Carrillo — 7/21/2026

Seller or Housing Provider — Date

Signed by: Amanda B Carrillo A28A95D4E534434... Amanda Carrillo — 7/21/2026

Seller or Housing Provider — Date

Buyer's /Tenant's Initials _________/_________

ed4dbb88-d878-4452-ae84-3e1e9cbf074a

Property Address: 3510 Alabama Street, San Diego, CA 92104

2. LISTING AGENT'S ACKNOWLEDGMENT:

Seller or Housing Provider's Agent has informed Seller or Housing Provider of Seller's or Housing Provider's obligations under § 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

DocuSigned by:

eXp Realty of California, Inc By Corey Simone 7/20/2026

Agent (Broker representing Seller or Housing Provider) (Please print) | Associate-Licensee or Broker Signature | Date

Corey Simone

3. BUYER'S OR TENANT'S ACKNOWLEDGMENT:

A. (1) I (we) have received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed, if any, in **paragraph 1** above

(2) (if initialed) ________/________ I have not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

B. I have received the pamphlet *"Protect Your Family From Lead In Your Home"* or an equivalent pamphlet approved for use in the State such as *"The Homeowner's Guide to Environmental Hazards and Earthquake Safety."*

C. If delivery of any of the disclosures or pamphlet referenced in paragraph 1 above occurs after Acceptance of an offer to purchase, Buyer has a right to cancel pursuant to the purchase contract. If you wish to cancel, you must act within the prescribed period.

D. For Sales Transactions Only: Buyer acknowledges the right for **10 days**, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR, (if checked) ☐ Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Buyer or Tenant ______ Date ______ Buyer or Tenant ______ Date ______

4. BUYER OR TENANT AGENT'S ACKNOWLEDGMENT:

Buyer or Tenant's Agent has informed Seller or Housing Provider, through the Listing Agent if the property is listed, of Seller's or Housing Provider's obligations under § 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

______ By ______ ______

Agent (Broker obtaining the Offer) (Please print) | Associate-Licensee or Broker Signature | Date

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Docusign Envelope ID: C50444ED-730B-8AAA-82EA-49C83069C11A

Residential Earthquake Risk Disclosure Statement (2020 Edition)

Name *Peter Carrillo, Amanda Carrillo* APN *453-290-16-00*

Street Address *3510 Alabama Street* Year Built *1933*

City *San Diego* County *San Diego* Zip Code *92104*

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?	☐	☐	☒	☐	14
2. Is your home bolted to its foundation?	☒	☐	☐	☐	15
3. If your home has crawl space (cripple) walls:					
a. Are the exterior crawl space (cripple) walls braced?	☐	☐	☐	☒	17
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	☐	☐	☐	☒	18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	☐	☐	☒	☐	19
5. If your home is on a hillside:					
a. Are the exterior tall foundation walls braced?	☐	☐	☒	☐	20
b. Are the tall posts or columns either built to resist earthquakes or have they been strengthened?	☐	☐	☒	☐	20
6. If the exterior walls of your home are made of unreinforced masonry, either completely or partially, have they been strengthened?	☐	☐	☐	☒	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?	☐	☐	☒	☐	22
8. Is your home outside an Alquist-Priolo Earthquake Fault Zone (an area immediately surrounding known active earthquake faults)?	*To be reported on the Natural Hazard Disclosure Statement*				
9. Is your home outside a Seismic Hazard Zone (an area identified as susceptible to liquefaction or a landslide)?	*To be reported on the Natural Hazard Disclosure Statement*				

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.

7/21/2026

EXECUTED BY

Signed by: Peter Carrillo 92937C64690D494...

Seller *Peter Carrillo*

Signed by: Amanda B Carrillo A28A95D4E534434...

Seller *Amanda Carrillo*

7/21/2026

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.

Residential Earthquake Risk Disclosure Statement Addendum

3510 Alabama Street, San Diego, CA 92104

If you corrected one or more earthquake weaknesses, please describe the work performed:

Is there anything else you would like to disclose?

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SQUARE FOOTAGE AND LOT SIZE ADVISORY AND DISCLOSURE

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

Property Address: *3510 Alabama St, San Diego, ca 92104* ("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	*1,782*	*5,500*	*3 bedrooms, 2 bathrooms, year built 1933*	☐
Multiple Listing Service	*1,782*	*5,500*	*3 bedrooms, 2 bathrooms, year built 1933*	☐
Seller			Measurement comes from the following source:	☐
Appraisal #1				☐
Appraisal #2				☐
Condominium Map/Plan				☐
Architectural Drawings				☐
Floor Plan/Drawings				☐
Survey				☐
Other				☐
Other				☐

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.

Signed by: Peter Carrillo
92937C64690D494...

Seller Peter Carrillo *Peter Carrillo* Date 7/21/2026

Signed by: Amanda B Carrillo
A28A95D4E534434...

Seller Amanda B Carrillo *Amanda B Carrillo* Date 7/21/2026

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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EQUAL HOUSING OPPORTUNITY

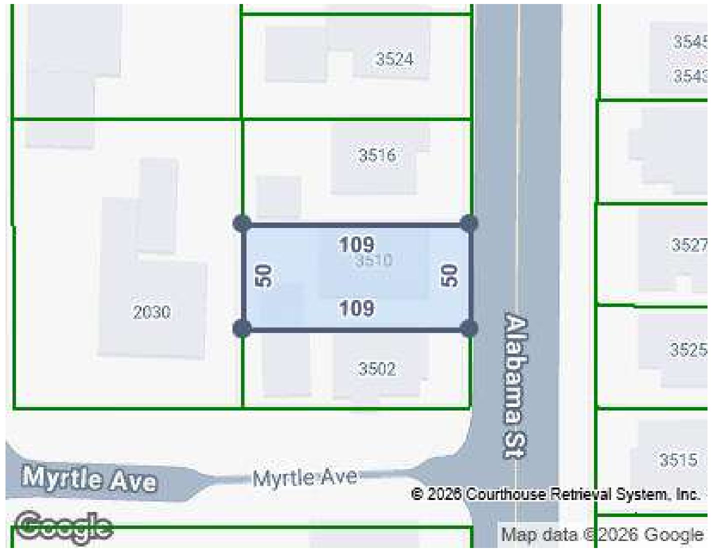
 lged by (3 pages):

MLS Tax Suite™
Powered by CRS Data

Signed by:
Peter Carrillo
92937C64690D494...
7/21/2026
Peter Carrillo

Signed by:
Amanda B Carrillo
A28A95D4E534434...
7/21/2026
Amanda B Carrillo

Monday, July 20, 2026



LOCATION

Property Address	3510 Alabama St San Diego, CA 92104-4004
Subdivision	University Heights
Carrier Route	C002
County	San Diego County, CA
Map Code	1269C6

GENERAL PARCEL INFORMATION

APN/Tax ID	453-290-16-00
Alt. APN	
City	San Diego
Tax Area	08001
2020 Census Trct/Blk	8/3
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1782
# of Buildings	1

CURRENT OWNER

Name	Carrillo Peter Carrillo Amanda B
Mailing Address	3510 Alabama St San Diego, CA 92104-4004
Owner Occupied	Yes
Owner Right Vesting	Revocable Trust

SCHOOL ZONE INFORMATION

Jefferson Elementary School	0.6 mi
Elementary: Pre K to 5	Distance
Roosevelt International Middle School	0.4 mi
Middle: 6 to 8	Distance
San Diego High School	1.7 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 07/08/2026

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/30/2025	1/31/2025		Carrillo Peter & Carrillo Amanda B	Carrillo Jr Peter & Carrillo Amanda B	Intrafamily Transfer & Dissolution		2025-0025219
4/29/2024	4/29/2024		Carrillo Amanda B & Carrillo Jr Peter	Carrillo Amanda B & Carrillo Amanda	Intrafamily Transfer & Dissolution		2024-0106821
5/23/2022	5/23/2022		Carrillo Amanda	Bescak Sally L & Bescak George M	Grant Deed		2022-0219275
9/22/2014	10/16/2014	$730,000	Bescak George M & Bescak Sally L	Dicarlo Daniel J & Diane Peters Trust	Grant Deed		2014-0449853

2/20/2008	2/22/2008		Peters Diane & Diane Peters Trust	Peters Diane	Intrafamily Transfer & Dissolution	2008-0092194
10/12/2007	10/23/2007	$710,000	Peters Diane	Zess Hillary & The Sylvia Ann Trust	Grant Deed	2007-0675902
3/3/2005	5/5/2005		Thompson Sylvia Ann & Sylvia Ann Trust	Thompson Sylvia Ann	Intrafamily Transfer & Dissolution	2005-0380156
10/1/1998	10/9/1998		Thompson Sylvia Ann	Bank Of America Nt & Sa	Gift Deed	1998-0651371

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	$1,081,000.00		$1,081,000.00	$73,000.00 (7.2%)	$1,008,000.00
Assessed Improvements	$295,000.00		$295,000.00	$19,000.00 (6.9%)	$276,000.00
Total Assessment	$1,376,000.00		$1,376,000.00	$92,000.00 (7.2%)	$1,284,000.00
Exempt Reason					
% Improved	21%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			$17,738.44
2024			$16,879.00
2023			$15,725.58
2022			$10,117.34
2021			$10,046.80
2020			$9,924.94
2019			$9,748.06
2018			$9,114.28
2017			$8,897.84
2016			$8,756.42
2015			$8,627.10
2014			$8,011.48
2013			$6,238.68

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
10/16/2014		Bescak George M Bescak Sally L And Bescak Sall	Loan Depot Com	2014-0449854
10/23/2007	$532,500	Peters Diane	Innovex Mortgage	2007-0675903
07/07/2005	$95,000	Thompson Sylvia Ann Sylvia Ann Trust And Sylvia An	Wells Fargo	2005-0570781
02/22/2005	$95,000	Thompson Sylvia Ann	Wells Fargo	2005-0143587

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	**Condition**		**Units**	
Effective Year Built	1933	**Stories**			
BRs	3	**Baths**	2 F H	**Rooms**	

Total Sq. Ft.	1,782		
Building Square Feet (Living Space)		**Building Square Feet** (Other)	
- CONSTRUCTION			
Quality		**Roof Framing**	
Shape		**Roof Cover Deck**	
Partitions		**Cabinet Millwork**	
Common Wall		**Floor Finish**	
Foundation		**Interior Finish**	
Floor System		**Air Conditioning**	
Exterior Wall		**Heat Type**	
Structural Framing		**Bathroom Tile**	
Fireplace		**Plumbing Fixtures**	
- OTHER			
Occupancy		**Building Data Source**	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage	1 CAR		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	**Lot Dimensions**	
Block/Lot	259/29,30	**Lot Square Feet**	5,500
Latitude/Longitude	32.742513°/-117.142519°	**Acreage**	0.13

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source		**District Trend**	
Sewer Source		**School District**	Unfd San Diego
Zoning Code	R-2:Minor Multiple		
Owner Type			

LEGAL DESCRIPTION

Subdivision	University Heights	**Plat Book/Page**	
Block/Lot	259/29,30	**Tax Area**	08001
Tract Number	Lp0008pg036		
Description	Lp0008pg036 Blk 259 E 30 Ft Lots 29 & 30 & Por Clsd Alabama St Adj On E In		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060295-06073C1882G	05/16/2012

LISTING ARCHIVE

No Listings found for this parcel.

Detached
MLS #: **260017309**
APN: **453-290-16-00**
Addr: **3510 Alabama St**
City,St: **San Diego , CA** Zip: **92104**

Status: **ACTIVE**
Short Sale: **No**
COE Date:

List Price: **$1,599,999**
Orig Price: **$1,599,999** DOMLS **5** MT **5**
Sold Price:
List Date: **7/15/2026** LP/SqFt: **897.87**
Mod Date: **7/18/2026** SP/SqFt:

Acknowledged by (1 page):

Signed by: Peter Carrillo 7/21/2026
Virtual Tour
Peter Carrillo

Signed by: Amanda B Carrillo 7/21/2026
Amanda B Carrillo

Bedrooms: **3**	Full Baths: **2**
Optional B... **0**	Half Bath... **0**
Total: **3**	Total: **2**

Parking Garage Spaces: **2**
Parkng Non-Garaged Spaces: **3**
Parking Spaces Total: **5**
Parking Garage: **Detached**
Non-Garage Details: **Driveway - Concrete**
RV Parking:

Est. SqFt: **1,782** Year Built: **1933**
Community: **NORTH PARK**
Neighborhood: **Morely Field**
Complex:
SA Restrtict **N/K**
View:
Pool: **N/K**

Listing Type **ER**
MandRem **None Known**

Patio:
Pets:
Age Restrictions: **NK**
Stories: **1 Story**

Schedule a Showing

REMARKS AND SHOWING INFO

Discover the perfect balance of timeless charm and everyday convenience in this beautifully maintained 3-bedroom, 2-bathroom North Park residence. Offering 1,782 square feet of inviting living space on a quiet street near Morley Field, this home pairs modern comforts with an exceptional location in the heart of San Diego. Designed with both comfort and versatility in mind, the interior features spacious living areas, central air conditioning, and a newer tankless water heater. The functional galley-style kitchen offers an efficient layout with ample counter space, while the detached garage, equipped with electrical service and its own mini-split system, provides

Conf. Remarks: ***Items to be excluded: Decorative wooden boards, mini fridge, curtains, ring cameras, and coat hooks.* Items to convey: refrigerator, range/stove, microwave, dishwasher, washer, dryer, TV, soundboard, and Wooden Amoire in the primary bedroom.* Permits unknown for the half bathroom in the garage.* Send all offers to corey@simonerealestategroup.com and emily@simonerealestategroup.com * Services to be: Maria Sarwary -**

Cross Streets: **Upas** Map Code:
Directions To Property:

Showing: **Call first agent for all questions. Use ShowingTime Link or App to schedule appts.**

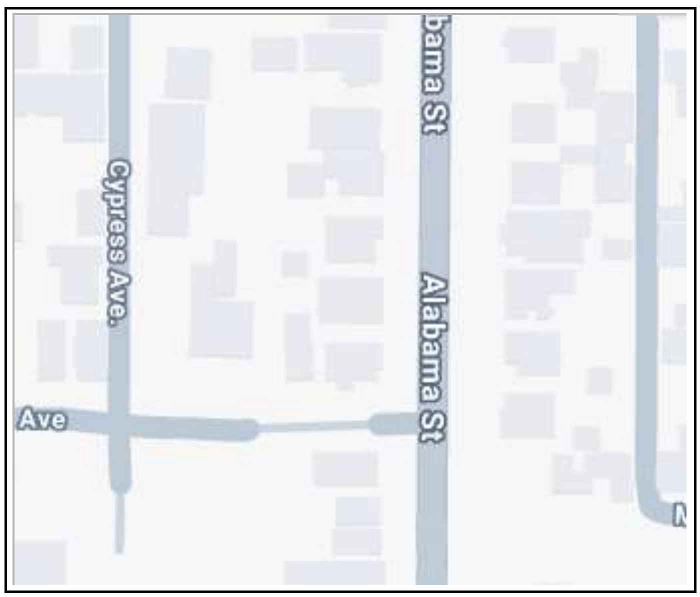
Occupied: **Owner** Occupant: **Owner** Occupant Ph... **6192446308** Lockbox: **No**

Listing Agent: **Corey Simone - Preferred: 619-244-2901** Agent DRE Lic#: **01944488**
2nd Agent: **Emily Simone - Preferred: 619-244-6308** Broker ID: **5963** Broker DRE Lic... **01878277**
Listing Office: **eXp Realty of California, Inc. - Office: 888-584-9427**

Off Market Date: Close of Escrow: Financing: Concessio...
Selling Agent: Selling DRE License#
Selling Office: Sale Price: Exp Date: **12/31/2026**

Wtr Dist: High School URL
Equipment **Dishwasher, Dryer, Microwave, Range/Oven, Washer**

HO Fees Includ...
Home Owner F... **0.00** Paid: Pay Freq.
Other Fees: **0.00** Paid: Pay Freq.
CFD/Mello-Roos: **0.00** Paid: Pay Freq.
Total Monthly Fees: **0** Assessments:
HOA: Other Fee Type:
HOA Phone: Zoning:
Prop Mgmt Co: Entry Level Unit:
Prop Mgmt Ph: Cmplx Feat:
Est. % Owner Occu...
Terms: **Cash, Conventional, FHA, VA**
Cooling: **Central Forced Air**
Heat Source: **Natural Gas** Heat Equip: **Forced Air Unit**
Fireplace Loc: **FP in Living Room**
Fireplaces(s): **1**



Living Room:	**21x13**	Primary BR:	**15x12**
Dining Room:	**12x13**	Bedroom 2:	**11x13**
Family Room:	**12x12**	Bedroom 3:	**12x15**
Kitchen:	**17x9**	Bedroom 4:	
Breakfast Area:		Bedroom 5:	
Extra Room 1:		Extra Room 3:	
Extra Room 2:			

SqFt Source: **Assessor Record** Lot Size: **4,000-7,49...** #Acr...
Lot Size Source: **Assessor Rec...** Units/Building:
Lot SqFt Approx: **5,500** Units/Complex:
Laundry Locatio... **Garage** Elevator:
Sewer/Septic: **Sewer Connected** Stories in Buildi...

restaurants, including several Michelin-recognized dining destinations. What truly sets this location apart is its rare balance of urban convenience and natural beauty. While nestled in the heart of the city, the surrounding mature trees, expansive green spaces, and proximity to Balboa Park create a setting that feels unexpectedly tranquil. On occasion, the distant sounds of animals from the world-famous San Diego Zoo offer a one-of-a-kind reminder of the extraordinary environment that surrounds this home. Blending timeless character, thoughtful modern updates, exceptional outdoor living, and one of North Park's most coveted locations, this is a rare opportunity to own a home that offers the best of San Diego living, where vibrant city life and the natural beauty of Balboa Park come together just outside your front door.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
3510	ALABAMA ST.	San Diego	92104	06/12/2026	7

Agricultural Pest Control Services
9927 Maine Ave
Lakeside CA 92040
(800) 696-8565 (858) 536-2999
termite@agpest.com

Report # : 16332
Registration # : PR2133
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
EMILY SIMONE SIMONE REAL ESTATE GROUP 1193 LOUDEN LN. IMPERIAL BEACH CA 91932 United States	3510 ALABAMA ST. San Diego CA 92104 United States	EMILY SIMONE SIMONE REAL ESTATE GROUP 1193 LOUDEN LN. IMPERIAL BEACH CA 91932 United States

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

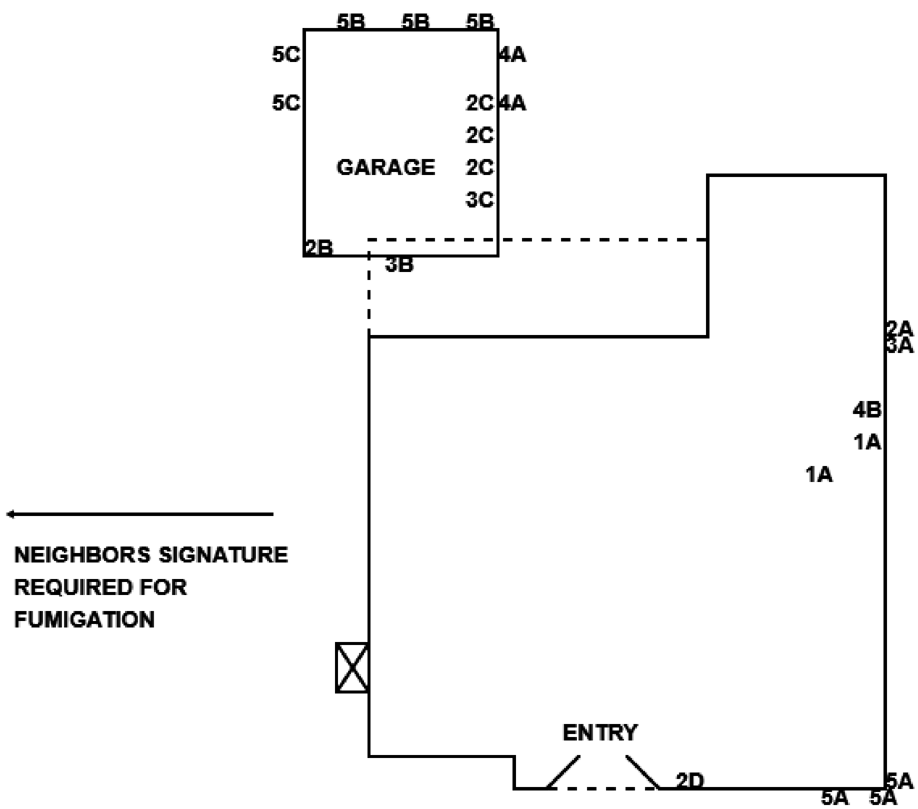
GENERAL DESCRIPTION:	
ONE-STORY SINGLE-FAMILY RESIDENCE, STUCCO EXTERIOR, COMPOSITION ROOF, DETACHED GARAGE, ON RAISED FOUNDATION.	Inspection Tag Posted: Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites ☒ Drywood Termites ☒ Fungus / Dryrot ☒ Other Findings ☒ Further Inspection ☒

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Diagram Not To Scale



Acknowledged by (9 pages):

Signed by: Peter Carrillo 92937C64690D494... 7/21/2026
Peter Carrillo

Signed by: Amanda B Carrillo A28A95D4E534434... 7/21/2026
Amanda B Carrillo

Inspected By: DAVID BEEZER **State License No.** FR59542 **Signature:**

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

AGRICULTURAL PEST CONTROL SERVICES

3510	ALABAMA ST.	San Diego	CA	92104
Address of Property Inspected		City	State	ZIP

06/12/2026	16332	
Date of Inspection	Corresponding Report No.	Escrow No.

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

The purpose of this report is to document finding concerning the presence or absence of evidence of wood destroying pests and organisms and/or conditions that may lead to future infestations or infections that were evident on the date of inspection; and set forth recommendations to correct infestations, infections or conditions located. Inspection was completed only in the visible and accessible areas and no opinion, warranty, or guarantee is provided for any and all inaccessible areas which are further described and explained below. The contents of Wood Destroying Pest contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism reports are governed by the Structural Pest Control Act and Regulations.

This report is not to be confused with a home maintenance or property inspection report. Some structures do not comply with building code requirements and/or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that **DO NOT** pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report **DOES NOT** contain ANY Information on such defects, if any, as they are not within the scope of our license.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Certain areas are recognized by the industry as inaccessible and/or for other reasons **NOT** inspected. These areas included but are not limited to the following: Interior of hollow walls concealed by drywall, plaster, stucco, or other coverings; Areas or portions of attics that are insulated or have less than 18" clear crawl space; Spaces between a floor or porch deck and the ceiling or soffit below; Stall showers over finished ceilings; Structural segments such as porte cocheres, enclosed bay windows, buttresses, and similar type areas to which there is no access without defacing or tearing out lumber, masonry, or finished work; Floors or areas concealed by coverings; Areas concealed by furniture or cabinets; Areas where storage or locks make inspection impractical; and wood members around second story eaves or patio covers that would require the use of an extension ladder. Floor coverings, furniture, appliances, and storage items are not moved during the inspection and windows are not opened. We do not deface or probe into window or door frames, decorative trim, roof members etc. Infestations may be active in these areas without visible and accessible evidence.

This Company will not be responsible and renders no opinion, warranty, or guarantee against any infestation, infection or adverse condition which may exist in these inaccessible areas and/or become evident at a later date.

This Company shall recommend further inspection if there is any question about noted areas. If a re-inspection is requested it must be completed within four months from the date of the original inspection. The cost of a re-inspection shall not exceed the cost of the original inspection. Any reconstruction to areas that were previously inaccessible during the original inspection shall need to be inspected by this Company prior to any closing of the areas.

This Wood Destroying Pest and Organism Report DOES NOT include Molds, Mildew, or other mold like conditions. Molds are NOT wood destroying organisms. Branch 3 licenses are not qualified and do not have a duty under the Structural Pest Control Act to give an opinion or classify molds as harmful or not harmful to human health.

NOTES, DISCLAIMERS, AND GUARANTEE INFORMATION

NOTICE: The exterior Surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

Facia, eave, roof sheeting, starter board, and/or patio cover wood repair or replacement involving fungus damage may have related roofing leaks. Agricultural Pest Control Services, the Company, does not warrant against roofing leaks in these areas or provide repair or correction for such leaks. Owner is advised to contact a licensed roofing contractor to make repairs as necessary.

NOTICE: Reports on this structure prepared by various registered Companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from Company to Company. You have a right to seek a second opinion from another Company.

AGRICULTURAL PEST CONTROL SERVICES

3510	ALABAMA ST.	San Diego	CA	92104
Address of Property Inspected		City	State	ZIP
06/12/2026	16332			
Date of Inspection	Corresponding Report No.			Escrow No.

NOTICE: If a tent fumigation is recommended this Company will be subcontracting that portion of the work. You will be notified of the registered Subcontractor, and as the consumer you have the right to select another entity to perform this work.

NOTICE: The charge for service that this Company subcontracts to another registered Company may include the Company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept this Company's bid or you may contract directly with another registered Company licensed to perform the work.

NOTICE: If you choose to contract directly with another registered Company, this Company will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

NOTICE: If during the course of our repairs or treatment, damage, infestation or infection described in this report is later found to extend further into areas previously inaccessible for visual inspection; our bid will not include such repairs or treatment. A supplemental report will be issued detailing such findings and the additional costs necessary for treatment, repair or correction.

NOTICE: Agricultural Pest Control Services (AGPEST) will re-inspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each re-inspection. The re-inspection must be done with ten (10) working days of the request. The re-inspection is a visual inspection and if the inspection of concealed areas is desired, inspection of work in progress is necessary. Any guarantees must be received from parties performing repairs. **Agricultural Pest Control Services (AGPEST) assumes no responsibility for ANY work not completed by our Company.**

NOTICE: Agricultural Pest Control Services (AGPEST) shall exercise due care during inspections, treatments, and/or repairs but assumes no liability for any damage to tiles, slates, shingles, or other roofing materials, including patio covers, aluminum awnings, solar heating equipment, plants or paint during any type of treatment.

NOTICE: Fences and Gates are not included in our inspection and report.

NOTICE: We do not inspect or certify plumbing, plumbing fixtures, etc.

GUARANTEE INFORMATION: Unless otherwise stated in this report or on the work authorization contract we provide the following guarantees on completed work:

Fumigation: 2 years

Local Treatment: 1 year limited to the area and wood members treated.

Repair: 1 year

Caulking, grout, and sealing of commodes: 90 days

Agricultural Pest Control Services does not warranty or guarantee any repair work completed by others.

NOTICE: If local treatment is recommended on this report it is not intended to be an entire or encompassing structure treatment. If infestations or wood destroying pests extend or exist beyond the areas(s) of local treatment they may not be exterminated.

AGRICULTURAL PEST CONTROL SERVICES

3510 ALABAMA ST.		San Diego	CA	92104
Address of Property Inspected		City	State	ZIP
06/12/2026	16332			
Date of Inspection	Corresponding Report No.			Escrow No.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF THE INSPECTION.

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(s) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

NOTES:

Note A
DETACHED PATIO COVER NOT INSPECTED.

Note B
LIMITED ACCESSIBILITY IN GARAGE DUE TO STORAGE.

Note C
AREAS OF ATTIC INACCESSIBLE DUE TO CONSTRUCTION AND BLOWN-IN INSUALATION.

1. SUBTERRANEAN TERMITES:

1A - Section I
FINDING: Evidence of subterranean termites was noted in the subarea.
RECOMMENDATION: Remove accessible termite shelter tubes.
RECOMMENDATION: Chemically treat the soil in the subarea with an approved termiticide (Fipronil) for the control of subterranean termites.

2. DRYWOOD TERMITES:

2A - Section I
FINDING: Evidence of drywood termite damage noted in RAFTER TAIL.
RECOMMENDATION: Fumigate the structure with an approved fumigant (sulfuryl fluoride) for the eradication of drywood termites.
RECOMMENDATION: Remove or cover accessible drywood termite evidence (alates, wings and/or fecal pellets). We further recommend to remove, replace, repair or reinforce the damaged wood member(s) as necessary.

Minor damage to wood members may be repaired and patched with wood filler/bondo.

2B - Section I
FINDING: Evidence of drywood termites noted in GARAGE FRAMING.
RECOMMENDATION: Fumigate the structure with an approved fumigant (sulfuryl fluoride) for the eradication of drywood termites.
RECOMMENDATION: Remove or cover accessible drywood termite evidence (alates, wings and/or fecal pellets).

2C - Section I
FINDING: Evidence of drywood termite damage noted in INTERIOR SIDING.
RECOMMENDATION: Fumigate the structure with an approved fumigant (sulfuryl fluoride) for the eradication of drywood termites.
RECOMMENDATION: Remove or cover accessible drywood termite evidence (alates, wings and/or fecal pellets). We further

AGRICULTURAL PEST CONTROL SERVICES

3510	ALABAMA ST.	San Diego	CA	92104
Address of Property Inspected		City	State	ZIP
06/12/2026	16332			
Date of Inspection	Corresponding Report No.			Escrow No.

recommend to remove, replace, repair or reinforce the damaged wood member(s) as necessary.

Minor damage to wood members may be repaired and patched with wood filler/bondo.

2D - Section I

FINDING: Evidence of drywood termites noted in ATTIC.
RECOMMENDATION: Fumigate the structure with an approved fumigant (sulfuryl fluoride) for the eradication of drywood termites.
RECOMMENDATION: Remove or cover accessible drywood termite evidence (alates, wings and/or fecal pellets).

3. FUNGUS / DRYROT:

3A - Section I

FINDING: Fungus, dry/rot infection and damage to the EAVES.
RECOMMENDATION: Remove, scrape and/or cut out infected wood members and repair, replace, or reinforce the damaged wood as necessary.

Minor damage to wood members may be scraped and patched with wood filler/bondo
Note: current widths and grades of wood members may not be available.

3B - Section I

FINDING: Fungus, dry/rot infection and damage to the SIDING / FENCE.
RECOMMENDATION: Remove, scrape and/or cut out infected wood members and repair, replace, or reinforce the damaged wood as necessary.

Minor damage to wood members may be scraped and patched with wood filler/bondo
Note: current widths and grades of wood members may not be available.

3C - Section I

FINDING: Fungus, dry/rot infection and damage to the DOOR JAMB / TRIM.
RECOMMENDATION: Remove, scrape and/or cut out infected wood members and repair, replace, or reinforce the damaged wood as necessary.

Minor damage to wood members may be scraped and patched with wood filler/bondo
Note: current widths and grades of wood members may not be available.

4. OTHER FINDINGS:

4A - Section II

FINDING: Faulty grade levels noted in area marked 4A on diagram.
RECOMMENDATION: Lower the soil to a proper grade level.

4B - Section II

FINDING: Earth-to-wood contact, noted as 4B on the diagram. Location: SUBSTRUCTURE.
RECOMMENDATION: Break earth-to-wood contact.

5. FURTHER INSPECTION:

5A - Further Inspection

INACCESSIBLE AREA(S) DUE TO LANDSCAPING.

5B - Further Inspection

INACCESSIBLE AREA(S) DUE TO STORAGE.

5C - Further Inspection

AGRICULTURAL PEST CONTROL SERVICES

3510	ALABAMA ST.	San Diego	CA	92104
Address of Property Inspected		City	State	ZIP
06/12/2026	16332			
Date of Inspection	Corresponding Report No.			Escrow No.

INACCESSIBLE AREA DUE TO NEIGHBORS PROPERTY LINE / FENCE.

NOTES:

Note D
NEIGHBOR'S SIGNATURE REQUIRED FOR FUMIGATION DUE TO ZERO PROPERTY LINE.

Note E
NO GUARANTEE IS MADE TO MATCHING STAIN TO GARAGE SIDING REPAIR.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. State law requires that you be given the following information:

COMMENTS AND OTHER INFORMATION
"State law requires that you be given the following information:
CAUTION—PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."
"If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately."

IF WE RECOMMENDED THE USE OF A FUNGICIDE WE WILL USE:
*** Tim-bor- Disodium Octaborate Tetrahydrate 98%**

*** IF WE HAVE RECOMMEDED THE TREATMENT OF SUBTERRANEAN TERMITES WE WILL USE:**
***TERMIDOR SC - Fipronil...9.1%**
or
***TAURUS SC - Fipronil 9.1%**

IF WE HAVE RECOMMENDED THE TREATMENT OF DRYWOOD TERMITES WE WILL USE:
*** Local Treatment - Termidor SC - Fipronil...……………..9.1%**
or
*** Local Treatment - Navigator SC- Fipronil...………….…......…..9.1%**
or
*** Local Treatment - Cykick - Cyfluthrin .....…………….0.1%**

IF WE HAVE RECOMMENDED THE TREATMENT OF WOOD BORING BEETLES WE WILL USE:
*** Tim-bor- Disodium Octaborate Tetrahydrate 98%**

IF FUMIGATION IS RECOMMENDED THE FOLLOWING FUMIGANT WILL BE USED:
***VIKANE GAS FUMIGANT, sulfuryl fluoride.........................99.8%**
or
***Zythor, sulfuryl fluoride..99.3%**

AGRICULTURAL PEST CONTROL SERVICES

3510	ALABAMA ST.	San Diego	CA	92104
Address of Property Inspected		City	State	ZIP
06/12/2026	16332			
Date of Inspection	Corresponding Report No.			Escrow No.

IF FUMIGATION IS RECOMMENDED, FUMIGATE WITH THE REGISTERED FUMIGANT SULFURYL FLUORIDE. CHLOROPICRIN TO BE USE AS THE WARNING AGENT. CHECK YOUR POSTED RE-ENTRY NOTICE FOR THE ACUTAL FUMIGANT USED. PLEASE NOTE THAT THE EFFECT OF OVEREXPOSURE FOR THESE MATERIALS CAN INCLUDE THE FOLLOWING: SHORTNESS OF BREATH, DOUBLE VISION, UNUSUAL DROWSINESS AND WEAKNESS AND TREMORS. YOUR HEATH AND SAFETY ARE OUR MAJOR CONCERN. IF YOU EXPERIENCE THE SYMPTOMS AS OUTLINED HERE, LEAVE THE STRUCTURE IMMEDIATELY AND CALL OUR OFFICE AT (800) 696-8565 OR (858)536-2999.

For further information, contact any of the following in your area:
Agricultural Pest Control Services: 800-696-8565
Poison Control Center: 800-876-4766
San Diego County Health Department: 619-229-5400
San Diego County Agriculture Commissioner: 858-694-2739
Orange County Health Department: 714-834-4499
Orange County Agriculture Commissioner: 714-955-0100
Riverside County Health Department: 951-358-5000
Riverside County Agriculture Commissioner: 951-955-3030
Los Angeles County Health Department: 213-351-5085
Los Angeles County Agriculture Commissioner: 562-622-0400
Structural Pest Control Board: 800-737-8188
2005 Evergreen Street., Ste. 1500. Sacramento, CA 95815

Poison Control Center	(800) 222-1222
Agricultural Department	(858) 694-2739
Health Department	(866) 358-2966
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

Agricultural Pest Control Services
9927 Maine Ave
Lakeside CA 92040
(800) 696-8565 (858) 536-2999
termite@agpest.com

WORK AUTHORIZATION

Report #: 16332

No work will be performed until a signed copy of this agreement has been received.

Address of Property :	3510 ALABAMA ST.
City:	San Diego
State/ZIP:	CA 92104

1. If further inspection is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this Company reserves the right to increase prices.
2. Subterranean termite control involving a pressure treatment of the soil beneath an existing concrete slab will involve drilling vertically through the slab to access the treatment area. This Company will not be responsible for reinstallation of carpet or damage to floor covering that may occur during the course of the work. In addition the potential for damage to hidden, concealed, or unknown pipes located in the slab or directly beneath the slab in the application area does exist. Owner agrees to indemnify and hold harmless Agricultural Pest Control Services from all liability, losses, or expenses resulting from damage(s) to or resulting from a pipe or line broken or damaged during the course of the authorized work.
3. If this agreement includes restorative wood repair or replacement this Company can not guarantee and will assume no responsibility for being able to match existing styles, materials, colors, or paint.
4. When a secondary recommendation is made the person(s) signing this contract acknowledges that it is considered a secondary and substandard measure under Section 1992 of the Structural Pest Control Board Rules and Regulations.
5. If this contract is to be paid out of an escrow impound the parties to the transaction agree to provide this Company with all escrow billing information required to collect the amount due. The person(s) signing this contract are responsible for payment in full of services rendered, and agrees that in the event the escrow is canceled or does not close within 30 days after the completion of the work, that they will be liable for the amount specified in this agreement and further authorizes Agricultural Pest Control Services to charge the credit card listed below for such payment.

Responsible party credit card information:

Print Name:______________________________ Credit Card # ____________________________________

Signature: ______________________________________ CVV# ___________ Exp Date: _______________

Billing address for card: ____

____

* note: Credit Card will NOT be charged unless property falls out of escrow and/or goes past the 30 days of work completed or services rendered

Please provide escrow information below:

Escrow Co. __________________________________ Address : ____________________________________

Escrow Officer: _______________________________ Email : _____________________________________

Escrow # ____________________________________ Ph# ____

OWNER OR OWNER AGENT : X_______________________________________ Date: ________________

PRINT NAME: X ____

This company is authorized to perform items : ____

Cost of work authorized : $_______________________________

Property Owner:	Date:	Inspected By:	Date:
Owner's Agent:	Date:		

Agricultural Pest Control Services
9927 Maine Ave
Lakeside CA 92040
(800) 696-8565 (858) 536-2999
termite@agpest.com

WORK AUTHORIZATION

Report #: 16332

NOTICE TO OWNER

Under the California Mechanics Lien Law, any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
1A	450.00	0.00	0.00	0.00
2A	2,485.00	0.00	0.00	0.00
2B	FUME I/C IN 2A	0.00	0.00	0.00
2C	FUME I/C IN 2A	0.00	0.00	0.00
2D	FUME I/C IN 2A	0.00	0.00	0.00
3A	1,250.00	0.00	0.00	0.00
3B	REPAIRS I/C IN 3A	0.00	0.00	0.00
3C	REPAIRS I/C IN 3A	0.00	0.00	0.00
4A	0.00	NO BID	0.00	0.00
4B	0.00	NO BID	0.00	0.00
5A	0.00	0.00	0.00	0.00
5B	0.00	0.00	0.00	0.00
5C	0.00	0.00	0.00	0.00
Total:	4,185.00	0.00	0.00	0.00

GRAND TOTAL: **4,185.00**

Property Owner: Date: Inspected By: Date:

Owner's Agent: Date:

CALIFORNIA ASSOCIATION OF REALTORS®

BUYER INVESTIGATION WAIVER

(This form is intended for use between a buyer and buyer's broker.)

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

Property Address: *3510 Alabama St, San Diego, ca 92104* ("Property").

This form does not alter the legal or contractual relationship between a buyer and seller.

1. **IMPORTANCE OF PROPERTY INVESTIGATION:** Unless otherwise specified in the purchase agreement used, the physical condition of the land and any improvements being purchased is not guaranteed by either Seller or Brokers. For this reason, **(i)** you should conduct thorough inspections, investigations, tests, surveys and other studies ("Investigations") of the Property personally and with professionals of your own choosing who should provide written reports of their findings and recommendations, and **(ii)** you should not rely solely on reports provided by Seller or others. A general physical (home) inspection typically does not cover all aspects of the Property nor items affecting the Property that are not physically located on the Property. If any professional recommends additional Investigations, including a recommendation by a pest control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional Investigations.
2. **BUYER RIGHTS AND DUTIES:** You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and to investigate and verify information and facts that you know or that are within your diligent attention and observation. If the purchase agreement gives you the right to investigate the Property the best way to protect yourself is to exercise this right. However, you must do so in accordance with the terms of, and time specified in, that agreement. It is extremely important for you to read all written reports/disclosures provided by professionals and to discuss the results of Investigations with the professionals who conducted the Investigations.
3. **WAIVERS:**
   - **A. HOME INSPECTION WAIVER:** Broker recommends that Buyer obtain a home inspection, **even if Seller or Broker has provided Buyer with a copy of a home inspection report obtained by Seller or a previous buyer. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.**
     ______/______ Buyer has decided not to obtain a general home inspection at this time. Unless Buyer makes a subsequent election in writing during Buyer's investigation period, if any, Buyer waives the right to obtain a general home inspection.
   - **B. WOOD DESTROYING PEST INSPECTION WAIVER:** Broker recommends that Buyer obtain an inspection for wood destroying pests and organisms (whether paid for by Buyer or Seller). **IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.**
     ______/______ Buyer has decided not to obtain an inspection for wood destroying pests and organisms at this time. Unless Buyer makes a subsequent election in writing during Buyer's investigation period, if any, Buyer waives the right to obtain an inspection for wood destroying pests and organisms.
   - **C. OTHER:** Broker recommends that Buyer obtain an inspection for the following items: ______________________________
     ____
     ____
     IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.
     ______/______ Buyer has decided not to obtain the inspection(s) noted above at this time. Unless Buyer makes a subsequent election in writing during Buyer's investigation period, if any, Buyer waives the right to obtain such inspection(s).
4. **WAIVERS OF ADDITIONAL INVESTIGATIONS RECOMMENDED BY OTHER REPORTS:**
   - **A.** Buyer has received the following Report(s) that recommend that Buyer obtain additional Investigations:
     - ☐ General Home Inspection Report, prepared by ______________________________ dated ____________
     - ☐ Wood Destroying Pest and Organism Report, prepared by ______________________________ dated ____________
     - ☐ Other Inspection Report, prepared by ______________________________ dated ____________
     - ☐ Other Inspection Report, prepared by ______________________________ dated ____________
     - ☐ Other Inspection Report, prepared by ______________________________ dated ____________
   - **B.** Broker recommends that Buyer obtain those additional Investigations. **IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.**
     ______/______ Buyer has decided not to obtain any of the additional inspections, investigations, or reports at this time and, unless Buyer makes a subsequent election in writing during Buyer's investigation period, if any, Buyer waives the right to obtain such additional inspections, investigations, or reports.

Buyer represents and agrees that Buyer has independently considered the above, and all other Investigation options, has read all written reports provided by professionals and discussed the results with the professional who conducted the Investigation. Buyer further agrees that unless Buyer makes a subsequent election in writing during Buyer's Investigation period, if any, Buyer waives the right to conduct the Investigation(s) above.

Buyer ____ Date ______________

Buyer ____ Date ______________

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CALIFORNIA ASSOCIATION OF REALTORS®

WILDFIRE DISASTER ADVISORY

(For use with properties in or around areas affected by a wildfire)

(C.A.R. Form WFDA, Revised 12/25)

1. **WILDFIRE DISASTERS:** Buyer/Tenant is aware that as a result of recent wildfire disasters there are current and unresolved health and safety concerns related to the aftermath and clean up of the wildfire disaster areas, as well as unknown and possible future concerns related to the rebuilding of infrastructure in the affected areas of the wildfires. Unfortunately, the impact of wildfires has not been limited to the fire areas themselves. Many areas have had air quality impacted by smoke and air particulates from distant fires. Additionally, fires continue to occur in previously unaffected areas. Fires may be an issue throughout the state of California.
2. **WILDFIRE DISASTER CONCERNS AND ISSUES:** The following non-exhaustive list represents concerns and issues that may impact Buyer/Tenant decisions about purchasing or leasing property impacted by a wildfire disaster, both now and in the future. It is not intended to be, nor can it be, a checklist for all issues that might arise when purchasing or leasing property impacted by a wildfire disaster. **Concerns and issues include, but are not limited to:**
   - **A.** Insurance-related issues such as past claims, the importance of identifying the insurability of the property, and the availability and the cost of insurance as early in the process as possible;
   - **B.** Lot clearing costs and requirements; toxic materials analysis, debris removal requirements;
   - **C.** Whether the home has been fire hardened, and if so to what extent, to help reduce the risk of the structure catching fire;
   - **D.** Local, state and federal requirements for cleanup and building approvals;
   - **E.** Air quality, soil quality, and any other environmental or personal health concerns, even after the wildfire event has ended;
   - **F.** Timelines, costs and requirements when obtaining required permits for building and utilities installation;
   - **G.** Availability of and access to electricity, gas, sewer and other public or private utility services;
   - **H.** Water delivery/potability; septic and/or sewer design; requirements and construction costs;
   - **I.** Potential redesign of streets and infrastructure including possible eminent domain, land condemnation and/or acquisition;
   - **J.** Inconvenience and delays due to road construction and unavailability of various goods, systems, or services; and
   - **K.** Impact that federal, state or local disaster declarations may have on materials prices, costs and rents.
3. **BUYER/TENANT ADVISORIES:** Buyer/Tenant, you are hereby advised:
   - **A.** To check early in your transaction to determine if you are able to obtain insurance on the property.
   - **B.** To investigate to your own satisfaction any and all of your concerns about the intended use of the property.
   - **C.** That the wildfire disaster area will likely be under construction for a protracted period of time after a fire, and you may be inconvenienced by delays, traffic congestion, noise, dust, and intermittent availability of utilities.
   - **D.** That due to the extraordinary catastrophe of a wildfire, there may be changes and variations in local, state or federal laws, codes, or requirements throughout the ongoing process of planning and rebuilding in the wildfire disaster area.
   - **E.** That some insurers have reduced or cancelled offerings for fire insurance, or have increased costs, and this may impact your ability to afford or to qualify for loans or meet income ratios for rentals.
   - **F.** That if you are unable to obtain fire insurance, and you have removed the insurance contingency, and you are unable to proceed with your transaction, you may be in breach of the purchase or rental agreement.
4. **RESOURCES:** Below is a non-exhaustive list of potential resources provided as a starting point for Buyer/Tenant investigations and not as an endorsement or guarantee that any federal, state, county, city, or other resource will provide complete advice.
   - **A.** California Department of Insurance “Wildfire Resource” http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm; 1-800-927-4357
   - **B.** Governor's Office of Emergency Services “Cal OES” California Wildfires Statewide Recovery Resources https://wildfirerecovery.caloes.ca.gov/
   - **C.** California Department of Forestry and Fire (”Cal Fire”) https://calfire.ca.gov/ and https://www.readyforwildfire.org/
   - **D.** California Department of Transportation https://dot.ca.gov
   - **E.** California Attorney General https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1
   - **F.** American Institute of Architects “Wildfire Recovery Resources” https://aia.org/pages/165776-wildfire-recovery-resources
     1. “Hardening for Wildfire Resilience” https://aiacalifornia.org/what-you-can-do-right-now/hardening-for-wildfire-resilience/
     2. “Component Fire Relief and Recovery Resources” at https://aiacalifornia.org/news/aia-component-fire-relief-and-recovery resources/
   - **G.** Buyer/Tenant is advised to check all local municipalities (County, City, and/or Town where the property is located) for additional resources.
5. **FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY:**
   - **A. DISCLOSURE AND COMPLIANCE: California law requires certain disclosures be made concerning a property's compliance with safeguards that may minimize the risk of a structure on the property catching fire (fire hardening) and that an agreement be reached concerning compliance with requirements that the area surrounding structures be maintained to minimize the risk of the spread of wildfires (defensible space). The fire hardening and defensible space laws only apply if, among other requirements, the property is located** in either a **high or very high fire** hazard severity zone. If there exists a final inspection report covering fire hardening or defensible space compliance, such a report may need to be provided to the buyer. C.A.R. Form FHDS may be used to satisfy the legal requirements.
   - **B. WHERE TO LOCATE INFORMATION:** Seller has the obligation to determine if compliance with the fire hardening and defensible space requirements are applicable to Seller and the property. It may be possible to determine if a property is in a **high or very high** fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed.

C. **POST CLOSING ISSUES:** A buyer who agrees to bring the property into compliance with defensible space laws after Close of Escrow, and does not do so: **(i)** May be subject to fines and enforcement actions by government agencies in addition to the cost of compliance; **(ii)** May incur increases in property insurance premiums or cancellation of such insurance policies; and **(iii)** Will be responsible for making appropriate disclosures concerning compliance with the property's defensible space laws when reselling the property.

D. **OPTIONAL DISCLOSURE AND REPORTS:** Even if the property is not in either of the zones specified above, or if the Seller is unable to determine whether the property is in either of those zones, if the property is in or near a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, a Seller may choose to make the disclosures because a Buyer might consider the information material. Reports in the Seller's possession that materially affect the value and desirability of the property shall be Delivered as provided by the agreement.

6. **BUYER/TENANT ACKNOWLEDGEMENT:** Buyer/Tenant understands that Real Estate Agents and Real Estate Brokers have no authority or expertise in providing guidance through the process of investigating the concerns described herein. Buyer/Tenant has an affirmative duty to exercise reasonable care in protecting themselves.

By signing below, Buyer/Tenant acknowledges that they have received a copy of this Wildfire Disaster Advisory, and they have read and understand its terms.

Buyer/Tenant ______________________________ Date ____________

Buyer/Tenant ______________________________ Date ____________

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CALIFORNIA ASSOCIATION OF REALTORS®

FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM

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

This is a disclosure and addendum to the Purchase Agreement, OR ☐ Other ______________________________ ("Agreement"), dated *07/16/2026*, on property known as *3510 Alabama St, San Diego, ca 92104* ("Property"), in which ______________________________ is referred to as Buyer, and *Peter Carrillo, Amanda B Carrillo* is referred to as Seller.

1. LAW APPLICABILITY: If this property does not meet the conditions stated in **paragraph 1A** or **1B**, there is no requirement to complete the subsequent applicable paragraphs.

A. Home Fire Hardening Disclosure: The Notice and disclosure of vulnerabilities in **paragraph 2** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); **(iii)** the Property is located in either a high or very high fire hazard severity zone; and (iv) the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN **PARAGRAPH 2B AND 2C**.

B. Defensible Space Compliance: The disclosures and requirements specified in **paragraph 3** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); and **(iii)** the Property is located in either a high or very high fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, **PARAGRAPH 3** DOES NOT HAVE TO BE COMPLETED.

C. Fire Hazard Severity Zone Status: It may be possible to determine if a property is in a **high or very high** fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed. Cal Fire has 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. A link to the viewer can be found on Cal Fire's website at **https://www.fire.ca.gov/dspace/**.

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2. FIRE HARDENING DISCLOSURE (☐ Property is built on or after January 1, 2010. Paragraphs 2B and 2C do not have to be completed):

A. FIRE HARDENING STATUTORY NOTICE: "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. 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".

B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers (Seller is not obligated to explain or clarify their responses to questions 2B(1)-2B(6), whether they answer "yes" or "no." Voluntary explanation/clarification is permitted but not required)...

(1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant .... ☐ Yes ☒ No
(2) Roof coverings made of untreated wood shingles or shakes. .... ☐ Yes ☒ No
(3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck. .... ☐ Yes ☒ No
(4) Single pane or non-tempered glass windows. .... ☐ Yes ☒ No
(5) Loose or missing bird stopping or roof flashing. .... ☐ Yes ☒ No
(6) Rain gutters without metal or noncombustible gutter covers. .... ☐ Yes ☒ No

Explanation/Clarification: ______________________________

C. LIST OF LOW COST RETROFITS: The following is a list of low cost retrofits developed and listed by the California Department of Forestry and Fire Protection (CAL FIRE) and the California Governor's Office of Emergency Services (OES). More information on home hardening is available at readyforwildfire.org. A list of low cost retrofits with dynamic links can be found at https://readyforwildfire.org/wp-content/uploads/2025/04/Low-Cost-Retrofit-Flyer-Handout-.pdf.

Have you (Seller) completed any of the following low-cost retrofits during the time you have owned the property? (If the retrofit was partially completed or only applied to a portion of the identified feature, or if similar work was performed, or if your response below needs clarification, provide the explanation/clarification below. If you are unsure if the retrofit item was completed or satisfied the conditions specified, check "No", and provide any explanation/clarification below.)

(1) Roof replaced with Class A fire-rated roof.......... ☐ Yes ☒ No
(2) Spaces between roof covering and sheathing blocked with non-combustible materials (bird stops).......... ☐ Yes ☒ No
(3) Installation of noncombustible gutter cover on gutters to prevent the accumulation of leaves and debris in the gutter.......... ☐ Yes ☒ No
(4) Covered chimney and stovepipe outlets with a noncombustible corrosion-resistant metal mesh screen (spark arrestor), with 3/8 inch to ½ inch openings.......... ☐ Yes ☒ No
(5) Install ember and flame-resistant vents.......... ☐ Yes ☒ No
(6) Caulk and plug gaps greater than 1/8-inch around exposed rafters and blocking to prevent ember intrusion into the attic or other enclosed spaces.......... ☐ Yes ☒ No
(7) Inspect exterior siding for dry rot, gaps, cracks, and warping. Caulk or plug gaps greater than 1/8-inch in siding and replace any damaged boards, including those with dry rot.......... ☐ Yes ☒ No
(8) Install weather-stripping to gaps greater than 1/8-inch between garage doors and door frames to prevent ember intrusion. The weather-stripping must be compliant with UL Standard 10C.......... ☐ Yes ☒ No
(9) Replace windows with multi-paned windows that have at least one pane of tempered glass.......... ☐ Yes ☒ No
(10) Replace siding or deck using compliant noncombustible, ignition-resistant, or other OSFM Wildland Urban Interface (WUI) Products.......... ☐ Yes ☒ No

Buyer's Initials ________ / ________ Seller's Initials *PC* / *ABC*

(11) Cover openings to operable skylights with a noncombustible metal mesh screen with openings in the screen not to exceed 1/8 inch.......... ☐ Yes ☒ No

(12) Install a minimum 6-inch metal flashing, applied vertically on the exterior of the wall at the deck-to-wall intersection to protect the combustible siding material.......... ☐ Yes ☒ No

Explanation/Clarification: ______

3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met; the Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):

A. LOCAL COMPLIANCE REQUIREMENTS: The Property (☒ **IS**, ☐ **is NOT)** subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (**Paragraphs 3B** and **3C** must be completed regardless of the answer to **paragraph 3A** if the conditions in **paragraph 1B** are met.)

B. SELLER REPRESENTATION OF PROPERTY COMPLIANCE with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:

(1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.

OR (2) ☐ Property **IS** in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within **3 (or _____) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last. If this paragraph is checked, also check **paragraph 3C(5)** below.

OR (3) ☐ Property **is NOT** in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within **3 (or _____) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last.

C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:

(1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.*

OR (2) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance allows either Seller or Buyer to obtain documentation of compliance. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.

OR (3) ☒ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which does NOT require compliance as a result of a sale of the Property. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow,* or if applicable comply with the local requirement after Close Of Escrow.

OR (4) ☐ **SELLER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance requires Seller to obtain documentation of compliance prior to Close of Escrow. Seller shall obtain documentation of compliance prior to the time for Buyer's final verification of condition.

OR (5) ☐ **SELLER RESPONSIBILITY – STATE OR LOCAL COMPLIANCE ALREADY COMPLETE.** If ONLY state law applies, Seller has obtained documentation of compliance with State defensible space requirement within the last 6 months. For either State or local law, Seller shall Deliver documentation of compliance to Buyer;

OR (6) ☐ **SELLER RESPONSIBILITY – AGREEMENT TO OBTAIN STATE COMPLIANCE.** Seller shall obtain documentation of compliance and Deliver to Buyer prior to the time for Buyer's final verification of condition.

D. The local agency from which a copy of the documentation in **paragraph 3B(2), 3B(3), 3C(4), 3C(5),** or **3C(6),** as applicable, may be obtained is ______, which may be contacted at ______.

* The requirement to provide documentation of compliance with State defensible space requirements only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Defensible Space Inspector").

4. ☐ **FINAL INSPECTION REPORT DISCLOSURE:** The Property was newly constructed, or was rebuilt following damage by a fire and the construction required a permit, and Seller has obtained a final inspection report addressing compliance with home fire hardening recommended building standards as described in Government Code § 51182. Seller has a copy of the report, and it is attached, or ☐ Seller does not have a copy of the report and Buyer may obtain a copy at ______.

Seller represents that Seller has provided the answers on paragraphs 2B and 3B of this form based on Seller's awareness on the date of Seller's signature below, and the answers on paragraph 2C are accurate. Seller acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.

Seller Signed by: Peter Carrillo 92937C64690D494... *Peter Carrillo* Date 7/21/2026

Seller Signed by: Amanda B Carrillo A28A95D4E534434... *Amanda B Carrillo* Date 7/21/2026

By signing below, Buyer acknowledges that they have received a copy of this Fire Hardening and Defensible Space Disclosure and Addendum, and they have read and understand the form and agree to the terms in paragraph 3C.

Buyer ______ Date ______

Buyer ______ Date ______

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DEFENSIBLE SPACE DECISION TREE

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

The purpose of this form is to help a seller complete Paragraph 3 of the C.A.R. Form FHDS.

Paragraph 3 of the FHDS is only required if: (1) The Property contains one to four units; (2) The seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (3) The Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, PARAGRAPH 3 of the FHDS DOES NOT HAVE TO BE COMPLETED.

If any step of the DSDT below instructs the Seller to "THEN SIGN FORM" no further questions should be answered.

	Question	Direction	Additional Information
Step 1	Is property located in an area where a local (city or county) vegetation management ordinance requiring defensible space around the property applies (hereafter, defensible space law)?	● ☐ If Yes, check the "IS" box in **3A** and then go to step 2. ● ☐ If No, check the "is NOT" box in **3A** and then go to step **4**. ● If seller does not know, see the next column and find out.	**How do you find out if your property is subject to a local defensible space law? The following sources can be helpful but may not know for sure.** ● Contact your local fire marshal; ● Contact CalFire @ https://www.fire.ca.gov/dspace/ ● Contact your Natural Hazard Disclosure Company rep;
Step 2	(If Yes to step 1) Does seller have a report prepared by a Authorized Defensible Space Inspector?	● ☐ If Yes, **and** the report documents the property is in compliance, effective on the date of sale, check **paragraphs 3B(2)** and **3C(5)** and, if applicable, complete **4**, **THEN SIGN FORM**. ● ☐ If Yes, **and** the report documents the property is NOT in compliance or the compliance status will no longer be effective as of the date of sale, check **paragraph 3B(3)** and go to step 3. ● ☒ If No, **paragraph 3B(1)** applies and go to step 3.	
Step 3	(Skip if No to step 1) Does the local law require compliance with the law as a result of a sale of the property?	● ☒ If No, and seller does not know if the property is in compliance with the local law, and seller will not pay to bring the property into compliance with local law, **3B(1)** applies and check **3C(3)** and, if applicable, complete **4**, **THEN SIGN FORM.** ● ☐ If No and seller knows the property is not in compliance with the local law and seller will not pay to bring the property into compliance with local law, check **3B(3)** and **3C(3)** and, if applicable, complete **4**, **THEN SIGN FORM** ● ☐ If No and seller does not know if the property is in compliance with the local law, and seller agrees to bring the property into compliance with local law, **3B(1)** applies and check **3C(6)** and, if applicable, complete **4**, **THEN SIGN FORM.** ● ☐ If No and seller knows the property is not in compliance with the local law, and seller agrees to bring the property into compliance with local law, check **3B(3)** and **3C(6)** and, if applicable, complete **4, THEN SIGN FORM.** ● If Yes, go to step 3.1.	If **3C(3)** is checked, before buyer agrees and signs the FHDS, buyer is advised to find out how much it will cost to bring the property into compliance with defensible space laws. **[See notes below the chart to find out how.]** If **3C(6)** is checked, seller is advised to find out how much it will cost to bring the property into compliance with defensible space laws. **[See notes below the chart to find out how.]**

	Question	Direction	Additional Information
Step 3.1	(A local law applies and requires compliance as a result of the sale of the property) Does the law require seller to obtain documentation of compliance?	● ☐ If Yes, check **3B(3)** and **3C(4)**, and complete **3D** and **4**, if applicable, **THEN SIGN FORM.** ● ☐ If No, and seller will not bring property into compliance before close of escrow, check **3B(3)** and **3C(2)**, and, if applicable, complete **4**, **THEN SIGN FORM.**	If **3C(4)** is checked, seller is advised to find out how much it will cost to bring the property into compliance with defensible space laws. **[See notes below the chart to find out how.]** If **3C(2)** is checked, before buyer agrees and signs the FHDS, buyer is advised to find out how much it will cost to bring the property into compliance with defensible space laws. **[See notes below the chart to find out how.]**
Step 4	(No local law applies) Does seller have a report prepared by a Authorized Defensible Space Inspector within 6 months prior to the contract for sale?	● ☐ If No, and seller will not pay to bring the property into compliance with the State law, **3B(1)** and **3C(1)** apply, and, if applicable, complete **4**, **THEN SIGN FORM.** ● ☐ If No, and seller will agree to bring the property into compliance with the State law, **3B(1)** applies and check **3C(6)**, and, if applicable, complete **4**, **THEN SIGN FORM.** ● ☐ If Yes, and the report documents the property is in compliance with the State law, check paragraphs **3B(2)** and **3C(5)**, complete **3D**, and, if applicable, complete **4**, **THEN SIGN FORM.** ● ☐ If Yes, and the report documents the property is NOT in compliance with the State law, check **paragraph 3B(3)** and go to step 4.1.	If **3C(6)** is checked, seller is advised to find out how much it will cost to bring the property into compliance with defensible space laws. **[See notes below the chart to find out how.]** If **3C(1)** applies, before buyer agrees and signs the FHDS, buyer is advised to find out how much it will cost to bring the property into compliance with defensible space laws. **[See notes below the chart to find out how.]**
Step 4.1	(No local law applies and property not in compliance with State defensible space requirements) Will seller pay to bring the property into compliance?	● ☐ If No, **3C(1)** applies, and, if applicable, complete **4**, **THEN SIGN FORM.** ● ☐ If Yes, check **3C(6)**, if applicable, complete **4**, **THEN SIGN FORM.**	If **3C(1)** applies, before buyer agrees and signs the FHDS, buyer is advised to find out how much it will cost to bring the property into compliance with defensible space laws. **[See notes below the chart to find out how.]** If **3C(6)** is checked, seller is advised to find out how much it will cost to bring the property into compliance with defensible space laws. **[See notes below the chart to find out how.]**

How to find out if seller has obtained documentation of compliance?

- Buyer can ask seller for a copy of a report and certificate of compliance from an Authorized Defensible Space Inspector, such as CalFire.
- Seller who obtained a report but did not keep a copy can contact Authorized Inspector who prepared the report and certification of compliance, such as CalFire.

How to find out if property is in compliance with State or local law and how much it will cost to bring a property into compliance?

- Buyer or seller can review the report prepared for the seller;
- Buyer or seller can hire a non-governmental Authorized Defensible Space inspector to prepare a report;
- Buyer can, with seller's consent, hire a government Authorized Defensible Space Inspector (see https://www.fire.ca.gov/dspace/)
- Seller can hire a government Authorized Defensible Space Inspector (see https://www.fire.ca.gov/dspace/)

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CALIFORNIA ASSOCIATION OF REALTORS®

CONFIRMATION OF REAL ESTATE AGENCY RELATIONSHIPS

(As required by the Civil Code § 2079.17)
(C.A.R. Form AC, Revised 6/26)

Subject Property Address 3510 Alabama St, San Diego, ca 92104

This form supersedes by correcting (or ☐ by adding to) the agency confirmation in the Purchase Agreement or Lease dated ________. The term Housing Provider also includes Landlord or Rental Property Owner.

CONFIRMATION: The following agency relationships are confirmed for this transaction:

Seller's Brokerage Firm EXP Realty of California INC License Number 01878277
is the broker of (check one) ☒ the Seller/Housing Provider; or ☐ both the Buyer/Tenant and Seller/Housing Provider (dual agent).

Seller's Agent Corey Simone License Number 01944488
is (check one) ☒ the Seller's/Housing Provider's Agent (salesperson or broker associate); or ☐ both the Buyer's/Tenant's and Seller's/Housing Provider's Agent (dual agent).

Buyer's Brokerage Firm ________ License Number ________
is the broker of (check one) ☒ the Buyer/Tenant; or ☐ both the Buyer/Tenant and Seller/Housing Provider (dual agent).

Buyer's Agent ________ License Number ________
is (check one) ☒ the Buyer's/Tenant's Agent (salesperson or broker associate); or ☐ both the Buyer's/Tenant's and Seller's/ Housing Provider's Agent (dual agent).

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONFIRMATION OF REAL ESTATE AGENCY RELATIONSHIPS.

Seller/Housing Provider Signed by: Peter Carrillo — Peter Carrillo Date 7/21/2026

Seller/Housing Provider Signed by: Amanda B Carrillo — Amanda B Carrillo Date 7/21/2026

Buyer/Tenant ________ Date ________

Buyer/Tenant ________ Date ________

Seller's Brokerage Firm EXP Realty of California INC

By DocuSigned by: Corey Simone — Corey Simone Date 7/20/2026

Buyer's Brokerage Firm ________

By ________ Date ________

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

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CALIFORNIA ASSOCIATION OF REALTORS®

WATER HEATER AND SMOKE ALARM STATEMENT OF COMPLIANCE

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

Property Address: *3510 Alabama St, San Diego, ca 92104*

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

1. **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.
2. **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.
3. **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.
4. **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.

Signed by:
Seller Peter Carrillo *Peter Carrillo* Date 7/21/2026
Signed by:
Seller Amanda B Carrillo *Amanda B Carrillo* Date 7/21/2026
02987C6A680D494...
A29A95D1F5244B4...

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

Buyer ______________________ Date ________

Buyer ______________________ Date ________

SMOKE ALARM STATEMENT OF COMPLIANCE

1. **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.
2. **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.
3. **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).
4. **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.
5. **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).

Signed by:
Seller Peter Carrillo *Peter Carrillo* Date 7/21/2026
Signed by:
Seller Amanda B Carrillo *Amanda B Carrillo* Date 7/21/2026
02987C6A680D494...
A29A95D1F5244B4...

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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CALIFORNIA ASSOCIATION OF REALTORS®

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 <u>additional or different requirements may apply</u> 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 Signed by: Peter Carrillo 92937C64690D424... **Peter Carrillo** Date 7/21/2026

Seller Signed by: Amanda B Carrillo A28A95D4E534434... **Amanda B Carrillo** Date 7/21/2026

Buyer ______________________ Date __________

Buyer ______________________ Date __________

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CONSUMER INFORMATION ACKNOWLEDGEMENT

I, the undersigned, acknowledge receipt of the "Homeowner's Combined Information Guides" booklet which includes the following publications:

1) **Residential Environmental Hazards -** A Guide for Homeowners, Homebuyers, Landlords and Tenants
   California Environmental Protection Agency
   (https://www.disclosuresource.com/downloads/environment.pdf)

2) **Protect Your Family From Lead in Your Home**
   United States Environmental Protection Agency
   (https://www.disclosuresource.com/downloads/lead.pdf)

3) **Homeowner's Guide to Earthquake Safety**
   State of California Seismic Safety Commission
   (https://www.disclosuresource.com/downloads/earthquake.pdf)

4) **What is Your Home Energy Rating?**
   California Energy Commission
   (https://www.disclosuresource.com/downloads/HomeEnergyRating.pdf)

Property Address: 3510 Alabama St San Diego, Ca 92104

Buyer's Signature: ______________________ Date: ____________

Buyer's Signature: ______________________ Date: ____________

Selling Agent's Signature: ______________________ Date: ____________

Seller's Signature: Signed by: Peter Carrillo 92937C64690D494... Peter Carrillo Date: 7/21/2026

Seller's Signature: Signed by: Amanda B Carrillo A28A95D4E534434... Amanda B Carrillo Date: 7/21/2026

Listing Agent's Signature: DocuSigned by: Corey Simone 850210D6EA64424... Corey Simone Date: 7/20/2026

NATURAL HAZARD DISCLOSURE STATEMENT

THIS NATURAL HAZARD DISCLOSURE STATEMENT APPLIES TO THE FOLLOWING PROPERTY:
3510 ALABAMA ST, SAN DIEGO, CA, 92104 ("PROPERTY")

The seller and the seller's agent(s) or a third-party consultant disclose 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 action 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 and the seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.
Yes: ______ No: X Do not know and information not available from local jurisdiction: ______

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to section 8589.5 of the Government Code.
Yes: ______ No: X Do not know and information not available from local jurisdiction: ______

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.
Yes: X No: ______

High FHSZ in a state responsibility area ______
High FHSZ in a local responsibility area X
Very High FHSZ in a state responsibility area ______
Very High FHSZ in a local responsibility area ______

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to section 4142 of the Public Resources Code.
Yes: ______ No: X

AN EARTHQUAKE FAULT ZONE pursuant to section 2622 of the Public Resources Code.
Yes: ______ No: X

A SEISMIC HAZARD ZONE pursuant to section 2696 of the Public Resources Code.

Yes (Landslide Zone): ______ No: ______ Map not yet released by the state: X

Yes (Liquefaction Zone): ______ No: ______ Map not yet released by the state: X

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER.
THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Sellers(s): Signed by: Peter Carrillo 92937C64090D494... Date: 7/21/2026

Signature of Sellers(s): Signed by: Amanda B Carrillo A28A95D4E534434... Date: 7/21/2026

Seller's Agent(s): DocuSigned by: Corey Simone 850210D6FA64424... Date: 7/20/2026

Seller's Agent(s): ______________________________ Date: ______________________

Check only one of the following:

______ Sellers(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the sellers(s) and agent(s).

X Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

This statement was prepared by the following third-party disclosure provider: Click NHD on 06/15/26

Buyer represents that Buyer has read and understands this document. Pursuant to Section 1103.8 of the Civil Code, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

By signing below, Buyer(s) also acknowledge(s) they have received, read, and understand the additional disclosures, materials and legal information provided in this Report, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklets/information regarding Environmental Hazards, Earthquake Safety, Home Energy Rating System, and Lead-Based Paint and Mold.
Government Booklets are available at: order.clicknhd.com/resources.

Signature of Buyer(s): ______________________________ Date: ______________________

Signature of Buyer(s): ______________________________ Date: ______________________

CALIFORNIA ASSOCIATION OF REALTORS®

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 ______________________________, dated *July 16, 2026*,
on property known as: *3510 Alabama St, San Diego, ca 92104*,
in which ______________________________ is referred to as Buyer/Tenant
and *Peter Carrillo, Amanda B Carrillo* 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 Signed by: Peter Carrillo 42937C54680D4B1 *Peter Carrillo* Date 7/21/2026

Seller/Housing Provider Signed by: Amanda B Carrillo A28A95D4E534484 *Amanda B Carrillo* Date 7/21/2026

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CALIFORNIA ASSOCIATION OF REALTORS®

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 Signed by: Peter Carrillo — **Peter Carrillo** Date 7/21/2026

Seller Signed by: Amanda B Carrillo — **Amanda B Carrillo** Date 7/21/2026

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CALIFORNIA ASSOCIATION OF REALTORS®

DISCLOSURE AND CONSENT TO POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER AND DUAL AGENCY IN A TRANSACTION

(C.A.R. Form PRBS, Reviewed 6/26)

1. **BROKER AGENCY RELATIONSHIP WITH MULTIPLE PRINCIPALS:** A real estate broker ("Brokerage"), whether a corporation, partnership or sole proprietorship, may legally represent more than one buyer or seller. This multiple representation can occur through a sole proprietor Brokerage; or through a salesperson or broker acting under the Brokerage's license ("Associate Licensee"). Associate Licensees under a Brokerage's license may be working out of the same or different office locations, and may or may not know one another. Clients of the Brokerage may have similar goals and may compete against each other for the same property or the same pool of prospective buyers. Some buyers and sellers prefer to work with individual, sole proprietor brokerages, some with brokerages that have multiple licensees, and others with large brokerage companies that have multiple offices and may have a regional, statewide or a national or international presence. Each has its own advantages. It is important for buyers and sellers to understand how the Brokerage representation of multiple buyers or sellers may impact them under various situations.
   - **A. MULTIPLE BUYERS:** Brokerage (individually or through any of its Associate Licensees) may work with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed by the Brokerage. Whether Brokerage is large or small, it is possible that one Associate-Licensee (agent 1) working with a buyer may not be aware that another Associate-Licensee (agent 2) is working with a different buyer who is interested in viewing or making an offer on the same property as agent 1's client, and vise-versa. Brokerage will not limit or restrict any buyer from making an offer on any specific property, whether or not the Brokerage represents other buyers interested in the same property.
   - **B. MULTIPLE SELLERS:** Brokerage (individually or through its Associate Licensees) may have listings on many properties at the same time. As a result, Brokerage will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Brokerage and some may not. Brokerage will market all listed properties to all prospective buyers, whether or not Brokerage has other listed properties that may appeal to the same prospective buyers.
   - **C. DUAL AGENCY IN A TRANSACTION:** California law allows a brokerage to represent both a buyer and a seller in a transaction (Civil Code § 2079 et seq.).
     - (1) **Brokerage Dual Agency:** If one Associate-Licensee from the Brokerage is working with a buyer and another Associate-Licensee from the same Brokerage is working with a seller on the same transaction, the Brokerage is considered a dual agent with fiduciary duties to both buyer and seller. In that situation, each individual Associate Licensee working on the transaction is also considered a dual agent having the same knowledge and responsibility as the Brokerage.
     - (2) **Single Agent Dual Agency:** Another form of dual agency occurs when an individual Associate-Licensee is working with both the buyer and seller in the same transaction. In that situation, both the Brokerage company and the individual Associate-Licensee are dual agents with fiduciary duties to each side of the transaction. There is no one approach to this situation. Some brokerages allow the single agent dual agent to continue to represent both parties, as that Associate-Licensee is the chosen agent of the principal. Some brokerages recommend that the broker or an office manager get involved if there is a dispute between the buyer and seller. Some brokerages will require that the broker or an office manager assist the Associate-Licensee with one principal or the other, even if the parties do not have a dispute. Whether one of these approaches, or another, is taken in a single agent dual agency will depend on the circumstances and the brokerage policy. Regardless of the approach, the Associate-Licensee and Brokerage shall conduct activity consistent with the terms in **paragraph 2C**.
2. **ACKNOWLEDGEMENT AND CONSENT:**
   - **A. OFFERS ARE NOT NECESSARILY CONFIDENTIAL:** Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer to other interested buyers and agents unless all parties and their agent have signed a written confidentiality agreement, (C.A.R. Form NDA). In the absence of a signed NDA, Buyer consents to such disclosure. 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.
   - **B. MULTIPLE BUYERS OR SELLERS:** If Seller is represented by Brokerage, Seller acknowledges that Brokerage may represent prospective buyers of Seller's property and consents to Brokerage acting as a dual agent for both Seller and buyer in that transaction. If Buyer is represented by Brokerage, Buyer acknowledges that Brokerage may represent sellers of property that Buyer is interested in acquiring and consents to Brokerage acting as a dual agent for both Buyer and seller with regard to that property.
   - **C. DUAL AGENCY IN A TRANSACTION:** In the event of dual agency, Seller and Buyer agree that: **(i)** a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the buyer's or seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered; and **(ii)** except as set forth above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties. Seller and Buyer should discuss with a dual agent the details and parameters of this requirement. Seller and/or Buyer consents to allowing Brokerage to act as a dual agent in a transaction.

By signing below, Buyer and/or Seller acknowledge that each has received a copy of this Disclosure and Consent to Possible Representation of More than One Buyer or Seller and Dual Agency in a Transaction, and each has read, understands, and agrees to its terms and consents to the agency possibilities disclosed.

Buyer ______________________________ Date __________

Buyer ______________________________ Date __________

Signed by:
Seller Peter Carrillo 92937C64690D494... *Peter Carrillo* Date 7/21/2026

Signed by:
Seller Amanda B Carrillo A28A95D4E534434... *Amanda B Carrillo* Date 7/21/2026

Buyer's Brokerage Firm ______________________________ DRE Lic # __________

By ______________________________ DRE Lic # __________ Date __________

Seller's Brokerage Firm *EXP Realty of California INC* DRE Lic # *01878277*

DocuSigned by:
By Corey Simone *Corey Simone* DRE Lic # *01944488* Date 7/20/2026

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CALIFORNIA ASSOCIATION OF REALTORS®

FEDERAL REPORTING REQUIREMENT PURCHASE ADDENDUM

(C.A.R. Form FRR-PA, Revised 4/26)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement ("Agreement"), dated *07/16/2026*, on property known as *3510 Alabama St, San Diego, ca 92104*, ("Property") in which *Peter Carrillo, Amanda B Carrillo* is referred to as ("Seller") and ______________________ is referred to as ("Buyer").

This addendum is to be used with a: **(i)** Residential Purchase Agreement (C.A.R. Form RPA); **(ii)** New Construction Purchase Agreement (C.A.R. Form NCPA); **(iii)** Vacant Land Purchase Agreement, if the Property will be improved with a residential dwelling with one to four units (C.A.R. Form VLPA); **(iv)** Residential Income Purchase Agreement (C.A.R. Form RIPA), where the income property contains one to four units; or **(v)** Residential Units Purchase Addendum (C.A.R. Form RU-PA), where the mixed-use property contains one to four residential units.

1. **FEDERAL REPORTING OBLIGATION:** Pursuant to rules issued by the Financial Crimes Enforcement Network ("FinCEN") of the U.S. Department of the Treasury ("Treasury"), a "Reporting Person" (typically the escrow or title company responsible for closing) is required to collect, and report to the Treasury, certain information about the Buyer and Seller in the sale of certain real property for the purpose of preventing money laundering. The reporting requirements scheduled to take effect on March 1, 2026 have been suspended due to a federal court ruling in Texas on March 19, 2026. Title and escrow companies may still be collecting, but not reporting, information because of uncertainty regarding their obligations, and the possibility of an appeal.
2. **CONDITIONS FOR WHICH THE REPORTING OBLIGATIONS APPLY:** The collection and reporting obligations apply if: **(i)** the property being purchased is real property with one to four residential units or vacant land for which the transferee intends to build residential real property with one to four units, or shares in a cooperative housing corporation; **(ii)** the buyer is a legal entity or trust; and **(iii)** the buyer is making an "all-cash" purchase or financing the purchase through a bank or other institution that does not have an independent money laundering reporting obligation.
3. **REQUIRED REPORTING INFORMATION:** The following is a non-exclusive list of the "persons" from whom the Reporting Person is required to collect information as well as the type of information to be collected.
   - **A. Buyers:** Entity Buyers, Beneficial Owners of Entity Buyers, Signing Parties of Entity Buyers, Trust Buyers, Entity Trustee of Trust Buyers, and Individual trustees and beneficial owners of Trust Buyers;
   - **B. Sellers:** Individual sellers, Entity sellers, Trust Sellers, Individual and entity trustees of Trust Sellers;
   - **C. Information to be collected:** Legal names, dates of birth, dates of execution of trusts, addresses, dbas, citizenship (for trustees or beneficial owners of trust buyers) taxpayer identification numbers ("TIN"), and, if applicable, account number and financial institution name from which payment is made.
4. **DELIVERY OF REQUIRED INFORMATION:**
   - **A.** Buyer and Seller shall, within **7 Days** after receiving a request for FinCEN information from the Reporting Person for the transaction, deliver to the Reporting Person all necessary information to satisfy the reporting requirements.
   - **B.** Buyer and Seller agree to make a good faith effort to acquire such information from any entity, beneficial owner, trustee or signing party that is not Buyer or Seller.
5. **CONSEQUENCES OF FAILURE TO PROVIDE REQUESTED INFORMATION:**
   - **A.** The Reporting Person will not close escrow if the requested information is not provided in full, regardless of whether due from Buyer or Seller or another person on their behalf;
   - **B.** Any Buyer or Seller who fails to provide the requested information for themselves may be in breach of contract.
   - **C.** If the Reporting Person requires information from a related third party such as an entity, beneficial owner, signing party, or trustee, and the Reporting Person notifies a Buyer or Seller that the other has failed to provide such information, the performing Buyer or Seller may cancel after first giving the non-performing Buyer or Seller a notice to perform.

By signing below, Buyer and Seller acknowledge that each has read, understands, has received a copy of, and agrees to the terms of this Federal Reporting Requirement Purchase Addendum.

Buyer ______________________ Date __________

Buyer ______________________ Date __________

Signed by:
Seller *Peter Carrillo* **Peter Carrillo** Date 7/21/2026
92937C64690D494...

Signed by:
Seller *Amanda B Carrillo* **Amanda B Carrillo** Date 7/21/2026
A28A95D4E534434...

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CALIFORNIA ASSOCIATION OF REALTORS®

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 ____ Date ____________

Seller/Buyer ____ Date ____________

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CALIFORNIA ASSOCIATION OF REALTORS®

CALIFORNIA CONSUMER PRIVACY ACT ADVISORY

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

The California Consumer Privacy Act ("CCPA")[1] provides California residents with certain rights regarding the collection and use of their personal information ("PI"). Under the CCPA, PI is defined broadly to encompass non-public information that could reasonably be linked to a particular consumer.

During the process of buying, selling, leasing, or, renting real estate, your PI will be collected and likely shared with others, including real estate licensees, a Multiple Listing Service, real estate internet websites, service providers, lenders, and title and escrow companies, to name several possibilities. This sharing of PI will likely be essential to effectively complete the transaction for which the broker is being hired.

Businesses that are subject to the CCPA are required to provide you with certain notices and allow you to exercise various rights regarding your PI. However, not all businesses are required to comply with the CCPA. Moreover, businesses that are otherwise subject to the CCPA may have a legal obligation to maintain PI, notwithstanding your instruction to the contrary. For instance, regardless of whether they are subject to the CCPA, under California law, brokers and Multiple Listing Services are required to maintain their records for 3 years.

If you wish to exercise your rights under the CCPA, you should contact the applicable business directly.

You can also obtain more information about the CCPA from California Privacy Protection Agency (cppa.ca.gov).

This Advisory does not satisfy the requirements under the law, and you are advised to discuss with your broker whether the law applies to your broker, what obligations the broker's business may have, if any, and what rights you may have when it comes to your PI collected by that broker. The broker does not control other businesses that may obtain your PI in the course of your transaction.

By signing below, you acknowledge that you have received a copy of this California Consumer Privacy Act Advisory, and you have read and understand its terms.

Buyer/Seller/Landlord/Tenant ____ Date ______________

Buyer/Seller/Landlord/Tenant ____ Date ______________

[1] The CCPA can be referenced at Cal. Civ. Code §§ 1798.100 et seq. Supporting regulations can be referenced at 11 Cal. Code Regs. §§ 7000 et seq.

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CALIFORNIA ASSOCIATION OF REALTORS®

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

(C.A.R. Form SPT, Reviewed 6/25)

Name of Buyer(s) ______________________

Property Address *3510 Alabama St*

San Diego, ca 92104

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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CALIFORNIA ASSOCIATION OF REALTORS®

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 6/26)

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 professionals even if Seller or Broker 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 will 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 to 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.

TABLE OF CONTENTS

SBSA CATEGORIES AND ALPHABETICAL INDEX						
A	B	C	D	E	F	G
Investigation of Physical Condition	Property Use and Ownership	Off-Site and Neighborhood Conditions	Legal Requirements (Federal, State and Local)	Contract Related Issues and Terms	Other Factors Affecting Property	Local Disclosures and Advisories
Pages 2-5	Pages 5-8	Pages 9-10	Pages 10-11	Pages 11-12	Pages 13-14	Page 15

A. Investigation of Physical Conditions

A1. **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 are 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.

A2. 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, PCBs, 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.

A3. 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.

A4. 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 is 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 if it 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 geological 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.

A5. 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 during Buyer's inspection contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets and does not 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 to address Buyer's area of concern. 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 someone 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.

A6. 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 it 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 roofing. 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. 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 inspection 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.

A7. 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 they 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 introduced 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 inspection contingency period. Brokers do not have expertise in this area.

A8. 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 may 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 is 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 inspection 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.

A9. 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.

A10. 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 are 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 should 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.

A11. 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. Even if 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.

A12. 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.

A13. 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.

A14. FIRE HARDENING, DEFENSIBLE SPACE, AND WILDFIRE DISASTERS: California experiences wildfires that damage and destroy many properties. 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 may require sellers to provide buyers with statements of compliance with local mandates if adopted by local agencies, or alternatively may require buyers to obtain statements of compliance after close of escrow. 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 and 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 non-exhaustive 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

A. California Department of Insurance (“Wildfire Resource”) http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm; 1-800-927-4357

B. Governor's Office of Emergency Services (“Cal OES”) California Wildfires Statewide Recovery Resources http://wildfirerecovery.org/

C. California Department of Forestry and Fire (“Cal Fire”) http://fire.ca.gov/ and https://www.readyforwildfire.org/

D. California Department of Transportation https://calsta.ca.gov/

E. California Attorney General https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1

Brokers do not have expertise in this area.

A15. 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 review 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 also recommend that Buyer hire a qualified California real estate attorney to address any questions or concerns Buyer may have regarding title, the preliminary title report, or any matters addressed in this paragraph. Brokers do not have expertise in this area.

B. Property Use and Ownership

B1. 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.

B2. 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 inspection contingency period. Brokers do not have expertise in this area.

B3. 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 Buyer's 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.

B4. 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 inspection 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.

B5. 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 inspection contingency period. Brokers do not have expertise in this area.

B6. 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.

B7. 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.

B8. 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 inspection contingency period, Buyer conduct Buyer's 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 inspection 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. Whether 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 contain exclusions. as do all insurance policies, 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 has mistakenly 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.

B9. LAND LEASE: Buyer and Seller are advised that certain developments are built on leased land. This means that: **(i)** Seller does not own the land, and unless Buyer has an agreement with the land owner, Buyer will not own the land upon close of escrow; (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.

B10. 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.

B11. 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.

B12. 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.

B13. 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, sprinklers, or other fire suppression systems, **(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.

B14. 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.

B15. 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.

B16. 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.

B17. 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.

B18. 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

C1. 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.

C2. 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.

C3. 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.

C4. 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.

C5. 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.

C6. WILDLIFE: California is 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.

C7. 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)

D1. 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.

D2. 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.

D3. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, childcare 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.

D4. 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.

D5. 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.

D6. 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 Buyer's 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.

D7. 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.

D8. 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 Seller's 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.

D9. 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.

D10. 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

E1. ELECTRONIC SIGNATURES: 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 documents 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 is 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.

E2. 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.

E3. 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.

E4. 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.

E5. 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.

E6. 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.

E7. 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.

E8. 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.

E9. 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

F1. 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.

F2. 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.

F3. 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."

F4. 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.

F5. 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.

F6. 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.

F7. 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.

F8. 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.

F9. 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.

F10. 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 Signed by: Peter Carrillo 92937C64690D494... *Peter Carrillo* Date 7/21/2026

SELLER Signed by: Amanda B Carrillo A28A95D4E534434... *Amanda B Carrillo* Date 7/21/2026

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The Trusted Voice of San Diego Real Estate

LOCAL AREA DISCLOSURES

FOR SAN DIEGO COUNTY

LOCAL AREA DISCLOSURES FOR SAN DIEGO COUNTY

The Local Area Disclosures for San Diego County ("LAD") should be reviewed by Buyer and Seller along with the Statewide Buyer and Seller Advisory ("SBSA") from the California Association of REALTORS® ("C.A.R."), and all other disclosures. The LAD provides information on conditions in San Diego County which may impact Buyer's decision to purchase the Property and is an advisory to Buyer and Seller. Buyer and Seller are urged to carefully read all pages of the LAD.

- **The LAD does not relieve Seller or Brokers from making disclosures legally required of them.**
- **The LAD does not eliminate Buyer's duty to conduct a thorough physical inspection and investigation of the Property.**
- **Buyer is advised to investigate, and obtain additional information on, all issues of concern to Buyer and not to rely solely on information from Seller and Brokers.**
- **Buyer is advised to consult with qualified professional advisors, consultants and appropriate governmental authorities in evaluating information related to the Property. Brokers do not have expertise in these areas.**
- **Buyer is advised that Brokers do not verify the results of any inspections or guarantee the performance of any inspector.**
- In **every instance in the LAD that advises Buyer to investigate or verify information, this should be done *before* removing contingencies in the purchase agreement ("RPA").**

DISCLAIMER: The LAD is produced by the Greater San Diego Association of REALTORS®("SDAR"), which has been doing so since 2003. The LAD is based on information obtained primarily from its members who conduct business throughout San Diego County and are familiar with commonly used local disclosures in those areas. SDAR believes the sources of information are reliable but has not verified all information. Conditions impacting the Property or area (especially those listed in "Specific Area Disclosures") may have changed since the LAD was published.

THE LAD HAS BEEN APPROVED BY SDAR. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE VALIDITY OR ADEQUACY OF ANY OF ITS PROVISIONS IN ANY PARTICULAR TRANSACTION.

* * *

To request that a local disclosure be included in a future publication of the LAD, please contact the SOAR Risk Management Department via e-mail at *riskmanagement@sdar.com.*

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Table of Contents

A. General Disclosures

The best source for regional information is San Diego County's regional agency, the San Diego Association of Governments (SANDAG): *www.sandag.org.*

1. **Insurance for Homeowners and HOA's**
Due to ongoing changes in the insurance industry, including those caused by fire and natural disaster, it is important that Buyer thoroughly research the availability and cost of homeowner's insurance prior to removing their investigation contingency in the RPA. Properties with homeowners associations (HOA's) may have separate insurance requirements paid through the HOA fees. Increasing insurance costs may also result in Special Assessments in addition to HOA fees. Buyer is urged to review all HOA documents received to determine the financial condition of the HOA and possible future assessments. See also SBSA Paragraph F.3.

2. **Showing Property with Hazardous Conditions**
Buyer, including any prospective Buyer or others going onto the Property should heed any warnings of possible environmental hazards and take necessary precautions to protect themselves when entering the Property. If warranted, these parties are advised to consult with appropriate industrial/residential environmental specialists to determine the risk of entering the Property.

3. **Vacant Land Scams**
Various scams have occurred involving fraudulent attempts to sell properties owned by others. These individuals often claim they need an expedited sale and are unwilling to meet the agent in-person. This should be a "red Bag" prompting extreme caution. The San Diego County Assessor/Recorder/County Clerk office has set up an Owner Alert system to help protect property owners from real estate fraud. Visit: *https:llwww.sdarcc.govlcontentlarcclhomeldivisionslrecorder-clerklrecordingl owner-alert-html* or call (619) 238-8158 or email: OwnerAlert@sdcounty.ca.gov.

4. **Rooftop Solar**
Buyer is advised to verify the ownership or lease requirements of any solar panel system that will transfer with the Property. Many sellers are unaware of the terms and conditions attached to their solar agreements. Buyer is urged to request all documentation and determine whether the solar panel system is owned or leased. Systems may be leased, owned, and other contracts may involve the leasing of roof top square footage for the placement of panels which are owned by a third party. Buyer is advised to retain the services of a solar-qualified contractor for evaluation.

5. **Sidewalk Liability**
Some municipalities may require a property owner to maintain and indemnify the city or county for repairs and/or injuries relating to the sidewalk(s) in front of or adjacent to the Property. Any sidewalk repairs may require permits and inspections at the Property owner's expense. Buyer is advised to inspect the sidewalk and consult with governmental officials and Buyer's homeowner's insurance carrier before removing contingencies in the RPA.

6. **Attractions, Amusement Parks, and Casinos**
Buyer and Seller are advised that various public attractions and amusement parks may impact the traffic in the area near the Property or create noise which may concern some Buyers. Buyer is advised to investigate the impacts from such attractions including the San Diego Zoo and Safari Park, SeaWorld, Aztec Stadium, Petco Park, Legoland, North Island Credit Union Amphitheater, Sesame Place, Mission Bay, Waterfront Park San Diego, Pechanga Arena, various casinos and resorts throughout the county, wineries that hold music events, and other public event venues.

7. **Regional Planning**
Buyer and Seller are advised that the Regional Comprehensive Plan serves as the long-term planning framework for the San Diego region. It provides the broad context in which local and regional decisions are made. Visit *www.sandag.org/regionalplanning* for more information.

The City of San Diego General Plan provides a comprehensive policy framework for how the City should grow and develop. There are also over 50 smaller community plans which provide additional detailed land use designations and site-specific policy recommendations. For information visit *www.sandiego.gov/planningl genplan.* Other general or comprehensive plans may exist. Buyer is urged to contact the applicable authority for more information.

8. Residential and Commercial Development

Residential and commercial development occurs on an ongoing basis in San Diego County. Some developments are mentioned in this disclosure, but this should not be considered a comprehensive list. Buyer is urged to investigate to determine any new developments planned near the Property.

9. Construction and Soils Defects -- Prior, Pending, or Threatened Litigation

Buyer and Seller are advised that many subdivisions and condominiums in San Diego County have been subject to litigation for construction and soils defects arising out of the original construction of homes. The status of any legal action and the repairs to remedy the defect may impact the values and use of the Property. It is important to verify the status of any threatened, pending or resolved legal action, including what repairs were made, for the residence and subdivision. For further information, contact the homeowners association, if one exists, or the original home builder.

10. Fireplaces

Buyer and Seller are advised that some areas of San Diego County, including areas in Santee, Tierrasanta, Scripps Ranch, Rancho Penasquitos, and Rancho Bernardo, may have homes with Rampart General Fireplaces in some homes. These fireplaces were precast concrete fireplaces brought to the site and erected instead of built at the site through masonry work. These fireplaces have been known to crack, and many fireplace inspectors, chimney sweeps, and contractors will not attempt to repair them. Any repairs, if even possible, are likely to be costly, if available and most likely replacement of the fireplace will be necessary.

11. Homeowners Associations

Buyer and Seller are advised that the Property may be subject to mandatory membership in one or more homeowners associations (HOAs). HOAs may impose restrictions on the use and development of Property according to the HOA's Conditions, Covenants and Restrictions (CC&Rs) and Bylaws. If there are multiple HOAs, they may each charge separate dues.

12. Prisons and Jails

Buyer and Seller are advised that there are prisons, jails, and detention centers located in the County of San Diego which may influence Buyer's decision to purchase. Buyer is advised to investigate the impact, if any, of such facilities.

13. Proposition 65

Buyer and Seller are advised that the California Safe Drinking Water and Toxic Enforcement Act of 1986, also known as Proposition 65, which became effecrive January 1, 1988, concerns potential health danger from hazardous chemicals. Proposition 65 requires all businesses (including all builder of residential homes) to provide a warning to the public of the danger of potential harm by exposure to these chemicals.

14. Historic Review/Historic Districts

Buyer and Seller are advised that many municipalities in San Diego County have historic resource ordinances which can impact a Property owner's ability to modify or demolish a Property. In the City of San Diego, for example, a building not located in an exempt area that is at least 45 years old may be subject to historic review before demolition or exterior modification is permitted. The City of San Diego also has a number of Historic Districts that may impact whether a Property may be modified. Buyer should contact the planning department of the city (or the county) to determine what impact a historic ordinance may have on the Property. For properties located in unincorporated areas, contact the County Department of Planning and Land use, Historic Site Board 858.694.3656 or visit *https:llwww.sandiego.gov!planninglworklhistoric-preservation-planninglreviews-over-45.* For more information on historic districts, visit *https:llwww.sohosandiego.orglourmuseums/ourmuseums.htm.*

15. Golf Course Closures

Buyer and Seller are advised that if the Property is located on or near a golf course, there is a possibility of closure of the golf course and potential redevelopment thereof which may affect the value or desirability of the Property. Multiple golf courses in San Diego County have closed in recent years and more may follow. For more information on a certain golf course, Buyer is advised to contact the appropriate local authority, such as an affiliated HOA or golf course manager.

16. Rental Restrictions

a. Short-Term Rental Restrictions

Buyer and Seller are advised that multiple cities within San Diego County are restricting the short-term rental of residential properties. Further regulation and the outcome of related legal and regulatory challenges may affect the value, use, or desirability of the Property. Buyer is advised to investigate these issues with the appropriate government authority or third-party professionals.

b. Rent Control and Just-Cause Eviction Law

California's Tenant Protection Act of 2019 (effective Jan. 1, 2020) imposes statewide rent control measures for just-cause tenancy termination. Statewide and local governmental restrictions may further restrict the ability of landlords to evict a tenant, raise rents or take other action related to the tenancy. Cities and counties may implement greater restrictions than the state, and the laws are in constant flux. Buyer and Seller are urged to investigate how such regulations may impact their ability to evict a tenant or take other tenant-related action. If you have any questions on how the law may affect your ownership of the property as a landlord, you should consult with a qualified real estate attorney for advice. See also SBSA, Page 7, Paragraphs 12 and 14.

17. Parking Restrictions

Buyer and Seller are advised that certain towns and cities in San Diego County restrict on-street parking in residential and commercial areas, including to provide for bike lanes and outdoor dining in commercial areas. Buyer is advised to investigate these issues with appropriate local authorities, as conditions may change.

18. Trolley and Trains

Buyer and Seller are advised that trolleys and trains run throughout San Diego County which may create noise and impact traffic. New or expanded tracks may also be proposed. For further information regarding train routes, development and possible expansions, visit *www.gonctd.com* for maps and updates. Trolleys and train information can be accessed at *https:l/5llsd.comlsd511/transit/MTS.aspx.* Refer to Section C.2 below for additional information.

19. Homelessness and Illegal Encampments

Buyer and Seller are advised that there are numerous illegal encampments of people experiencing homelessness in San Diego County, including in urban and undeveloped areas, canyons, and parks. People experiencing homelessness also live in their vehicles on and off public streets. Buyer is advised to investigate the impact, if any, of such activity on the Property, including contacting appropriate government authorities.

20. Property Photographs and Data Online

Buyer and Seller acknowledge and understand that the Property was likely listed in the Multiple Listing Service and advertised for sale on the Internet. As such, persons listing or entering on the Property may have photos and/or videos of the Property. Once images of the Property are taken or put on the Internet or otherwise, neither the Broker nor the Seller has control over the use of the images, how long they are available to the public via the Internet, or who views such images after the sale of the Property.

21. View Restrictions

Buyer and Seller are advised that coastal and other areas may be subject to governmental development or height restrictions to preserve views. Buyer is advised to contact appropriate government authorities on such restrictions.

22. Electrical Blackouts to Prevent Fires

Buyer and Seller are advised that San Diego County experiences wildfires due to high winds and dry conditions. See SBSA, page 10, paragraph D.4, Fire Hazards. In recent years, utility companies have been forced to shut off electricity to certain areas to prevent fires which have allegedly been caused by downed power lines. This may cause disruption of electrical service to the Property. Buyer is advised to investigate the potential impact such electrical disruption may have on the Property.

23. Mediation and Arbitration

As set forth in the purchase agreement (RPA), paragraphs 30 and 31, the parties have a right to resolve their disputes through mediation and arbitration according to the terms in these paragraphs. The parties may be able to choose the Real Estate Mediation Center operated by SDAR. For more information, visit: *http://realestatemediationcenter.com* and REMC's brochure on mediation and arbitration, also found on this website.

24. Accessory Dwelling Units

Accessory Dwelling Units (ADUs) may be allowed on the Property, with approval, which can include one or more units, including second story ADUs. Buyer is advised to verify any future plans to develop, remodel or construct ADUs on the Property, including what could be built on neighboring properties if this is a concern to Buyer. ADUs can affect the Property, including density, view, noise, and parking. Many elements are involved with ADUs, including limited utility connections (water, gas, electric, septic/sewer requirements), height/size/setback limitations requirements, various engineering/design limitations, permitting and costs. If Buyer is contemplating building an ADU, they are advised to consult with a qualified contractor and architect before removing contingencies in the RPA. See also, SBSA, Paragraph B.l.

25. Preliminary Report and Title Policy

Buyer and Seller are advised to carefully review the preliminary title report for any title concerns, including easements, and to contact the title officer listed on the report with any questions. Buyer should also ask the title officer about title insurance coverage options to be sure appropriate title policy is ordered.

B. Environmental Disclosures

1. Animals and Insects

Buyer and Seller are advised that the Property, and surrounding areas, may be inhabited by various species of animals and pests, from insects and bees, rodents and bugs to large animals such as mountain lions, bobcats, coyotes, bears, snakes and reptiles, which may pose hazards. Areas may also be subject to domestic and farm animals, and non-native and endangered species which may pose a hazard to occupants, and may impact the potential development of a property.

2. Coastal Cliffs and Beach Areas

Buyer and Seller are advised that building structures located near or on the edge of coastal cliffs and beach areas may be prone to erosion and sea level rise resulting in damage. The stability of the soils and other geological characteristics can impact the Property and the ability to build on the Property.

3. Electrical and Magnetic Fields (EMFs)

Buyer and Seller are advised that Electric and Magnetic Fields (EMFs) are found wherever there is electricity, including underground power lines. Brokers are not qualified to explain potential risks, if any, associated with EMFs. Public concern with EMFs may affect the value of a property in close proximity to high-voltage power lines. For further information, visit *https:l/www.sdge.com/sites/default/files/final_emf_s15I0006_eng.pdf*

4. Cell Phone Towers and Coverage

Buyer and Seller are advised that communities throughout San Diego County may contain cell phone towers which are not always apparent as they can be disguised as trees, etc. Some areas of the county have limited or no cell phone coverage. If Buyer is concerned with proximity of such towers to the Property, their potential impact on the Property or residents, or cell phone coverage, buyer is advised to investigate. Brokers are not qualified to provide advice on these issues. For more information see: *https:llwww.epa.gov/radiationlwhere-can-i-find-information-about-living-near-cell-phone-tower.* See also SBSA Environmental Hazards.

5. High Speed Internet

Some areas of San Diego County may not have high speed Internet service, or may have limited or no Internet access. Buyer is advised to investigate these issues before purchasing.

6. Flood Hazards

Buyer and Seller are advised that flooding can occur throughout the county during storms and heavy rains, resulting in property damage, slippage of embankments, and leaks to structures. Areas particularly affected by storms are river valleys, including Mission Valley, San Dieguito River Valley, San Luis Rey River Valley and various coastal areas. A property's history of flooding and its propensity to flood may impact its value and use, and availability and cost of flood insurance. For more information, see the SBSA Page 10, Paragraph D.6, and visit the FEMA website: *http:llwww.fema.gov/floodplain-management* and County website: *https:llwww.sandiegocounty.gov/contentlsdclsdcfcd.html.*

7. Landfills

Buyer and Seller are advised that within San Diego County there are several active landfills, including the Borrego Landfill, Las Pulgas Landfill, Miramar Landfill, Otay Landfill, San Onofre Landfill, Sycamore Landfill located in Santee and other known or undiscovered, inactive landfills located within San Diego County. These landfills can also cause odor to travel for miles. For more information on these and other possible landfills visit *https:llwww.sandiego.gov/environ-mental-serviceslmiramar.*

8. Defective Drywall

Buyer and Seller are advised that some homes built between 2001 and 2009 may contain defective drywall imported from China. Some residents of properties with this drywall have reported problems, including adverse health effects. Eliminating problems with this drywall may require its removal from the home. For more information, visit: the Consumer Product Safety Commission website at *https:llwww.cpsc.gov/safety-education/sajety-education-centersldrywall-information-centerlhow-can-i-tell-ifmy-home-has-problem-drywall.*

9. Hazardous Materials

Buyer and Seller are advised that the Property may contain hazardous materials, including asbestos, lead, radon, formaldehyde. Various hazardous materials, such as paint, solvents, cleaning supplies or insecticides, may remain on the Property after close of escrow and require special handling, removal and disposal. Information on these and other hazards is contained in the Homeowner's Guide to Environmental Hazards.

10. Lead Hazard Inspection

Buyer and Seller are advised that the Centers for Disease Control and Prevention (CDC) has identified lead poisoning as the number-one preventable environmental hazard facing children. The primary source of poisoning is found in deteriorated lead-based paint and associated dust in residential units built before 1978, the year lead was banned from residential paint. For residences built before 1978, Buyer is to receive the Federal Lead-Based Paint Pamphlet and disclosure by seller of any known lead-based paint. Review this information carefully and consider hiring a certified lead-based paint inspector to assess potential lead hazards. For further information, contact the California Department of Public Health certified inspector/ assessor at *https:l/www.cdph.ca.gov/Programs/CCDPHPI DEODC/CLPPB/Pagesledmatls.aspx* or *https:llwww.epa.gov/lead.*

11. Methane Gas

Buyer and Seller are advised that methane gas has been found in many areas of San Diego County. Methane is a colorless and odorless gas that exists naturally. When found in high concentrations, if not properly mitigated in accordance with county and city standards, methane can cause breathing problems and can burn or explode.

12. Nuclear Energy/Material

a. San Onofre Nuclear Generation Station

Buyer and Seller are advised that this inactive nuclear power facility located on the San Diego coast, near the Orange County line, contains two nuclear power generators and stores radioactive waste. For further information, including an Emergency Plan and Evacuation Zone Map, view the following websites: U.S. Government Nuclear Regulatory Commission: *www.nrc.gov;* Beyond Nuclear Institute: *https:llbeyondnuclear.orglnucle-ar-powerl;* Union of Concerned Scientists: *https:/1 www.ucsusa.orglenergy;*
Nuclear Information & Resource Service: *www.nirs.org.*

b. Naval & Military Bases

Buyer and Seller are advised that various military bases, including North Island Naval Air Station, Naval Amphibious Base, Pt. Loma Submarine Base and 32nd Street Naval Station contain naval vessels which may carry nuclear weapons and/ or may be nuclear powered. For further information, visit *www.militarybases.com.*

13. Trees, Crops and Vegetation - Economic Significance

Buyer and Seller are advised that if any trees or crops located on the Property are of economic significance to Buyer, Buyer should obtain from a qualified professional a grove report, verifying tree or plant count and the costs to maintain the trees or crops. Commercial and private agriculture areas are also subject to land and air insecticide spraying which may impact surrounding areas.

14. Private Waste Disposal Systems

Buyer and Seller are advised that if the Property is serviced by a private waste disposal or septic system, its condition, capacity and future expansion potential will affect the value and use of the Property. Changes in the use or condition of the system may also require that the Property be connected to the municipal sewer system, at the owner's expense. For more information, contact the local municipal water and sewer department.

1S. Toxic Mold Advisory

Buyer and Seller are advised that the presence of certain kinds of mold, fungi, mildew and other organisms may cause health problems in certain individuals. Not all hazardous organisms are detectable by visual inspection by Brokers or even by a professional home inspector. If concerned, Buyer should retain the services of an environmental expert to conduct appropriate tests of the Property. For more information on toxic mold and other health hazards, visit California Dept. of Public Health (CDPH): *https:llwww.cdph.ca.gov/Programs/CCDPHPIDEODC/EHIB/CPE/Pages/Mold.aspx;* U.S. Environmental Protection Agency (EPA): *https:llwww.epa.gov/mold/mold-and-health.* See also, SBSA Mold.

16. General Environmental Concerns

Buyer and Seller are advised that environmental concerns may affect the development and use of a property including local restriction on use, contamination of grounds and wells, proximity to a county dump, requirement of an Environmental Impact Report prior to building, preservation of endangered plants and animals, preservation of Native American artifacts, percolation tests for septic systems and utility pumps.

17. Desalination Plants

Buyer and Seller are advised that a desalination plant located in Carlsbad provides a portion of water to the county. Additional desalination plants, including in Oceanside, may be constructed in the future. Buyer is advised to investigate the impact of such facility on the Property. *https:llwww.carlsbaddesal.com!,- https:llwww.sdcwa.org; https:llwww. ci.oceanside.ca.us/government/water-utilities; https:llwww.sweetwater.org/251/Reynolds-Groundwater-Desalination-Facili; https:llwww.olivenhain.com/your-water-supplies/desalination/.*

18. Water Availability and Quality

Buyer and Seller are advised that periodic droughts may impact the availability and cost of water. Use of water may be restricted during periods of drought. Quality of water varies by area. Various areas in the County are serviced by well water. Buyer is advised to contact the local water district for more information.

19. Outdoor Lighting Ordinance

Buyer and Seller are advised that various areas in the county, including near Palomar Mountain, Valley Center, Pauma Valley, Warner Springs, Descanso, Pine Valley, Cuyamaca, Boulevard, and several additional communities that fall within a 15-mile radius around the astronomical observatories at Palomar Mountain and Mount Laguna are subject to "dark sky" outdoor lighting ordinance as is designated as "Zone *I\'* with significant restrictions on outdoor lighting.

Julian and Borrego Springs are International Dark Sky Communities and are designated as "Zone C" with significant restrictions on outdoor lighting. Additional communities may become subject to "dark sky" outdoor lighting ordinance. Buyer and Seller are advised to review the Light Pollution Chapter beneath "Title 5 Regulation of Buildings, Mobilehome and Special Occupancy Parks and Trailer Coaches" of the San Diego County Code of Regulatory Ordinances: *https:llcodelibrary.amlegal.comlcodes/san _diegollatestl sandiego_regs/0-0-0-76851.*

20. Quarries

Properties in the vicinities of the rock quarries may experience occasional explosion and equipment noise, increased industrial traffic and dust from quarry operations. Buyer is advised to investigate locations of quarries in and around the Property in addition to various safety hazards quarries may present. Proximity to a quarry does not affirmatively establish the risk or safety of the Property. Buyer is advised to consult with appropriate experts. Below is a partial list of potential resources provided as a starting point for Buyer/Seller investigations and not as an endorsement or guarantee that any Federal, state, county, city or other resource will provide complete advice. For information visit *https:llquarriesandbeyond.orglstates/calquarry_photolca-san_diego_photos_l_ b.html* and *https:llwww.sandiegocounty.gov/* (and search "quarry")

21. High Winds

Buyer and Seller are advised that if the Property is located in an area subject to high winds, the property may suffer or incur damage from fire, blowing dust, sand and debris, and such winds can dislodge roof tiles and shingles and cause trees to fall. From time to time, all areas of the county are subject to high winds which can cause damage to structures and be susceptible to fire and blown embers. Buyer is advised to prepare for such events by securing their Property and keeping trees and vegetation trimmed.

22. Soil and Geologic Hazards and Conditions

For information on these topics, see SBSA, Paragraphs 4 and 9.

23. Gas Pipelines

Buyer and Seller are advised of the existence of underground "transmission" pipelines used to transport natural gas, crude petroleum, and refined petroleum liquids such as gasoline, jet fuel, and ethanol in San Diego County. In addition, smaller "distribution" pipelines that operate at lower pressures also exist in San Diego County. Each home that uses natural gas is connected to an underground gas distribution pipeline. Pipeline proximity has become a concern to some homeowners following a number of pipeline disasters in the U.S. While buried pipelines can present a risk of explosion, fire, and other health hazards, proximity to a pipeline does not of itself indicate a safety risk. Information on the location of transmission pipelines can be obtained from Natural Hazard Disclosure (NHD) providers. At this time, not all NHD providers report this information. Information on the location of hazardous liquid and natural gas transmission pipelines can also be obtained from the National Pipelines Mapping System at: *https:llwww.npms.phmsa.dot.gov/.* San Diego Gas & Electric provides gas pipeline information which can be accessed at: *http://www.sdge.com/safety/gas-safety/pipeline-map.*

C. Traffic, Roads and Transportation

Buyer is advised to investigate road conditions and traffic in the areas Buyer intends to travel. For highway conditions, call 1.800.427.7623. The City of San Diego website, *https:llwww.sandiego.gov/transportation,* as well as SANDAG's website, *https:llkeepsandiegomoving.com/Home.aspx,* include information on traffic, road closures and upcoming projects. Traffic and road disclosures are not an exhaustive list. If concerned, Buyer should investigate further.

1. Major Freeways- Traffic

Buyer and Seller are advised that Interstates 5 (I-5), 15 (I-15) and 805 (I-805) and State Routes 125 and 163 are major San Diego County north-south freeways. Highways 52, 56, 76, 78, 94, and Interstate 8 (I-8) are major San Diego County east-west freeways. Due to increased traffic volume and timing, these freeways and their interconnecting roads may regularly experience traffic resulting in delays. For current traffic information, visit *http:lltraffic.51lsd.com.*

2. Mass Transit

Buyer is advised to investigate any mass transit concerns Buyer may have, including contacting the Metropolitan Transit Development Board at 619.231.1466 or visit *www.sandiego.gov!planninglprograms* and look for "Mobility Planning" link for more information. *https:llwww.sandag.org.*

a. Buses: For information on bus routes, contact: For San Diego, visit *www.sdmts.com.* For North County, call the North San Diego County Transit District (NCTD) at 760.966.6500, or visit *www.gonctd.com.*

3. Vehicle Miles Traveled VMT Subdivision/Redevelopment

Buyer is advised to investigate state and local mandated restrictions on development due to location and vehicle miles traveled (VMT). For further information contact the state and local authority to investigate or visit *https:llwww.sandiegocounty.govlcontentlsdclpdsl SB743.html.*

D. Air Traffic and Airport Disclosures

Buyer is advised to investigate the area in which the Property is located before purchasing for potential impacts from aircraft noise, flyovers or airports. These disclosures are not an exhaustive list of airports or airfields that may affect county residents.

1. Aircraft Noise-General

Buyer and Seller are advised that some areas are subject to noise emitted by military and/or civilian aircraft including helicopters. Properties near a commercial airport or military facility may be impacted by this activity. If a Property is in the vicinity of the following civilian airports or military airfields, further information on the Airport Land Use Commission (ALUC) may be obtained by contacting the appropriate airport management: (a) Agua Caliente Airport, (6) Borrego Valley Airport, (c) Brown Field, (d) Fallbrook Airpark, (e) Gillespie Field, (f) Jacumba, (g) Marine Corps Air Station Miramar, (h) Marine Corps Base Camp Pendleton, (i) McClellan-Palomar, (j) Montgomery Field, (k) Naval Air Station North Island, (1) Naval Outly- ing Field Imperial Beach, (m) Oceanside, (n) Ocotillo, (o) Ramona, (p) San Diego International, or private airports. Buyer and Seller are further advised that flight paths may be temporarily or permanently altered without notice to affected residents.

2. Aircraft Noise - MCAS Miramar, Camp Pendleton

a. Buyer and Seller are advised that the Property may be located in an area subject to aircraft noise or overflights of aircraft, including aircraft transitioning to and from Marine Corps Air Station (MCAS) Miramar. Aircraft regularly fly over the coast and I-15 corridor to reach Camp Pendleton. Currently, there are no restrictions on the hours of operation for MCAS Miramar, and if necessary can operate 24 hours a day, seven days a week.

b. Buyer and Seller are advised that impacts generated by the use of aircraft at MCAS Miramar can affect the use and enjoyment of the Property. Further information may be obtained by reviewing the Final Environmental Impact Statement for Realignment of MCAS Miramar, available at many San Diego area public libraries, and contacting the Commanding General, Community Plans and Liaisons, MCAS Miramar, P.O. Box 452000, San Diego, CA 92145; 858.577.6603.

c. Buyer and Seller are advised that if the Property is located within a 25-mile radius of the U.S. Marine Corps Air Station or Camp Pendleton, military operations may have an impact on the Property.

3. Proposed Airport Sites & Runway Expansion

Buyer and Seller are advised that various areas in San Diego County have been proposed, or are being considered, as site for a future international airport, including expanding Lindbergh Field. Additionally, the runway at Carlsbad's McClellan-Palomar will likely be extended to accommodate larger jets, possibly causing additional noise and increased traffic. For further information contact the San Diego County Regional Airport Authority at *www.san.org* or visit SANDAG at *www.sandag.org.*

4. Air Installation Compatible Use Zone (AICUZ)

The Department of Defense's (DOD) Air Installation Compatible Use Zone (AICUZ) Program is to protect the health, safety, and welfare of those living on and near a military airfield. AICUZ seeks to identify areas near airfields that might be impacted by noise or aircraft mishaps. If you are considering purchasing a property near such airfields, including in Coronado, Imperial Beach, Point Loma or areas surrounding MCAS Miramar, you are advised to investigate this issue, contact appropriate authorities, and review:

a. The San Diego Airport Land Use Commission has issued a draft (May 2017) of their latest Airport Land Use Compatibility Plan (ALUCP) for North Island/ Imperial Beach based on the Navy AICUZ. This ALUCP may mandate the City of Coronado to change the zoning, specific use, and permitting process for parcels located in the zones identified in the AICUZ and ALUCP.
Visit: *https:llwww.miramar.marines.mil/Resources/ Air-Installations-Compatible-Use-Zones/.*

b. The USMC AICUZ study for Marine Corps Air Station (MCAS) Miramar is more dated but is available at the MCAS Miramar website: www. miramar.usmc.mil. Portions of Sorrento Valley, Carmel Valley, and University City are included in what the Marine Corps refer to as Accident Potential Zones.

E. Specific Area Disclosures

These disclosures cover various communities and are not exhaustive. Buyer should not assume that any community not listed is free of concerns. Buyer is advised to investigate the area to learn what specific conditions may exist. Because services to the Property are affected by whether the Property is in an incorporated city or unincorporated area of the county, Buyer should verify the Property status.

1. COASTAL

a. California Coastal Commission

Buyer and Seller are advised that development or construction on property within the coastal zone may be subject to the jurisdiction and regulations of the California Coastal Commission, or local regulations approved by the Coastal Commission. The coastal zone extends a great distance inland in various areas of San Diego County, depending upon the location of coastal habitat, sloughs, and other waterways affected by ocean tides. The development of beachfront property may also be impacted by the determination of "mean high tide lines" in relation to the boundary lines for beachfront property. For further information, contact the California Coastal Commission at 619.767.2370 *https:llwww.coastal.ca.gov/.* Transfers of leases with the California Coastal Commission for land in the coastal areas may not appear in a preliminary or final tide report. Buyer is advised to investigate any impact on the property.

b. Coastal - Sea Level Rise

Buyer and Seller are advised that coastal communities in the county are working with the California Coastal Commission to address issues related to climate change and sea level rise, including potential changes in flood maps, flood risks and insurance. For more information on how this may impact properties adjacent to the ocean, including any mitigation plans, contact the local jurisdiction handling this issue. Also, visit: *https:llwww.coastal.ca.gov/climatelslrl.*

c. Coastal View Restrictions

Buyer and Seller are advised that various properties in San Diego County, including those on the coast and those subject to the Midway Height Restrictions may have governmental development or height restrictions to preserve views. Buyer is advised to contact the appropriate government authority on such restrictions.

d. Equestrian Facilities and Clean Water Act

Buyer and Seller are advised that there has been litigation involving claims that equestrian facilities have violated the Federal Clean Water Act. If Buyer is concerned with how this may impact the Property, Buyer is advised to investigate this issue, including reviewing the Coast Keepers website at *www.coastkeeper.org.*

e. Camp Pendleton

Buyer and Seller are advised that a live-fire-artillery range exists at the Marine Corps Base, Camp Pendleton. Periodic training exercises occur at Camp Pendleton which includes the detonation of military ordnance. During training exercises, noise from the artillery and ordnance can be heard in some areas of North San Diego County. For further information, contact Camp Pendleton at 760.725.4111 or visit *www.pendleton.marines.mil.* For noise inquiries, contact Range Operations Division Offices at 760.725.0358 during the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. After normal business hours (and weekends), contact the Command Duty Officer at 760.725.5061.

f. Coronado Island (City of Coronado)

Buyer and Seller are advised that:

i. **Naval Base Coronado.** This base comprises North Island Naval Station, Naval Amphibious Base Coronado, Outlying Landing Field Imperial Beach, and a number of other small facilities. Military ordnance, possibly including nuclear weapons, may be stored at these facilities. Nuclear powered warships moor at NAS North Island. For more information about Naval Base Coronado, visit its website: *www.cnic.navy.mil/regionslcnrsw/installations/navbase_coronado.html.*

ii. **Coastal Campus Expansion - Coronado Cays.** The Navy is currently developing 170 acres on the south end of Coronado for training and administrative center.

iii. **Traffic.** Traffic to and from Naval Base Coronado can be heavy including on the bridge and particularly on the following streets: First, Third, Fourth, Orange, Alameda, Ocean, Pomona, and Silver Strand Boulevard. For more information, visit *www.cnic.navy.millcoronadol index.htm.*

iv. **Development.** City of Coronado development and zoning standards have changed in recent years. Buyer should verify with the City of Coronado any proposed changes to existing structures and/or zoning constraints on new construction. Many structures no longer comply with the current zoning code.

v. **Historic Demolition Ordinance.** The City of Coronado has implemented an ordinance which may limit a Buyer's ability to modify or demolish older homes. Homes older than 75 years are automatically subject to City review before any significant changes are allowed. Buyer is urged to consult with the city if demolition or modifications are contemplated.

vi. **Coronado Shores Condominiums.** Of the 10 Coronado Shores buildings, the following five buildings are without fire sprinklers: 1720, 1730, 1760, 1770, and 1830 Avenida del Mundo. The same building has tested positive for asbestos. 1830 Avenida Del Mundo has leased rooftop space for wireless communication carriers. Buyers are urged to contact individual building managers for building specific information.

vii. **Hotel Del Coronado.** The City of Coronado has approved a master plan for expansion of the Hotel Del Coronado. Construction is active. Details at: *https:llmasterplan2022.hoteldel.com/press/master-planjact-sheet-21.*

g. City of Oceanside

Buyer and Seller are advised that an indoor sports and entertainment complex is under construction and is expected to open in 2023. Located near the intersection of Oceanside Boulevard and Rancho Del Oro Drive, the 170,000-square-foot arena is expected to host more than 6,000 fans for sporting events and the San Diego Sockers, and as many as 7,600 people for concerts and special events. This project and related development in the area may impact the traffic in the area near the Property or create noise which may concern some Buyers. For more information, contact City of Oceanside and visit the website for Frontwave Arena at *https:l/frontwavearena.comlhome.*

2. NORTH COUNTY INLAND

a. Fallbrook (Unincorporated)

Buyer and Seller are advised that:

i. **Naval Weapons Station.** The Naval Weapons Station stores explosive munitions, including napalm, and is located along the westerly boundary of Fallbrook. For further information, contact 760.731.3609, or *https:llcnrsw.cnic.navy.mil/Installations/WPNSTA-Seal-Beachl About!Installation-Guidelfnstallation-Locationsl Detachment-Fallbrookl.* (See also Sections D.2 and E.l.e, above.)

ii. **Public Utility District.** If the utility account of previous owner of a property within the Fallbrook Public Utility District is closed, delinquent or remains unpaid, the amount due will be transferred to the new owner of the property after normal collection procedures are exhausted. As a result, and to prevent conflict, the district will accept payment of closing bills through escrow. For further information, obtain the status of a Property's account by calling the District's Customer Service number at 760.728.1125. Additional information is at *www.fpud.com.*

b. Bonsall (Unincorporated)

Buyer and Seller are advised that a mushroom farm is located in Bonsall between Old River Road and Gopher Canyon Road, under certain atmospheric conditions, odors can emanate from the mushroom farm and may affect properties in the area.

c. Carmel Mountain Ranch and Rancho Penasquitos

Buyer and Seller are advised that large residential developments are occurring in these communities where the now-closed golf courses were located. For more information, visit: The Trails at Carmel Mountain Ranch at *https:llwww. newurbanwest.comlthetrailscmr* and The Junipers at *https:llwww.sdhc.org!wp-contentl uploads/2021/12/HCR22-012-junipers.pdf*

d. Escondido (City of Escondido)

Buyer and Seller are advised that:

i. **Agricultural Activity and Odors.** Areas of Escondido may contain farms, chicken ranches, horse ranches, and dairies. As a result, there may be odors and noise from these activities that affect a property.

ii. **Chatham Brothers Barrel Yard.** The Chatham Brothers Barrel Yard, once used as a solvent recycling facility and oil drum storage area, is located near the intersection of Gamble Lane and Bernardo Avenue. Designated a hazardous waste site, it is subject to an ongoing State cleanup project. In 1987 the County of San Diego established an area around the site within which proposed residential projects required special review. Residential construction has been approved within that area. For further information, contact the Project Manager, California Environmental Protection Agency, Department of Toxic Substances Control at (800) 728-6942, or visit *https:l/www.dtsc.ca.gov/smrp-projects!chathaml.*

e. Ramona (Unincorporated)

Buyer and Seller are advised that:

i. **Noise, Barona Raceway and Off-Road Vehicles.** Potential noise exists from farms, ranches, factories, animals, civilian/military aircraft, heavy equipment, off-road vehicles, motorcycles, schools, and related activities. Marine helicopters and other aircraft from MCAS Miramar may travel over this area. See Section 0.2 above. The Ramona Airport has a variety of aircraft that use the facility, including the California Department of Forestry.

ii. **Odors, Fumes and Dust.** Potential odors and fumes exist from county waste facilities, farms, ranches and residences, herbicides, pesticides, chemical fertilizers, and soil amendments.

iii. **Environmental Concerns.** Ramona strictly enforces the rules regarding the use of private waste disposal or septic systems. See B.14 above.

iv. **Sewage.** The Ramona Municipal Water District operates the water, sewer, and related systems in the Ramona area. An expansion and upgrading of the sewer system may be necessary in the future and may affect the ability to connect to the sewer. Some unimproved lots in the San Diego Country Estates and Ramona may not have the ability to hook up to the public sewer system or may be subject to special fees or assessments. There may be additional fees in the future. For further information, contact the Water District to verify sewer availability for a property. A Property that is not hooked up to the sewer will need to have septic system to construct a home. Not all properties can support a septic system. For more information, visit *https:llwww.rmwd.orglabout-us/wastewater-operations* or call 760.789.1330.

v. **Unavailability of Natural Gas** Natural gas is not yet readily available in Ramona and, therefore, propane is used. Propane tanks are available for purchase or lease from vendors.

vi. **Explosive Ordnance.** Areas in and immediately around the Ramona Airport have been used in the past (1942 through 1946) by the military for bombing practice. Some live, unexploded military ordnance has been found and other ordnance may exist.

vii. **Wineries.** Similar to wineries throughout the county, wineries in this community may hold music events which create noise and traffic during those times. Buyer is advised to investigate this issue.

f. Rancho Bernardo (City of San Diego)

Buyer and Seller are advised that:

i. **Groundwater Seepage.** There are areas in Rancho Bernardo where groundwater emerges, even in summertime, including certain areas of the Seven Oaks subdivision.

ii. **Methane Gas.** See SBSA, Paragraph A.2.

iii. **Soils.** Rancho Bernardo is known to have significant areas of expansive soils. Any area that has had substantial grading may have locations where fill has been inadequately or improperly compacted. There is a potential for subsidence and resultant structural or cosmetic problems in such locations. See SBSA, Paragraphs 4 and 9 on Geologic Hazards and Soils Conditions.

iv. **Poway Unified School District.** See next paragraph.

g. Poway Unified School District

Buyer and Seller are advised that owners of properties in the Poway Unified School District, except those in Mello-Roos assessment districts, may be annually assessed $55 per $100,000 of the assessed property value for school bonds approved by the district's voters in November 2002 (Proposition U). For further information, visit *https:llvoiceofsandiego.org/2020/02/04/nine-years-after-notorious-deal-poway-wants-voters-to-ok-another-school-bond.*

h. Rancho Santa Fe/ Del Rayo (Unincorporated)

Buyer and Seller are advised that the Rancho Santa Fe area is known to have significant areas of expansive soils. Any areas (such as the greater Fairbanks Ranch area) that have had substantial grading may have locations where fill has been inadequately or improperly compacted. There is a potential for subsidence and resultant structural or cosmetic problems in such locations. See Section B.4 Cell Phone Towers. A soil report dated January 13, 1992, prepared by MV Engineering, Inc., concluded that a soils problem exists with the retaining wall behind 5867, 5859, 5851, and 5843 Saratoga Corte (lots 36-39, inclusive), in the Del Rayo Downs development.

i. Fairbanks Ranch (Unincorporated)

Buyer and Seller are advised that:

i. There are easement areas throughout Fairbanks Ranch, including various open space easement requirements that may be applicable to the Property. For further information, review a preliminary title report and contact the Fairbanks Ranch Association at 858.756.4415 or *https:/1 www.thefairbanksranch.com/.*

ii. There is fill soil on many lots in Fairbanks Ranch, and soils problems on specific lots may affect a lot's suitability for development. See SBSA, Paragraph 3.

iii. Fairbanks Ranch is a private community managed by and through its homeowners association, and subject to applicable CC&Rs and Bylaws. See Section A.I4 above. There are multiple amenities throughout the community, including the Fairbanks Ranch Equestrian Center, that buyer should investigate. *www.thefairbanksranch.com.*

j. Lake Hodges and Other Dams

Buyer and Seller are advised that Lake Hodges Dam is more than 100 years old and the discovery of new defects in the dam are outpacing the City of San Diego's ability to make repairs. In early 2023, the dam's condition was downgraded from "poor" to "unsatisfactory" with the dam's potential for hazard rated as "extremely high." The dam is attached to the Hodges reservoir which provides water to various areas throughout San Diego County. Issues with the dam pose a potential threat to the communities of Solana Beach and Rancho Santa Fe which are located below the dam. Other local water supply dams that have been downgraded include the high hazard dams of the El Capitan and Morena reservoirs and the Lower Otay Reservoir. For more information, visit *https:llwww.sandiego.gov/reservoirs-lakes.*

3. EAST COUNTY

a. Santee (City of Santee)

Buyer and Seller are advised that:

i. The Las Colinas Women's Jail is located in Santee.

ii. The Sycamore Landfill facility may be expanded.

iii. For information on these and other matters in Santee, visit *www.cityofsanteeca.gov.*

b. Fletcher Hills (City of El Cajon)

Buyer and Seller are advised that portions of Fletcher Hills in the area of El Cajon have been designated as an ancient landslide area and may contain unstable soils conditions. See SBSA, Paragraph 4 and 9, on Geological Hazards Soils and Geological Conditions.

c. Julian

Buyer and Seller are advised that water in this area, including water districts, is serviced entirely by wells. For more information, contact the local water authority. Buyer and Seller are advised that Julian is an International Dark Sky Community and is subject to "dark sky" lighting regulations as outlined in "Zone C" of the Light Pollution Chapter within the San Diego County municipal code. See Section B.19, above.

d Rancho Santa Teresa Estates

Buyer and Seller are advised that water in this area, including the applicable water district, is serviced entirely by wells. For more information, contact the local water authority.

e Wildfires and Insurance

Property in the East County and back-country may be in a high wildlands fire area. Buyer is advised to investigate this issue and the availability of insurance, including, if necessary, under California Fair Plan. For more information see Section A.I, above, and also SBSA, Paragraphs A.14 and D.4.

f. El Cajon - Cottonwood Sand Mining Project

Buyer and Seller are advised that the Cottonwood Golf Club in El Cajon is the subject of efforts to convert this into a IO-year sand mining operation with an additional two-year reclamation period. Various approval processes are underway. Buyer is advised to investigate this issue by contacting all appropriate government offices, and visiting: *https:llwww.sandiegocounty.gov/pdsl ceqa/MUP-18-023.html#:�:text=The-Cottonwood-Sand-Mining-Project.*

4. SAN DIEGO (City of San Diego)

a. Tierrasanta

Buyer and Sellar are advised that the Tierrasanta community was previously the site of a World War II military training base. Some live, unexploded military ordnance has been found and is known to exist in the open space and canyon areas of Tierrasanta and may underlie other areas of the community. A comprehensive program to clean up this ordnance began in 1990 and was completed in 1994. Caution is required when traveling in the canyons and Mission Trails Park areas.

b. Navajo/San Carlos Area

Buyer and Seller are advised that due to a high incidence of landslides over the past few years, the City of San Diego has established a geological hazard area in the Navajo community bounded by Mission Gorge Road, Golfcrest Drive, Navajo Road, Waring Road and Princess View Drive in San Diego. Development in this area may be restricted by City requirements for geological reports and warranties against landslides.

c. Downtown San Diego

Buyer and Seller are advised that:

i. **Traffic and Noise.** Downtown San Diego (including the Gaslamp Quarter) is subject to noise from trolleys, trains, and heavy traffic at times, especially when there is a baseball game or other event at Petco Park, San Diego Convention Center, Rady Shell at Jacobs Park, and Waterfront Park There are also other events such as Comic-Con, Mardi Gras, symphony Summer Pops Concerts, marathons, and music and sports events that cause street closures and other traffic problems, noise, including fireworks, etc.

ii. **New Buildings.** Views may be altered or obstructed by new buildings, parks, trees, and other projects. From time to time, there are noise issues related to construction.

iii. **Homelessness.** Downtown and adjacent areas have a population of people experiencing homelessness. Programs exist to service this population, including for temporary housing, food distribution centers and healthcare outreach facilities.

iv. **Governments.** Downtown is home to administrative offices of the City of San Diego, the County of San Diego, the State of California, and the U.S. (federal) government, including the U.S. District Court, IRS, Navy, Customs, Social Service Administration, and others. Both the federal government and the County operate correctional facilities downtown. For specific information, visit the websites of the appropriate agencies.

v. **Information.** For more information, visit the website of the agency in question. Information may also be obtained from Civic San Diego at 619.235.2200 or visit *www.civicsd.com.* For Gaslamp Quarter events: *www.gaslamp.org.*

5. SOUTH COUNTY

a. Chula Vista

Buyer and Seller are advised that:

i. **North Island Credit Union Amphitheater** (located in south Chula Vista) creates noise from concerts and events, as well as traffic, which may impact properties in the area.

ii. **Sesame Place** (family-friendly theme rides and water slides) is located in south Chula Vista.

iii. **Tijuana International Airport** is located approximately five miles south of the U.S.-Mexico border.

iv. **Trolley Lines** are proposed from time to time in the area. Check with mass transit for the most current information. For more information refer to Section A.21.

v. **Bayfront Development.** Both Chula Vista and National City are subject to bayfront development. For more information, visit *https:llwww.portofiandiego.orglprojectslchula-vista-bayfront.*

vi. **Eastern Urban Center** is located in Otay Ranch. For more information visit: *www.projectdesign.comlprojects-eastern-urban-center.html*

b. All Border Areas - Impacts from Mexico

i. South County may experience air, water, sewage, and noise pollution and beach closures from activities in Mexico/Tijuana River. For information on air pollution go to *www.sdapcd.org.* For water pollution, go to *https:llwww.waterboards.ca.gov/sandiegol.*

ii. Buyer should evaluate the impact to the property that illegal crossings along the

U.S.-Mexico border may have, as well as any new construction or activity along the border. For further information, visit *https:llwww.cbp.govlborder-securitylalong-us-borderslborder-patrol-sectorslsan-diego-sector-california.*

6. DESERT

a. Salton Sea

The Salton Sea, east of Borrego Springs, occasionally experiences wind conditions that cause odors to be transmitted from the Salton Sea to the Borrego Valley. For more information, visit the County of San Diego website: *www.saltonseaauthority.org.*

b. Borrego Springs

There is a legal dispute concerning the Borrego Springs Subbasin Groundwater Adjudication. For more information, visit: *www.sandiegocounty.gov/contentlsdcl pds/SGMA/borrego-valley.html.* Buyer and Seller are advised that Borrego Springs is an International Dark Sky Community and is subject to "dark sky" lighting regulations as outlined in "Zone C" of the Light Pollution Chapter within the San Diego County municipal code. See Section B.19, above.

To request that a local disclosure be included in a future publication of the LAD, please contact the SOAR Risk Management Department via e-mail at *riskmanagement@sdar.com.*

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SIGNATURE PAGE

The LAD does not list all conditions in San Diego County that may affect the Property. There may also be new conditions since the LAD was published, or particular conditions of concern to Buyer. BUYER SHOULD INVESTIGATE AND OBTAIN ADDITIONAL INFORMATION ON ALL ISSUES OF CONCERN, AND NOT RELY SOLELY ON THE INFORMATION RECEIVED FROM SELLER AND BROKERS. SHOULD BUYER FAIL TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS.

Buyer and Seller are urged to carefully read all 17 pages of the LAD. By signing below, Buyer and Seller acknowledge that each has read, understands, and received a copy of all 17 pages of the LAD.

BUYERS

Date

Date

Buyer Signature

Buyer Signature

Buyer Printed Name

Buyer Printed Name

SELLERS

7/21/2026

Date

7/21/2026

Date

Signed by:
Peter Carrillo
92937C64690D494...

Seller Signature

Signed by:
Amanda B Carrillo
A28A95D4E584434...

Seller Signature

Peter Carrillo

Seller Printed Name

Amanda B Carrillo

Seller Printed Name

NATURAL HAZARD DISCLOSURE STATEMENT

THIS NATURAL HAZARD DISCLOSURE STATEMENT APPLIES TO THE FOLLOWING PROPERTY:
3510 ALABAMA ST, SAN DIEGO, CA, 92104 ("PROPERTY")

The seller and the seller's agent(s) or a third-party consultant disclose 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 action 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 and the seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.
Yes: _____ No: X Do not know and information not available from local jurisdiction: _____

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to section 8589.5 of the Government Code.
Yes: _____ No: X Do not know and information not available from local jurisdiction: _____

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.
Yes: X No: _____

High FHSZ in a state responsibility area _____
Very High FHSZ in a state responsibility area _____
High FHSZ in a local responsibility area X
Very High FHSZ in a local responsibility area _____

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to section 4142 of the Public Resources Code.
Yes: _____ No: X

AN EARTHQUAKE FAULT ZONE pursuant to section 2622 of the Public Resources Code.
Yes: _____ No: X

A SEISMIC HAZARD ZONE pursuant to section 2696 of the Public Resources Code.

Yes (Landslide Zone): _____ No: _____ Map not yet released by the state: X

Yes (Liquefaction Zone): _____ No: _____ Map not yet released by the state: X

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER.
THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Sellers(s): ____ Date: __________________________

Signature of Sellers(s): ____ Date: __________________________

Seller's Agent(s): ____ Date: __________________________

Seller's Agent(s): ____ Date: __________________________

Check only one of the following:
_____ Sellers(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the sellers(s) and agent(s).
X Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

This statement was prepared by the following third-party disclosure provider: Click NHD on 06/15/26

Buyer represents that Buyer has read and understands this document. Pursuant to Section 1103.8 of the Civil Code, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

By signing below, Buyer(s) also acknowledge(s) they have received, read, and understand the additional disclosures, materials and legal information provided in this Report, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklets/information regarding Environmental Hazards, Earthquake Safety, Home Energy Rating System, and Lead-Based Paint and Mold.
Government Booklets are available at: order.clicknhd.com/resources.

Signature of Buyer(s): ____ Date: __________________________

Signature of Buyer(s): ____ Date: __________________________

REPORT SNAPSHOT

WHAT YOU NEED TO KNOW ABOUT THIS NHD REPORT

3510 ALABAMA ST, SAN DIEGO, CA, 92104

PREMIUM RESIDENTIAL REPORT

The Natural Hazards Disclosure Act under Sec. 1103 of the California Civil Code states that real estate sellers and brokers are legally required to disclose if the property being sold lies within one or more state or locally mapped hazard areas.

There is **1** California Natural Hazard Disclosure marked **IN** for your review.

There are **4** Additional Disclosures marked **IN** for your review.

There are **3** City/County Disclosures marked **IN** for your review.

There are **3** Environmenal Disclosures marked **IN** for your review.

Subject property **IS NOT** located in a Special Flood Hazard Area.

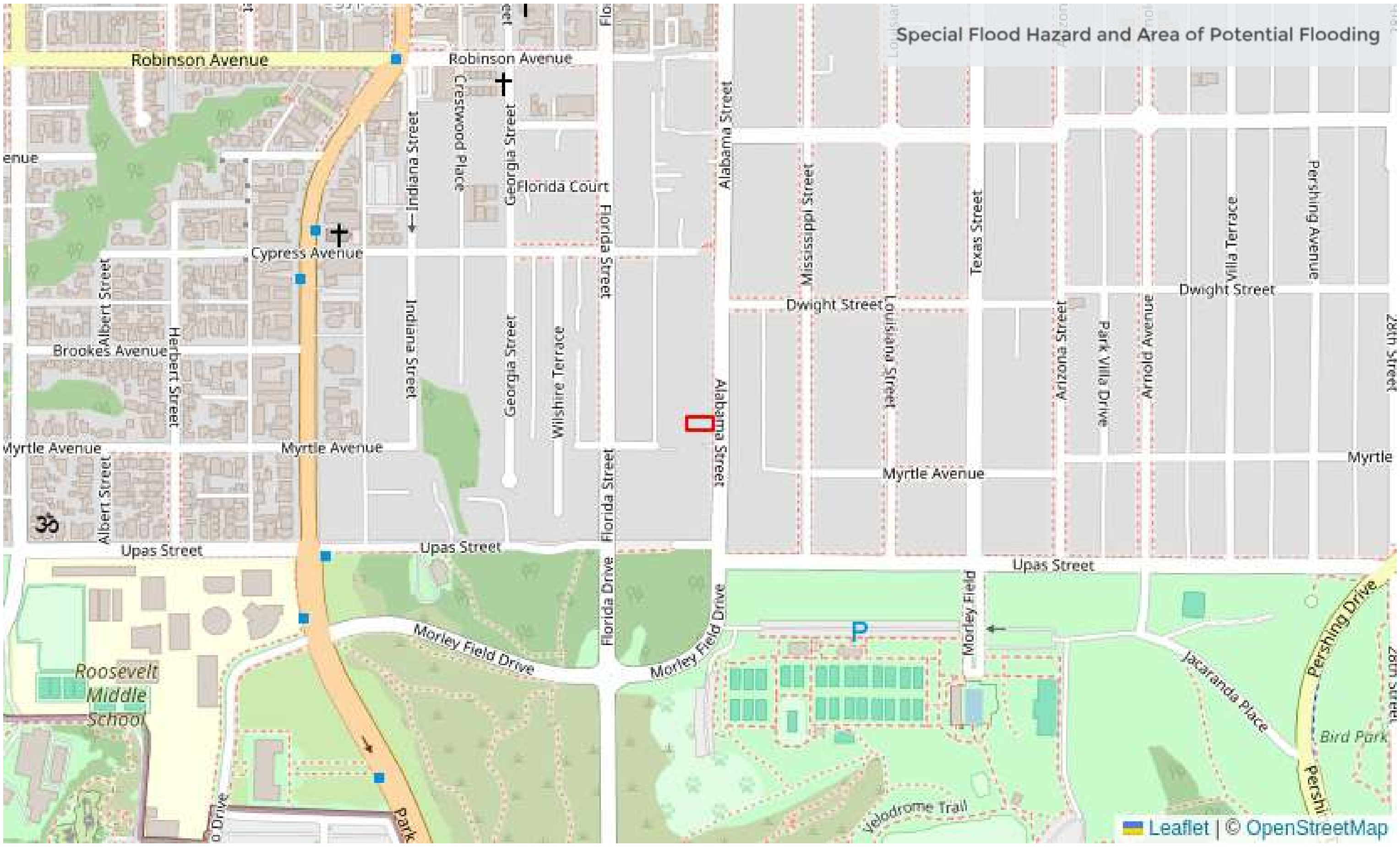
Subject property **IS** located in a fire hazard area that may require C.A.R. Form FHDS pursuant to AB38 and its requirements.

For hazard booklets and other resources, go to: https://order.clicknhd.com/resources

TABLE OF CONTENTS

TABLE OF CONTENTS

CALIFORNIA NATURAL HAZARD DISCLOSURES



Special Flood | Potential Flooding | Very High Fire | High Fire | Wildland Area | Earthquake Fault | Landslide | Liquefaction

CALIFORNIA NATURAL HAZARD DISCLOSURES

Pursuant to the Natural Hazards Disclosure Act (California Civil Code sections 1103-1103.14), sellers of real property and their agents are required to provide prospective buyers with a “Natural Hazard Disclosure Statement” when the property being sold lies within one or more state-mapped hazard areas. In addition to the Natural Hazard Disclosure Statement, Click NHD has included the following information in this report to aid prospective buyers in understanding the purpose and potential impacts associated with the statutorily-required natural hazard disclosures. The following information is not intended to substitute or supersede the information provided on the Natural Hazard Disclosure Statement.

SPECIAL FLOOD HAZARD AREA

The Federal Emergency Management Agency (FEMA) identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard and risk data. Flood hazard mapping is an important part of the National Flood Insurance Program (NIPA) because it serves as the basis for flood insurance requirements. Special Flood Hazard Areas are land areas that are at a high risk for flooding, meaning there is at least a one in four chance of flooding during a 30-year period. When a property is identified as a Special Flood Hazard Area, the cost and availability of flood insurance may be impacted.

Based on the maps reviewed, the subject property **IS NOT** located in a Special Flood Hazard Area.

AREA OF POTENTIAL FLOODING/DAM INUNDATION

The California Office of Emergency Services (CalOES) Dam Safety Program requires dam owners to submit copies of inundation maps developed by civil engineers to help determine if a property is within an inundation area. Inundation maps approximate the maximum water surface extents resulting from a complete dam breach and draining of the full reservoir, which can only be verified in the event of an actual dam breach. The actual risk of dam failure is not defined by the inundation maps. In addition to the inundation maps, the CalOES Dam Safety Program coordinates with other state and federal agencies to assure effective dam incident emergency response procedures and planning.

Based on the maps reviewed, the subject property **IS NOT** located in a Area of Potential Flooding/Dam Inundation.

HIGH AND VERY HIGH FIRE SEVERITY ZONE

High and Very High Fire Hazard Severity Zones have been mapped by the California Department of Forestry and Fire Protection to indicate areas with increased fire risk. Fire Hazard is a way to measure the physical fire behavior so that people can predict the damage a fire is likely to cause. Fire hazard measurements include the speed at which a wildfire moves, the amount of heat the fire produces, and most importantly, the burning fire brands that the fire send ahead of the flaming front. Fire Hazard maps are used to guide building construction standards, defensible space clearance around buildings, and property development standards.

Based on the maps reviewed, the subject property **IS** located in a High and Very High Fire Severity Zone.

CALIFORNIA NATURAL HAZARD DISCLOSURES

WILDLAND (FIRE) AREA

The State of California Department of Forestry and Fire Protection (CAL FIRE) designates the Wildland Area or State Fire Responsibility Areas (SRA). SRA lands are those where the State of California is financially responsible for the prevention and suppression of wildfires. Owners of habitable structures located in areas identified as SRA lands may pay a State Responsibility Area Fire Prevention Fee (SRA Fee), which is used to fund a variety of fire prevention activities including fuel reduction projects, evacuation routes, and infrastructure. Fee Payers are still responsible for paying SRA Fee bills that were generated prior to July 1, 2017. No new bills for periods on or after July 1, 2017 will be generated after July 1, 2017.

Based on the maps reviewed, the subject property **IS NOT** located in a Wildland (Fire) Area.

EARTHQUAKE FAULT ZONE

The Alquist-Priolo Earthquake Fault Zoning Act (AP Act) was passed into law following the destructive 1971 San Francisco earthquake. The AP Act provides a mechanism for reducing losses from surface fault rupture on a statewide basis. The intent of the AP Act is to ensure public safety by prohibiting the siting of most structures for human occupancy across traces of active faults that constitute a potential hazard to structures from surface faulting or fault creep. Earthquake Fault Zone maps are delineated and compiled by the California State Geologist. This report is not a substitute for a fault study conducted by a State Licensed geologist.

Based on the maps reviewed, the subject property **IS NOT** located in a Earthquake Fault Zone.

LANDSLIDE SEISMIC HAZARD ZONE

Landslide Seismic Hazard Zones are regulatory zones that encompass areas prone to earthquake-induced landslides. If a property is identified as part of a Landslide Seismic Hazard Zone, it means the state has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Landslide Seismic Hazard Zones, undeveloped properties are required to obtain a site-specific investigation by a license engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted. The Natural Hazards Disclosure Act requires the State Geologist to establish regulatory zones and to issue appropriate maps to all affected cities, counties and state agencies for their use in planning and controlling construction and development.

Based on the maps reviewed, the subject property **IS NOT MAPPED.**

LIQUEFACTION SEISMIC HAZARD ZONE

Liquefaction Seismic Hazard Zones are regulatory zones that encompass areas prone to liquefaction or the failure of water-saturated soil. If a property is identified as part of a Liquefaction Seismic Hazard Zone, it means the state has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Liquefaction Seismic Hazard Zones, undeveloped properties are required to obtain a site-specific investigation by a licensed engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted. The Natural Hazards Disclosure Act requires the State Geologist to establish regulatory zones and to issue appropriate maps to all affected cities, counties and state agencies for their use in planning and controlling construction and development.

Based on the maps reviewed, the subject property **IS NOT MAPPED.**

CITY/COUNTY DISCLOSURES

Although not required by the Natural Hazard Disclosure Act (California Civil Code sections 1103-1103.14), Click NHD has provided the following information which is in addition to and intended to supplement the information disclosed by the Natural Hazard Disclosure Statement. In some cases, local agencies may apply more restrictive criteria in determining hazard zones than required by state law. If the subject property is located within one of the following hazard zones, the buyer is advised contact the appropriate City or County Planning Department regarding any possible building restrictions.

CITY/COUNTY FLOOD HAZARD ZONE

City and County flood zones include information in addition to, or different from, the areas mapped on Flood Insurance Rate Maps by the Federal Emergency Management Agency. These can include but are not limited to significant run-off events, tsunamis, seiches/inland lake tsunamis, historical flood data and additional dike failure hazards. If a portion or all of the property is located within one of these hazard areas, lending institutions may require flood insurance.

Based on the maps reviewed, the subject property **IS NOT** located within a City/County Flood Hazard Zone.

CITY/COUNTY DAM INUNDATION

An Inundation map shows flooding that could result from a hypothetical failure of a dam or its critical appurtenant structure. In 2017, the California Legislature passed a law requiring all state jurisdictional dams, except low hazard dams, to develop inundation maps and emergency action plans. California Government Code Section 65302 (g) includes the requirements that should be addressed in a community's general plan safety element, including subsection (1), Dam Failure. While Dam Inundation is required for the Natural Hazard Disclosure at the state level, some cities and counties have made information available to the public regarding dams within their jurisdiction.

Based on the maps reviewed, the subject property **IS NOT** located within a City/County Dam Inundation.

CITY/COUNTY FIRE HAZARD ZONE

Local agencies may include or exclude certain areas from the requirements of California Government Code Section 51182, which requires imposition of fire prevention measures on property owners, so long as a finding supported by substantial evidence in the record demonstrates that those requirements either are, or are not necessary for effective fire protection within the area. In most cases, if a property is in a Fire Hazard Area, insurance rates may be effected, and the seller may be required to provide specific disclosures in accordance with AB 38.

Based on the maps reviewed, the subject property **IS** located within a City/County Fire Hazard Zone.

HAZARD CLASS: VERY HIGH

CITY/COUNTY EARTHQUAKE FAULTS

Local jurisdictions often have higher standards than the State of California for the identifying earthquake faults. Those jurisdictions manage their own maps which indicate whether active or potentially active faults exist according to those standards. Additionally, many local jurisdictions require geologic studies before any significant development or construction and may restrict certain types of development and/or construction.

Based on the maps reviewed, the subject property **IS** located within 1/4 mile of a county-identifed earthquake fault.

CITY/COUNTY DISCLOSURES

CITY/COUNTY LIQUEFACTION SEISMIC HAZARD ZONE

Liquefaction Seismic Hazard Zones are regulatory zones that encompass areas prone to liquefaction or the failure of water-saturated soil. If a property is identified as part of a Liquefaction Seismic Hazard Zone, it means the city or county has determined that there is likely weak soil and/or rock present and that these materials can fail during earthquake events unless proper precautions are taken during grading and construction of structures. Within Liquefaction Seismic Hazard Zones, undeveloped properties may be required to obtain a site-specific investigation by a licensed engineering geologist and/or civil engineer before the property can be subdivided or before most structures can be permitted.

Based on the maps reviewed, the subject property **IS NOT** located within a City/County Liquefaction Seismic Hazard Zone.

CITY/COUNTY GEOHAZARD ZONE

Cities and Counties monitor geologic hazards for various planning and building permitting standards. These geologic hazards may include Coastal Bluff Zones, Fault Zones, Landslide zones, liquefaction zones, and areas prone to sliding. If the subject property is in a geohazard area, please view the additional information below provided by the agency.

Based on the maps reviewed, the subject property **IS** located within a City/County Geohazard Zone.

GEOHAZARD(S)

Category: ALL OTHER CONDITIONS
Description: ALL OTHER CONDITIONS:other level areas; gently sloping to steep terrain, favorable geologic structure low risk

ADDITIONAL DISCLOSURES

AB38 FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE

In 2007, CalFire mapped the State into various Fire Hazard Severity Zones consisting of Moderate, High, or Very High Fire Hazards. Homes located in High and Very High Fire Hazard zones have special Fire Hardening and Defensible Space requirements.

Fire Hardening consists of various building standards or retrofits that protect the home itself from catching fire. Embers produced by nearby wildfires can ignite vulnerable areas of a home if the structure is not properly adapted. Replacing wood or combustible building materials with non-combustible materials, covering vents and rain gutters with metal mesh, dual paned windows with tempered glass, as well as having walls, decks, and other exterior surfaces made of non-combustible materials are all examples of building standards or retrofits that can harden a home against wildfires.

For an extensive list of steps to harden a home, visit:
https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/

Properties within High and Very High Fire Hazard Severity Zones are required to comply with defensible space rules for the safety of the property. Defensible space consists of two zones; one for the area within 50 feet of the structure, and one for the area within 100 feet of the structure. Each zone requires homeowners to take specific measures to keep a nearby fire away from structures. Requirements for defensible space zones consist of horizontal and vertical spacing between plants and the structure or other plants, removal of dead plants, grass, and weeds, keeping woodpiles at least 50 feet away from the structure, as well as various other ways to landscape the area within 100 feet of structures.

For a complete list of requirements for each zone, visit:
https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/defensible-space/

If the property is in a High or Very High Fire Hazard Severity Area, and the property was built before January 1, 2010 when the Wildland Urban Interface Building Codes were updated, Click NHD recommends the seller include a Home Fire Hardening Disclosure and Advisory like C.A.R. form FHDS to satisfy the seller's disclosure requirements regarding Home Fire Hardening. The seller may also obtain an inspection through CalFire regarding compliance with applicable defensible space and fire hardening requirements.

This property is in the jurisdiction of the following CalFire Unit:
SAN DIEGO UNIT
(619) 590-3100
2249 JAMACHA RD, EL CAJON, CA 92019
https://www.sandiegocounty.gov/sdcfa/

CalFire Defensible Space Inspection Request Form:
https://survey123.arcgis.com/share/e659f03a6e8447af8663e42cf48f60fd

Property Address: 3510 ALABAMA ST, SAN DIEGO, CA 92104
Property County: SAN DIEGO
Parcel Number (APN): 453-290-16-00
Local Vegetation Management Ordinance: Section 142.0412 (San Diego)
Required for Close of Escrow: No

Based on the maps reviewed, the subject property **IS** located in a High or Very High Fire Hazard Severity Area.

ADDITIONAL DISCLOSURES

AIRPORT INFLUENCE AREA

Pursuant to California Civil Code Section 1103.4, notice to potential buyers is required if a property is encompassed within an airport influence area, which is defined as "an area in which current or future airport related noise, overflight, safety or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses." Where publicly available at the time of the report, airport influence area maps from county Airport Land Use Commissions (ALUC) were reviewed. Airport influence area maps can be found within a county's Airport Land Use Comprehensive Plan, available to the public through most county planning departments. Some airports have not published influence area maps and the property may still be subject to some of the annoyances or inconveniences associated with proximity to airport operations. A property within an Airport Influence Area may be subject to annoyances and inconveniences associated with proximity to airport operations. Inclusion of private and military airports vary on maps from the ALUC vary by county and may or may not be included in this disclosure report. Questions or concerns about Airport Influence Area should be addressed to the local Airport Land Use Commission.

If the property is located within an Airport Influence Area, the following disclosure is required: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Based on the maps reviewed, the subject property **IS** located in an Airport Influence Area.

AIRPORT(S)

Lindbergh Field

FAA APPROVED LANDING SITES (2 MILES)

Pursuant to California Civil Code Section 1102.17, certain sellers of residential real property who have actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731(a) of the Code of Civil Procedure, or affected by a nuisance created by such a use, must give written notice of that knowledge as soon as practicable before transfer of title. Industrial uses identified in Section 731(a) include but are not limited to airport uses. Aircraft landing facilities listed herein, if any, consist of those owned by the United States Federal Government (Military aviation), public and privately owned civil and commercial aviation facilities; except private landing facilities (restricted public access), glider ports and facilities that have not been assigned a current location identifier by the Federal Aviation Administration (FAA). Airports physically located outside California were not included in this report. According to information available from the FAA, following aircraft landing facilities were reported within the estimated distance of the subject Property:

Based on the maps reviewed, the subject property **IS** located within 2 miles of a FAA Approved Landing Site.

LANDING SITE(S)

U S Naval Hospital San Diego [CL76] - 1.14 miles away
Mercy Hospital & Medical Center [CL97] - 1.28 miles away
Ucsd Medical Center Hillcrest [20CN] - 1.7 miles away
San Diego Police Headquarters [CA47] - 1.88 miles away

ADDITIONAL DISCLOSURES

COMMERCIAL/INDUSTRIAL USE ZONE (1 MILE)

Pursuant to California Civil Code Section 1102 .17, certain sellers of residential real property who have actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731(a) of the Code of Civil Procedure, or affected by a nuisance created by such a use, must give written notice of that knowledge as soon as practicable before transfer of title. This report includes a search of properties zoned for commercial, manufacturing, or airport use within one mile of the subject property.

Based on the maps reviewed, the subject property **IS** located within 1 mile of a Commercial/Industrial Use Zone.

FORMER MILITARY ORDNANCE SITE (1 MILE)

California Civil Code Section 1102.15 requires certain sellers of residential real property who have actual knowledge of any former federal or state ordnance locations within one mile of the subject property to give written notice of that knowledge as soon as practicable before transfer of title. "Former federal or state ordnance locations" means areas identified by an agency of the federal or state government as an area once used for military training purposes, which may contain potentially explosive munitions.

Based on the maps reviewed, the subject property **IS NOT** located within 1 mile of a Former Military Ordnance Site.

CALIFORNIA LAND CONSERVATION ACT ("WILLIAMSON ACT")

The California Land Conservation Act of 1965, also known as the Williamson Act, allows for voluntary contracts between landowners and local governments that restrict parcels of land to agricultural or open space use in exchange for reduced property tax assessments. A Williamson Act contract is initially for a minimum term of ten years but local jurisdictions have the option to increase the initial term up to twenty years. Williamson Act contracts run with the land and are binding on all subsequent landowners. The contract is automatically extended by one year after the tenth and subsequent years unless a request for non-renewal is filed by either party. A request for non-renewal begins a 9 year term during which the tax assessments gradually increase to the full fair market value at which time the contract is terminated. The use of the property will then be controlled by the local jurisdiction’s use and zoning laws.

Williamson Act contracts can be canceled only by the landowner’s petition; however the minimum penalty for canceling a contract is 12.5 percent of the unrestricted, fair market value of the property. There are also penalties for breach of a contract, caused by the owner intentionally using the land for other than agriculture or making the land unusable for the contracted purposes. Contact the planning department to obtain information on requirements for entering into a Williamson Act contract and the uses allowed. Local government uniform rules and the specific Williamson Act contract can be more restrictive than the Williamson Act Government Code provisions. For more information contact the Department of Conservation, Division of Land Resource Protection at 916-324-0850 or visit its website http://www.conservation.ca.gov/dlrp/lca. The county assessor’s office also maintains information on parcels affected by the Williamson Act. Los Angeles, San Francisco, Del Norte, Yuba, Inyo and Modoc Counties do not participate in the program. For more information contact: California Department of Conservation, Division of Land Resource Protection (916) 324-0850 - http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx

Based on the maps reviewed, the subject property **IS NOT** located in a California Land Conservation Act ("Williamson Act").

ADDITIONAL DISCLOSURES

TSUNAMI INUNDATION HAZARD AREA

A tsunami is a sea wave typically generated by a submarine earthquake, but may be caused by an offshore landslide or volcanic action. A large offshore earthquake, typically a magnitude 7 or greater, may generate a tsunami. Properties located along the California coastline have a potential for inundation from a tsunami. Although early warning systems may provide sufficient warning from distant tsunamis, near-shore generated tsunamis may reach the coast in a matter of minutes. Therefore, homeowners should contact their local emergency management agency and become knowledgeable about tsunami warning signs and local evacuation plans.

Based on the maps reviewed, the subject property **IS NOT** located in a Tsunami Inundation Hazard Area.

RIGHT TO FARM (1 MILE)

California Civil Code Section 1103.4 requires notice if a property is presently located within one mile of a parcel of real property designated as "Prime Farmland," "Farmland of Statewide Importance," "Unique Farmland," "Farmland of Local Importance," or "Grazing Land" on the most current county-level GIS "Important Farmland Map" issued by the California Department of Conservation, Division of Land Resource Protection, and if so, accompanied by the following notice:

NOTICE OF RIGHT TO FARM. This property is located within one mile of a farm or ranch land designated on the current county-level GIS Important Farmland Map, issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

Based on the maps reviewed, the subject property **IS NOT** located within 1 mile of a farm or ranch land.

ADDITIONAL DISCLOSURES

MINING OPERATIONS (1 MILE)

The California Department of Conservation, Office of Mine Reclamation, maintains a database of map coordinate data submitted annually by mine operators in the State. Section 1103.4 of the California Civil Code requires notice if a property is within one mile of a mine operation for which the mine owner or operator has reported map coordinate data to the Office of Mine Reclamation, pursuant to Section 2207 of the Public Resources Code. (Note: not all mine operators have provided map coordinate data to the Office of Mine Reclamation).

If the subject Property is within one mile of a mine, the following statement applies:

NOTICE OF MINING OPERATIONS:
This property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Based on the maps reviewed, the subject property **IS NOT** located within 1 mile of a Mining Operation.

ADDITIONAL DISCLOSURES

CRITICAL HABITAT AREA

The California Endangered Species Act establishes critical habitats for any species listed under the Act. A critical habitat is defined as a specific area within the geographical area occupied by the species at the time of listing, if the area contains physical or biological features essential to conservation. Pursuant to Section 2052.1 of the Fish and Game Code, if measures are required to mitigate impacts to a threatened species, those measures will be roughly proportional to the impact on those species.

Click NHD recommends the buyer contact the local planning department and the California Department of Fish & Wildlife to ascertain what, if any, considerations might be involved as a result of being in or nearby habitat sensitive areas. Additional information is available at: https://www.wildlife.ca.gov/Conservation/CESA.

Based on the maps reviewed, the subject property **IS NOT** located in a Critical Habitat Area.

SUSTAINABLE GROUNDWATER MANAGEMENT ACT

The Sustainable Groundwater Management Act (SGMA) is a package of three bills (AB 1739, SB 1168, and SB 1319) providing local agencies with a framework for managing groundwater basins in a manner ensuring basin resiliency and benefiting both present and future generations. The SGMA defines sustainable groundwater management as the management of groundwater supplies in a manner that can be maintained during the planning and implementation horizon (50-year time period) without causing undesirable results.
Recognizing that groundwater is most effectively managed at the local level, the SGMA empowers local agencies to achieve sustainability within 20 years. The Department of Water Resources (DWR) has identified 515 alluvial groundwater basins as the initial boundaries for groundwater management. A local agency, combination of local agencies, or county may establish a Groundwater Sustainability Agency. It is the GSA's responsibility to develop and implement a Groundwater Sustainability Plan (GSP) that considers all beneficial uses and users of groundwater in the basin. High and medium priority basins are required to develop a GSP. Low and Very Low priority basins are encouraged, but not required, to develop a GSP.
Additional information is available at: https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management.

Based on the maps reviewed, the subject property **IS NOT** located in a basin identified by the Sustainable Groundwater Management Act.

ADDITIONAL DISCLOSURES

FOGHORN PROXIMITY DISCLOSURE

Foghorns, are navigational aids used to assist mariners in periods of reduced visibility and are maintained by the Coast Guard. Foghorns can be activated manually, remotely, by sensing fog, or other means. The Coast Guard is in the process of replacing many fog detectors with mariner radio activated foghorns. To activate, mariners key their VHF-FM radio a designated number of times on a specific channel to activate the signal. While active, the sound signal will produce short bursts of sound at a given interval for 15-60 minutes.

Foghorns range from 140-150 decibels, a volume that can be heard from 3-5 miles away depending on conditions. In perfect conditions, the sounds can be heard up to 8 miles away. Prospective buyers of property within 5 miles of an operational foghorn are advised to do further research into any nuisance that might be caused by the use of foghorns.

Based on the maps reviewed, the subject property **IS NOT** located within 5 Miles of an operational Foghorn.

CALIFORNIA COASTAL ZONE

The California Coastal Commission was established by voter through Proposition 20 in 1972 and later made permanent by the Legislature in 1976. Members appointed by the governor, the Senate Rules Committee, the speaker of the Assembly, local elected officials, and the public at large with non-voting members from the Resources Agency, California State Transportation Authority, and the State Lands Commission compose the quasi-judicial state agency.

The coastal zone covers 3 miles into the ocean from the shore, and anywhere from a few hundred feet, to 5 miles inland. Inside of this zone, the Coastal Commission works with state and local governments to create Local Coastal Programs (LCP). LCPs address issues including but not limited to public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works. The statutory standards outlined in the LCPs are applied to planning and regulatory conditions. The standards affect development activities which include construction of buildings, divisions of land, and changes in the intensity of use of land or public access to coastal waters. Development within the coastal zone requires a coastal development permit before development can begin.

Based on the maps reviewed, the subject property **IS NOT** located within the California Coastal Zone.

ADDITIONAL DISCLOSURES

GOVERNMENT BOOKLETS

Government agencies have provided booklets for the education of homeowners containing important information about Mold, Home Energy Conservation, Earthquake Safety, Lead in the Home, and other hazards. Additional copies of these booklets in English and Spanish can be found on our website at https://order.clicknhd.com/resources.

RESIDENTIAL GOVERNMENT BOOKLETS

A Brief Guide to Mold, Moisture, and Your Home
https://order.clicknhd.com/resources/mold.pdf

What is Your Home Energy Rating?
https://order.clicknhd.com/resources/energyrating.pdf

Homeowner's Guide to Earthquake Safety (2020 Edition)
https://order.clicknhd.com/resources/earthquakesafety.pdf

Protect Your Family From Lead in Your Home
https://order.clicknhd.com/resources/lead.pdf

Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords, and Tenants
https://order.clicknhd.com/resources/environmentalhazards.pdf

COMMERCIAL GOVERNMENT BOOKLETS

Mold Remediation in Schools and Commercial Buildings
https://order.clicknhd.com/resources/moldremediation.pdf

Commercial Property Owner's Guide to Earthquake Safety
https://order.clicknhd.com/resources/commercialearthquakesafety.pdf

TAX INFORMATION

TRANSFER FEE NOTICE

This is commonly known as a "Private Transfer Tax." It is a fee imposed by a private entity such as a property developer, home builder, or home owner association, when a property within a certain type of subdivision is sold or transferred. A private transfer fee may also be imposed by an individual property owner. Private transfer fees are different from city or county Documentary Transfer Taxes. Private Transfer Fees may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property.

California Civil Code Section 1098 defines a "transfer fee" as "any fee payment requirement imposed within a covenant, restriction, or condition contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid as a result of transfer of the real property." Certain existing fees such as government fees, court ordered fees, mechanic lien fees, common interest development fees, etc. are specially excluded from the definition of "transfer fee."

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL EXCEPTIONS LISTED ON THE PRELIMINARY TITLE REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE. Please be aware that private transfer fees may be difficult to identify by simply reading the title report.

Civil Code Section 1102.6(e) requires the transferor to notify the transferee of whether a private transfer fee applies and if present, to disclose certain specific information about the fee.

Content of Disclosure. Civil Code Section 1102.6(e) requires the transferor to disclose specific information about any Transfer Fee that may affect the property. Please refer to the legal code or to the C.A.R. Form NTF (11/07), provided by the California Association of Realtors, for a standard format to use in making the Transfer Fee Disclosure if you elect to investigate and make this disclosure personally.

How to Determine the Existence of a Transfer Fee. If a Transfer Fee does exist affecting the property, the document creating the fee may be on file with the County Recorder as a notice recorded against the property and should be disclosed in the preliminary title report on the property. However, the preliminary title report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a transfer fee is included in its terms. Accordingly transferor should (a) request the title company which issued the preliminary title report to provide copies of the documents shown as "exceptions" and (b) review each document to determine if it contains a transfer fee.

NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL

California Civil Code 1102.6c, states that the seller, or his or her agent, is responsible for delivering notice specifying information about supplemental tax assessments, as follows:

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.

TAX INFORMATION

PROPERTY ASSESSED CLEAN ENERGY (PACE) ASSESSMENT

Property Assessed Clean Energy (PACE) Assessments are contractual assessment liens against the property for financing energy efficiency and renewable energy improvements on private property; both residential and commercial. Typical repayment times PACE loans are between 10 and 20 years, though some could be longer, but vary depending on the contract.

PACE assessments are a debt of property, meaning the debt is tied to the property as opposed to the owner of the property. Therefore, the repayment obligation may transfer with property ownership if the new owner and any first mortgage holder agree to assume the obligation. Fannie Mae and Freddie Mac will not purchase mortgage loans secured by properties with an outstanding PACE loan unless the terms of the PACE loan program do not provide for lien priority over the first mortgage liens. Therefore, some lending institutions may require that any PACE assessments be paid off before lending money in a real estate transaction.

This report discloses any PACE assessments that are included on the most recent property tax roll published by the county. Read the preliminary title report for more recent information on liens on the property.

THE SUBJECT PROPERTY **IS NOT** CURRENTLY SUBJECT TO PROPERTY ASSESSED CLEAN ENERGY ASSESSMENT(S).

TAX INFORMATION

1915 BOND ACT ASSESSMENT DISTRICT

xxImprovement Bond Act of 1915 Assessments Districts, also known as the 1915 Act bond, help to finance certain public capital improvements and infrastructure like streets, curbs, gutters, and underground sewer and water infrastructure. The money required to fund the improvements is obtained in advance through the issuance of municipal bonds. A special assessment lien is placed on the property within the Assessment District. The lien amount is calculated according to the specific benefit that an individual property receives from the improvement(s) and is amortized over a period of years and can be prepaid at any time. In most instances but not all, the assessment is placed on the secured tax roll and is collected with your annual county real property taxes.

If this property is subject to the Improvement Bond Act of 1915 Lien Assessment(s) listed below, the lien(s) will be repaid from annual assessment installments levied by the assessment district that will appear on the property tax bill, but which are in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bills. Each assessment district has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within that assessment district.

THE SUBJECT PROPERTY **IS NOT** CURRENTLY SUBJECT TO IMPROVEMENT BOND ACT OF 1915 LIEN ASSESSMENT(S).

TAX INFORMATION

MELLO-ROOS COMMUNITY FACILITIES DISTRICT

Community Facilities Districts (CFD), also known as Mello-Roos Districts, are special districts established by local agencies as a means to finance certain public capital facilities and services especially in developing areas and areas undergoing rehabilitation. A special tax lien is placed on each property within the district for the annual payment of principal and interest as well as administrative expenses. The annual special tax continues until the bond is paid, or until revenues are no longer needed. Mello-Roos tax amounts may vary, and in some cases increase, or the term of the payments may be extended, especially if additional bonds are issued. These special taxes are usually collected with regular property tax installments.

If this property is subject to the Mello-Roos CFD(s) lien(s) listed below, it is subject to a special tax that will appear on your property tax bill that is in addition to the regular property taxes and any other charges and benefit assessments on the property. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. There is a maximum special tax that may be levied against this parcel each year to pay for public facilities. This amount may be subject to increase each year based on the special tax escalator listed below (if applicable). The annual tax charged in any given year may not exceed the maximum tax amount. However, the maximum tax may increase if the property use changes, or if the home or structure size is enlarged. The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid. If additional bonds are issued, the estimated end date of the special tax may be extended.

THE SUBJECT PROPERTY **IS NOT** CURRENTLY SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES SPECIAL TAX LIEN(S):

TAX INFORMATION

2025-2026 PROPERTY TAX BILL BREAKDOWN

This is an estimate of the original secured property tax charges for the reported subject property in this disclosure using information obtained from the County on a specified date. Changes made by the County or the underlying public agencies levying charges against this property after the specified date may not be reflected in this report.

GENERAL AD VALOREM TAXES

General: Prop 13	San Diego County Tax Collector	(877) 829-4732	$13,759.99
General: Ad Valorem	San Diego County Tax Collector	(877) 829-4732	$3,455.69

DIRECT AND/OR SPECIAL ASSESSMENTS

ASSESSMENT NAME	CONTACT AGENCY	CONTACT NUMBER	LEVY
Mosquito Surveillance Zn A	SCI Consulting Group	(800) 273-5167	$3.00
Vector Disease Control	SCI Consulting Group	(800) 273-5167	$12.36
North Park Maint Assmt Dist	Park and Recreation Department	(619) 685-1326	$32.76
SD SOLID WASTE MGMT	Environmental Services Department	(858) 694-7000	$523.20
MWD-Water Standby Charge	Willdan Financial Services	(866) 807-6864	$11.50
CWA Water Availability	Finance Department	(858) 522-6691	$10.00

TOTAL 2025-2026 AMOUNT **$17,808.50**

TAX INFORMATION

This worksheet contains two sections to assist buyers in estimating their property taxes and supplemental tax bills. This worksheet is for estimation purposes only and is not a substitute to the County's property tax bill. Supplemental Tax Bills are not paid through escrow and are not accounted for in the impound account of your mortgage lender. Properties that are undeveloped, or possible exemptions for the property are not reflected in this estimate. To use our interactive tax estimator, please go to https://order.clicknhd.com/tax-estimator.

PROPERTY TAX ESTIMATOR

	Estimated Purchase Price	
X	Estimated Ad Valorem Tax Rate	0.0125114
=	Multiply Estimated Purchase Price by Estimated Ad Valorem Tax Rate. This is your Estimated Ad Valorem Tax.	
+	Direct Assessments Total (includes Mello-Roos and 1915 Bond Act Assessments).	$592.82
=	Add Estimated Ad Valorem Tax and Direct Assessments Total. This is your Total Estimated Annual Tax Amount after sale.	

SUPPLEMENTAL TAX BILL ESTIMATOR

	Estimated Purchase Price	
-	Current Net Taxable Value (NTV)	$1,375,999
=	Subtract Current NTV from Estimated Purchase Price. This is your Estimated Supplemental Assessed Value.	
X	Estimated Ad Valorem Tax Rate	0.0125114
=	Multiply Estimated Supplemental Assessed Value by Estimated Ad Valorem Tax Rate. This is your Estimated Full-Year Supplemental Tax Amount. This is also your Second Estimated Supplemental Tax Bill if close of escrow is Jan-May.	
X	Closing Month Percentage (from table below)	
=	Multiply Estimated Full-Year Supplemental Tax Amount by Closing Month Percentage. If close of escrow is Jan-May, this is your First Estimated Supplemental Tax Bill. If close of escrow is Jun-Dec, this is your Total Estimated Supplemental Tax Bill.	
=	Total Estimated Supplemental Tax Amount If close of escrow is Jan-May, add First and Second Estimated Supplemental Tax Bills. If close of escrow is Jun-Dec, Total Estimated Supplemental Tax Amount is equal to the First Estimated Supplemental Tax Bill.	

MONTH PERCENTAGE TABLE

Month	Factor	Month	Factor	Month	Factor	Month	Factor
January	0.4167	April	0.1667	July	0.9167	October	0.6667
February	0.3333	May	0.0833	August	0.8333	November	0.5833
March	0.2500	June	1.000	September	0.7500	December	0.5000

NOTICES & ADVISORIES

These notices are not substitutes for seller's disclosure obligations pursuant to state law. Please see Real Estate Transfer Disclosure Statement for more information.

TOXIC MOLD ADDENDUM

California law (California Civil Code Section 1102.6 et seq.) requires any seller, transferor, or lessor of residential, commercial or industrial property; or public entity that owns, leases, or operates a building provide a written disclosure to prospective purchasers, prospective tenants, renters, or occupants if the seller, transferor, lessor, or public entity has knowledge of mold conditions or in specified instances has reasonable cause to believe, that mold (visible or hidden) that exceeds permissible exposure limits is present that affects the unit, or building. The California Department of Public Health is designated as the lead agency for identifying, adopting, and determining permissible exposure limits to mold in indoor environments, mold identification and remediation efforts. For more information, please visit: https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx

METHAMPHETAMINE CONTAMINATED PROPERTY DISCLOSURE

California law (Health and Safety Code Section 25400.28) requires property owners to notify prospective buyers in writing of any pending order that would prevent the use or occupancy of a property because of methamphetamine laboratory activity, and to provide the prospective buyer with a copy of the pending order. Receipt of a copy of the pending order shall be acknowledged in writing by the prospective buyer. The "Methamphetamine Contaminated Property Cleanup Act of 2005," chapter 6.9.1 specifies human occupancy standards for property that is subject to the act. These standards will be replaced by any that are devised by the Department of Toxic Substance Control, in consultation with the Office of Environmental Substance Control. In addition, this act outlines procedures for local authorities in dealing with methamphetamine contaminated properties, including the use of a property lien. This disclosure is meant to inform prospective buyers of the California disclosure law regarding methamphetamine lab activity, and does not indicate or imply that a particular property is or has been contaminated according to law. For more information, please reference the following EPA Pamphlet: https://www.epa.gov/sites/production/files/documents/meth_lab_guidelines.pdf.

NOTICE OF DATABASE DISCLOSURE – MEGAN'S LAW

Notice: Pursuant to Section 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.

NOTICES & ADVISORIES

WATER-CONSERVING PLUMBING FIXTURES

Pursuant to California Civil Code 1101.4, all residences built on or before January 1, 1994, are to be equipped with water-conserving plumbing fixtures after January 1, 2017.

Pursuant to California Civil Code 1101.5, all multifamily and commercial properties built on or before January 1, 1994, are to be equipped with water-conserving plumbing fixtures after January 1, 2019. Any multifamily or commercial property altered or improved to increase the floor area by 10%, or is more than $150,000, requires water-conserving plumbing fixtures.

These regulations do not apply to registered historical sites, properties where a licensed plumber has determined that water conserving plumbing fixtures are not feasible for the property, or for a building that is permanently disconnected from water service.

The installation of water-conserving plumbing fixtures is not a point-of-sale requirement. Seller's are required to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether or not the property contains any non-compliant water fixtures.

Non-compliant water fixtures include: any toilet manufactured to use more than 1.6 gallons of water per flush, any urinal manufactured to use one than 1 gallon of water per flush, any showerhead manufactured with a flow capacity greater than 2.5 gallons of water per minute, or any interior faucet with a flow capacity greater than 2.2 gallons of water per minute.

GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE

This notice is being provided to simply inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at https://www.npms.phmsa.dot.gov. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

NOTICES & ADVISORIES

FEDERAL FLOOD INSURANCE NOTICE

Floods can have a devastating effect on communities, causing loss of life, property damage, and loss of income, and can have an adverse effect on government functioning. As such, the federal government has designed measures that are intended to aid disaster assistance by encouraging insurance coverage for those properties in flood disaster areas. To that end, in addition to the flood disclosure in the Natural Hazard Disclosure Statement, Federal law (U.S. Code Title 42, Chapter 68, subchapter III, § 5154a(b)(1)) requires a seller, no later than the date on which a property is to be transferred, to notify a buyer of the requirement to purchase and maintain flood insurance, if disaster relief assistance (including a loan assistance payment) has been previously provided on that property and such assistance was conditioned on obtaining flood insurance according to Federal law. If a buyer fails to obtain and maintain flood insurance on a property disclosed to have been in a previous federal disaster area and that received disaster relief assistance, then no Federal disaster relief assistance will be made available should that property subsequently be in a flood disaster area. State law also prohibits "state disaster assistance from being provided to a person required to maintain flood insurance by state or federal law, who has canceled or failed to maintain that coverage."

Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. You may also wish to contact the Federal Emergency Management Agency (FEMA) for more information about flood insurance as it relates to this property. The information contained here is not intended to indicate whether a property has been in a Federal disaster area and has received Federal disaster relief assistance, but merely to indicate an additional flood insurance disclosure requirement related to future disaster relief assistance availability.

WOOD BURNING HEATER ADVISORY

The Clean Air Act defines the EPA's responsibilities for protecting and improving the nation's air quality and the stratospheric ozone layer. The EPA has developed ambient air quality trends for particle pollution, also called Particulate Matter (PM). Under the Clean Air Act, EPA sets and reviews national air quality standards for Particulate Matter (PM). Air quality monitors measure concentrations of PM throughout the country. EPA, state, tribal and local agencies use that data to ensure that PM in the air is at levels which protect public health and the environment. Approximately 10 million wood stoves are currently in use in the United States, and 70 to 80 percent of them are older, inefficient, conventional stoves that emit PM. The Great American Woodstove Changeout is a voluntary program administered by the EPA designed to reduce particle pollution from woodstoves by encouraging people to replace older, more polluting stoves with EPA-certified stoves and fireplace inserts. It also provides information on building more efficient, less polluting fires. Certain jurisdictions have established legal requirements to reduce wood smoke. For example, some communities have restrictions on installing wood-burning appliances in new construction. For more information on possible regulations in your area go to https://www.epa.gov/burnwise.

NOTICES & ADVISORIES

ABANDONED MINES ADVISORY

According to the Abandoned Mine Lands Unit of the State of California Department of Conservation, there are more than 165,000 mine features on more than 47,000 abandoned mine sites in the State of California. Mines can present serious physical safety hazards such as open shafts and tunnels, and they may create the potential to contaminate surface water, groundwater, or even air quality. Approximately 84 percent of those sites contain physical safety hazards. The public is warned against entering any open shafts or mine openings.

Some abandoned mines are such massive problems and have earned a spot on the Federal Superfund Environmental Hazards List. No California Law requires the disclosure of abandoned mines in a real estate transaction, unless the existence of an abandoned mine is within the actual knowledge of the seller and is deemed to be a fact material to the transaction. For more information please visit the Abandoned Mine Lands Unit website: https://www.conservation.ca.gov/dmr/abandoned_mine_lands.

ABANDONED WELLS ADVISORY

According to the California Department of Water Resources, an abandoned or "permanently inactive well" is a well that has not been used for a period of one year. Abandoned wells that are not properly sealed are a potential hazard to people and animals and may be a potential site of illegal waste disposal. Abandoned wells may allow contamination of groundwater. Abandoned wells should be destroyed in accordance with methods developed by the Department of Water Resources pursuant to Section 13800 of the Water Code.

OIL AND GAS WELL ADVISORY

California is ranked fourth in the nation among oil producing states. Surface oil production is concentrated mainly in Southern California, and in districts elsewhere in the State. However, because the California's oil production has been in decline since the 1980's, thousands of oil and gas wells have been shut down or abandoned, and many of those wells are in areas where residential neighborhoods now exist. Buyer should be aware that the Department of Conservation database lists oil and gas wells in any county, and those may include abandoned wells. Health and safety hazards may be associated with oil and gas wells, whether abandoned, capped or active, but not limited to, soil and groundwater contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals. For general information, visit the California Department of Conservation, Division of Oil, Gas and Geothermal Resources at: https://www.conservation.ca.gov/calgem/Pages/Oil-and-Gas.aspx.

RADON GAS ADVISORY

Radon is a gas that is produced from the radioactive decay of uranium and thorium found in certain rock and soil types. Radon, an odorless and colorless gas, can move from the soil into buildings. Exposure to concentrated levels of radon can increase a person's risk of developing lung cancer. The Highest Radon Potential, Zone 1, is set at 4.0pCi/l and above by the U.S. Environmental Protection Agency (EPA). The EPA recommends indoor radon testing for all homes and recommends radon reduction measures for homes with radon levels of 4.0pCi/l and above. Radon testing kits can be purchased by homeowners or homeowners can hire contractors to provide the testing. For more information, visit the California Department of Public Health at https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx.

CALIFORNIA'S 2016 ENERGY EFFICIENCY STANDARDS ADVISORY

The California Energy Commission adopted Title 24, Building Energy Efficiency Standards for 2016. Under these standards, local governments must adopt and enforce building codes that require certain energy efficient features in residential buildings including but not limited to high-performance insulation within walls and attics, high-efficacy luminaires, and reduction of duct leakage. For more information, visit the California Energy Commission at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards.

NOTICES & ADVISORIES

HOME ENERGY EFFICIENCY IMPROVEMENTS TAX CREDIT ADVISORY

According to the DOE, the higher replacement cost of SEER 13-compliant air conditioning system will be offset by a savings of up to 23 percent in monthly energy costs. The California Energy Commission notes that leaking ductwork accounts for up to 25 percent of the heating costs of a typical home. Therefore, compliance with the new Federal and State standards offers substantial benefits to the property owner, as well as significant environmental benefits through decreased energy consumption, compared with older systems. In addition, consumers who purchase and install specific products, such as energy efficient windows, insulation, doors, roofs, and heating and cooling equipment in the home can receive a tax credit of up to $500 beginning January 2006. For more information visit https://www.energy.gov/search/site?keywords=tax+credit.

DUCT SEALING AND TESTING REQUIREMENT ADVISORY

The Energy Policy and Conservation Act directs the Department of Energy (DOE) to establish minimum efficiency standards for various products, including central air conditioners and heat pumps. The DOE has amended the energy conservation standards for residential central air conditioners and heat pumps manufactured for sale in the United States. As of January 23, 2006, these products are required to be manufactured with an energy rating of 13 SEER (SEER, Seasonal Energy Efficiency Ratio, is the measurement of energy efficiency for the cooling performance of central air conditioners and heat pumps). This amended SEER rating is 30 percent more efficient than 10 SEER, the previous standard. This new standard applies to split system air conditioners and heat pumps and small duct, high velocity systems manufactured after January 23, 2006. Products manufactured prior to this date with a SEER rating of less than 13 may still be sold and installed. Homeowners are not required to replace or upgrade existing central air conditioning units or heat pumps to comply with the new standards. Additional information may be found at: http://www.eere.energy.gov/buildings/appliance_standards/residential/central_ac_hp.htmlor atwww.cheers.org.

As of October 1, 2005, home's ducts tested for leaks when the central air conditioner or furnace is installed or replaced. Ducts that leak 15 percent or more must be repaired to reduce the leaks. After your contractor tests and fixes the ducts, you choose whether to have an approved third-party field verifier check to make sure the duct testing and sealing was done properly or to have your house included in a random sample where one in seven duct systems are checked. Duct sealing is not required in the following situations: 1) when homes are in specific coastal climates; 2) when systems have less than 40 feet of ductwork in unconditioned spaces like attics, garages, crawlspaces, basements or outside the building, or 3) when ducts are constructed, insulated or sealed with asbestos. There also are specific alternatives that allow high efficiency equipment and added duct insulation to be installed instead of fixing duct leaks. You also should know that any contractor failing to obtain a required building permit and failing to test and repair your ducts is violating the law and exposing you to additional costs and liability. Real estate law requires you to disclose to potential buyers and appraisers whether or not you obtained required permits for work done on your house. If you do not obtain a permit, you may be required to bring your home into compliance with code requirements for that work and you may have to pay penalty permit fees and fines prior to selling your home. According to the California Energy Commission, these duct sealing requirements apply when the following are replaced: the air handler, the outdoor condensing unit of a split system air conditioner or heat pump, the cooling or heating coil, or the furnace heat exchanger. More information may be found at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards.

NOTICES & ADVISORIES

ENDANGERED SPECIES ACT ADVISORY

The Federal Endangered Species Act of 1973 (ESA), as amended, requires that plant and animal species identified and classified ("listed") by the Federal government as "threatened" or "endangered" be protected under U.S. law. Areas of habitat considered essential to the conservation of a listed species may be designated as "critical habitat" and may require special management considerations or protection. All threatened and endangered species -- even if critical habitat is not designated for them -- are equally afforded the full range of protections available under the ESA.

An awareness of threatened and endangered species and/or critical habitats is not reasonably expected to be within the actual knowledge of a seller. No federal or state law or regulation requires a seller or seller's agent to disclose threatened or endangered species or critical habitats, or to otherwise investigate their possible existence on real property. Therefore, buyer is advised that, prior to purchasing a vacant land parcel or other real property, buyer should consider investigating the existence of threatened or endangered species, or designated critical habitats, on or in the vicinity of the Property which could affect the use of the Property or the success of any proposed (re)development. For additional information, please visit the U.S. Fish & Wildlife Service at: http://www.fws.gov.

NATURALLY OCCURRING ASBESTOS ADVISORY

Asbestos is the common name for a group of silicate minerals that are made of thin, strong fibers. It occurs naturally in certain geologic settings in California , most commonly in ultrabasic and ultramafic rock, including serpentine rock. These rocks are commonly found in the Sierra Foothills, the Klamath Mountains , Coast Ranges, and along some faults. While asbestos is more likely found in these rock formations, its presence is not certain. Because asbestos is a mineral , asbestos fibers are generally stable in the natural environment. The fibers will not evaporate into the air. Some naturally occurring asbestos can become friable, or crushed into a powder. This may occur when vehicles drive over unpaved roads or driveways that are surfaced with ultrabasic, ultramafic or serpentine rock, when land is graded for building purposes, or at quarrying operations. Weathering and erosion may also naturally release asbestos. Friable asbestos can become suspended in the air, and under these conditions, asbestos fibers represent a significant risk to human health. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer. Click NHD recommends that the buyer(s) visit the California Department of Conservation, Division of Mines and Geology website for further information and maps at https://www.conservation.ca.gov/cgs/mineral-hazards/asbestos.

SOLAR ENERGY SYSTEMS NOTICE

On and after January 1, 2018 the seller or transfer of residential real property within a common interest development shall disclose to the perspective buyer(s) or transferee the existence of any solar energy system owned by the seller and the related responsibilities of the owner according to California Civil Code Section 4746.

The owner and each successive owner of the solar energy system is required to maintain a homeowner liability coverage policy at all times and to provide the homeowner's association with the corresponding certificate of insurance within 14 days of approval of the application and annually thereafter.

The owner and each successive owner of the solar energy system is responsible for the cost of damage to the common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, removal, or replacement of the solar energy system.

Further, the owner and each successive owner of the solar energy system is responsible for the cost of maintenance, repair, and replacement of the solar energy system until it has been removed and for the restoration of the common area, exclusive use common area, or separate interests after removal. The new owner will be responsible for the same disclosures mentioned above to subsequent buyers.

NOTICES & ADVISORIES

CARBON MONOXIDE ALARM REQUIREMENT ADVISORY

Carbon Monoxide is created when fuels, such as gasoline, wood, coal, natural gas, propane, oil, or menthane, burn incompletely. Carbon monoxide poisoning is the leading cause of accidental poisoning deaths in the United States. Low levels of carbon monoxide poisoning can cause shortness of breath, mild headaches, nausea, and fainting. Carbon monoxide is called the “silent killer” or “invisible killer” because the gas cannot be seen or smelled. Carbon monoxide alarms are designed to alert residents before exposure to carbon monoxide causes a health hazard.

California Residential Code R315 requires carbon monoxide detectors in all existing buildings and new construction where either or both of the following exist: the dwelling unit contains a fuel-fired appliance or fireplace, or the dwelling unit has an attached garage with an opening that communicates with the dwelling unit. In the case where an addition is made to an existing dwelling not previously requiring a carbon monoxide alarm, or a fuel-burning heater, appliance, or fireplace is added to an existing dwelling, new carbon monoxide alarms shall be installed. Carbon monoxide alarms shall be placed in the following locations: 1) outside of each separate sleeping area in the immediate vicinity of the bedrooms, 2) on every occupiable level of a dwelling unit, including basements, 3) where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

For more information on carbon monoxide or to get a list of approved carbon monoxide alarms, visit http://www.fire.ca.gov. To review CalFire's safety bulletin visit: https://www.fire.ca.gov/media/5324/carbonmonoxide.pdf.

ENVIRONMENTAL DISCLOSURES

This report identifies known hazardous waste/contaminated sites, solid waste landfills, and leaking underground fuel tanks in proximity to the subject site. The databases used were obtained from selected government agencies in charge of collecting and keeping such records. This report is NOT a Phase I Environmental Site Assessment. For the purposes of this report, only known contaminated sites, solid waste landfills, and leaking underground storage tanks are reported from selected government databases.

TOXIC RELEASE INVENTORY SITE [TRIS] (1 MILE)

According to the United States Environmental Protection Agency (EPA), the Toxics Release Inventory (TRI) Program is intended to provide the public with information about TRI chemicals, including releases, waste management and pollution prevention from TRI-reporting facilities. TRI tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. U.S. facilities in different industry sectors must report annually how much of a chemical is released to the environment and/or managed through recycle, energy recovery and treatment. More information about TRI data can be found here: https://www.epa.gov/toxics-release-inventory-tri-program/tri-data-and-tools.

Based on the database reviewed, the subject property **IS NOT** located within 1 Mile of a Known Toxic Release Inventory Site (TRIS)

ENVIRONMENTAL DISCLOSURES

ENVIROSTOR FACILITY OR SITE (1 MILE)

According to the Department of Toxic Substance Control (DTSC), EnviroStor is the department's data management system for tracking the cleanup, permitting, enforcement, and investigation activities at hazardous waste facilities, sites with known contaminants, or sites where there may be reasons to investigation further. The EnviroStor database can be accessed through the DTSC website at: http://www.envirostor.dtsc.ca.gov.

Based on the database reviewed, the subject property **IS** located within 1 Mile of a Known EnviroStor Facility

FACILITIES AND SITES

- PROJECT NAME: THAO AUTO REPAIR
  ADDRESS: 3752 PARK BOULEVARD, SAN DIEGO, CA 92103
  DISTANCE FROM PROPERTY: 0.39 miles
- PROJECT NAME: CAMP WALTER R. TALIAFERRO
  ADDRESS: , San Diego, CA 1.#QNAN
  DISTANCE FROM PROPERTY: 0.41 miles
- PROJECT NAME: 33RD BRIGADE
  ADDRESS: , Balboa Park, CA 1.#QNAN
  DISTANCE FROM PROPERTY: 0.46 miles
- PROJECT NAME: SD AIR DEFENSE WING
  ADDRESS: , Balboa Park, CA 1.#QNAN
  DISTANCE FROM PROPERTY: 0.46 miles
- PROJECT NAME: CAMP DERBY - BALBOA PARK
  ADDRESS: , San Diego, CA 1.#QNAN
  DISTANCE FROM PROPERTY: 0.52 miles
- PROJECT NAME: Proposed Jefferson Elementar
  ADDRESS: 3737-3743 28th Street, San Diego, CA 92104
  DISTANCE FROM PROPERTY: 0.66 miles
- PROJECT NAME: NAVAL HOSPITAL UNITS 2, 4 &
  ADDRESS: , San Diego, CA 1.#QNAN
  DISTANCE FROM PROPERTY: 0.83 miles
- PROJECT NAME: NATIONAL GUARD ARMORY
  ADDRESS: , San Diego, CA 1.#QNAN
  DISTANCE FROM PROPERTY: 0.97 miles

ENVIRONMENTAL DISCLOSURES

SPILLS, LEAKS, INVESTIGATIONS, AND CLEANUPS SITE [SLIC] (1/2 MILE)

The California State Water Resources Control Board Spills, Leaks, Investigations & Cleanups (SLIC) program oversees soil and water investigations, corrective actions, and human health risk assessments as sites with current or historic unauthorized discharges, which have adversely affected or threaten to adversely affect waters of the State. Procedures for Site investigation and remediation are specified in State Water Resources Control Board Resolution No. 92-49 entitled Policies and Procedures for investigation and Cleanup and Abatement of discharges under Water Code Section 13304. A site is given a “closed” status when the remaining contamination in the soil, surface water, groundwater, or air meets a risk or cleanup threshold determined not to pose a threat to human health or the environment. Sites with an “open” status require further cleanup to be granted a “closed” status. The Geotracker database can be found at: https://geotracker.waterboards.ca.gov/.

Based on the database reviewed, the subject property **IS** located within 1/2 Mile of a Known California Spills, Leaks, Investigations, and Cleanups Site

FACILITIES AND SITES

- CASE NO: T0608190076
  ADDRESS: , SAN DIEGO, CA 921033608
  DISTANCE FROM PROPERTY: 0.39 miles
  STATUS: Completed - Case Closed - 02/22/2012
  LINK: T0608190076
- CASE NO: T06019722081
  ADDRESS: , SAN DIEGO, CA 92103
  DISTANCE FROM PROPERTY: 0.39 miles
  STATUS: Completed - Case Closed - 02/20/2013
  LINK: T06019722081
- CASE NO: T10000006063
  ADDRESS: , San Diego, CA 92103
  DISTANCE FROM PROPERTY: 0.39 miles
  STATUS: Completed - Case Closed - 03/05/2015
  LINK: T10000006063
- CASE NO: T0608102659
  ADDRESS: , SAN DIEGO, CA 921042721
  DISTANCE FROM PROPERTY: 0.47 miles
  STATUS: Completed - Case Closed - 07/29/1991
  LINK: T0608102659
- CASE NO: T0608125161
  ADDRESS: , SAN DIEGO, CA 92103
  DISTANCE FROM PROPERTY: 0.47 miles
  STATUS: Completed - Case Closed - 06/20/1997
  LINK: T0608125161
- CASE NO: T0607345957
  ADDRESS: , SAN DIEGO, CA 92103
  DISTANCE FROM PROPERTY: 0.47 miles
  STATUS: Completed - Case Closed - 09/17/2004
  LINK: T0607345957

ENVIRONMENTAL DISCLOSURES

LEAKING UNDERGROUND STORAGE TANKS [LUST] (1/4 MILE)

The California Environmental Protection Agency's State Water Resources Control Board administers the Underground Storage Tank (UST) Program. A UST is defined as any tank or combination of tanks, that is used for the storage of hazardous materials and that is stored partially or totally beneath the ground. "Geotracker" is the State's database system used by State and regional boards, and local agencies to track and archive data from released of hazardous materials from USTs. The Geotracker database can be found here: http://geotracker.waterboards.ca.gov/.

Based on the database reviewed, the subject property **IS NOT** located within 1/4 Mile of a Known Leaking Underground Storage Tank

ENVIRONMENTAL DISCLOSURES

NATIONAL PRIORITY LIST [SUPERFUND SITES] (1 MILE)

The United States Environmental Protection Agency (EPA) maintains a list of national priorities, sometimes referred to as Superfund sites, among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. This list is known as the National Priorities List (NPL). According to the EPA, the NPL is intended to primarily guide the EPA in determining which sites warrant further investigation. Inclusion of a site on the NPL does not in itself reflect a judgment of the activities of its owner or operator, does not require those persons to undertake any action, or assign liability to any person. More information regarding the NPL can be found at:
https://www.epa.gov/superfund/superfund-national-priorities-list-npl.

Based on the database reviewed, the subject property **IS NOT** located within 1 Mile of a Known National Priority List Site (Superfund Site)

ENVIRONMENTAL DISCLOSURES

RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE)

According to the United States Environmental Protection Agency (EPA), the Resource Conservation and Recovery Act (RCRA) is the law that creates the framework for the proper management of hazardous and non-hazardous solid waste. Hazardous waste handler information is contained in the RCRAInfo database; a national program management and inventory system about hazardous waste handlers. The RCRAInfo database can be used to identify and locate data for specific handlers and to find a wide range of information on treatment, storage, and disposal facilities regarding permit/closure status, compliance with Federal and State regulations, and cleanup activities. The RCRAInfo database can be found here:
https://enviro.epa.gov/facts/rcrainfo/search.html.

Based on the database reviewed, the subject property **IS** located within 1 Mile of a Known Resource Conservation and Recovery Act Site (RCRA)

FACILITIES AND SITES

- SITE NAME: ARIZONA STREET SLF
  ADDRESS: UPAS FLORIDA CANYON, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.11 miles
- SITE NAME: BALBOA PARK LANDFILL
  ADDRESS: UPAS FLORIDA CANYON, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.11 miles
- SITE NAME: SDCTYPR DEPT BUD KEARNS MEMORIAL POOL
  ADDRESS: 2229 MORLEY FIELD DR, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.17 miles
- SITE NAME: JEFFREY S KEENY DDS
  ADDRESS: 1807 ROBINSON AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.33 miles
- SITE NAME: FAMILY MEDICAL CARE
  ADDRESS: 1807 ROBINSON AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.33 miles
- SITE NAME: SAN DIEGO USD ROSEVELT JR HS
  ADDRESS: 3366 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.35 miles
- SITE NAME: SDUSD ROOSEVELT MIDDLE SCHOOL
  ADDRESS: 3366 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.35 miles
- SITE NAME: SPRINGALL ACADEMY
  ADDRESS: 3795 GEORGIA ST NO A, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.36 miles
- SITE NAME: DR ANDREW L KULIK
  ADDRESS: 3446 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.36 miles
- SITE NAME: RONS AUTO CLINIC
  ADDRESS: 3840 ALABAMA ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.36 miles

This property has100 sites nearby. Listed above are the 10 closest sites. Refer to the Resource Conservation and Recovery Act appendix at the end of the environmental disclosures for a complete list.

ENVIRONMENTAL DISCLOSURES

MUNICIPAL SOLID WASTE FACILITES [MSWF] (1/2 MILE)

According to the United States Environmental Protection Agency (EPA), a municipal solid waste landfill (MSWLF) is a discrete area of land or excavation that receives household waste. Each facility is managed by the state where it is located. In California, the Solid Waste Information System (SWIS) facility database contains information on solid waste faciltiies, operations and disposal sites. The database contains information about location, owner, operator, facility type, regulatory and operational status, authorized waste types and local enforcement agency inspection and enforcement records. The SWIS facility database can be found here: https://www2.calrecycle.ca.gov/SolidWaste/Site/Search.

Based on the database reviewed, the subject property **IS NOT** located within 1/2 Mile of a known Solid Waste Facility

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE)

FACILITIES AND SITES

- SITE NAME: ARIZONA STREET SLF
  ADDRESS: UPAS FLORIDA CANYON, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.11 miles
- SITE NAME: BALBOA PARK LANDFILL
  ADDRESS: UPAS FLORIDA CANYON, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.11 miles
- SITE NAME: SDCTYPR DEPT BUD KEARNS MEMORIAL POOL
  ADDRESS: 2229 MORLEY FIELD DR, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.17 miles
- SITE NAME: JEFFREY S KEENY DDS
  ADDRESS: 1807 ROBINSON AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.33 miles
- SITE NAME: FAMILY MEDICAL CARE
  ADDRESS: 1807 ROBINSON AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.33 miles
- SITE NAME: SAN DIEGO USD ROSEVELT JR HS
  ADDRESS: 3366 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.35 miles
- SITE NAME: SDUSD ROOSEVELT MIDDLE SCHOOL
  ADDRESS: 3366 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.35 miles
- SITE NAME: SPRINGALL ACADEMY
  ADDRESS: 3795 GEORGIA ST NO A, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.36 miles
- SITE NAME: DR ANDREW L KULIK
  ADDRESS: 3446 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.36 miles
- SITE NAME: RONS AUTO CLINIC
  ADDRESS: 3840 ALABAMA ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.36 miles
- SITE NAME: EXCLUSIVE CLEANERS
  ADDRESS: 3740 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.37 miles
- SITE NAME: MR ROBINSON
  ADDRESS: 3752 PARK BOULEVARD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.39 miles
- SITE NAME: THAO AUTO REPAIR
  ADDRESS: 3752 PARK BOULEVARD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.39 miles
- SITE NAME: ALBERTSONS 6714
  ADDRESS: 2235 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.39 miles
- SITE NAME: HAGGEN 2143
  ADDRESS: 2235 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.39 miles
- SITE NAME: JACKS MUFFLER
  ADDRESS: 2135 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.4 miles

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE) (CONTINUED)

- SITE NAME: BEEMER CLUBNA INC
  ADDRESS: 2120 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.43 miles
- SITE NAME: WELLS FARGO BANK
  ADDRESS: 3830 PARK BL, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.44 miles
- SITE NAME: GK GAS LIQUOR MART
  ADDRESS: 2405 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.47 miles
- SITE NAME: UNIVERSITY 2 EXXON
  ADDRESS: 2405 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.47 miles
- SITE NAME: EXXON 1028
  ADDRESS: 2405 UNIVERSITY AV, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.48 miles
- SITE NAME: 7ELEVEN 13587
  ADDRESS: 2404 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.5 miles
- SITE NAME: CALIBER SAN DIEGO NORTHPARK
  ADDRESS: 2505 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.51 miles
- SITE NAME: KIMJ ROAD RUNNER
  ADDRESS: 2502 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.51 miles
- SITE NAME: SD COLLISION CENTER
  ADDRESS: 2505 UNIVERSITY AV, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.51 miles
- SITE NAME: FAD DESIGN BUILD
  ADDRESS: 3444 PERSHING AVENUE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.53 miles
- SITE NAME: HARMONY ANIMAL HOSPITAL
  ADDRESS: 3994 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.6 miles
- SITE NAME: 7 ELEVEN 20551
  ADDRESS: 1602 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.6 miles
- SITE NAME: 7ELEVEN FOOD STORE 20551
  ADDRESS: 1602 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.62 miles
- SITE NAME: ZOOLOGICAL SOCIETY OF SD
  ADDRESS: 2920 ZOO DR, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.62 miles
- SITE NAME: SAN DIEGO ZOO
  ADDRESS: 2920 ZOO DR, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.62 miles
- SITE NAME: PHILIP G MENNANA DDSNA INC
  ADDRESS: 4002 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.62 miles

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE) (CONTINUED)

- SITE NAME: HAIS AUTO REPAIR INC
  ADDRESS: 4040 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.66 miles
- SITE NAME: PARK BLVD ORAL SURGERY
  ADDRESS: 4067 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.67 miles
- SITE NAME: RANCHO DENTAL GROUP
  ADDRESS: 1442 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.67 miles
- SITE NAME: NBSD 28TH ST NEX
  ADDRESS: BLDG 3156 28TH ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.68 miles
- SITE NAME: OGDENS CLEANERS INC
  ADDRESS: 1294 UNIVERSITY AVENUE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.73 miles
- SITE NAME: OGDENS I HOUR CLEANER
  ADDRESS: 1294 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.73 miles
- SITE NAME: MISSION RESTAURANT
  ADDRESS: 2801 UNIVERSITY AV, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.73 miles
- SITE NAME: SAN DIEGO IMPERIAL COUNCIL BOY SCOUTS OF AMERICA
  ADDRESS: 1207 UPAS ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.74 miles
- SITE NAME: SDCTYPR DEPT BALBOA PARK NURSERY
  ADDRESS: 2850 PERSHING DR, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.77 miles
- SITE NAME: ABC VETERINATY HOSPITAL
  ADDRESS: 4054 NORMAL ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.77 miles
- SITE NAME: SD CITY OF ARIZONA ST LANDFILL
  ADDRESS: 2890 PERSHING DR, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.78 miles
- SITE NAME: GEN MIN ACUPUNCTURE HERB CNTR
  ADDRESS: 2841 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.79 miles
- SITE NAME: SAN DIEGO USD EDUCATION CENTER
  ADDRESS: 4100 NORMAL ST A1 112, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.81 miles
- SITE NAME: SAN DIEGO UNIFIED SCHOOL DISTRICT
  ADDRESS: 4100 NORMAL ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.81 miles
- SITE NAME: SDUSDNA PRINT SERVICES
  ADDRESS: 4100 NORMAL ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.81 miles
- SITE NAME: SDUSD EDUCATION CENTER
  ADDRESS: 4100 NORMAL ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.81 miles

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE) (CONTINUED)

- SITE NAME: NORTH PARK FAMILY HEALTH CENTER II
  ADDRESS: 3514 30TH ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.83 miles
- SITE NAME: NORTH PARK FAMILY HEALTH CNTR
  ADDRESS: 3544 30TH ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.83 miles
- SITE NAME: NEW LIFE CHINESE LAUNDRY INC
  ADDRESS: 3829 GRANADA AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.83 miles
- SITE NAME: PHIL MAESTAS CHEVRON
  ADDRESS: 4180 PARK BL, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.83 miles
- SITE NAME: PHIL MAESTAS CHEVSVC 91362
  ADDRESS: 4180 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.84 miles
- SITE NAME: SAUCAL CHEVRON
  ADDRESS: 4180 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.84 miles
- SITE NAME: PARK PETROLEUM INC
  ADDRESS: 4180 PARK BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.84 miles
- SITE NAME: JOES RADIATOR D
  ADDRESS: 4234 MISSISSIPPI ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.84 miles
- SITE NAME: REUBEN H FLEET SCIENCE CENTER
  ADDRESS: 1875 EL PRADO, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.84 miles
- SITE NAME: THE GLOBE THEATRES
  ADDRESS: 1363 OLD GLOBE WAY, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.85 miles
- SITE NAME: 2129 2131 EL CAJON BOULEVARD
  ADDRESS: 2131 EL CAJON BOULEVARD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.85 miles
- SITE NAME: SEARS ROEBUCK CO
  ADDRESS: 1290 CLEVELAND AV, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.86 miles
- SITE NAME: NATURAL HISTORY MUSEUM
  ADDRESS: 1788 EL PRADO, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.86 miles
- SITE NAME: PACBELL SWITCHING STAT
  ADDRESS: 4220 ARIZONA ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.86 miles
- SITE NAME: VCA ANGEL ANIMAL HOSPITAL
  ADDRESS: 3537 30TH ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.87 miles
- SITE NAME: DEANS PHOTO SERVICE
  ADDRESS: 1080 UNIVERSITY AVE STE H 115, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.87 miles

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE) (CONTINUED)

- SITE NAME: OTIS MERRY PAINTING
  ADDRESS: 3601 30TH ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.87 miles
- SITE NAME: RICHS
  ADDRESS: 1051 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.87 miles
- SITE NAME: 7ELEVEN INC STORE 26910
  ADDRESS: 1995 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.87 miles
- SITE NAME: ROSE CLEANERS
  ADDRESS: 1945 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.88 miles
- SITE NAME: PACIFIC BELL CO PACKER M1723
  ADDRESS: 4220 ARIZONA ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.88 miles
- SITE NAME: KNIGHTLY CHIROPRACTICNA INC
  ADDRESS: 3627 30TH ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.88 miles
- SITE NAME: SECURITY HOME BUILDERS
  ADDRESS: 3705 30TH STREET, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.89 miles
- SITE NAME: HILLSIDE HOSPITAL
  ADDRESS: 1940 EL CAJON BOULEVARD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.89 miles
- SITE NAME: WILLIAMSIDNEY PRICE
  ADDRESS: 1060 UNIVERSITY AV, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.89 miles
- SITE NAME: AM PROP B
  ADDRESS: 2040 EL CAJON BOULEVARD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.89 miles
- SITE NAME: LUSTI MOTORS
  ADDRESS: 1844 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.9 miles
- SITE NAME: AM PROP A
  ADDRESS: 2010 EL CAJON BOULEVARD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.9 miles
- SITE NAME: SAN DIEGO STAGE LIGHTING CO
  ADDRESS: 2030 EL CAJON BL, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.9 miles
- SITE NAME: WESTERN DENTAL
  ADDRESS: 2948 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.91 miles
- SITE NAME: AJ PROPERTY MANAGEMENT
  ADDRESS: 3358 30TH ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.91 miles
- SITE NAME: ARCO FAC NO 05087
  ADDRESS: 2340 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.91 miles

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE) (CONTINUED)

- SITE NAME: CHILTONIC HILLCREST
  ADDRESS: 1040 UNIVERSITY AVE STE B211, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.91 miles
- SITE NAME: MISSION FEDERAL CREDIT UNION
  ADDRESS: 4304 PARK BL, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.92 miles
- SITE NAME: GOLDEN STATE GASOLINE
  ADDRESS: 2404 EL CAJON BL, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.92 miles
- SITE NAME: CLAIMS 2000 COLLISION REPAIR CENTER
  ADDRESS: 2519 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.92 miles
- SITE NAME: EDUARDO DIAZNA DDS
  ADDRESS: 3795 30TH ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.92 miles
- SITE NAME: WEST COAST BODY AND PAINT
  ADDRESS: 3036 UPAS ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.93 miles
- SITE NAME: PRO MEX AUTOMOTIVE
  ADDRESS: 3036 UPAS ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.93 miles
- SITE NAME: ARCO AM PM
  ADDRESS: 2340 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.93 miles
- SITE NAME: TAMARACK PETROLEUMNA INC 83089
  ADDRESS: 2340 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.93 miles
- SITE NAME: CVS PHARMACY NO 2855
  ADDRESS: 1010 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.93 miles
- SITE NAME: DRS DECKER MCCLANAHAN
  ADDRESS: 2533 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.93 miles
- SITE NAME: NN 2 AUTO REPAIR
  ADDRESS: 3345 30TH ST, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: OIL CHANGER 504
  ADDRESS: 2448 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: UPTOWN CLEANERS
  ADDRESS: 1020 UNIVERSITY AV, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: RALPHS NO 0051 703
  ADDRESS: 1020 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: RALPHS GROCERY CO STORE 051
  ADDRESS: 1020 UNIVERSITY AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.94 miles

ENVIRONMENTAL DISCLOSURES

APPENDIX FOR RESOURCE CONSERVATION AND RECOVERY ACT [RCRA] (1 MILE) (CONTINUED)

- SITE NAME: TEXAS STREET AUTO CLINIC
  ADDRESS: 2404 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: KINDRED HOSPITAL
  ADDRESS: 1940 EL CAJON BLVD, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: SCHEIB EARL OF CA INC
  ADDRESS: 2519 EL CAJON BL, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.94 miles
- SITE NAME: N PARK CLEANERS
  ADDRESS: 2928 LINCOLN AVE, SAN DIEGO, CA
  DISTANCE FROM PROPERTY: 0.95 miles

TERMS & CONDITIONS

This Click NHD Natural Hazard Disclosure Report (**"Report"**) is subject to each of the following Terms and Conditions. Each recipient of the Report, including transferor, seller, transferee, buyer, and their agents/brokers (**"Recipient"**) agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such. By accepting or using this Report, Recipients hereby agree to be bound by all the terms, conditions, disclaimers and limitations of liability contained herein. If for any reason Recipient(s) does not intend to be bound by the conditions, limitations and disclaimers herein, or otherwise finds this Report unacceptable, Recipient(s) should immediately contact Click NHD.

This Report is made for the real property specifically described and solely for the transaction for which it was originally purchased (**"Transaction"**). The Property shall not include any property beyond the boundaries of the real property described in the Report, including but not limited to any structures (whether located on the Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

1. **Scope of Report.** The purpose of this Report is to assist Recipients in determining whether the Property is located within specified natural hazard zones and property tax districts, and in proximity to those specified environmental sites, where applicable. Click NHD has not performed a physical or visual inspection of the property and this Report is not a substitute for a physical or visual inspection of the subject property. Click NHD makes no determination, expresses no opinion or view, and assumes no responsibility in this Report concerning the right, entitlement, or ability to develop or improve the subject property. Click NHD has no information concerning whether the Property can be developed or improved. Recipient(s) is advised to consult the local Planning Department to determine whether factors beyond the scope of this Report may limit the buyers(s) ability to use or improve the Property. The Report is not a title report, and no determination is made and no opinion is expressed, or intended, by this Report as to title to the Property or liens against the Property, recorded or otherwise, or whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances. Click NHD has not independently verified the accuracy of the Assessor's Parcel Number ("APN") provided by Recipient(s). This report is not a warranty or policy of insurance.

2. **Additional Disclosure Obligations.** Pursuant to California law, Recipient(s) are obligated to make certain natural hazard and real estate disclosures in connection with the transfer of certain real property. Additionally, material facts that are within Recipient's actual knowledge must be disclosed.

3. **Third Party Disclaimer.** The information contained in this Report is intended for the exclusive use and benefit of Recipients. There shall be no third party beneficiary or third party reliance on this Report. This Report may not be used in a subsequent transaction or for any other real property. Click NHD expressly disclaims all liability, including without limitation liability for negligence and breach of contract, to all third parties and otherwise.

4. **Public Records.** Click NHD relies upon the public records and databases identified in the Report without conducting an independent investigation of their accuracy. Click NHD assumes no responsibility for the accuracy or timeliness of the public records identified in the Report. Click NHD expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.

5. **Database Changes.** Updates to databases used in this Report are determined by the managing agency and may be made at any time and without notice. Click NHD maintains an update schedule and makes commercially reasonable efforts to use updated information. For these reasons, Click NHD reports information as of the date when the database was last updated by Click NHD. That date is specified as the "Database Date" for each database. Click NHD cannot certiy that the data is up to the minute or otherwise timely and is under no duty to update this Report if and when the databases are updated subsequent to the Database Date specified in this Report.

6. **California, City/County Natural Hazard Disclosures, and Notices & Advisories.** The purpose of this Report is to assist Recipients in providing disclosures about whether the subject property is located in any of the six statutorily-required natural hazard areas. Click NHD is also providing City/County natural hazard disclosures, other real estate disclosures, and notices and advisories on conditions which may impact the subject property. These additional disclosures, notices and advisories are either required by state law, local ordinance, or the information is readily and publicly available. No determination is made and no opinion is expressed or intended by this Report concerning the need to purchase earthquake, flood or fire insurance for the subject property. City/County natural hazard disclosures are provided as an accommodation. Click NHD assumes no responsibility for the accuracy of any information included in the City/County natural hazard disclosures or otherwise.

7. **Governing Law/Venue.** The Report shall be governed by and construed in accordance with the internal laws of the State of California.

TERMS & CONDITIONS

8. **Tax Disclosures (if included in Report).** The purposes of the tax disclosures are to make preliminary determinations regarding whether secured tax rolls contain Mello-Roos Community Facilities District Special Taxes or Improvement Bond Act of 1915 Lien Assessments against the subject property, and to assist the Recipient(s) in fulfilling his/her duty to comply with California Civil Code Section 1102.6b. No determination is made and no opinion is expressed or intended by the Report concerning the existence of property tax liabilities.

9. **Environmental Disclosures (if included in Report).** The purpose of the environmental disclosures is to assist the Recipients in providing information regarding the subject property's proximity to certain site(s) impacted by certain environmental conditions. Click NHD has not verified the accuracy or completeness of the databases containing environmental data. No determination is made and no opinion is expressed or intended by the Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on, under, or in proximity to the Property, unless specifically described in the Report. This Report does not include the significance or extent of any health hazards, contamination or remediation of any site identified in this Report.

10. **Limitation of Liability to Recipient(s).** Click NHD has prepared this report based upon public records and databases without independent verification of the accuracy of the information contained therein. Click NHD is not liable to Recipient(s) for errors, inaccuracies, untimeliness, or omissions in this Report when such errors, inaccuracies or omissions were based upon information contained in the public records and databases, or were known to exist by Recipient(s) on the date of delivery of this Report to Recipient(s). Click NHD's total liability to all Recipients collectively for any claim, including but not limited to claims for breach of contract or negligence, shall be for actual proven damages only caused directly by Click NHD's error. Actual proven damages shall be measured by the difference in fair market value of the subject property caused by the error or omission as of the date of the Report.

11. **Indemnification.** Click NHD will indemnify the owner of any property for which it issues a report, and that owner's real estate broker, agent, escrow agent, and transaction coordinator in any transaction related to the issuance of the report, for damages incurred to the extent that they are caused by the negligent acts, errors or omissions of Click NHD or its employees or agents.

12. **Small Claims or Arbitration.** This provision constitutes an agreement to arbitrate disputes on an individual basis. All disputes and claims arising out of or relating to the Report which are not resolved in small claims court must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Click NHD, sellers(s) and buyer(s) and claims that arose prior to purchase of the Report. This agreement to arbitrate applies to seller(s) and buyer(s) successors in interest, assigns, heirs, spouses, and children. Any arbitration must take place on an individual basis. Click NHD, seller(s) and buyer(s) agree that they are waiving any right to a jury trial and to bring or participate in a class action or representative lawsuit. Recipient(s) agree that the arbitrator lacks the power to consider claims for injunctive or declaratory relief, or to grant relief affecting anyone other than the individual claimant. The arbitration is governed by the Commercial Arbitration Rules and the Supplementary Procedures for Consumer Related Disputes (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules. A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT WWW.ADR.ORG OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION. The arbitration will take place in San Diego County or Fresno County. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of this Report.

13. **Severability.** In the event any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable under applicable law, then such provision shall be deemed as severed from the remainder of the Terms and Conditions, and all of the other provisions of the Terms and Conditions shall remain in full force and effect.

14. **Other Agreements.** This Report constitutes the entire, integrated agreement between Click NHD and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements. This Report and its Terms and Conditions may not be modified or amended except in a formal writing signed by Click NHD and Recipient(s).

Acknowledged by (32 pages):

Signed by: Peter Carrillo 92937C64690D494... 7/21/2026
Peter Carrillo

Signed by: Amanda B Carrillo A28A95D4E534434... 7/21/2026
Amanda B Carrillo

Fidelity National Title

Preliminary Report

File No.: 9922605582-DKKP
Escrow No.: 9922605582
Property Address: 3510 Alabama Street, San Diego, CA 92104-4004

Title Officer: Denisa Kirchoff / Kimberly Peterson
Escrow Officer: eXp Realty of California Inc

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PRELIMINARY REPORT

Prelim Number:

9922605582

Fidelity National Title Company

7565 Mission Valley Road, Suite 100
San Diego, CA 92108

Issuing Policies of **Fidelity National Title Insurance Company**

Fidelity National Title Company
7565 Mission Valley Road, Suite 100
San Diego, CA 92108
Phone No.: (619)725-2100
Fax:

Title Officer.: Denisa Kirchoff / Kimberly Peterson
Email: SDUnit3@fnf.com
Phone No.:
Fax No.:
File No.: 9922605582-DKKP

eXp Realty of California Inc
2603 Camino Ramon, Suite 200
San Ramon, CA 94583
Attn: Corey Simone

Ref. No.:

Property: 3510 Alabama Street, San Diego, CA 92104-4004

In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned By:

Authorized Officer or Agent
Steve Stokes

Effective date: June 8, 2026 at 07:30 AM
The form of Policy or Policies of Title Insurance contemplated by this Report is:

ALTA Homeowner's Policy of Title Insurance 2021

ALTA Extendedl Loan Policy

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

   A FEE

2. Title to said estate or interest at the date hereof is vested in:

   George M. Bescak and Sally L. Bescak, husband and wife as community property, Subject to Item Nos. 5, 6 and 7 as shown on Schedule B herein

3. The Land referred to in this Report is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT A

Legal Description

For APN/Parcel ID(s): 453-290-16-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE EAST 30 FEET OF LOTS 29 AND 30 IN BLOCK 259 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G. A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO THAT PORTION OF ALABAMA STREET, AS SHOWN ON SAID MAP, WHICH WAS CLOSED TO PUBLIC USE BY RESOLUTION NO. 8588 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO, ON JUNE 1, 1911, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 29 IN SAID BLOCK 259 OF UNIVERSITY HEIGHTS; THENCE EAST ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 29 TO ITS INTERSECTION WITH THE WESTERLY LINE OF ALABAMA STREET, AS ESTABLISHED BY DEED FROM THE WESTERN INVESTMENT COMPANY OF SAN DIEGO, TO THE CITY OF SAN DIEGO DATED MAY 10, 1911 AND RECORDED IN BOOK 522, PAGE 29 OF DEEDS; THENCE NORTH ALONG THE WEST LINE OF SAID ALABAMA STREET, 50 FEET, MORE OR LESS TO A POINT WHICH IS DUE EAST OF THE NORTHEAST CORNER OF SAID LOT 30 IN SAID BLOCK 259; THENCE WEST ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 30, IF SAME WERE EXTENDED EAST TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE SOUTH TO THE POINT OF COMMENCEMENT.

EXCEPTIONS

At the date hereof, items to be considered and exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2026-2027.

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

   Note: If said supplementals (if any) are not posted prior to the date of closing, this company assumes no liability for payment thereof.

3. Provision in a deed prohibiting the buying, selling or handling of intoxicating liquors on said Land:

   Recording Date: August 1, 1890
   Recording No.: Book 165, Page 488 of Official Records

   Reference is hereby made to said document for full particulars.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: The San Diego Gas & Electric Company, a corporation, its successors and assigns
   Purpose: Public utilities
   Recording Date: December 11, 1947
   Recording No.: Book 2577, Page 453 of Official Records
   Affects: A portion of said land

   Reference is hereby made to said document for full particulars.

5. A Deed:

   From: Sally L. Bescak and George M. Bescak
   To: Amanda Carrillo
   Dated: May 23, 2022
   Recording Date: May 23, 2022
   Recording No.: 2022-219275 of Official Records

   For insurance purposes, the Company is not willing to divest the interest of the following party(ies):

   Party(ies): Sally L. Bescak and George M. Bescak

   In order to complete this report the Company requires the following:

   Information requested: Completed Statement of Information and an Affidavit for an Uninsured Deed, (Signed and Notarized by a Notary Public different from the one who notarized the deed shown above)
   Party(ies): Sally L. Bescak and George M. Bescak

   The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

6. A Deed:

From: Amanda B. Carrillo who took title as Amanda Carrillo, a married women
To: Amanda B. Carrillo and Peter Carrillo Jr., wife and husband, as joint tenants
Dated: April 29, 2024
Recording Date: April 29, 2024
Recording No.: 2024-106821 of Official Records

For insurance purposes, the Company is not willing to divest the interest of the following party(ies):

Party(ies): Amanda B. Carrillo who took title as Amanda Carrillo, a married women

In order to complete this report the Company requires the following:

Information requested: Completed Statement of Information and an Affidavit for an Uninsured Deed, (Signed and Notarized by a Notary Public different from the one who notarized the deed shown above)
Party(ies): Amanda B. Carrillo who took title as Amanda Carrillo, a married women

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

7. A Deed:

From: Peter Carrillo, Jr., and Amanda B. Carrillo, husband and wife, as joint tenants
To: Peter Carrillo, Jr., and Amanda B. Carrillo, co-trustees of The Peter and Amanda Carrillo Revocable Trust, under agreement dated January 30, 2025, by Peter Carrillo, Jr., and Amanda B. Carrillo
Dated: January 30, 2025
Recording Date: January 31, 2025
Recording No.: 2025-25219 of Official Records

For insurance purposes, the Company is not willing to divest the interest of the following party(ies):

Party(ies): Peter Carrillo, Jr., and Amanda B. Carrillo, husband and wife, as joint tenants

In order to complete this report the Company requires the following:

Information requested: Completed Statement of Information and an Affidavit for an Uninsured Deed, (Signed and Notarized by a Notary Public different from the one who notarized the deed shown above)
Party(ies): Peter Carrillo, Jr., and Amanda B. Carrillo, husband and wife, as joint tenants

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

END OF EXCEPTIONS

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

REQUIREMENTS

1. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

   Party(s): All Parties

   The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

   NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF REQUIREMENTS

INFORMATIONAL NOTES

1. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

   No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

2. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

3. Note: None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.

4. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Residence, known as 3510 Alabama Street, San Diego, CA, to an Extended Coverage Loan Policy.

5. NOTE: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

6. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

   Grantor: Peter Carrillo, Jr. and Amanda B. Carrillo, husband and wife, as joint tenants
   Grantee: Peter Carrillo, Jr. and Amanda B. Carrillo, co-trustees of The Peter and Amanda Carrillo Revocable Trust, under agreement dated January 30, 2025, by Peter Carrillo, Jr. and Amanda B. Carrillo, as settlors
   Recording Date: January 31, 2025
   Recording No.: 2025-25219 of Official Records

7. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:	453-290-16-00
Fiscal Year:	2025-2026
1st Installment:	$8,869.22
2nd Installment:	$8,869.22
Exemption:	$5,600.00
Land:	$1,081,000.00
Improvements:	$295,000.00
Personal Property:	$0.00
Code Area:	08001
Bill No.:	None shown
Tracer No.:	None shown

8. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

9. The Company is required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company must be supplied with a completed ALTA Information Collection Form ("ICF") prior to insuring the transaction contemplated herein.

10. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

11. Unless this company is in receipt of WRITTEN instructions authorizing a particular policy, Fidelity Title will AUTOMATICALLY issue the American Land Title Association Homeowner's Policy (02/03/10) for all qualifying residential 1-4 properties/transactions to insure the buyer at the close of escrow.

12. NOTE: Amended Civil Code Section 2941, which becomes effective on January 1, 2002, sets the fee for the processing and recordation of the reconveyance of each Deed of Trust being paid off through this transaction at $45.00. The reconveyance fee must be clearly set forth in the Beneficiary's Payoff Demand Statement ("Demand"). In addition, an assignment or authorized release of that fee, from the Beneficiary to the Trustee of record, must be included. An example of the required language is as follows:

    The Beneficiary identified above hereby assigns, releases or transfers to the Trustee of record, the sum of $45.00, included herein as 'Reconveyance Fees', for the processing and recordation of the Reconveyance of the Deed of Trust securing the indebtedness covered hereby, and the escrow company or title company processing this pay-off is authorized to deduct the Reconveyance Fee from this Demand and forward said fee to the Trustee of record or the successor Trustee under the Trust Deed to be paid off in full.

    In the event that the reconveyance fee and the assignment, release or transfer are not included within the demand statement, then Fidelity National Title Insurance Company and its Underwritten Agent may decline to process the reconveyance and will be forced to return all documentation directly to the Beneficiary for compliance with the requirements of the revised statute.

13. If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold faced typed and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

14. Note: Part of the RESPA Rule to simplify and Improve the Process of Obtaining Mortgages and Reduce Consumer Settlement Costs requires the settlement agent to disclose the agent and underwriter split of title premiums, including endorsements as follows

    Line 1107 is used to record the amount of the total title insurance premium, including endorsements, that is retained by the title agent. Fidelity National Title Company retains 88% of the total premium and endorsements.

    Line 1108 used to record the amount of the total title insurance premium, including endorsements, that is retained by the title underwriter. Fidelity National Title Insurance Company retains 12% of the total premium and endorsements.

15. The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies:

A. 2006 ALTA Owner's Policy (06-17-06).

6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

B. 2006 ALTA Loan Policy (06-17-06)

8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).

10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

D. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

E. CLTA Standard Coverage Policy 1990 (11-09-18).

7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.

8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.

END OF INFORMATIONAL NOTES

Fidelity National Title Company

STATEMENT OF INFORMATION
CONFIDENTIAL INFORMATION
FOR YOUR PROTECTION

Escrow No.: 9922605582

Completion of this statement expedites your application for title insurance, as it assists in establishing identity, eliminating matters affecting persons with similar names and avoiding the use of fraudulent or forged documents. Complete all blanks (please print) or indicate "none" or "N/A." If more space is needed for any item(s), use the reverse side of the form. Each party (and spouse/domestic partner, if applicable) to the transaction should personally sign this form.

NAME AND PERSONAL INFORMATION

_______________ Date of Birth _______________
First Name Middle Name Last Name (If none, indicate) Maiden Name

Home Phone _______________ Business Phone _______________ Birthplace _______________

Cell Phone _______________ Fax _______________ Email _______________

Social Security No. _______________ Driver's License No. _______________

List any other name you have used or been known by _______________

State of residence _______________ I have lived continuously in the U.S.A. since _______________

Are you currently married? ☐ Yes ☐ No Are you currently a registered domestic partner? ☐ Yes ☐ No

If yes, complete the following information:

Date and place of marriage _______________

Spouse/Domestic Partner _______________ Date of Birth _______________
First Name Middle Name (If none, indicate) Last Name Maiden Name

Home Phone _______________ Business Phone _______________ Birthplace _______________

Cell Phone _______________ Fax _______________ Email _______________

Social Security No. _______________ Driver's License No. _______________

List any other name you have used or been known by _______________

State of residence _______________ I have lived continuously in the U.S.A. since _______________

CHILDREN

Child Name: _______________ Date of Birth: _______ Child Name: _______________ Date of Birth: _______

Child Name: _______________ Date of Birth: _______ Child Name: _______________ Date of Birth: _______

(if more space is required, use reverse side of form)

RESIDENCES (LAST 10 YEARS)

Number & Street	City	From (date) to (date)
Number & Street	City	From (date) to (date)

(if more space is required, use reverse side of form)

OCCUPATIONS/BUSINESSES (LAST 10 YEARS)

Firm or Business Name	Address	From (date) to (date)
Firm or Business Name	Address	From (date) to (date)

(if more space is required, use reverse side of form)

SPOUSE'S/DOMESTIC PARTNER'S OCCUPATIONS/BUSINESSES (LAST 10 YEARS)

Firm or Business Name	Address	From (date) to (date)
Firm or Business Name	Address	From (date) to (date)

(if more space is required, use reverse side of form)

STATEMENT OF INFORMATION
CONFIDENTIAL INFORMATION FOR YOUR PROTECTION
(continued)

PRIOR MARRIAGE(S) and PRIOR DOMESTIC PARTNERSHIP(S)

Any prior marriages or domestic partnerships for either person? __________ If yes, complete the following:

Prior spouse's (Party A) name: ________________________________ Prior Spouse of Party A: ________________________________

Marriage ended by: ☐ Death ☐ Divorce/Dissolution ☐ Nullification Date of Death/Divorce: ________________________________

Prior spouse's (Party B) name: ________________________________ Prior Spouse of Party B: ________________________ Spouse

Marriage ended by: ☐ Death ☐ Divorce/Dissolution ☐ Nullification Date of Death/Divorce: ________________________________

(if more space is required, use reverse side of form)

INFORMATION ABOUT THE PROPERTY

Buyer intends to reside on the property in this transaction: ☐ Yes ☐ No

Owner to complete the following items

Street Address of Property in this transaction: ____

The land is ☐ unimproved; or improved with a structure of the following type: ☐ A Single or 1-4 Family ☐ Condo Unit ☐ Other __________

Improvements, remodeling or repairs to this property have been made within the past six (6) months: ☐ Yes ☐ No

If yes, have all costs for labor and materials arising in connection therewith been paid in full? ☐ Yes ☐ No

Any current loans on property? ______________ If yes, complete the following:

Lender________________________________ Loan Amount____________________________ Loan Account No. ____________________

Lender________________________________ Loan Amount____________________________ Loan Account No. ____________________

The undersigned declare, under penalty of perjury, that the foregoing is true and correct.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

____ ________________________
Signature Date

____
Print Name

____ ________________________
Signature Date

____
Print Name

(Note: If applicable, both spouses/domestic partners must sign.)

THANK YOU.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies
CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Co.
FNTIC - Fidelity National Title Insurance Co.
NTINY - National Title Insurance of New York

Available Discounts

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, CLTIC, FNTIC, NTINY)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

DISASTER AREA TRANSACTIONS (CTIC, CLTIC, FNTIC, NTINY)
This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a Lender's Policy (Standard or Extended), or an Owner's Policy (Standard or Homeowners coverage). To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

A. The subject property is in a disaster area declared by the government of the United States or the State of California.

B. The subject property was substantially or totally destroyed in the declared disaster.

C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster.

Notice of Available Discounts

(continued)

DISASTER AREA ESCROWS (CTC, CLTC, FNTC, TICOR, LTC)

This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a loan or a sale escrow transaction. To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

A. The subject property is in a disaster area declared by the government of the United States or the State of California.

B. The subject property was substantially or totally destroyed in the declared disaster.

C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster. Standard minimum charge applies based upon property type. No other discounts or special rates, or combination of discounts or special rates, shall be applicable. Applies to a single transaction per property.

This rate is applicable to the following Zones/Counties:

Zone 1.A: Orange County
Zone 1.B: Riverside and San Bernardino Counties
Zone 2: Los Angeles County
Zone 3: Ventura County
Zone 10: San Diego County
Zone 12: Imperial County

If used for a sale transaction, the application of this rate assumes the charge for the Residential Sale Escrow Services (RSES) fee will be split evenly between buyer and seller. As such and regardless of how the calculated applicable RSES will be split between the disaster victim and the other principal, the rate will be applied only to one half (1/2) of the calculated applicable RSES fee, regardless of whether the disaster victim is paying half (1/2) of the RSES fee (as is customary) or paying the entire fee. The rate under this provision will be fifty percent (50%) of disaster victims' one half (1/2) portion only and shall not apply to any portion paid by non-disaster victim. Additional services will be charged at the normal rates.

MILITARY DISCOUNT RATE (CTIC, CLTIC, FNTIC)

Upon the Company being advised in writing and prior to the closing of the transaction that an active duty, honorably separated, or retired member of the United States Military or Military Reserves or National Guard is acquiring or selling an owner occupied one-to-four family property, the selling owner or acquiring buyer, as applicable, will be entitled to a discount equal to fifteen percent (15%) of the otherwise applicable rates such party would be charged for title insurance policies. Minimum charge: Four Hundred Twenty-Five And No/100 Dollars ($425.00)

The Company may require proof of eligibility from the parties to the transaction verifying they are entitled to the discount as described. No other discounts or special rates, or combination of discounts or special rates, shall be applicable.

FIDELITY NATIONAL FINANCIAL
CALIFORNIA PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This California Privacy Notice explains how we collect, use, and disclose Personal Information, when and to whom we disclose such information, and the rights you, as a California resident ("Consumer"), have regarding your Personal Information ("California Privacy Rights"). "Personal Information" means information that identifies, relates to, describes, and is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. If FNF has collected, used, or disclosed your Personal Information in relation to a job application or employment, independent contractor, officer, owner, or director relationship with FNF, FNF's practices are discussed in our Notice at Collection for Prospective Employees, available at ***Prospective California Employees***.

Some subsidiaries maintain separate California Privacy Notices or privacy statements. If a subsidiary has a separate California Privacy Notice, it will be available on the subsidiary's website, and this California Privacy Notice does not apply.

Collection of categories of Personal Information:

In the preceding twelve (12) months FNF has collected, and will continue to collect, the following categories of Personal Information from you:

- Identifiers such as name, address, telephone number, IP address, email address, account name, social security number, driver's license number, state identification card, passport number, financial information, date of birth, or other similar identifiers;
- Characteristics of protected classifications under California or Federal law;
- Commercial information, including records of personal property, products or services purchased, or other purchasing or consuming histories;
- Internet or other electronic network activity information including, but not limited to browsing history on FNF websites and information regarding a Consumer's interaction with an FNF website;
- Geolocation data;
- Unique biometric data used to authenticate a specific individual such as a fingerprint, retina, or iris image;
- Professional or employment information;
- Education Information.

This Personal Information is collected from the following sources:

- Information we receive from you on applications or other forms;
- Information about your transactions with FNF, our affiliates, or others;
- Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities, or from internet service providers, data analytics providers, and social networks;
- Information from the use of our websites and mobile applications;
- Information we receive directly from you related to doing business with us.

This Personal Information is collected for the following business purposes:

- To provide products and services to you or in connection with a transaction involving you;
- To perform a contract between FNF and the Consumer;
- To improve our products and services;
- To comply with legal obligations;
- To detect and protect against fraudulent or illegal activity;

- To communicate with you about FNF or our affiliates;
- To maintain an account with FNF or our affiliates;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To provide, support, personalize, and develop our websites, products, and services;
- To directly market our products to consumers;
- As described to you when collecting your Personal Information or as otherwise set forth in the California Consumer Privacy Act.

Disclosures of Personal Information for a business purpose:

In the preceding twelve (12) months FNF has disclosed, and will continue to disclose, the categories of Personal Information listed above for a business purpose. We may disclose Personal Information for a business purpose to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your prior consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service Providers and non-affiliated third parties such as data analytics providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

Sale of Personal Information:

In the preceding twelve (12) months, FNF has not sold or shared Personal Information. FNF does not sell or share Personal Information.

Retention Periods:

Due to the breadth and variety of data collected by FNF, it is not possible for us to provide you with a comprehensive list of timeframes during which we retain each category of Personal Information. FNF retains categories of information as reasonably necessary to satisfy the purpose for which we collect the information. This time period varies depending on the purpose for which we collected the information, the nature and frequency of our interactions and relationship with you, whether we have a legal basis to continue retaining the information, industry practices, the value and sensitivity of the information, and state and federal recordkeeping requirements.

Personal Information of minors:

FNF does not knowingly collect the Personal Information of minors. FNF does not sell or share the information of consumers under sixteen (16) years of age.

Sensitive Personal Information:

FNF does not use or disclose sensitive Personal Information for any purposes other than those specified in the California Consumer Privacy Act.

Right to know:

Consumers have a right to know about Personal Information collected, used, disclosed, shared, or sold, including the categories of such Personal Information, as well as the purpose for such collection, use, disclosure, sharing, or selling, categories of third parties to whom Personal Information is disclosed, shared or sold, and the specific pieces of Personal Information collected about the consumer. Consumers have the right to request FNF disclose what Personal Information it collected, used, and disclosed in the past twelve (12) months.

Right to request deletion:

Consumers have a right to request the deletion of their Personal Information, subject to certain exceptions.

Right to Correct:

Consumers have the right to correct inaccurate Personal Information.

Right to non-discrimination:

Consumers have a right not to be discriminated against because of exercising their consumer privacy rights. We will not discriminate against Consumers for exercising any of their California Privacy Rights.

Privacy Requests:

To exercise any of your California Privacy Rights, or if acting as an authorized agent on behalf of another individual, please visit *California Privacy Request* *(FNF.com/California-privacy)*, call us Toll Free at 888-413-1748, or write to the address at the end of this notice.

Upon making a California Privacy Request, FNF will verify the consumer's identity by requiring an account, loan, escrow number, or other identifying information from the consumer.

The above-rights are subject to any applicable rights and obligations including both Federal and California exemptions rendering FNF, or Personal Information collected by FNF, exempt from certain CCPA requirements.

A Consumer may use an Authorized Agent to submit any CCPA request. Authorized agents' requests will be processed like any other CCPA request, but FNF will also require the Consumer provide the agent written permission to make the request and verify his or her identity with FNF.

FNF website services for mortgage loans:

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice describing the categories, sources, and uses of your Personal Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Information. FNF does not share Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

California Privacy Notice - Effective Date:

This California Privacy Notice was last updated on January 1, 2026.

Contact for more information:

For questions or concerns about FNF's California Privacy Notice and privacy practices, or to exercise any of your California Privacy Rights, please visit ***California Privacy (FNF.com/California-privacy)***, call Toll Free 888-413-1748, or contact us by mail at the below address.

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(*Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here*)

ATTACHMENT ONE
(CONTINUED)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE OWNER'S POLICY (02-04-22)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.
   Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7 Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(*Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here*)

ATTACHMENT ONE
(CONTINUED)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE
(CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Fidelity National Title Company

7565 Mission Valley Road, Suite 100
San Diego, CA 92108
Phone: (619)725-2100 / Fax:

INFORMATION COLLECTION FORM

Escrow No.: 9922605582-DKKP
Escrow Officer: SD Title Only Unit 3 (SDUnit3@fnf.com)
Buyer/Borrower:
Purchase Price: $0.00
Property: 3510 Alabama Street, San Diego, CA 92104-4004
Est. Close Date:

In order to complete the processing of this transaction we need additional information. This form must be completed in its entirety and returned prior to closing. Failure to provide all the information requested will result in a delay at closing.

Name of Purchasing Entity:		
Employer Identification No.:		**Check here if entity does not have an EIN:** ☐
Address:		
City:	**State:**	**Zip:**
The purchasing entity is a business whose common stock or analogous equity interests are listed on a securities exchange regulated by the Securities Exchange Commission or a self-regulatory organization registered with the SEC or is solely owned by such a business.	**Yes:** ☐ **Symbol:** _______ **No:** ☐	***If yes, skip to the signature line. Simply sign and return the Form to the Company.***

Enter the information of the person authorized to conduct business on behalf of this entity:

Full Legal Name:			
This person directly or indirectly, own a Twenty Five Percent (25%) or more of the equity interests of the Purchasing Entity?			☐ **Yes** ☐ **No**
List all persons who directly or indirectly, owns a Twenty Five Percent (25%) or more of the equity interests of the Purchasing Entity beginning on page 2.			
U.S. Taxpayer Identification No. (required):			**Check here if none:** ☐
Date of Birth:			
Address:			
City:	**State:**	**Zip:**	**Country:**

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

INFORMATION COLLECTION FORM

(continued)

List each individual who, directly or indirectly, owns Twenty Five Percent (25%) or more of the equity interests of the Entity purchasing the property:

Full Legal Name:			
Ownership percentage interest:	**%**	**Date of Birth:**	
U.S. Taxpayer Identification No. (required):			
Address:			
City:	**State:**	**Zip:**	**Country:**

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

Full Legal Name:			
Ownership percentage interest:	**%**	**Date of Birth:**	
U.S. Taxpayer Identification No. (required):			
Address:			
City:	**State:**	**Zip:**	**Country:**

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

Full Legal Name:			
Ownership percentage interest:	**%**	**Date of Birth:**	
U.S. Taxpayer Identification No. (required):			
Address:			
City:	**State:**	**Zip:**	**Country:**

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

INFORMATION COLLECTION FORM

(continued)

List each individual who, directly or indirectly, owns Twenty Five Percent (25%) or more of the equity interests of the Entity purchasing the property:

Full Legal Name:			
Ownership percentage interest:	**%**	**Date of Birth:**	
U.S. Taxpayer Identification No. (required):			
Address:			
City:	**State:**	**Zip:**	**Country:**

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

Full Legal Name:			
Ownership percentage interest:	**%**	**Date of Birth:**	
U.S. Taxpayer Identification No. (required):			
Address:			
City:	**State:**	**Zip:**	**Country:**

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

I declare that to the best of my knowledge the information I have furnished is true, correct, and complete.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

BORROWER(S):

__________________________________ ____________________
Date

Fidelity National Title Company

OWNER'S AFFIDAVIT

No Deed of Trust

(to induce sale of and/or loan on premises and title insurance coverage)

The Undersigned, being duly sworn according to law, deposes and says:

1. I am/We are____.
2. I am/We are the record title holder of the real estate known and described as:

   ____

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
3. I/We do not have a loan which is secured by this real estate, so there are no loans to be paid with the proceeds from the settlement.
4. This Affidavit is made for the purpose of inducing the Title Company to insure the title of the property in reliance upon the accuracy of the facts stated herein. Wherever the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

OWNER:

____________________________ ____________________
Signature Date

____
Print Name

____________________________ ____________________
Signature Date

____
Print Name

OWNER'S AFFIDAVIT

(continued)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ______________________________

County of ____________________________

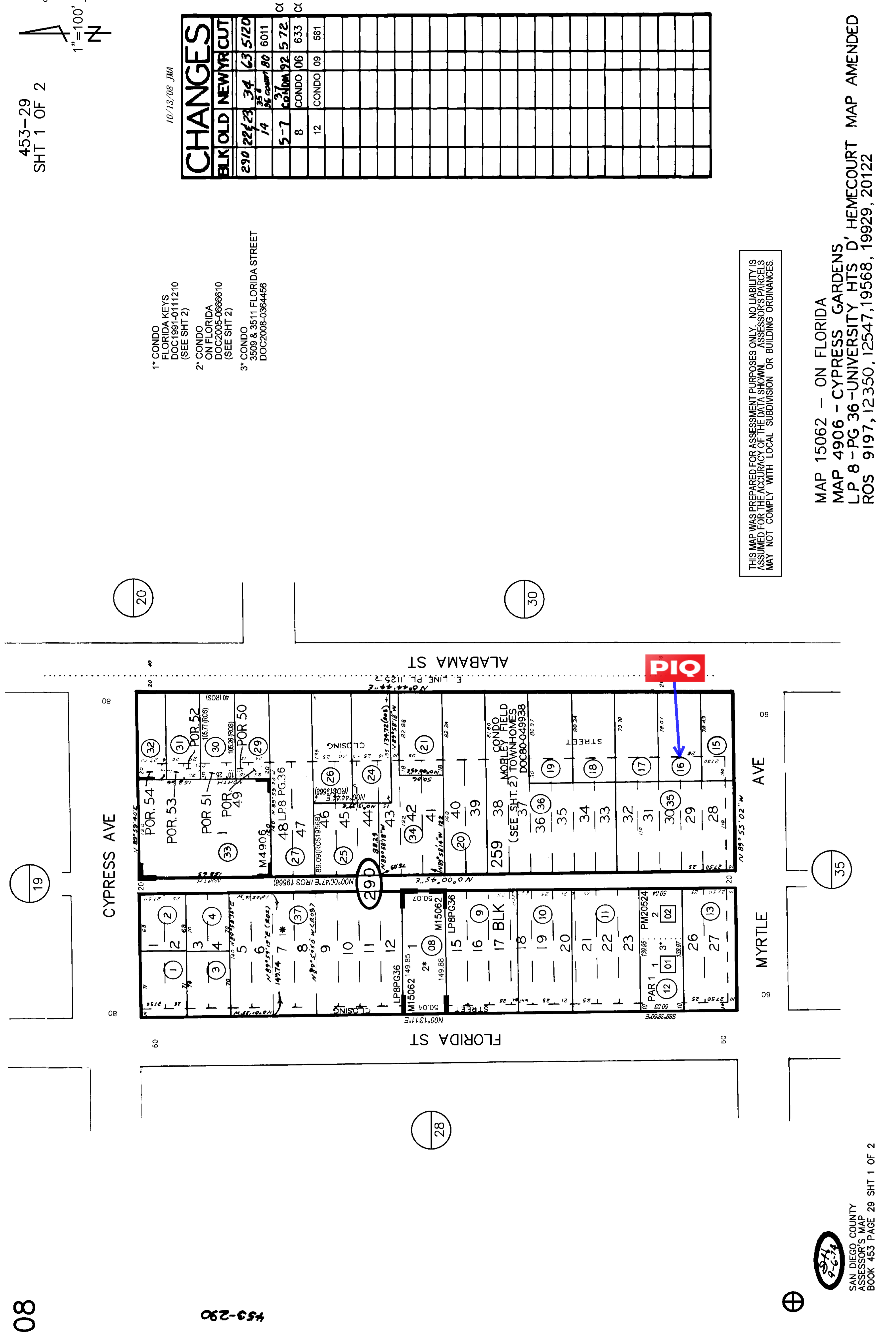
Subscribed and sworn to (or affirmed) before me on this ________ day of ____________________, 20___, by

____,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

____
Signature

EXHIBIT "A"
Legal Description

Docusign Envelope ID: C50444ED-730B-8AAA-82EA-49C83069C11A



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

58

unto the said Grantee, its successors and assigns forever.
Witness our hands and seals this Second day of July 1890

John Nutt (Seal)
Annie E. Nutt (Seal)
by A. E. Nutt (Seal)
their Attorney in fact.

Signed & executed in the presence of

State of California
County of San Diego } ss.

On this Second day of July A. D. Eighteen hundred and ninety before me A. L. Ross a Notary Public, in and for said County, residing therein duly commissioned and sworn, personally appeared A. E. Nutt known to me to be the person whose name is subscribed to the within instrument as the Attorney in fact of John Nutt and Annie E. Nutt and acknowledged to me that he subscribed the names of John Nutt & Annie Everett thereto as principals and his own name as Attorney in fact.

In witness whereof, I have hereunto set my hand and affixed my Notarial seal, at my office in the City of San Diego, County of San Diego and State of California the day and year in this certificate first above written.

A. L. Ross
Notary Public

Received for record July 19, 1890 at 30 minutes past 10 o'clock A. M. at request of Geo. B. Hensley
E. W. Miller, County Recorder
By B. F. Moore Deputy

Recorded July 31, 1890 at 10 o'clock and 5 minutes P. M.
E. W. Miller, County Recorder
By L. F. Works Deputy

Fee $1.25

College Hill Land Association
To
David D. Dare, et als

This Indenture, made this 8th day of July A. D. eighteen hundred and ninety, between The College Hill Land Association of the City of San Diego, a corporation duly organized under the laws of the State of California, and acting as such by John H. Collins its Vice President, and W. D. Bloodgood its Secretary, duly authorized thereunto by a resolution of its Board of Directors, duly passed and entered of record in the minutes of the proceedings of said Board, Grantor, and David D. Dare, John C. Fisher and John H. Collins of the City of San Diego, State of California the Grantees, Witnesseth:

That the Grantors, for and in consideration of the sum of Five (5)

Dollars, gold coin of the United States of America, and also of the agreement on the part of the Grantees that no intoxicating liquors of any kind distilled or fermented shall be manufactured, sold or otherwise disposed of by the Grantees, their successors and assigns on any of the property herein described excepting those lots and blocks that are in Pueblo Lots 1124 and 1125, and also on the further agreement on the part of the Grantees their successors and assigns, that on those lots herein described that front on the streets and avenues surrounding the College Campus no building shall be erected within less than twenty five feet of the line of the said Street or Avenue,

Does hereby Grant to the said David D. Dare, John C. Fisher and John W. Collins, all that real property situated in the City of San Diego County of San Diego, State of California bounded and described as follows: Lots Thirteen to Sixteen (13 to 16) both inclusive in Block One (1); Lots One to Twelve (1-12), both inclusive in Block Two (2); Lots One to Twelve (1-12) both inclusive in Block Three (3); Lots Nine to Twelve (9-12) both inclusive in Block Four (4); Lots Seven to Twenty four (7-24) both inclusive in Block Sixteen (16); Lots Twelve to Twenty four (12-24) both inclusive in Block Twenty one (21); Lots One to Ten (1-10) both inclusive in Block Twenty three (23); Lots One (1), Two (2) Three (3) and Four (4) in Block Twenty [illegible]; Lots One to Six (1-6) both inclusive and Forty three to Forty eight (43-48) both inclusive, and Lot Thirty seven (37), in Block Twenty four (24); Lots Five, Six, Seven, Fifteen, Twenty nine and Thirty, (5, 6, 7, 15, 29 & 30) and Forty one to Forty eight (41-48) both inclusive, in Block Twenty five (25); Lots Three to Fourteen (3-14) both inclusive, Lot Twenty nine (29), and Lots Thirty six to Forty two (36-42) both inclusive, in Block Twenty six (26); Lots Seventeen, Eighteen and Nineteen (17, 18 & 19) in Block Twenty seven (27); Lots Nine to Twenty four (9-24) both inclusive in Block Thirty seven (37); Lots One to Five (1-5) both inclusive in Block Thirty two (32); Lots Eight to Fifteen (8-15) both inclusive in Block Thirty eight (38); Lots Five to Fourteen (5-14) both inclusive, Lots Nineteen to Twenty four (19-24) both inclusive, Lots Twenty eight, Twenty nine and Thirty (28, 29 and 30), Lots Thirty five to Forty (35-40) both inclusive, and Lots Forty three to Forty eight (43-48) both inclusive in Block Forty four (44); Lots One to Eight (1-8) both inclusive, Lots Thirteen to Nineteen (13-19) both inclusive, and Lots Twenty one and Twenty three (21-23), in Block Forty five (45); Lots Thirteen (13), Twenty one to Twenty four (21-24) both inclusive, Twenty nine (29), and Thirty to Thirty six (30-36) both inclusive, in Block Forty six (46); Lots Twenty five to Twenty eight (25-28) both inclusive and Thirty two to Thirty six (32-36) both inclusive in Block Forty seven (47); Lots Thirty one (31) Thirty two (32) and Thirty three (33) in Block Forty eight (48); Lot One (1), Two (2) and Three (3) in Block Forty nine (49); Lots Fourteen to Forty four (14-44) both inclusive in Block Fifty four (54); Lots Three to Ten (3-10) both inclusive in Block Sixty four (64); Lots Three to Nine (3-9) both inclusive and Forty to Forty six (40-46) both inclusive in Block Sixty seven (67); Lots One (1) and Two (2) and Forty seven (47) & Forty [illegible]

(48) in Block Sixty eight (68); Lots Eight to Forty eight (8 48) both inclusive in Block Seventy two (72); Lots Twenty five to Forty (25-40) in Block Seventy four (74); Lots One to Eight (1-8) both inclusive in Block Seventy six and one half (76½); Lots Twenty (20), Twenty one (21) and Twenty two (22) in Block Seventy five (75); Lots One to Eight (1 8) both inclusive and Eleven to Twenty two (11-22) both inclusive in Block Seventy eight (78); Lots Five to Eighteen (5-18) both inclusive, and Forty six (46) in Block Seventy nine (79); Lots Thirty four to Forty eight (34-48) both inclusive in Block Eighty (80); Lots Seventeen to Twenty four (17-24) both inclusive, Thirty seven (37) and Thirty eight (38) in Block Eighty one (81); Lots Ten to Twenty four (10-24) both inclusive in Block Eighty two (82); Lots Eighteen to Thirty one (18-31) both inclusive in Block Eighty three (83); Lots Forty nine to Sixty four (49-64) both inclusive in Block Eighty four (84); Lots Three to Nine (3-9) both inclusive in Block Eighty five and one half (85½); Lots One to Forty five (1-45) both inclusive in Block Eighty six (86); Lots One to Six (1 6) both inclusive in Block Ninety two (92); Lots Fifteen to Thirty two (15-32) both inclusive in Block Ninety three (93); Lots Sixteen to Twenty four (16-24) both inclusive, and Thirty eight to Forty three (38-43) both inclusive in Block Ninety four (94); Lots Fourteen to Twenty one (14 21) both inclusive in Block Ninety five (95); Lots Seventeen to Twenty four (17-24) both inclusive and Forty one to Forty eight (41-48) both inclusive in Block Ninety six (96); Lots Twenty to Twenty four (20-24) both inclusive and Thirty three to Thirty six (33-36) both inclusive in Block Ninety seven (97); Lots Forty five to Forty eight (45-48) both inclusive in Block Ninety nine (99); Lots Twenty five and Twenty six (25 and 26) and Thirty five (35) and Thirty six (36) in Block One hundred (100); Lots Twenty five to Forty eight (25-48) both inclusive in Block One hundred and two (102); Lots One to Twenty four (1-24) both inclusive in Block One hundred and three (103); Lots Seven to Twenty two (7 22) both inclusive in Block One hundred and ten (110); Lots Twenty to Twenty three (20 23) both inclusive in Block One hundred and twenty four (124); Lots Twenty to Twenty six (20 26) in Block One hundred and twenty nine (129); Lots Fifteen (15), Thirty (30) and Thirty one (31) in Block One hundred and thirty two (132); Lots Eighteen to Twenty four (18-24) both inclusive in Block One hundred and thirty three (133); Lots One (1), Nine (9) and Ten (10) in Block One hundred and thirty four (134); Lots Eight to Twenty one (8-21) both inclusive in Block One hundred and thirty seven (137); Lots One to Six (1-6) both inclusive and Fourteen to Sixteen (14-16) both inclusive in Block One hundred and thirty nine (139); Lots Ten (10) and Eleven (11) in Block One hundred and forty one (141); Lots Seventeen (17) and Eighteen (18), and Thirty two to Thirty four (32-34) both inclusive in Block One hundred and forty (140); Lots One to Four (1-4) both inclusive Twenty (20) and Thirty one to Thirty six (31-36) both inclusive in Block One hundred and forty two (142); Lots Thirty five to Forty five (35-45) both inclusive in Block One hundred and forty three (143); Lots Four to Seventeen (4-17) both inclusive in Block One hundred and forty four (144); Lots Twenty five to Thirty six (25 36) both inclusive in Block One hundred and forty five (145); Lots Six to Forty three (6-43) both inclusive in Block One hundred and forty seven (147);

Lots Twenty five to Thirty three (25-33) both inclusive, Forty four (44) and Forty five (45) in Block One hundred and forty eight (148); Lots Seventeen to Twenty four (17-24) both inclusive in Block One hundred and forty nine (149); Lots One (1), Two (2) and Three (3) in Block One hundred and seventy (170); Lots Six to Twenty four (6-24) both inclusive in Block One hundred and seventy one (171); Lots Twenty to Twenty four (20-24) both inclusive in Block One hundred and seventy five (175); Lots Nine to Thirteen (9-13) both inclusive and Thirty five to Forty (35-40) both inclusive in Block One hundred and seventy six (176); Lots Nine (9), Forty five to Forty eight (45-48) both inclusive in Block One hundred and seventy seven (177); Lots Twenty two to Twenty four (22-24) both inclusive and Twenty eight (28) in Block One hundred and seventy nine (179); Lots One to Nine (1-9) both inclusive and Forty five to Fifty four (45-54) both inclusive in Block One hundred and eighty (180); Lots Eighteen to Thirty one (18-31) both inclusive in Block One hundred and eighty one (181); Lots Fifteen to Twenty eight (15-28) both inclusive in Block One hundred and eighty two (182); Lots One to Eight (1-8) both inclusive in Block One hundred and eighty four (184); Lots Twenty three (23) and Twenty four (24) in Block One hundred and eighty five (185); Lots Five to Twelve (5-12) both inclusive and Forty one to Forty eight (41-48) both inclusive in Block One hundred and eighty eight (188); Lots Twenty six (26) and Twenty seven (27) in Block One hundred and eighty nine (189); Lots Eight to Twelve (8-12) both inclusive, Thirty seven (37) and Thirty eight (38) in Block One hundred and ninety one (191); Lots Twenty five to Twenty nine (25-29) both inclusive and Thirty one (31) in Block One hundred and ninety three (193); Lots Twenty two to Twenty four (22-24) both inclusive and Thirty eight to Forty (38-40) both inclusive in Block One hundred and ninety four (194); Lots Eleven to Fifteen (11-15) both inclusive and Thirty three to Thirty eight (33-38) both inclusive in Block One hundred and ninety five (195); Lots Seventeen to Twenty four (17-24) both inclusive in Block One hundred and ninety six (196); Lots Twenty five to Forty (25-40) both inclusive in Block One hundred and ninety seven (197); Lots Nine to Twenty four (9-24) both inclusive in Block One hundred and ninety nine (199) Lots Thirty six to Forty eight (36-48) both inclusive in Block Two hundred and eight (208); 208 Lots Four to Nine (4-9) both inclusive and Twenty nine to Thirty five (29-35) both inclusive in Block Two hundred and thirteen (213); Lots Twenty three (23), and Twenty five to Twenty seven (25-27) both inclusive in Block Two hundred and fourteen (214); Lots One to Nine (1-9) both inclusive in Block Two hundred and fifteen (215), Lots One to Eight (1-8) both inclusive in Block Two hundred 215 and seventeen (217); Lots One to Six (1-6) both inclusive and Thirty three 217 to Thirty eight (33-38) both inclusive in Block Two hundred and eighteen (218); Lots Fourteen to Twenty five (14-25) both inclusive in Block Two hundred 218 and nineteen (219); Lots Thirteen to Seventeen (13-17) both inclusive and Thirty 219 two to Thirty six (32-36) both inclusive in Block Two hundred and twent[illegible] Lots Three to Five (3-5) both inclusive and Thirty seven to Forty eight [illegible] both inclusive in Block Two hundred and twenty one (221); Lots [illegible]

Thirty two (17 32) both inclusive in Block Two hundred and twenty two (222); Lots Twelve to Fourteen (12-14) both inclusive in Block Two hundred and twenty four (224); Lots Seventeen to Twenty four (17-24) both inclusive and Twenty nine to Thirty three (29 33) both inclusive in Block Two hundred and twenty six (226); Lots Eight to Thirteen (8 13) both inclusive in Block Two hundred and thirty (230); Lots One to Three (1-3) both inclusive and Sixteen to Eighteen (16-18) both inclusive in Block Two hundred and thirty one (231); Lots One to Three (1-3) both inclusive and Sixteen to Eighteen (16-18) both inclusive in Block Two hundred and thirty two (232); Lots Six to Ten (6-10) both inclusive in Block Two hundred and thirty six (236); Lots Six to Eleven (6-11) both inclusive in Block Two hundred and thirty seven (237); Lots Twenty two to Thirty eight (22-38) both inclusive in Block Two hundred and forty one (241); Lots Two (2) Three (3) and Twenty seven to Twenty nine (27 29) both inclusive in Block Two hundred and forty two (242); Lots Seven to Nine (7 9) both inclusive in Block Two hundred and forty three (243); Lots Two (2), Three (3), and Twenty seven to Twenty nine (27-29) both inclusive in Block Two hundred and forty four (244); Lots Two (2), Three (3); Ten to Thirteen (10-13) both inclusive and Twenty eight (28) and Twenty nine (29) in Block Two hundred and forty five (245); Lots Four (4) and Five (5) in Block Two hundred and forty six (246); Lots Two to [illegible] ([illegible]-14) both inclusive and Forty six to Fifty four (46-54) both inclusive in Block Two hundred and forty [illegible] (247); [illegible] (1), Two (2), and Twelve to Seventeen (12-17) both inclusive in Block Two hundred and forty eight (248); Lots Nineteen to Twenty four (19-24) both inclusive and Thirty six to Forty one (36-41) both inclusive in Block Two hundred and forty nine (249); Lots Twenty three to Twenty seven (23-27) both inclusive in Block Two hundred and fifty (250); Lots Twenty eight to Forty five (28-45) both inclusive in Block Two hundred and fifty one (251); Lots Nineteen to Thirty six (19-36) both inclusive in Block Two hundred and fifty four (254); Lots Twelve to Sixteen (12-16) both inclusive in Block Two hundred and fifty six (256); Lots Eleven to Fifteen (11-15) both inclusive and Thirty six to Forty (36-40) both inclusive in Block Two hundred and fifty seven (257); Lots Nineteen to Thirty six (19 36) both inclusive in Block Two hundred and fifty nine (259); Lots One to Twenty four (1-24) both inclusive in Block Two hundred and sixty (260); on the University Heights according to the maps thereof on file

Provided Always And this conveyance is made upon the express conditions, to wit:

The said Grantees their successors and assigns, shall not at any time manufacture, sell or dispose of, to be used as a beverage, any intoxicating liquors of any kind, distilled or fermented, or permit the same to be done in any place of public resort upon said land, save and excepting those lots and blocks that are in Pueblo Lots 1124 and 1125 hereinbefore des-

[illegible]

The said Grantees their successors or assigns shall not erect o suffer to be erected any building, on those lots herein described that front on the Streets and Avenues surrounding the College Campus, within less that twenty five feet of the line of the said Street or Avenue.

And it is expressly agreed that in case the foregoing conditions, or any there of, be broken by the Grantees their successors or assigns, this conveyance shall become and be null and void, and the title to the premises herein conveyed shall revert to the Grantor, and the said Grantors, its successors or assigns, shall have the right to re-enter upon and possess said premises with their privileges and appurtenances, and hold the same forever. And that the said Grantees their successors and assigns, in accepting this conveyance or any mesne conveyance founded upon it, agrees to all and every of the foregoing conditions. *

This conveyance is made subject to a Mortgage debt of $50.000.00; said mortgage executed to E. S. Babcock Jr., Trustee; also subject to the State and County Tax for 1889, and all subsequent Taxes, and to all litigation now pending with regard to the title to any of said property.

To Have and to Hold the above granted and described premises, unto the said Grantees, their successors and assigns forever.

In witness whereof, the said party of the first part hath caused [illegible] affixed, this 8th day of July 1890.

College Hill Land Association
of the City of San Diego
per John W. Collins
Vice President
H. D. Bloodgood, Secy

Seal

State of California }
County of San Diego } ss

On this 8th day of July in the year one thousand eight hundred and ninety before me W. F. Norcross a Notary Public in and for said County of San Diego duly commissioned and sworn personally appeared John W. Collins known to me to be the Vice President and H. D. Bloodgood known to me to be the Secretary of the Corporation described in, and who executed the within and annexed instrument, and acknowledged to me that such Corporation executed the same.

In witness whereof, I have hereunto set my hand, and affixed my official seal, at my office in the said County of San Diego, the day and year in this Certificate first above written.

W. F. Norcross
Notary Public

Seal

Received for record July 19 1890 at 30 minutes past 10 o'clock A. M. at request of Geo B. Hensley
E. W. Miller, County Recorder
By B. F. Moore Deputy.

Recorded August 1st 1890 at 3 o'clock and 45 P. M.
E. W. Miller, County Recorder
By L. F. Works Deputy

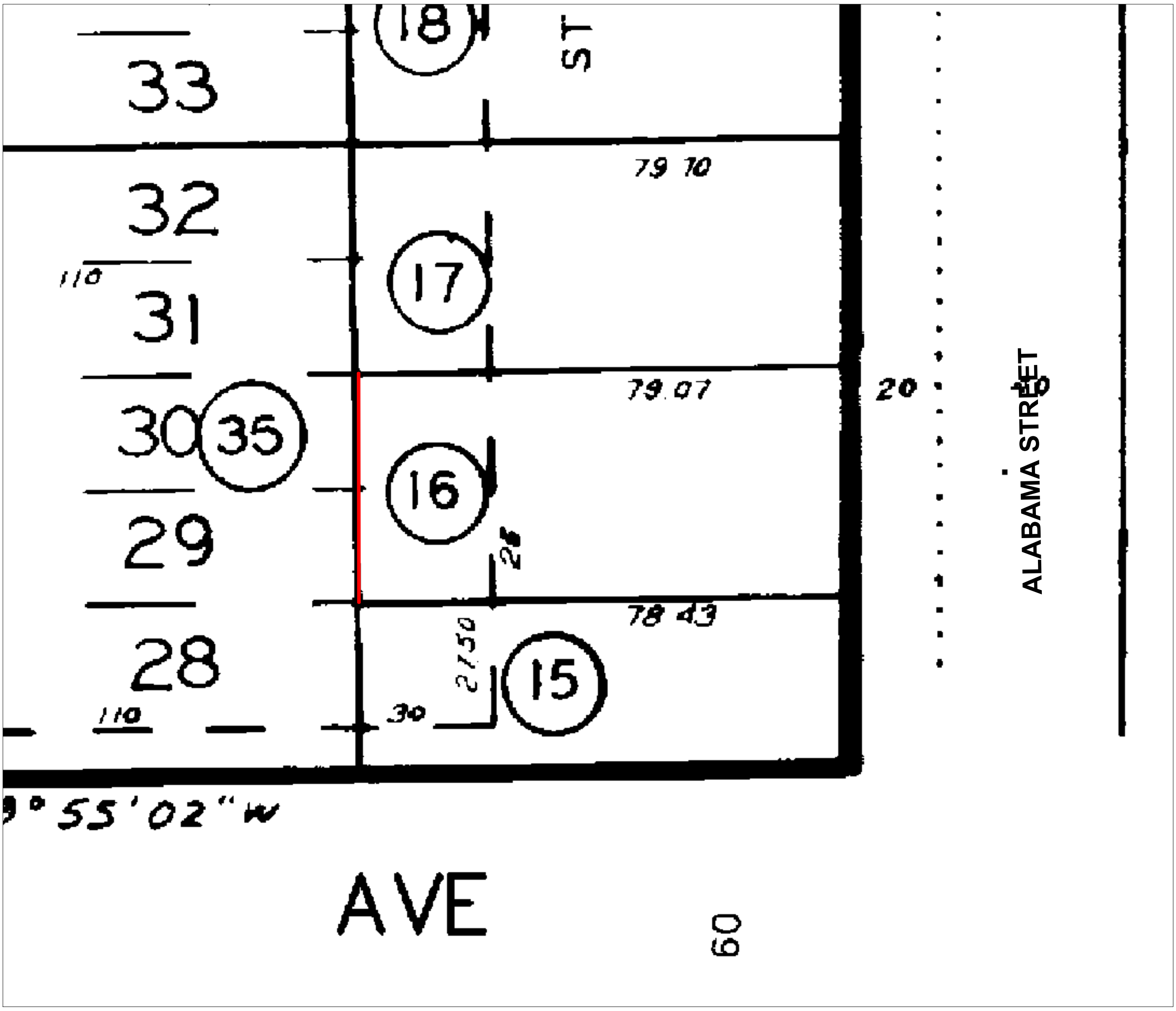
Fee $7.00

Docusign Envelope ID: C50444ED-730B-8AAA-82EA-49C83069C11A

0 1 2
Standard Scale 1 :1

APN : 453-290-16-00

N



Legend

Property In Question - Fee

Item No. 4 - Easement for Public Utilities
In 12/11/1947 Bk 2577 Pg 453 of Official Records
Affects said portion as described in the document
(Centerline of undisclosed strip width)

Acknowledged by (1 page):

Signed by:
Peter Carrillo 7/21/2026
92937C64690D494...
Peter Carrillo

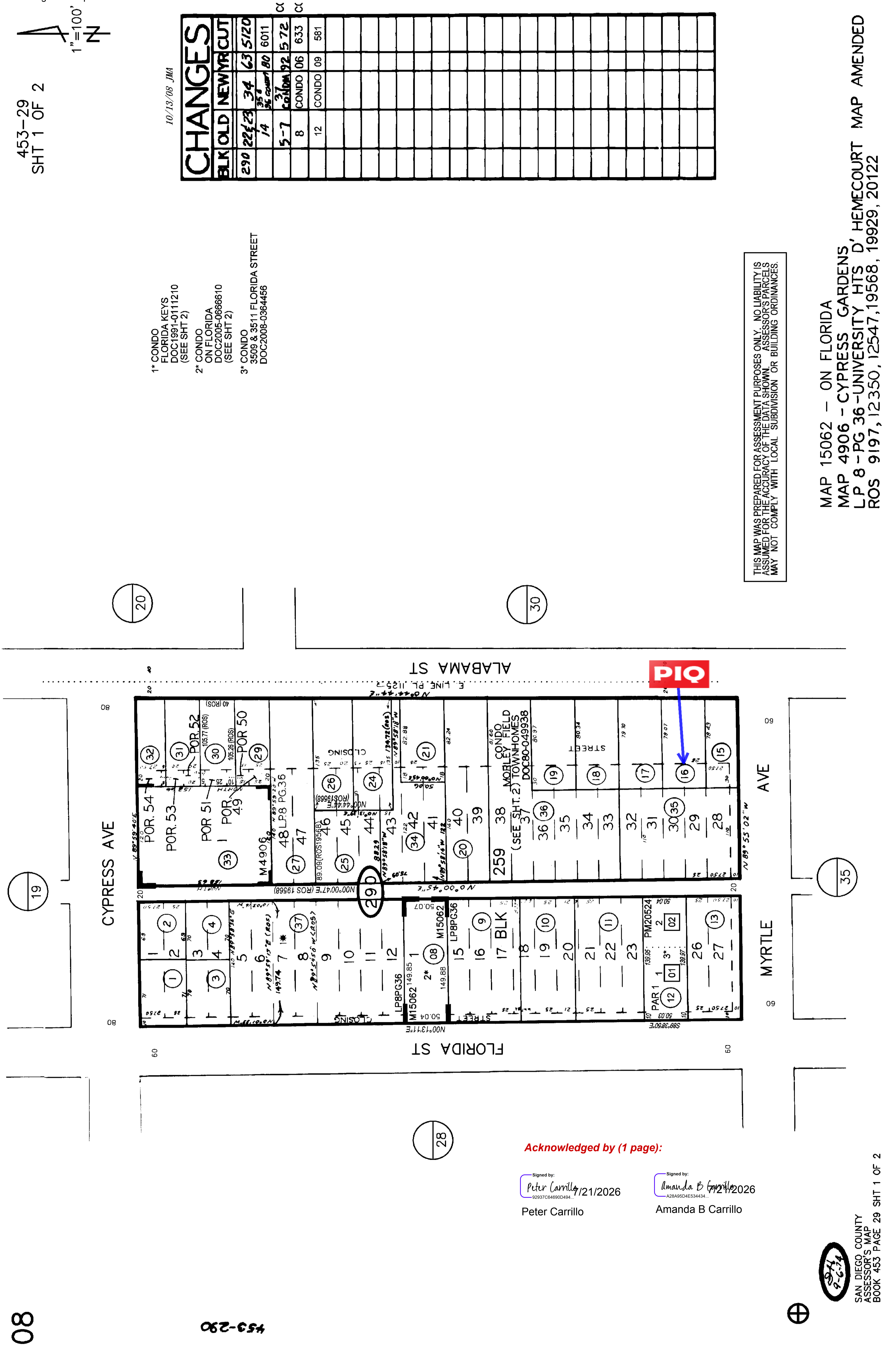
Signed by:
Amanda B Carrillo 7/21/2026
A28A95D4E534434...
Amanda B Carrillo

Fidelity National Title Company
7565 Mission Valley Road, Suite 100
San Diego, CA 92108

Title Order No. : 9922605582, Preliminary Report dated June 8, 2026	Drawing Date : 06/16/2026 - FNFI
Reference :	Assessor's Parcel No. : 453-290-16-00
Property : 3510 Alabama Street, San Diego, CA 92104-4004	Data :
Plat Showing : THE PORTION OF THE LAND IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	Sheet 1 of 1

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets,natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Archieve #



Acknowledged by (1 page):

Signed by: Peter Carrillo 7/21/2026
Peter Carrillo

Signed by: Amanda B Carrillo 7/21/2026
Amanda B Carrillo