

**Disclosure Packet for
2100 Lyon Avenue, Belmont**

Listing agent has not verified any of the information contained in these documents.
Please encourage your buyers to satisfy themselves as to the issues in these documents.

Enclosed please find the following documents:

1. Agency Disclosure
2. Smoke Detector/Water Heater form
3. Homeowners Insurance Coverage and Claim History
4. PRDS Mold Advisory
5. Receipt of Environment Natural Hazards booklet
6. JCP natural hazard report
7. JCP environmental report
8. Fidelity Title Preliminary Title report
9. Real Estate Transfer Disclosure - TDS
10. Agent's Inspection Disclosure
11. PRDS Supplemental Sellers Checklist
12. Lead Paint Disclosure
13. As-is addendum
14. Firpta
15. A & R Termite Report
16. Greg Shepherd - Home Inspection Report

Thank you and please call Erica @ 650-888-3884 with any questions.

Erica Damelio – Alain Pinel : San Mateo

Purchasers hereby acknowledge that they have read and approved the above documents.

Purchaser

Date

Purchaser

Date



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**PRDS® DISCLOSURE REGARDING REAL ESTATE
AGENCY RELATIONSHIPS** (Page 1 of 2)
(As required by the Civil Code)
Revision Date 9/04



When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent(s) in the transaction.

FORM NEEDS TO BE COMPLETED AND PROVIDED AS FOLLOWS:

- | | |
|--|---|
| a) Listing Agent to the Seller before entering into a listing agreement; | b) Buyer's Agent to the Buyer as soon as practicable before signing an offer; |
| c) Buyer's Agent to the Seller before presenting an offer; | d) Listing Agent, when acting as a dual agent, to the Buyer as soon as practicable before the Buyer signs an offer. |

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller:

A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the Property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer:

A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty, and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction.

This disclosure form includes the provisions of Section 2079.13 to 2079.24, inclusive, of the Civil Code set forth on the reverse side hereof. Read it carefully.

If the transaction involves one-to-four dwelling residential property(s), including a mobile home, this Disclosure form must be provided in a listing, sale, exchange, installment land contract, or lease over one year.

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

DocuSigned by: Rebecca Peters
☐ BUYER ☒ SELLER _____ Date 3/23/2013 Time _____ ☐ AM ☐ PM
☐ BUYER ☒ SELLER _____ Date 3/18/2013 Time _____ ☐ AM ☐ PM
 AGENT Alain Dine by [Signature] Date 3/14/13 Time 4 ☐ AM ☒ PM
 (Associate Licensee or Broker-Signature)

BUYER'S AGENT _____ by _____ Date _____ Time _____ ☐ AM ☐ PM
 (before presenting offer) (Associate Licensee or Broker-Signature)

SELLER _____ Date _____ Time _____ ☐ AM ☐ PM
 (before presentation of offer)

SELLER _____ Date _____ Time _____ ☐ AM ☐ PM
 (before presentation of offer)

Notice to Buyers and Sellers Regarding Foreign Investment in Real Property Tax Act (FIRPTA)



Property Address: 2100 Lyon, Belmont

The United States in 1980 adopted the Foreign Investment in Real Property Tax Act (FIRPTA). Under FIRPTA, Buyers are legally obligated to withhold ten percent (10%) of the gross sales price otherwise payable to the Seller. Buyers must pay that 10% amount to the Internal Revenue Service (IRS) unless Seller, or the particular transaction, is exempt.

Sellers are exempt if all Sellers give the escrow holder completed FIRPTA Seller Affidavits signed by all Sellers, which Affidavits must state, among other things, that the Sellers are not nonresident aliens. FIRPTA requires these Seller's Affidavits to include the taxpayer identification number of the Sellers ("TIN"). For individuals this is usually the Seller's Social Security Number ("SSN").

This requirement is satisfied if the Sellers' Affidavits, which include the individual Sellers' SSN's, are delivered to the escrow holder, and the escrow holder in turn provides the buyer with a statement under penalty of perjury that they have the required Sellers' Affidavits with the SSN's in their possession (the "Escrow Holder's Statement").

ATTENTION SELLERS: If you, as the Sellers, are relying on the exemption that you are not nonresident aliens, you must provide the escrow holder with completed Seller Affidavits including your SSN's.

ATTENTION BUYERS: If, after a request to do so, the escrow holder does not, or is unable to, deliver to you the required Escrow Holder's Statement, you should:

- A. Instruct the escrow company to withhold 10% of the gross sales price and pay that amount to the IRS for the tax account of the Seller; and/or:
- B. Instruct the escrow company to delay the closing of escrow for the transaction until you are provided with the required Escrow Holder's Statement.

In the event the Sellers and/or the escrow holder still refuses to comply with A or B, above, the real estate broker(s) in this transaction recommend that Buyer seek legal advice concerning his/her legal rights before proceeding. If you decide to consummate your purchase with the Sellers without obtaining the required Escrow Holder's Statement, or without withholding 10% of the gross sales price, then you have acted against the advice of your broker/agent, and may be liable to the IRS for that, the non-withheld 10% amount plus interest, and penalties if applicable.

NOTE: This Notice is not intended to give tax or legal advice to Sellers or Buyers of real property. Sellers and Buyers are strongly advised to discuss any legal or tax issues related to this transaction with their respective legal and tax advisors; including the contents of this Notice, whether this transaction qualifies for an exemption, or whether Seller qualifies for an exemption, from the requirements of FIRPTA.

I have received and understand this Notice:

<div style="border: 1px solid black; padding: 2px; display: inline-block;">DocuSigned by:</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">ko Peters</div>		3/23/2013
Seller	72E4B5F1962D45E...	Date
<div style="border: 1px solid black; padding: 2px; display: inline-block;">DocuSigned by:</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Rebecca Peters</div>		3/18/2013
Seller	5A4F4FB53548488...	Date
Buyer		Date
Buyer		Date



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PRDS® "AS-IS" ADDENDUM
Revision Date 10/05 Print Date 10/05



This **"AS-IS"** Addendum is entered into between KO ("Buyer")
and those Sellers ("**Seller**") who are parties to that Real Estate Purchase Contract ("Contract"), dated _____,
relating to 2100 Lyon, Belmont ("Property").

1. In further consideration of the price and terms of sale of the Property, it is agreed that **Buyer is purchasing the Property in its present (i.e., as of time of Acceptance of the Contract), "AS-IS" condition, and without warranty from Seller.**
2. This **"AS-IS"** Addendum supersedes and renders without force or effect:
 - (a) any provision in the Contract that would have otherwise made Seller responsible for inspections, certifications or work relating to structural pest control issues affecting the Property, and
 - (b) any provision (e.g., "maintenance clause") under which Seller would have specifically warranted that certain designated components, systems, appliances and/or other enumerated features of the Property shall be operative, in working order, or free from damage or defect at Close of Escrow.
- (NOTE: The **"AS-IS"** nature of this addendum does require, however, that the Property and all its components, appliances and systems, including landscaping, be delivered at Close of Escrow in **no less than the same general condition as at time of Acceptance**, unless otherwise agreed in writing. Accordingly, Seller is advised to consider obtaining a "Seller's Coverage" home warranty to cover various aspects of the Property during pre-Close of Escrow time frames.)
3. Seller acknowledges the obligation of furnishing to Buyer all reasonably available reports and other information (of which Seller is reasonably aware) bearing on value and desirability of the Property *and*, unless the transaction is exempt, of furnishing to Buyer a completed Transfer Disclosure Statement ("**TDS**") and a completed PRDS Supplemental Seller Checklist. This means that even personal representatives of decedents' estates, as well as other TDS-exempt sellers, have a common law obligation to disclose information (of which they are aware) negatively bearing on value and desirability of the Property.
4. Buyer retains full rights to secure (and acknowledges the importance of and takes responsibility for securing) full and comprehensive inspections of the Property by competent contractors, inspectors and other qualified professionals, and shall retain all contingency rights (including property condition contingency rights) provided for in the Contract.
5. Seller shall comply with smoke detector, water heater and all other government-mandated "point-of-sale" seller requirements. Seller shall remove all personal property and debris from the Property prior to Close of Escrow, unless otherwise agreed in writing.
6. Buyer and Seller agree and affirm that there are NO EXCEPTIONS made to this **"AS-IS"** Addendum or, if checked here ☐ , EXCEPTIONS AS FOLLOWS:

Date: _____ Date: _____

Buyer: _____ Seller: _____

Buyer: _____ Seller: _____



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SELLER'S AFFIDAVIT OF NON-FOREIGN STATUS (FIRPTA) AND CALIFORNIA TAX WITHHOLDING STATUS

Revision Date 5/06

Print Date 5/06



Federal law (IRC § 1445) and California law (Revenue & Taxation Code §18662, for California properties) mandate the withholding of certain percentages of real estate proceeds, depending on citizenship and/or on the nature and status of the transferor, transferee and the subject property. Since responses are required by law to be given under penalty of perjury, care must be used in the completion of this form. Tax and/or legal advisors should be consulted as to any questions or uncertainties in regard thereto.

Property: 2100 Lyon, Belmont (the "Property")

Identity of Seller/Transferor: (Each seller/transferor on title must prepare and sign a *separate copy of this form* unless seller/transferor is a married couple and has the same federal and state exempt status, in which case couple can complete and sign one form.)

A. Printed name: Ko Peters

B. Printed name: Rebecca Peters

Telephone number: _____

Address: 2100 Lyon, Belmont

(Business, trust and estate entities: please enter office address)

Social Security No(s): A. _____ B. _____

(Business, trust and estate entities: please enter Federal Tax ID no. and Calif. Corp. no.)

1. **FEDERAL CLAIM AND DECLARATION OF EXEMPT STATUS:** The Transferor is exempt under the Foreign Investment in Real Property Tax Act from federal tax withholding for the reason checked below:

- ☒ Transferor is an individual person who is not a "foreign person" (i.e., not a nonresident alien) under federal law. See IRC §1445.
☐ Transferor is a domestic (or is legally entitled to treatment as a domestic) corporation, partnership, limited liability company, trust, estate or other entity as defined and described in applicable provisions of the Internal Revenue Code and Internal Revenue Regulations.

2. **CALIFORNIA CLAIM AND DECLARATION OF EXEMPT STATUS:** The Transferor is exempt under Revenue & Taxation Code §18662 from California tax withholding for the reason checked below:

Transferor in an **individual** or is a **revocable (grantor) trust**, and: (Note: FTB Form 593-C may be required for some exemptions)

- ☒ The last use of the Property was as Transferor's principal residence, irrespective of the length of time it was so used.
☐ The Property otherwise qualifies (per IRC §121) as Transferor's principal residence.
☐ The Property is to be exchanged (IRC § 1031) for like-kind property. (Note: any recognized gain requires withholding.)
☐ The Property has been compulsorily or involuntarily converted (per IRC § 1033) and Transferor intends to acquire property similar or related in use for non-recognition of gain for California tax purposes under IRC § 1033.
☐ Sale of the Property will result in a loss for California income tax purposes.

Transferor is an exempt **business, trust or estate entity** as follows: (Note: FTB Form 593-W may be required for some exemptions)
 By signing on behalf of one of the following entities, signatory warrants that he/she does so with full and complete authority.

- ☐ Transferor is a corporation organized and qualified under California law, and maintains a permanent place of business in California.
☐ Transferor is a bank acting as fiduciary for a trust, or is a partnership or LLC (per California and federal tax law).
☐ Transferor is tax-exempt under federal or California law, or is an insurance company, IRA or qualified pension or profit sharing plan.
☐ The Property was decedent's principal residence (per IRC § 121).

3. **Non-applicable transactions** include acquisition by way of a foreclosed trust deed or mortgage or a deed in lieu of foreclosure. Federal tax withholding requirements cited herein apply only to properties with sales prices over \$300,000; California tax withholding requirements cited herein do not apply to properties with sales prices \$100,000 or less.

The undersigned Transferor declares under penalty of perjury that the foregoing information is correct. If none of the above exemptions is applicable, then withholding may be required. Please declare exemption status under both **Federal** (Paragraph 1 above) and **California** (Paragraph 2 above) provisions.

<u>Ko Peters</u>	Ko Peters	3/23/2013
Transferor's Signature	Printed name (and, where applicable, signature authority)	Date
<u>Rebecca Peters</u>	Rebecca Peters	3/18/2013
Transferor's Signature	Printed name (and, where applicable, signature authority)	Date

Buyer acknowledges receipt of a completed and signed copy of this document (which should be retained with tax records for five years).



PRDS® LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE AND ACKNOWLEDGMENT

Revision Date 1/11



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This Disclosure applies to the Real Estate ☐ Purchase ☐ Lease/Rental Contract ("Contract") for 2100 LyonCity of Belmont County of San Mateo, California ("Property").

LEAD WARNING STATEMENT

PURCHASE AND SALE: 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 intelligence 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 hazards is recommended prior to purchase.

LEASE: 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 lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

1. SELLER/LESSOR DISCLOSURE

- a) Seller/Lessor has *no knowledge* of lead-based paint and/or lead-based paint hazards at the Property *other than as follows:* _____ (use additional sheet, if necessary)
- b) Seller/Lessor has *no reports or records* pertaining to lead-based paint and/or lead-based paint hazards at the Property that have been received by Buyer/Lessee or are provided as an attachment (please list reports), other than as follows: _____ (use additional sheet, if necessary)
- c) Buyer/Lessee has received, or is receiving as an attachment hereto, the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent booklet approved for Federal and State use.
- d) Sales Transactions Only: Buyer shall have ten days from Acceptance (unless otherwise agreed in the Contract) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property.
- I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Date: 3/23/2013

Seller/Lessor: _____

Date: 3/18/2013

Seller/Lessor: _____

DocuSigned by:

72848671982D45E...

Rebecca Peters

(SIGNATURE)

5A4F4FB6364848B...

(PRINTED NAME)

Rebecca Peters

(PRINTED NAME)

2. ACKNOWLEDGMENT BY AGENT FOR SELLER/LESSOR

Agent has informed Seller/Lessor of Seller's/Lessor's obligations under 42 U.S.C. §4852(d) and is aware of said Agent's duty 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.

Date: 3/14/13 Seller's/Lessor's Agent: _____Print Name: Enca Damelio

Company Name: _____

3. BUYER/LESSEE ACKNOWLEDGMENT

- a) I (we) have received the "Lead Warning Statement" above.
- b) I (we) have received the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for Federal and State use.
- c) Sales Transactions Only: Buyer acknowledges a right (exercisable within ten days of Acceptance, unless otherwise agreed in the Contract) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property.

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

Date: _____ Buyer/Lessee: _____

(SIGNATURE)

(PRINTED NAME)

Date: _____ Buyer/Lessee: _____

(SIGNATURE)

(PRINTED NAME)

4. ACKNOWLEDGMENT BY AGENT FOR BUYER/LESSEE

Agent has informed Seller/Lessor (through Seller's/Lessor's Agent, if the Property is listed), of Seller's/Lessor's obligations under 42 U.S.C. §4852(d) and is aware of the duty of Agent for Buyer/Lessee 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.

Date: _____ Buyer's/Lessee's Agent: _____

(SIGNATURE)

Print Name: _____ Company Name: _____



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**CERTIFICATION OF COMPLIANCE WITH WATER HEATER, SMOKE DETECTOR
AND CARBON MONOXIDE DEVICE REQUIREMENTS**



Property: 2100 Lyon Belmont

WATER HEATER COMPLIANCE

For purposes of reducing the serious threat of fire, explosion or electrocution resulting from water heaters that may overturn or suffer damage in an earthquake, California Health and Safety Code sections 19211 and 19212 require that all water heaters, whether new or old, be braced, anchored or strapped to resist falling or horizontal displacement due to seismic motion. **There are no exceptions to this requirement.** Compliance must be certified at the point of transfer of title or at the commencement of the Lease.

While the California Plumbing Code provides specific guidance as to the manner and means of securing water heaters, Seller/Owner is advised that different or additional requirements may be imposed by local ordinance. Seller/Owner is, therefore, encouraged to inquire of local code enforcement officers in regard thereto and to engage a competent plumber or other building professional to undertake any needed action and to assure compliance.

Seller/Owner hereby certifies that the Property is presently in compliance, or by close of escrow or at the commencement of the Lease shall have been brought into compliance, with the above-referenced requirements regarding water heater bracing, anchoring and strapping.

3/23/2013

Date: _____
 DocuSigned by: ko Peters
 Seller/Owner: _____
 72E4B5F1982D45E...

DocuSigned by: Rebecca Peters
 Seller/Owner: _____
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SMOKE DETECTOR AND CARBON MONOXIDE DEVICE COMPLIANCE

Dwelling units (including, without limitation, single family residences) intended for human occupancy are, upon transfer of title (or in the case of a lease), required to be equipped with operable smoke detector(s) and, as of July 1, 2011, carbon monoxide device(s) of the type and in a manner specified by the State Fire Marshall. Compliance must be certified by close of escrow or at commencement of the lease. California Health & Safety Code section 13113.7 and 13260, et seq. Local ordinances and building codes may add additional requirements and should be consulted as to where (i.e., what placement within sleeping areas, hallways leading to sleeping areas, within staircases, etc.) smoke detector(s) and carbon monoxide device(s) should be located for optimal performance and for full code compliance.

Seller/Owner hereby certifies that the Property is presently in compliance, or by close of escrow or at the commencement of the Lease shall have been brought into compliance, with the above-referenced requirements regarding the installation of operable smoke detectors and carbon monoxide devices.

Date: 3/18/2013
 DocuSigned by: ko Peters
 Seller/Owner: _____
 72E4B5F1982D45E...

DocuSigned by: Rebecca Peters
 Seller/Owner: _____
 5A4F4FB53548488...

Buyer/Tenant hereby acknowledges receipt of a copy of the above certification(s).

Date: _____

Buyer/Tenant: _____

Buyer/Tenant: _____



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PRDS®
REAL ESTATE TRANSFER DISCLOSURE ("TDS")

(Page 1 of 3 - Revised 11/11)



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Belmont, COUNTY OF San Mateo, STATE OF CALIFORNIA, DESCRIBED AS 2100 Lyon Avenue. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (DATE) July 9 20 13. 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 Section 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: _____

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 (read across):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Range | <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Microwave |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Garbage Disposal |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Smoke Detector(s) | <input checked="" type="checkbox"/> Rain Gutters |
| <input checked="" type="checkbox"/> Burglar Alarms | <input checked="" type="checkbox"/> Carbon Monoxide Device(s)* | <input checked="" type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Intercom |
| <input checked="" type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Evaporator Cooler(s) |
| <input checked="" type="checkbox"/> Wall/Window Air Conditioning | <input type="checkbox"/> Sprinklers | <input checked="" type="checkbox"/> Public Sewer Systems |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Sump Pump | <input type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Patio/Decking | <input type="checkbox"/> Built-in Barbeque | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Sauna | <input type="checkbox"/> Pool <input type="checkbox"/> Child Resistant Barrier* | <input type="checkbox"/> Spa <input type="checkbox"/> Locking Safety Cover* |
| <input type="checkbox"/> Hot Tub <input type="checkbox"/> Locking Safety Cover* | <input type="checkbox"/> Automatic Garage Door Opener(s)* | <input type="checkbox"/> Number of Remote Controls _____ |
| <input type="checkbox"/> Security Gate(s) | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport |
| <input checked="" type="checkbox"/> Garage: <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Solar | <input type="checkbox"/> Electric |
| <input type="checkbox"/> Pool/Spa Heater: <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Water Heater Anchored, Braced, or Strapped* | <input type="checkbox"/> Private Utility or Other |
| <input checked="" type="checkbox"/> Water Heater: <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Well | <input type="checkbox"/> Water-Conserving Plumbing Fixtures |
| <input checked="" type="checkbox"/> Water Supply: <input checked="" type="checkbox"/> City | <input type="checkbox"/> Bottled | |
| <input checked="" type="checkbox"/> Gas Supply: <input type="checkbox"/> Utility | <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows* | |
| <input checked="" type="checkbox"/> Window Screens | | |

[*See related note, page 2]

Exhaust Fan(s) in Kitchen 220 Volt Wiring in _____ Fireplace(s) in living room
 Gas Starter _____ Roof(s): Type Composite Age: 18 yrs (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.): _____

Buyer and Seller acknowledge receipt of a copy of this page.

Seller's Initials (_____) (_____)

Buyer's Initials (_____) (_____)

PRDS® REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Page 2 of 3):

- B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?** ☐ Yes ☒ No. If yes, check appropriate space(s) below.
- ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors ☐ Foundation ☐ Slab(s)
- ☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Other Structural Components
- Describe: _____

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

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 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. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1984, 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 Section 1101.4 of the Civil Code.

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

- 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
- 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
- Any encroachments, easements or similar matters that may affect your interest in the subject property. ☒ Yes ☐ No
- Room additions, structural modifications, or other alterations or repairs made without necessary permits ☒ Yes ☐ No
- Room additions, structural modifications, or other alterations or repairs not in compliance with building codes ☐ Yes ☒ No
- Fill (compacted or otherwise) on the property or any portion thereof ☐ Yes ☒ No
- Any settling from any cause, or slippage, sliding, or other soil problems ☐ Yes ☒ No
- Flooding, drainage or grading problems ☐ Yes ☒ No
- Major damage to the property or any of the structures from fire, earthquake, floods, or landslides .. ☐ Yes ☒ No
- Any zoning violations, nonconforming uses, violations of "setback" requirements ☐ Yes ☒ No
- Neighborhood noise problems or other nuisances ☐ Yes ☒ No
- CC&R's or other deed restrictions or obligations ☐ Yes ☒ No
- Homeowners' Association which has any authority over the subject property ☐ Yes ☒ No
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) ☐ Yes ☒ No
- Any notices of abatement or citations against the property ☐ Yes ☒ No
- Any lawsuits by or against the seller threatening to or affecting this real property, including any lawsuits 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): (3) Previous owners disclosed to us that in 1996 they received a note from a neighbor that the fence was a few inches on the neighbor's property. Nothing has been heard from the neighbor since. (4) Some alterations + repairs done w/o permit. See Seller's Checklist.

D. Seller Certification:

- The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 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.
- The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 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 [Signature]

Date 7/9/2013

Seller Rebecca Peters

Date 7/9/2013

Buyer and Seller acknowledge receipt of a copy of this page.

Seller's Initials (____) (____)

Buyer's Initials (____) (____)

Property: 2100 Lyon Avenue, Belmont, CA 94002 Date 7/9/2013

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:

☐ Agent notes no items for disclosure.

☒ Agent notes the following items:

see attached

Agent (Broker Representing Seller) Erica Danielio

(Please Print)

By *[Signature]*

(Associate Licensee or Broker Signature)

Date 7/10/13

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:

☐ Agent notes no items for disclosure.

☐ Agent notes the following items:

Agent (Broker obtaining the Offer) _____

(Please Print)

By _____

(Associate Licensee or Broker Signature)

Date _____

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(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

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

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

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

SECTION 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.

NOTE: EXEMPT TRANSFERS (TDS not required) include, but are not limited to, the following: transfers by a fiduciary of a decedent's trust or estate; transfers by foreclosure of trustee's sale or by deed in lieu of foreclosure; transfers to a spouse or a direct blood relative; transfers among co-owners; transfers requiring a "public report" (Bus. & Prof Code § 11018.1) or pursuant to Bus. & Prof Code § 11010.4.

AGENT'S INSPECTION DISCLOSURE

2100 Lyon Avenue, Belmont

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

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

Agent (Broker Representing Seller) Alain Pinel Realtors

Purchaser to have their own investigation as to the condition of the home by a licensed contractor, soils foundation, and drainage specialists to satisfy themselves as to the condition of this property. Drainage and moisture conditions can affect foundations, dry rot, mold, and mildew conditions. The left and right side of the home is determined by looking at the home from the street.

The buyer has been informed to check out any conditions that may affect the desirability of the property including but not limited to traffic, weather air, land or sea, schools, and test scores, crime rate, permit evaluation. This agent has made no representation as to any of the above either express or implied. The buyer should make several trips to the property at different times of the day and evening to witness any information regarding neighborhood activities, traffic noise, neighborhood noise or nuisance problems or any items that may be present in the neighborhood that may not be determined on an initial visit.

This agent is not an expert in tax matters and does not give tax advise. The buyer and/or seller should call their accountant and/or tax preparer or specialist in that field for information, before buying or selling real estate in California.

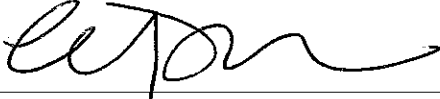
The agent did not crawl in a crawl space or go into the attic to perform any types of agents visual inspection. The appliances in the property were not tested during the agents visual inspection. The roof was visually inspected from the ground level only. I am not a qualified inspector in this area and my comments are based only on what I saw from the street level.

The buyers/sellers are relying solely upon their visual property inspection and their professional property inspection and any other reports they obtained. The agent recommends that buyer obtain a professional property inspection report and termite report or any other inspection done by a professional in the field. This agent is not qualified to provide property inspections and is only providing information based on what he/she saw on the property.

Sewer lines in some properties of older age are made of orangebird piping which disintegrates over the years and needs replacement. Purchaser to satisfy themselves as to this condition.

1. Scratches and stains on hardwood floors.
2. Paint stains on stone entryway.
3. Cracks & stains on the slab in the garage.
4. Airplane & traffic noise may be heard.

5. No heating in upstairs 4th bedroom / bonus room.
6. Cracks & stains on the driveway.
7. Some discoloration on the backsplash in the kitchen.
8. Local schools are having construction work done.
9. Some stones in the back patio are loose.
10. County records show the home as a 3 bedroom, the owners have made the bonus room upstairs a 4th bedroom. The room was existing when they purchased the home.

By:  Date: 7/10/13
Alain Pinel Realtors

Purchaser _____ Seller _____

Purchaser _____ Seller _____

Date _____ Date _____



www.prdforms.com

PRDS® SUPPLEMENTAL SELLER'S CHECKLIST

Property: 2100 Lyon Ave, Belmont, CA 94002 Date: 7/9/2013

THE INFORMATION ENTERED ON THIS FORM IS PROVIDED BY SELLER ONLY. THIS DOCUMENT IS SOLELY A SUPPLEMENTAL DISCLOSURE; IT IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, ANY PART OF THE RELATED PURCHASE CONTRACT.

CAUTION TO SELLER: Seller must understand the importance and significance of Seller's disclosure obligations. Seller needs to take the time to carefully and fully complete all questions in this Checklist, including, but not limited to, providing a detailed explanation for all questions responded to with "yes." If Seller needs help in completing Seller's disclosure obligations, including what to disclose and how to disclose it, Seller should consult with Seller's own real estate attorney. Brokers cannot determine the legal sufficiency of any disclosure. In completing this Checklist, Seller should consider the following:

- Seller must disclose anything that is known to Seller that materially affects the value or desirability of the Property;
- It is always prudent for Seller to disclose and explain rather than remain silent;
- Seller can reduce the risk of subsequent disputes, claims, and litigation by making full disclosure to Buyer;
- Prior to completing this Checklist, Seller should review all existing documents in Seller's possession, including, but not limited to, past and current reports, inspections, disclosures, repair estimates, and invoices. Seller should provide these documents to Buyer with this Checklist;
- Seller should disclose all past and current problems, even those that have undergone repair, and should describe repairs that have been made;
- If Seller does not know the answer to any question, then Seller is "not aware" of that issue and should answer "No."

CAUTION TO BUYER: Buyer is responsible for conducting Buyer's own investigations into any and all issues which impact the value and desirability of the Property, whether or not the issue is referenced in any advertisement or discussed in the Seller's or Broker's disclosure documents or by any advisories received by Buyer. Buyer must bear in mind that a property may suffer defects or deficiencies of which neither Seller nor Broker is aware. Buyer should also recognize that not all issues can be objectively determined, and some issues can have varying impacts on different people, since some people may be more sensitive than others. Buyer is urged to do all of the following:

- Carefully read the information contained in this Checklist, along with any advisories, disclosures, inspections, and/or reports Buyer receives from any source;
- Conduct additional/further investigations and inspections regarding any issues that concern Buyer which are raised by this Checklist and/or by any advisories, disclosures, inspections, and/or reports received by Buyer from any source;
- Thoroughly and thoughtfully inspect and evaluate the Property and, in doing so, meet Buyer's obligation to protect Buyer, including those facts which are known to or within the diligent attention and observation of the Buyer;
- Engage qualified professionals to evaluate all aspects of the Property and to consult all appropriate governmental agencies as part of Buyer's evaluation of the Property, preferably during Buyer's property condition contingency, if any;
- Recognize that this Checklist does not include questions regarding every conceivable issue. If Buyer has any concerns, questions, or special needs that are not discussed in this Checklist, then Buyer should prepare Buyer's own written questions and request that Seller provide written responses to those questions prior to removal of Buyer's property condition contingencies, if any.

The information provided in this Checklist is from the Seller and not the Broker or individual real estate licensees. Unless specified in writing, the real estate licensees involved in the transaction have not verified, and will not verify, any of the information provided by Seller. Although licensed to list, sell, and lease real estate, Broker may not have expertise on the information in this Checklist.

SELLER SHALL RESPOND TO EACH AND EVERY ONE OF THE FOLLOWING QUESTIONS:

If Seller is aware of any negative condition or circumstance, whether past or present, and whether or not previously repaired, relating to any item that Seller has identified, Seller shall explain the underlying facts in detail in the space provided. (If necessary, use additional pages.)

1. GENERAL PROPERTY INFORMATION:

- A. Approximate lot size: 4900 Sq. ft Source: County records
 B. Approximate house square footage: 1790 Source: County records
 C. Approximate year house was built: 1938 Source: County records
 D. Number of years you have owned the Property: 9 yrs, 11 months Lived at Property: 9 yrs, 11 months

ATTENTION: See PRDS San Mateo/Santa Clara Counties Advisory Regarding Building Permits/Non-Permitted Construction.

2. ALTERATIONS, ADDITIONS AND REPAIRS:

- A. **DURING YOUR OWNERSHIP:** List below all alterations, additions and repairs made and designate the permit status for each item if applicable. Provide copies of permits and other Seller documentation in your possession related to each item (List on attached PRDS Transmittal of Documents or equivalent form). [UNK = UNKNOWN]

Description:	Date:	Permit Issued	Permit Final	Other Documentation
<u>See attached</u>		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

Seller's Initials () ()

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Buyer's Initials () ()

Form RSSCL Rev 11/12

Instant

2 Alterations, Additions and Repairs

Description	Date (approx.)	Permit Issued	Permit Final	Other documentation
Installed new central heating unit	2003	Yes	Yes	
Installed additional electrical box in garage	2005	Yes	Yes	
Remodeled kitchen	2005/2006	Yes	Yes	
Remodeled downstairs bathroom	2005/2006	Yes	Yes	
Gutted entire downstairs down to studs, removed wall between dining room and kitchen, installed installation, installed baseboard and crown molding, replaced all electrical, installed surround sound in living room and speakers in ceiling in kitchen and outside back door	2005/2006	Yes	Yes	
Installed new windows in entire house (with exception of room over garage) and new backdoor	2005	Yes	Yes	
Removed stucco on top floor of house and installed redwood siding	2005/2006	Unknown		
Landscaped backyard; installed lights in backyard	2007	Unknown		
Installed Air conditioning unit	2007	No		
Remodeled front porch	2005 and 2013 (installed new railing system)	No		
Remodeled 3 upstairs bedrooms, installed recessed lighting and lighting in closets, closet units, baseboard and crown molding, new closet doors	2011-2013	No		
Remodeled laundry room, installed new water heater	2013	No		
Installed new carriage style garage doors	2013	No		
Remodeled Upstairs bathroom	2013	No		

Property: 2100 Lyon Ave Belmont, CA 94002Date: 7/9/2013

B. PRIOR TO YOUR OWNERSHIP: List below all alterations, additions and repairs made and designate the permit status for each item if applicable. **Provide copies of permits and other Seller documentation in your possession related to each item (List on attached PRDS Transmittal of Documents or equivalent form).** [UNK = UNKNOWN]

Description:	Date:	Permit Issued	Permit Finaled	Other Documentation
Room over garage added	1980's	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
Added 2nd floor	1980's	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
Remodeled Kitchen	1980	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
Remodeled downstairs bath	1999	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

C. PRIOR REPORTS, INSPECTIONS AND DISCLOSURES:

Identify and provide all prior written reports, inspections and disclosures (e.g., Transfer Disclosure Statement, supplemental disclosures) received by you at the time of your purchase and during your ownership relating to the Property.

Are you aware of any **oral/verbal** inspections/reports regarding the Property and/or the neighborhood that would adversely affect its desirability or value? If Yes, describe: no

3. CRACKS, SETTLEMENT, MOVEMENT, SLIPPAGE or INSTABILITY:

A. Are you aware of past or present (including previously repaired) **CRACKS** in any of the following? ☐ foundation ☐ foundation jacks/pier supports/shims ☐ steps ☐ stairs ☐ basement ☐ crawl space ☐ retaining walls ☐ boundary walls ☐ chimney ☐ doorways ☒ interior walls ☐ exterior walls ☐ ceilings ☐ walkways ☐ sidewalks ☐ driveway ☐ patio ☐ floors ☐ slabs ☐ beams ☐ OTHER: _____
☐ Seller is not aware of any of the above.

B. Are you aware of past or present (including previously repaired) **SETTLEMENT, MOVEMENT, SLIPPAGE or INSTABILITY** in any of the following? ☐ foundation ☐ foundation jacks/pier supports/shims ☐ steps ☐ stairs ☐ basement ☐ crawl space ☐ retaining walls ☐ boundary walls ☐ chimney ☐ doorways ☐ interior walls ☐ exterior walls ☐ ceilings ☐ walkways ☐ sidewalks ☐ driveway ☐ patio ☐ floors ☐ slabs ☐ beams ☐ OTHER: _____
☒ Seller is not aware of any of the above.

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

There were cracks in wall in living room when we bought house. We replaced all drywall and plaster downstairs in 2006 so the cracks were fixed.

4. SOILS:

A. To your knowledge, does there exist, or are you aware of, any history of the following?

	Your Property	Adjacent Properties
1. Landfill (of any material), grading, cut/fill, compaction	YES <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Other soils work: _____	YES <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

B. ☐ Seller is not aware of any of the above.

For each box checked, identify its location and provide a separate and detailed explanation. Provide all documentation.

In 2006 we landscaped the backyard which required removing soil.

C. Are you aware of any past or present problems and/or other issues relating to any of the items checked in 4A and/or any of the following?

	Your Property	Adjacent Properties
1. Seasonal expansion or contraction of clay or other types of soils	YES <input type="checkbox"/>	YES <input type="checkbox"/>
2. Landfill (of any material), grading, cut/fill, compaction	YES <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. Settlement	YES <input type="checkbox"/>	YES <input type="checkbox"/>
4. Slippage/sliding, ground movement	YES <input type="checkbox"/>	YES <input type="checkbox"/>
5. Erosion	YES <input type="checkbox"/>	YES <input type="checkbox"/>
6. Other soils conditions or work: _____	YES <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

D. ☐ Seller is not aware of any of the above.

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

In 2006 we landscaped the backyard which required removing soil.

Seller's Initials () ()

Buyer's Initials () ()

Property: 2100 Lyon Ave, Belmont, CA 94002Date: 7/9/2013**5. SURFACE/SUB-SURFACE WATER/MOISTURE CONTROL:**

A. To your knowledge, does there exist, or are you aware of any history of, any of the following?

	Your Property	Adjacent Properties
1. Standing/ponding water.....	YES <input type="checkbox"/>	YES <input type="checkbox"/>
2. Flooding	YES <input type="checkbox"/>	YES <input type="checkbox"/>
3. Surface or subsurface streams, creeks, springs, aquifer.....	YES <input type="checkbox"/>	YES <input type="checkbox"/>
4. High water table	YES <input type="checkbox"/>	YES <input type="checkbox"/>
5. Water intrusion/persistent dampness	YES <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
6. Drainage system, sub-drain/French drain/curtain drain.....	YES <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
7. Sump pump(s)	YES <input type="checkbox"/>	YES <input type="checkbox"/>
8. Sub-area/basement fan(s)	YES <input type="checkbox"/>	YES <input type="checkbox"/>
9. Dry well(s)	YES <input type="checkbox"/>	YES <input type="checkbox"/>
10. Water run-off (to or from your property)	YES <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
11. Other water issues	YES <input type="checkbox"/>	YES <input type="checkbox"/>

B. ☐ Seller is not aware of any of the above.C. Are you aware of any past or present problems/issues relating to any items checked in 5A?..... YES ☒ NO ☐

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

(5)+(6) - when it rained, water use to dribble into laundry room. We fixed this in 2006 by installing a french drain in backyard. Worked performed by Artscape. No recurring issue
 (10) During heavy rain water runs down dirt area by driveway.

6. INTERIOR ELEMENTS: To your knowledge, does there exist, or are you aware of any history of, the following?

A. Squeaking, sloping or out-of-level floors	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
B. Stains, scratches, discoloration, warping, cupping, chipping, cracking, sponginess, water damage or other defects (including those covered by rugs or furnishings) relating to wood, tile, linoleum or any other flooring surface?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
C. Carpets that are damaged or defective (e.g., stains, spots, tears or odors)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
D. Windows/doors that leak, stick or bind, are out of plumb, fail to latch, open/close with relative ease, or that otherwise fail to operate properly (continuously or seasonally)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
E. Windows/doors that are drafty and/or emit noise caused by wind?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
F. Glass in any window, skylight, door (including shower door), or other feature or component of the Property that is not "safety glass"?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
G. Glass in any window, skylight, door (including shower door), or other feature or component of the Property that is cracked, chipped or broken?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
H. Seal failure or other defect in any multi-pane, thermo-pane windows or skylights?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
I. Shutters (interior), blinds and/or other window coverings that are damaged or defective (e.g., stains, spots, tears, odors, and/or malfunctions)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

(B) minor scratches on hard wood floors

7. HEATING SYSTEM:

A. Describe the type of heating system in the Property. (If there are multiple systems, account for each.)

Central heating - dual zone controls upstairs & downstairs

B. Have you ever used any supplemental heating devices (e.g., space heaters)?..... YES ☐ NO ☒C. Are you aware of any problems with or repairs to any aspect of the heating system? YES ☐ NO ☒ |D. Are any bedrooms or other major rooms not directly served by the heating system? YES ☐ NO ☒ |E. What is the approximate age of the heating system? Years: 9 yrsF. When was the heating system last serviced and by whom? Date: April 2013 By: Marucci Heating

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

8. AIR CONDITIONING ("A/C"): ☐ Not Applicable (Property does not have A/C.)

A. Describe the type of A/C in the Property. (If there are multiple systems/zones, account for each.)

Central air conditioning - dual zone controls upstairs & downstairs

B. Are you aware of any problems with or repairs to any aspect the A/C?..... YES ☒ NO ☐

Seller's Initials () ()

Buyer's Initials () ()

Property: 2100 Lyon Ave, Belmont, CA 94002

Date: 7/9/2013

- C. Are any bedrooms or other major rooms not directly served by A/C?..... YES ☐ NO ☒
 D. What is the approximate age of existing A/C system(s)? Years: 6 year
 E. When was each A/C system(s) last serviced and by whom? Date: April 2013 By: maruccci Heating

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

(B) air conditioner needs annual servicing to refill freon gas.

9. ROOFS/GUTTERS/SIDING: Are you aware of any history of:

- A. Leaks in, from, or through the
 1. Roof of any structure at the Property? YES ☒ NO ☐
 2. Decks or balconies that are roof surfaces? YES ☐ NO ☒
 3. Siding, windows, skylights, gutters, downspouts, eaves or awnings?..... YES ☐ NO ☒
 B. Blockages in gutters and/or downspouts? YES ☐ NO ☒
 C. Repair, restoration, replacement (full or partial) on the
 1. Roof of any structure at the Property? YES ☒ NO ☐
 2. Decks or balconies that are roof surfaces? YES ☐ NO ☒
 3. Siding, windows, skylights, gutters, downspouts, eaves or awnings?..... YES ☒ NO ☐
 D. ☐ Seller is not aware of any of the above.

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

A1 + C1 - roof leaked in room above garage and was replaced in 2005 by Golden Roofing, no recurrence. Rest of roof replaced in 2007. C-3 - New Pella windows installed in house in 2005 by Sunset Hill Construction. New Redwood siding installed on top half of house in 2005 to replace stucco.

10. ELECTRICAL SYSTEMS, FIXTURES AND APPLIANCES: To your knowledge, does there exist, or are you aware of any

- history of any of the following:
 A. Failure and/or repair of any electrical fixtures, devices or appliances? YES ☐ NO ☒
 B. Dimming and/or flickering of lights? YES ☐ NO ☒
 C. Blown fuses and/or tripped circuit breakers? YES ☐ NO ☒
 D. Electrical repair, installation or other electrical work performed by you or by any other person, licensed or unlicensed, with or without a permit?..... YES ☒ NO ☐
 E. Photovoltaic/solar electrical generation? ☐ Owned ☐ Leased ☐ Financed YES ☐ NO ☒

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

(D) we installed recessed lighting in upstairs bathroom and upstairs bedroom w/o a permit; replaced chandeliers in stairwell w/o permit

11. TELEVISION/PHONE/ELECTRONICS:

- A. Your phone service is provided by: ☒ Land line ☐ Cellular ☐ Satellite ☒ Internet (e.g., VOIP)
☒ Other house wired for landline ☐ None
 1. Are you aware of any problems with wireless or other phone reception at the Property? YES ☐ NO ☒
 2. Your service provider(s): AT+T (cell) Comcast (VOIP)
 ****Note: Not all areas are serviced by cell phone service providers.
 B. Is the Property equipped with an integrated phone systems (e.g., intercom, security systems, gates, or other functions)? YES ☐ NO ☒
 C. Your television reception is provided by: ☒ Cable ☐ Satellite Dish ☐ Antenna ☐ Internet
☐ Other: ☐ None
 1. Have you ever experienced any ongoing or recurring problems with your reception? YES ☐ NO ☒
 2. Your service provider(s): Comcast
 D. Your internet service used at the Property is provided by: ☒ Cable ☐ Satellite Dish ☐ Public WIFI
☐ Other: ☐ None used at Property
 1. Have you ever experienced any ongoing or recurring problems with your connectivity? YES ☐ NO ☒
 2. Your service provider(s): Comcast
 E. Is the Property wired for an integrated multimedia system? YES ☒ NO ☐
 1. Have you ever had problems with the installed wiring? YES ☐ NO ☒
 F. Existing security systems, services and/or devices:
 1. Is the Property equipped with an alarm system? YES ☒ NO ☐
☐ Leased ☒ Owned ☐ Auditory ☐ "Central Station"
 2. Is the Property equipped with a video surveillance system?..... YES ☐ NO ☒
 3. Is the Property equipped with automatic security lighting system? YES ☐ NO ☒

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4. Is the Property equipped with electronically activated gates? YES ☐ NO ☒
5. Have you ever had problems with the any of the above? YES ☐ NO ☒

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.
E1 - integrated speakers in kitchen ceiling & outside backyard need to be hooked up, but wiring is installed in walls

12. WATER SUPPLY/PLUMBING SYSTEMS (INCLUDING WATER, NATURAL GAS, AND PROPANE):

- A. Are you aware of any past or present plumbing (including water, natural gas and propane problem)?..... YES ☐ NO ☒
B. Has any repair, installation or work relating to water, natural gas or propane systems been undertaken at the Property?..... YES ☒ NO ☐
C. To your knowledge, have any plumbed appliances (e.g., refrigerator ice maker/water dispenser, instant hot water) or other plumbing-related systems ever failed to operate properly? YES ☒ NO ☐
D. Are you aware of any past or present water pipe leakage or flooding in the interior of the Property?..... YES ☐ NO ☒
E. Have you ever experienced;
1. High or low water pressure problems at the Property? YES ☐ NO ☒
2. Any problem with water supply, purity, quality or taste? YES ☐ NO ☒
3. Excessive delays in drawing hot water to any faucet? YES ☐ NO ☒
4. Any rust, sediment or discoloration in your water? YES ☐ NO ☒
5. Any sinks, tubs and/or showers that drain slowly? YES ☒ NO ☐
F. Does the property have an operating:
1. Water softener? ☐ Owned ☐ Leased ☐ None YES ☐ NO ☒
2. Purification system? ☒ Owned ☐ Leased ☐ None YES ☒ NO ☐
3. Hot water circulating system? unknown YES ☐ NO ☐
G. Is your water supply fluoridated? unknown YES ☐ NO ☐

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

(B) Remodeled kitchen in 2005 and installed gas burners - work done by Sunset Hill Construction. installed new gas water heater in 2013 - work performed by self (ESJ). Drain in upstairs bathroom shower drains slowly at times & needs at least annual snaking.

13. WELL/PRIVATE WATER SYSTEM: ☒ Not Applicable ☐ If Applicable attach PRDS Well/Private Water System Checklist

14. SEWER SYSTEM: ☐ Not Applicable

- A. Have you had your waste or sewer lines snaked or rooted within the last 5 years? YES ☒ NO ☐
If yes: How many times? annual When? Self Service provider? Self
B. Are you aware of any past or present blockage, backup, overflow or other failure of the sewer system? (This includes toilets, tubs, kitchen and bathroom sinks, etc.) YES ☒ NO ☐
C. Are you aware of any current government-imposed inspection, repair or upgrade requirement (e.g., sewer lateral tests) applicable to the Property? YES ☐ NO ☒
D. To your knowledge, is the Property equipped with any booster or other pump system related to the sewer system? YES ☐ NO ☒
E. Have you ever been notified or advised that your sewer line is offset, displaced, collapsing or in need of repair or replacement? YES ☐ NO ☒

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

(B) Drain in upstairs shower was slow draining and we snaked it

15. SEPTIC SYSTEM: ☒ Not Applicable

"Septic System" as used herein includes the septic tank, leach lines, drain fields, and all related components.

- A. If you are aware of the material (e.g., concrete, redwood, etc.) of which the septic tank is constructed, describe:

- B. Within the last five years, with what frequency has the septic tank been pumped?
When was it last pumped? By whom?
C. Are you aware of any past or present blockage, backup, overflow or other failure of the Septic System? YES ☐ NO ☐
If yes, explain where, when, and frequency.
D. To your knowledge, is the Property equipped with any booster or other pump system related to the septic system? YES ☐ NO ☐
E. Are you aware of any previous repairs, replacements, relocations or expansions of the Septic System? YES ☐ NO ☐

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- F. Have you ever been notified or advised that any part of your Septic System is in need of replacement or repair for present usage? YES ☐ NO ☐
- G. Have you been informed by any advisory, notification, inspection report or other source that:
1. The current Septic System may preclude or limit expansion of living space at the Property? YES ☐ NO ☐
 2. Soils conditions may preclude or limit expansion of the Septic System? YES ☐ NO ☐
- H. Are you aware of any present or contemplated governmental plans, measure, or requirements that:
1. May require hook-up or conversion to a public sewer system? YES ☐ NO ☐
 2. May require that the septic system be inspected, replaced or upgraded? YES ☐ NO ☐

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

16. LANDSCAPING/IRRIGATION:

- A. Does the Property have:
1. A sprinkler system? ☐ Manual ☒ Automatic ☐ None
 2. A drip system? ☐ Manual ☒ Automatic ☐ None
 3. Exterior landscape lighting? YES ☒ NO ☐
 4. A pond, waterfall, or other decorative water-related feature? YES ☐ NO ☒
 5. A play structure? If yes, describe below the anchoring mechanism YES ☐ NO ☒
- B. Are you aware of any existing defects, deficiencies or malfunctions in any of the above? YES ☐ NO ☒
- C. Are you aware of any repairs, modifications, or replacement to any of the above? YES ☒ NO ☐
- D. Does any sprinkler direct (or has it directed) water onto any siding, window or other surface of the structure? YES ☐ NO ☒
- E. Are you aware of any diseases or infestations affecting trees or other plantings at or near the Property? YES ☐ NO ☒
If yes, describe below, including any treatment.
- F. Identify below the gardening service provider, cost, and frequency of service: Gardening service provided by self

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

(C) front sprinkler system repaired 2013 by Ramone Carter Landscaping in April 2013

17. SWIMMING POOL/SPA: ☒ Not Applicable

- A. Does the pool have a heating system? ☐ Gas ☐ Electric ☐ Solar ☐ Other _____ ☐ None
- B. Does the spa have a heating system? ☐ Gas ☐ Electric ☐ Solar ☐ Other _____ ☐ None
- C. When was the pool heater last utilized? _____ When was the spa heater last utilized? _____
- D. Identify the pool/spa service provider, cost, frequency, and date last serviced. _____
- E. Are you aware of past or present defects, deficiencies, or malfunctions regarding: ☐ the pool and/or spa or related equipment ☐ pool and/or spa surfaces ☐ decking or coping ☐ pool and/or spa alarms ☐ lighting, ladders, slides or diving boards ☐ pool and/or spa covers or enclosures ☐ water leakage from the pool/spa
- F. Any repairs having been performed on the pool, spa, or related equipment? YES ☐ NO ☐

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

18. ANIMALS: Are you aware of:

- A. The current or prior presence at the Property or in the neighborhood of: ☐ cattle ☐ horses ☐ mountain lions/bobcats
☒ feral or other cats ☒ coyotes/wolves/dogs ☐ bears ☒ raccoons/opossum/skunks ☐ gophers/moles ☐ bats
☒ squirrels/other rodents ☐ turkeys/chickens/ducks ☐ crows/pigeons/hawks ☐ snakes ☐ frogs
☒ ants/spiders/other insects ☐ noise or odor-generating birds/other animals
☐ other _____

For each box checked in Paragraph 18, provide detailed explanation.

Neighbors have dogs & cats; raccoons come out at night

- B. Pets or other animals at the Property? YES ☐ NO ☒
If yes, indicate the type or breed, number, and when they were present at the Property.

- C. Animal urine, feces, or spray coming in contact with any walls, flooring, carpets/pads or other interior surfaces? YES ☐ NO ☒

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- D. Staining, spotting, discoloration, warping or any other damage to any walls, flooring, carpets/pads or other interior surfaces relating to animal urine, feces, or spray? YES ☐ NO ☒
- E. Animal-related odors at the Property at any time of the year (e.g., during warm temperatures)? YES ☐ NO ☒
- F. Ticks, fleas or other pet-related insect problems at the Property? YES ☐ NO ☒
- G. Any treatment or process employed to eradicate pet-related odors, stains, or other problems? YES ☐ NO ☒
- H. Animals/pets buried on the property? YES ☐ NO ☒

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

19. NEIGHBORHOOD CONDITIONS:

- A. **NOISE:** Is noise related to any of the following noticeable at the Property? ☒ vehicular traffic ☐ railroad, train, light rail, BART, or other rail traffic ☐ schools or parks ☐ aircraft (Note: a city mandated disclosure(s) may be required) ☐ construction activity ☐ business, recreational, commercial or institutional facilities (e.g., daycare, religious, residential care) ☐ entertainment complexes, amphitheaters or other venues ☐ music, shouting, parties, sporting or other events ☐ events, gatherings or traditions (e.g., parades, block parties, holiday decorations, sporting events) ☐ neighbors ☒ dogs, cats, birds or other animals ☐ power lines, transformers, other electrical power equipment ☐ air conditioner, other appliances, generators, or pool equipment ☐ adjacent properties, common walls, floors, common areas (e.g., condominiums, PUD, etc.) ☐ Other ☐ None

- B. **OTHER NEIGHBORHOOD CONDITIONS:** Are you aware of any of the following, whether past or present, on or near the Property:

1. Issues related to: ☐ in-home businesses ☐ local businesses ☐ schools ☐ religious facilities ☐ entertainment or sporting venues ☐ traffic congestion ☐ excess speed ☐ hampered driveway ingress or egress ☒ limited or congested on-street parking ☐ periodic or seasonal limited parking or traffic congestion ☐ loitering ☐ Other ☐ None

2. Is the Property situated on or near a bus route? YES ☒ NO ☐
3. Any ongoing, planned or proposed construction at, on, or within any neighboring property or public facility or right of way? YES ☐ NO ☒
4. Odors in the neighborhood that have been noticeable at the Property? YES ☐ NO ☒
5. Neighborhood litter or debris that reflects on or otherwise affects the Property? YES ☐ NO ☒
6. Burglaries, assaults or other crimes in the neighborhood? YES ☐ NO ☒
7. Property or neighborhood conditions or circumstances beyond those referred to above that might reasonably affect the value or desirability of the Property? YES ☐ NO ☒
8. Any complaints to police or other governmental authorities regarding any neighborhood condition?.. YES ☒ NO ☐

If yes, explain in detail and provide all documents: Neighbor dog barks at times; parking on Lyon can be limited at times and street parking makes street congested at times; past dispute w/ neighbor but unrelated to property.

20. ENVIRONMENTAL ISSUES: Are you aware of any of the following, whether past or present, on or near the Property?

- A. Asbestos (e.g., in sprayed ceiling materials, furnace ducting, etc.)? YES ☐ NO ☒
- B. Mold, fungus or spores? YES ☐ NO ☒
- C. Environmental inspections or tests? YES ☐ NO ☒
- D. Odors, whether persistent, recurrent, occasional or seasonal? YES ☐ NO ☒
- E. The manufacture, storage, disposal, release, use or sale of illegal controlled substances, and/or any chemicals or substances used in the manufacture or preparation thereof? YES ☐ NO ☒
- F. Above-ground or underground storage tank for the purpose of storing of heating oil, gasoline/diesel or any other fluid? YES ☐ NO ☒
- G. The disposal, leakage or spills of motor oil, heating oil, solvents or other hazardous chemicals or substances from storage tanks or other sources? YES ☐ NO ☒
- H. The removal of any storage tank? YES ☐ NO ☒

For each box checked in Paragraph 20, describe the circumstances and the present status and details of any remediation or cleanup, including the date and any public agency involvement; and provide all permits and documentation.

21. GOVERNMENTAL ISSUES: Are you aware of any of the following, whether past or present, on or applicable to the Property?

- A. The existence or pendency of any applicable rent control ordinance? YES ☐ NO ☒
- B. Bonds, fees or assessments, current or proposed, that do not appear on the Property Tax bill? YES ☐ NO ☒
- C. Restrictions on use of the Property other than those imposed by zoning laws or CC&Rs? YES ☐ NO ☒

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- D. Existing or contemplated building or other moratoria (e.g., single story overlays) that would apply to the Property? YES ☐ NO ☒
- E. Notice or investigation of violation initiated by any governmental authority currently pending or contemplated? YES ☐ NO ☒
- F. The existence or pendency of any stop work order, order to abate or notice of code or other violation or dangerous condition? YES ☐ NO ☒
- G. Government-imposed requirement or order that brush, trees, grass or other vegetation at the Property be cleared or that flammable materials be removed? YES ☐ NO ☒
- H. Government-mandated tree (or other landscaping) planting, removal, replacement, or cutting restrictions? YES ☐ NO ☒
- I. Ongoing or contemplated eminent domain, condemnation or annexation process or proceedings? ... YES ☐ NO ☒
- J. Current or contemplated construction, reconfiguration, conversion or closure of any nearby schools? ... YES ☒ NO ☐
- K. Current or contemplated construction, reconfiguration or closure of nearby roadways, traffic signals or signs? YES ☐ NO ☒
- L. Current or contemplated construction, reconfiguration or closure of nearby parks/recreational facilities? YES ☐ NO ☒
- M. Is the Property situated in an unincorporated area of the County? YES ☐ NO ☒

If yes is entered as to any of the above, explain in detail and provide all documents:

Cipriani Elementary is undergoing construction

22. TITLE/OWNERSHIP/LITIGATION:

- A. Are you aware of:
- Any use of the Property or a portion of the Property by a non-owner (e.g., as a pathway, driveway, landscaping, etc.)? YES ☐ NO ☒
 - Any claim by a non-owner as to an ownership interest or right to possess or use the Property or.. any part of the Property (e.g., license, prescriptive easement)? YES ☐ NO ☒
 - Current or contemplated legal proceedings (e.g., probate, trust, guardianship, quiet title, specific performance)? YES ☐ NO ☒
 - Perimeter fences, walls or other constructed or natural borders relating to the Property that may be situated off the true Property line? YES ☒ NO ☐
 - Encroachment from a neighboring property onto the subject Property or from the subject Property onto a neighboring property (e.g., fences, walls, structures or other improvements)? YES ☒ NO ☐
 - Any lease or rental agreement that is, or is claimed to be, currently in effect? YES ☐ NO ☒
- B. Is access to the Property a shared driveway or private road? YES ☐ NO ☒
- If yes, indicate whether there are any agreements relating to use, ownership or maintenance. (If written, provide copy or if oral, describe below.)
 - Have there been any disputes, disagreements or failures to perform? YES ☐ NO ☒
- C. Do you have or intend to utilize a power of attorney in conjunction with the sale of the Property? YES ☐ NO ☒

If yes is entered as to any of the above, explain in detail and provide all documents:

The Previous Owner of the property disclosed to us that in 1996 a neighbor wrote a note that the fence was inches on their property. Nothing received since.

23. HOMEOWNER'S INSURANCE COVERAGE AND CLAIMS HISTORY:

- A. Within the past five years have there been any insurance claims made by you or anyone else relating to the Property? If yes, identify the following as to each claim (use additional pages, if necessary): YES ☐ NO ☒
- Name of Claimant _____ Insurance Company _____
- Policy Number _____ Approximate Date of Claim _____
- Nature of the claim, and how resolved, if known _____
- B. Within the past five years has any insurance company refused to issue or renew any policy of insurance relating to the Property? If yes, please indicate the following (use additional pages, if necessary): YES ☐ NO ☒
- Approximate date of such refusal _____ Insurance Company _____
- The basis of the refusal, if known _____
- C. Apart from any other insurance requirements, has your lender required you to carry flood or earthquake insurance? YES ☐ NO ☒

If yes is entered as to any of the above, explain in detail and provide all documents:

24. GENERAL: Are you aware of:

- A. Any of the following having been filled in, removed, abandoned or not in use at the Property? ☐ pool/spa ☐ pond ☐ septic tank/pit ☐ leach line/field ☐ oil, gas or water tank ☐ well ☐ related equipment ☒ None
- B. Any fire, interior or exterior (including chimney flue fire), having ever occurred at the Property? YES ☐ NO ☒

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- C. Any appliances or any electrical, plumbing or other systems (e.g., heating/A/C, etc.) or any areas of the Property that have not been used within the past twelve months? YES ☐ NO ☒
- D. Any exterior locks without keys? If yes, identify below YES ☐ NO ☒
- E. A notice of default recorded against the Property? YES ☐ NO ☒
- F. Whether the Property is presently subject or soon to be made subject to the jurisdiction of the federal bankruptcy court? YES ☐ NO ☒
- G. The Property being designated as "historic"? YES ☐ NO ☒
- H. Any death, natural or otherwise, having occurred anywhere on the Property within the past three years? YES ☐ NO ☒

If yes is entered as to any of the above, explain in detail and provide all documents: _____

25. ADDITIONAL INFORMATION NOT OTHERWISE DISCLOSED ABOVE (Use additional sheet, if necessary):

Seller certifies that the information set forth in this document is true and correct to the best of Seller's knowledge as of the date signed below:

Date 7/9/2013 Seller Ko Peters Seller [Signature]
(print name)
Date 7/9/2013 Seller Rebecca Peters Seller Rebecca Peters
(print name)

Buyer hereby acknowledges receipt of a copy of this document:

Date _____ Buyer _____ Buyer _____
(print name)
Date _____ Buyer _____ Buyer _____
(print name)