



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# ADDENDUM No. 1

(C.A.R. Form ADM, Revised 12/21)

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, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☐ Other \_\_\_\_\_, dated May 6, 2024, on property known as 833 Skyline Dr,

Felton, CA 95018 ("Property/Premises"),

in which \_\_\_\_\_ is referred to as ("Buyer/Tenant") and Randy Pimentel, Suzanne Hultgren is referred to as ("Seller/Landlord").

Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

**For clarification purposes, the listing includes a house and an ADU located on one parcel (APN #065-191-07-000).**

**Each dwelling has it's own address.**

**House address is 833 Skyline Dr, Felton CA 95018**

**ADU address is 835 Skyline Dr, Felton CA 95018**

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Signed by: Seller/Landlord Randy Pimentel Date 11/1/2024

Seller/Landlord Randy Pimentel Date 11/1/2024  
Seller/Landlord Suzanne Hultgren Date 11/1/2024

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REAL ESTATE BUSINESS SERVICES, LLC.  
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525 South Virgil Avenue, Los Angeles, California 90020



ADM REVISED 12/21 (PAGE 1 OF 1)

## ADDENDUM (ADM PAGE 1 OF 1)

# NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: 833 SKYLINE DR FELTON, CA 95018; SANTA CRUZ COUNTY; APN: 065-191-07 Date: 05/30/2024

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. Refer to Report.

Yes ☐ No ☒ 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. Refer to Report.

Yes ☐ No ☒ 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. Refer to Report.

Yes ☐ No ☒ (But IS located in a MODERATE fire hazard severity zone. Refer to Report.) AB-38 Disclosure Form is **VOLUNTARY**.

High FHSZ in a state responsibility area ☐

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. Refer to Report.

Yes ☒ No ☐

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code. Refer to Report.

Yes ☐ No ☒

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code. Refer to Report.

Yes (Landslide Zone) ☐ Yes (Liquefaction Zone) ☐ No ☐ Map not yet released by state ☒

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL 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 Seller(s) 

Date 10/16/2024

Signature of Seller(s) \_\_\_\_\_

Date 10/16/2024

Seller's Agent(s) \_\_\_\_\_

Date \_\_\_\_\_

Seller's Agent(s) \_\_\_\_\_

Date \_\_\_\_\_

Check only one of the following:

☐ Seller(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 transferor(s) and agent(s).

☒ 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:

Third-Party Disclosure Provider(s) \_\_\_\_\_ Property I.D. \_\_\_\_\_ Date 05/30/2024

Buyer represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, 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.

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

- Additional Reports that are enclosed herein if ordered:
  - (A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
- Additional Statutory Disclosures:
  - (A) INDUSTRIAL USE ZONE DETERMINATION (where available) pursuant to Section 1102.17 of the California Civil Code. Refer to Report. (B) MILITARY ORDNANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. Refer to Report. (C) AIRPORT INFLUENCE AREA pursuant to Civil Code Section 1103.4. Refer to Report. (D) NOTICE OF RIGHT TO FARM pursuant to California Civil Code Section 1103.4. Refer to Report. (E) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
- Additional Local Jurisdiction Hazards - May include the following:
  - Airports, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Sea Level Rise, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
- General Notices and Additional Forms:
  - Methamphetamine Contamination, Megan's Law - Sex Offender Database, Mold, Abandoned Wells, Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, AB 38 Notice, CALFIRE Defensible Space, CALFIRE Low Cost Retrofit List, Fire Safety & Home Hardening Form, Santa Cruz County Disclosure Statement Regarding Plumbing Fixture Retrofit Regulations, Santa Cruz County Water Conservation Certification, Santa Cruz County Transfer of Responsibility to Retrofit Form, Pool Enclosure Ordinance, Santa Cruz Vacation Rental Ordinance, Santa Cruz County Agricultural Resource Area, Santa Cruz Timber Production Zone, California Waterway Setback Requirements, SGMA Groundwater Basin Priority, Historical Significance Notice. Refer to Report.
- Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at <https://propertyid.com/downloads>)
  - (A) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants" pursuant to California Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (B) EARTHQUAKE SAFETY: "The Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Risk Disclosure Statement", pursuant to California Business and Professions Code Section 10149, and Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to Report. ; (C) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home" pursuant to HUD Mortgage Letter 92-94, Title X of Housing and Com. D.V. Act of 1992. Refer to Report. ; (D). MOLD: "Mold or Moisture in My Home: What Do I Do?", pursuant to Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (E). "What Is Your Home Energy Rating?", pursuant to California Civil Code Section 2079.10. Refer to Report.

This Report contains the Mandatory Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Buyer(s) \_\_\_\_\_

Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_

Date \_\_\_\_\_

## **FIRE SAFETY, HOME HARDENING, AND DEFENSIBLE SPACE FORM**

Subject Property Address / APN: 833 SKYLINE DR, FELTON, CA 95018 / 065-191-07

- ☐ Subject Property is NOT LOCATED in a high or very high fire hazard severity zone, and the Seller may wish to complete this form as an advisory and voluntary disclosure.
- ☒ Subject Property is NOT LOCATED in the California Department of Forestry and Fire Protection's official high or very high fire hazard severity zone, but is in a supplemental moderate fire area as shown in the fire section of this report, and the Seller may voluntarily choose to complete this form as an advisory disclosure. **Completion of an AB-38 form is VOLUNTARY for this property.**
- ☐ Subject Property IS LOCATED IN a high or very high fire hazard severity zone, requiring AB-38 compliance. A Defensible Space Inspection with CAL FIRE can be scheduled [here](#).

If the Property is located in a HIGH or VERY HIGH Fire Hazard Severity Zone, and has 1-4 units built before 2010, Seller must give Buyer written notice and information on how to harden a home against fire, as well as a list of features on the property that make the home vulnerable to wildfires and flying embers, if Seller is required to complete a Real Estate Transfer Disclosure Statement pursuant to CIV §1102.

*NOTICE: If 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, in order 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>.*

### **A. FEATURES MAKING HOME VULNERABLE - IF THE PROPERTY IS IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE, SELLER MAKES THE FOLLOWING DISCLOSURES:**

Pursuant to Civil Code § 1102.6f [Law section \(ca.gov\)](#): If Seller is aware of any of the following features that may make the home vulnerable to wildfire and flying embers, Seller will check all that apply:

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.
2. ☐ Roof coverings made of untreated wood shingles or shakes.
3. ☐ Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
4. ☐ Single pane or non-tempered glass windows.
5. ☐ Loose or missing bird stopping or roof flashing.
6. ☐ Rain gutters without metal or noncombustible gutter covers.

If the property is not in either a high or very high fire hazard severity zone, but 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, Seller may choose to voluntarily make the disclosures in Section A above, even if not mandated by law, because the Buyer might consider the information material.

**B. CONSTRUCTION COMPLETION - HOME FIRE HARDENING FINAL INSPECTION REPORT:** ☐ If Seller has checked this box, Seller has completed construction and has obtained a final inspection report that covers compliance with defensible space requirements and home hardening pursuant to Gov. Code §51182, [Law section \(ca.gov\)](#). Seller has attached a copy of the report here, or Buyer may obtain a copy of that report at:

### **C. DEFENSIBLE SPACE DISCLOSURE - IF THE PROPERTY IS IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE, BUYER AND SELLER AGREE TO THE FOLLOWING DEFENSIBLE SPACE COMPLIANCE DISCLOSURES AND TERMS:**

Defensible space and vegetation management ordinances require the clearing of flammable materials around the structure to maintain a zone of safety from wildfires and flying embers. Some cities and/or counties have local defensible space and vegetation management ordinances. For areas that do not, owners of real property must follow the State of California's guidelines requiring the owner of the property to maintain defensible space of 100 feet around the structure, Public Resources Code §4291, [Law section \(ca.gov\)](#). The disclosures in this Section are required pursuant to Civil Code §1102.19, [Law section \(ca.gov\)](#).

Sellers of 1-4 dwelling residential units (condominiums, manufactured homes, common interest developments) located in a HIGH or VERY HIGH Fire Hazard Severity Zone, where the Real Estate Transfer Disclosure Statement is required must also complete items (1) OR (2) below:

## **FIRE SAFETY, HOME HARDENING, AND DEFENSIBLE SPACE FORM**

(continued)

- (1) This property is located in an area where local defensible space and vegetation management ordinances require the owner of the property to provide documentation from a qualified agency authorized to provide this documentation stating that the property complies with Public Resources Code §4291, [Law section \(ca.gov\)](#), or a local vegetation management ordinance.

Check only one of the following:

- a. ☐ Buyer agrees to obtain defensible space compliance documentation pursuant to the local ordinances if the ordinances allow buyer to bring the property into compliance.

OR

- b. ☐ Seller shall provide buyer with documentation stating that the property complies with local defensible space and vegetation management ordinances along with information of the local agency from which that compliance document was obtained.

OR

- (2) This property is located in an area that has not enacted an ordinance requiring an owner of real property to obtain documentation stating that the property is in compliance with Public Resources Code §4291, [Law section \(ca.gov\)](#), or a local vegetation management ordinance.

Check only one of the following:

- a. ☐ Buyer agrees to obtain defensible space compliance documentation pursuant to the State of California's requirements for defensible space and vegetation management within one year from the close of escrow.

OR

- b. ☐ Seller has obtained documentation (within the last 6 months) from a qualified agency authorized to provide this documentation stating that the property is in compliance with defensible space and vegetation management laws, and Seller will provide buyer with a copy along with information of the authorized local agency from which that compliance document was obtained.

Seller has completed Section A and/or Section B and Section C of this Fire Safety, Home Hardening, and Defensible Space Disclosure Form and represents that Seller's answers are true and correct to the best of Seller's knowledge, and Seller acknowledges receipt of this Fire Safety, Home Hardening, and Defensible Space Disclosure and agrees with the terms in Section C.

Seller  Date 10/16/2024

Seller  Date 10/16/2024

Buyer acknowledges receipt of this Fire Safety, Home Hardening, and Defensible Space Disclosure Form and agrees with the terms of compliance in Section C.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

# SANTA CRUZ AGRICULTURAL RESOURCE AREA

For  
833 SKYLINE DR, FELTON, CA 95018  
APN: 065-191-07

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Based on PROPERTY I.D.'s research of the current maps obtained from Santa Cruz County, the following determination is made

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN 200 FEET OF A DESIGNATED AGRICULTURAL RESOURCE AREA**

### **Notification and Disclosure Statement Requirements\*** **Santa Cruz County Code Section 16.50.090(B)**

The County Building Official shall require, prior to issuance of building permits for parcels within 200 feet of agricultural lands, as designated on the Agricultural Resources Map, either:

(1) Recordation of the following statement of acknowledgement by the owners of the property on a form approved by the Building Official:

The undersigned Suzanne Hultgren do hereby certify to be the owner(s) of the hereinafter legally described real property located in the County of Santa Cruz, State of California: 833 SKYLINE DR, FELTON 95018 and do hereby acknowledge that the property described herein is within 200 feet of land utilized for agricultural purposes and that residents or users of this property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including pesticides and fertilizers; and from the pursuit of agricultural operations, including plowing, spraying, pruning and harvesting which occasionally generate dust, smoke, noise and odor. It is understood that the County has established a 200 foot agricultural setback on the herein described property to separate agricultural parcels and nonagricultural uses involving habitable spaces to help mitigate these conflicts. Any development on this property must provide a buffer and setback as specified in County Code.

And further acknowledge that Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and that residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations. The County of Santa Cruz will not consider an agricultural practice to be a nuisance if implemented in accordance with Federal, State, and local law. Nothing herein is intended to limit rights under Federal, State, and local regulations governing pesticide use.

This statement of acknowledgment shall be recorded and shall be binding upon the undersigned, any future owners, encumbrances, their successors, heirs or assignees. The statements contained in this statement of acknowledgment are required to be disclosed to prospective purchasers of the property described herein, and required to be included in any deposit receipt for the purchase of the property, and in any deed conveying the property.

or

(2) Evidence that the above statement has been made part of the parcel deed.

**The undersigned hereby acknowledges receipt of a copy of this Addendum.**

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller  Date 10/16/2024 Seller  Date 10/16/2024

\*NOTE: If Subject Property is located within 200 feet of an agricultural resource area, the disclosure statement above must be given to the buyer(s). Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.

# SANTA CRUZ TIMBER PRODUCTION ZONE

For  
833 SKYLINE DR, FELTON, CA 95018  
APN: 065-191-07

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Based on PROPERTY I.D.'s research of the current maps obtained from Santa Cruz County, the following determination is made

## SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF A TIMBER PRODUCTION ZONE

### Public Notification Requirements\*

#### Santa Cruz County Code Section 13.10.376

(A) A seller of real property which is located adjacent to land included in the Timber Production (TP) Zone as shown on the County Assessor's parcel maps shall disclose to the prospective purchaser that:

**Santa Cruz County has established the Timber Production Zone to protect and maintain timberland for growing and harvesting timber, and for compatible uses. This property adjoins land included in the Timber Production Zone as designated on the County Assessor parcel maps. Residents of the property occasionally may experience increased traffic, noise, dust, change in the viewshed and/or other activities related to the growing and harvesting of timber or other uses permitted within the Timber Production Zone.**

(B) The following statement shall be included in the seller's disclosure statement in the form set forth in subdivision (b) of Section 1102.6a of the California Civil Code for the transfer of real property adjacent to land included in a Timber Production Zone as designated on the County Assessor parcel maps and shall be recorded as part of any deed conveying the property.

**The property described herein is adjacent to land included in the Timber Production Zone as designated on the County Assessor Parcel Maps. Santa Cruz County has established the Timber Production Zone to protect and maintain timberland for growing and harvesting timber, and for compatible uses. Residents of the property occasionally may experience increased traffic, noise, dust, change in the viewshed and/or other activities related to growing and harvesting of timber or other uses permitted within the Timber Production Zone.**

(C) The County Building Official shall require, prior to issuance of building permits on parcel(s) adjacent to a Timber Production Zone, either:

(1) Recordation of the following statement of acknowledgement by the owners of the property on a form approved by the Building Official:

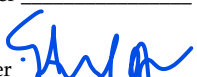

The undersigned Suzanne Hultgren do hereby certify to be the owner(s) of the hereinafter legally described real property located in the County of Santa Cruz, State of California: 833 SKYLINE DR, FELTON 95018 and do hereby acknowledge that the property described herein is adjacent to land included in the Timber Production Zone as designated on the County Assessor Parcel Maps. Santa Cruz County has established the Timber Production Zone to protect and maintain timberland for growing and harvesting timber, and for compatible uses. Residents of the property occasionally may experience increased traffic, noise, dust, change in the viewshed and/or other activities related to growing and harvesting of timber or other uses permitted within the Timber Production Zone.

This statement of acknowledgement shall be recorded and shall be binding upon the undersigned, and future owners, encumbrances, their successors, heirs or assignees. The information contained in this statement of acknowledgement is required to be disclosed to prospective purchasers of the property described herein, and is required to be included in the seller's disclosure statement for the purchase of the property, and in any deed conveying the property.

Or

(2) Evidence that the above statement or a disclosure statement in compliance with subsection (B) of this section has been recorded in the official records of Santa Cruz County as part of the deed of the parcel. [Ord. 4197 § 1, 1992].

The undersigned hereby acknowledges receipt of a copy of this Addendum.

Buyer _____	Date _____	Buyer _____	Date _____
Seller 	Date <u>10/16/2024</u>	Seller 	Date <u>10/16/2024</u>

\*NOTE: If Subject Property is located in or adjacent to a timber production zone, the disclosure statement above must be given to the buyer(s). Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.



# **SANTA CRUZ COUNTY VACATION RENTAL ORDINANCE**

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY DESCRIBED AS: 833 SKYLINE DR, FELTON, CA 95018, APN: 065-191-07.

## **Summary of Ordinance**

Santa Cruz County has adopted a Vacation Rental Ordinance as part of their County Code Section 13.10.694. Per the code, a vacation rental permit and transient occupancy tax registration are required for each residential vacation rental that is rented for no more than 30 days at a time. A property is considered a vacation rental when the entire dwelling unit is rented, and the owner/operator/contact person does not live in the dwelling unit while it is rented for use as a vacation rental. This does not include the transient rental of individual rooms only by a permit holder in a dwelling unit. This ordinance is applicable to all properties within the Unincorporated area of the County except Pajaro Dunes, where vacation rentals are governed by an existing development permit.

## **Permit Requirements and Term**

A vacation rental permit and transient occupancy tax registration are required for each residential vacation rental. Each vacation rental permit shall run with the land in perpetuity, except that each vacation rental permit issued for a vacation rental located in either the Live Oak (LODA) or Seacliff/Aptos Designated Areas (SADA), shall expire five years from the date of issuance of the original permit. If an application for renewal has been submitted and is deemed complete prior to the expiration date, the expiration of the permit will be stayed until final action on the renewal application. No application for renewal of a vacation rental permit shall be accepted more than 180 days before the expiration date. The Planning Director may approve extensions of permit expiration dates or application submittal dates based on demonstrated hardship to the applicant or for other good cause. Approval of a vacation rental permit does not legalize any nonpermitted use or structure. Vacation rental permits are subject to revocation as provided for in SCCC 18.10.136.

## **LODA/SADA Limitations**

In the LODA and SADA, no new vacation rental shall be approved if parcels with existing vacation rentals on the same block total 20 percent or more of the total parcels on that block that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District. In addition, no more than 15 percent of all of the parcels that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District, may contain vacation rentals. Higher percentages may be recommended by staff for consideration by the Planning Commission and Board of Supervisors for streets or portions of streets that are right on the beach and/or already have vacation rentals that significantly exceed the 20 percent limit, though there is no guarantee of approval.

## **Local Contact Person**

All vacation rentals shall designate a contact person within a 30-mile radius of the vacation rental. The contact person shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. A property owner who lives within a 30-mile radius of the vacation rental may designate himself or herself as the local contact person.

## **Signs**

All vacation rentals shall have a sign identifying the structure as a permitted vacation rental and listing a 24-hour local contact responsible for responding to complaints and providing general information, which shall be placed no more than 20 feet back from the nearest street. The sign may be of any shape, but may not exceed 216 square inches. There is no minimum sign size so long as the information on the sign is legible from the nearest street.

# SANTA CRUZ COUNTY VACATION RENTAL ORDINANCE

(continued)

## Posting of Rules

Vacation rental rules shall be posted inside the vacation rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to, the following: number of guests allowed (two/bedroom plus two, children under 12 not counted; for celebrations and gatherings between 8:00 a.m. and 10:00 p.m., the maximum number of people allowed is twice the maximum number of guests allowed), number of vehicles allowed (not to exceed the number of existing on-site parking spaces, plus two additional on-street), noise, illegal behavior and disturbances, trash management (e.g., trash to be kept in covered containers only).

## Noise

All residential vacation rentals shall comply with the standards of Chapter 8.30 SCCC, Noise, and a copy of that chapter shall be posted inside the vacation rental in a location readily visible to all guests. No use of equipment requiring more than standard household electrical current at 110 or 220 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed.

## Dispute Resolution

By accepting a vacation rental permit, vacation rental owners agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising from the use of a dwelling as a vacation rental. Unless an alternative dispute resolution entity is agreed to by all parties involved, dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.

## Violation

It is unlawful for any person to use or allow the use of property in violation of the provisions of this section. The penalties for violation of this section are set forth in Chapter 19.01 SCCC, Enforcement of Land Use Regulations. If more than two documented, significant violations occur within any 12-month period a permit may be reviewed for possible amendment or revocation. Evidence of significant violations includes, but is not limited to, copies of citations, written warnings, or other documentation filed by law enforcement; and copies of homeowner association warnings, reprimands, or other association actions, or other documents which substantiate allegations of significant violations.

For further information on the Vacation Rental Ordinance, and to see how this ordinance may affect your property, please contact the Santa Cruz Planning Dept. at (831) 454-2580, or via the web at <http://www.sccoplanning.com>.

The undersigned hereby acknowledges receipt of a copy of this Addendum.

Buyer\* \_\_\_\_\_ Date \_\_\_\_\_ Seller\*  Date 10/16/2024

Buyer\* \_\_\_\_\_ Date \_\_\_\_\_ Seller\*  Date 10/16/2024

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information





**ADDENDUM TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT  
LOCAL DISCLOSURE REGARDING  
PLUMBING FIXTURE RETROFIT REGULATIONS**

This form is to be used when the Seller's property, whether residential, commercial, or industrial, is situated within:

- The unincorporated County area,
- Outside of the City of Santa Cruz Water Service area and the Soquel Creek Water District Service area.

**Summary of Ordinance**

Authority: Santa Cruz County Code Chapter 7.69

All existing residential, commercial, and industrial buildings that use water in showers, toilets, and urinals, shall, at the time of sale of the property, be retrofitted exclusively with high efficiency plumbing fixtures. The Seller shall be responsible for complying with the requirements of this chapter and for obtaining a water conservation certificate from the County of Santa Cruz Water Conservation Program before the sale of the property, unless both the seller and the buyer agree to transfer the responsibility to the buyer.

**High Efficiency Plumbing Standards**

Toilets: 1.28 gallons per flush; Showerheads: 2.0 gallons per minute; Urinals: 0.5 gallon per flush

**Certification**

Seller must provide Buyer with a written certification of compliance with the requirements of this ordinance stating that the water conservation devices have been installed or that the installation of devices is not required because of the specific exemption(s) allowed under this law.

**Option to Transfer Responsibility for Retrofitting to the Buyer**

The Seller and Buyer may mutually agree to transfer responsibility for retrofitting to the Buyer. The Seller is required to submit a Transfer of Responsibility form, approved by the Buyer, to the County of Santa Cruz Water Conservation Program before the property is sold. The Buyer has ninety (90) calendar days from the date of the sale of the property to perform the retrofit and verify compliance.

**Exemptions**

A. The requirement for the installation of water conservation retrofit devices on showers shall not apply to any of the following:

1. Any emergency shower installed for health or safety purposes that cannot safely operate with a maximum flow rate that does not exceed 2.5 gallons per minute;
2. When the retrofit of a shower fixture to comply with this chapter would require a significant expense (approval required);
3. Any shower that will not function properly after being retrofitted in accordance with this chapter (Ord. 4698 § 2 (part), 1/07/03) (approval required).

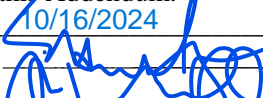
B. The requirement for the installation of ultra low flush toilets shall not apply to any of the following:

1. Any toilet that already uses 1.6 gallons per flush or less;
2. When the retrofit of a toilet fixture to comply with this chapter would require a significant expense (Ord. 4781 § 1 (part), 4/05/05) (approval needed);
3. Any toilet that will not function properly after being retrofitted in accordance with this chapter (Ord. 4698 § 2 (part), 1/07/03) (approval needed).

**Failure to Comply**

If the seller fails to comply with the retrofit requirements, the buyer shall install the high efficiency plumbing fixtures within 90 days from the date of sale. Any seller who fails to comply with the requirements of this chapter may be liable to the buyer in the amount of two hundred and fifty dollars (\$250) for each fixture that does not comply with this chapter at the time of sale, or the actual costs of the buyer to comply with this chapter, whichever amounts are greater. Violation of these requirements is also deemed an infraction.

The undersigned hereby acknowledges receipt of a copy of this Addendum.

Date _____	Date <u>10/16/2024</u>
Buyer _____	Seller 
Buyer _____	Seller _____



# County of Santa Cruz

## Water Conservation Certification

All residential, commercial and industrial buildings within the unincorporated County area that is not served by a public water service which administers a similar water conservation program, are required to be retrofitted with high efficiency plumbing fixtures when a property is sold. This form is to certify that all plumbing fixtures at the property meet the high efficiency standards.

**Important: The seller must file this completed form with the County of Santa Cruz Water Conservation Program before the property is sold.**

Please refer to the back of this form for instructions and information. For assistance, call the Environmental Health Water Conservation Program at (831)454-2022.

### 1. Property Location

833 & 835 Skyline Drive, Felton

95813

Street Address

City

Zip code

065-191-07-000

San Lorenzo Valley Water

Assessor's Parcel No.

Water Provider or Well

### 2. Plumbing Fixtures

Toilets

Showerheads

Urinals

Total number of fixtures at this property:	833/2, 835/1	833/1, 835/1	none
Number of fixtures retrofitted/updated at time of sale:			
Number of fixtures exempt (e.g., existing 1.6 gal toilet):			

Note: Total fixtures should equal fixtures retrofitted plus fixtures exempt

833/1, 835/1

Number of full baths 833/1 Number of half baths

### 3. Exemptions

- ☐ Historic registry
- ☐ Already retrofitted with low flow fixtures
- ☐ Other (approval required) \_\_\_\_\_

### 4. Retrofit Verification

- ☐ Inspection by real estate agent or broker
- ☐ Inspection by licensed plumber or general contractor
- ☐ Inspection by a licensed home inspector

Suzanne Hultgren

10/16/2024

209-769-8583

Verifier's Name (please print)

signature

Date

Telephone

Verifier's Business Name

License Number

- ☒ I am the property owner
- ☐ I am the real estate agent for the owner

Name (please print)

Signature

Date

Telephone

# Summary of the County of Santa Cruz Plumbing Fixture Retrofit Ordinance

## County Code Chapter 7.69

Effective July 2013, all residential commercial and industrial buildings in the unincorporated County area are required to be retrofitted completely, if not already conforming, with high efficiency plumbing fixtures at the time of sale of the property. Under the law, the seller of the property is responsible of the following:

1. Replacing any toilets, showerheads and urinals that don't meet the high efficiency standards.
2. Completing a Water Conservation Certificate from the County of Santa Cruz Water Conservation Program.
3. Disclosing retrofit requirements to the buyer of the property, before the property changes ownership.

Copies of the written disclosure form and the Water Conservation Certificate are to be included with documents transferring title to the property.

### High efficiency Plumbing Standards

Toilets	1.28 gallons per flush or less
Showerheads	2.0 gallons per minute or less
Urinals	.5 gallon per flush or less

### Option to Have Buyer Retrofit

An option in the ordinance allows the seller to transfer the retrofit responsibility to the buyer. Both parties must agree that the buyer assumes the responsibility. The buyer has ninety (90) calendar days from the date of the sale to complete the retrofit. The seller and buyer must fill out the Transfer of Responsibility to Retrofit Form and file with the County Water Conservation Program.

### Instructions to Seller

**Step 1** – Complete this form.

**Step 2** – Hand deliver or mail the completed form to:

County of Santa Cruz  
Environmental Health Services  
Water Conservation Program  
701 Ocean Street Rm. 312, Santa Cruz, CA 95060  
The form will be retained on file.

**Or email to:**

Env.Hlth@santacruzcounty.us

**Step 3** - Keep a copy of this form for your records. Give one copy to the buyer and one to your real estate agent to be included with documents transferring title to the property.

### Failure to Retrofit

If it is determined that the retrofit was never completed, a notice of violation can be recorded against the property by the County of Santa Cruz in accordance with procedures contained in the County Code Chapter 7.69. The buyer can recoup the cost of retrofitting from the seller in the amount of \$250 or the cost of replacement, whichever is greater.



## County of Santa Cruz Transfer of Responsibility To Retrofit Form

All residential, commercial and industrial buildings within the unincorporated County area that is not served by a public water service which administers a similar water conservation program, are required to be retrofitted with high efficiency plumbing fixtures when a property is sold. Under the law, the **seller of the property** is responsible for retrofitting. The responsibility for retrofitting may be transferred from the seller to the buyer, if both parties mutually agree to do so. This form is used when a buyer agrees to perform the required plumbing fixture retrofit.

**Important: The seller must file this completed form with the County of Santa Cruz Water Conservation Program before the property is sold.**

Please refer to the back of this form for instructions and information. For assistance, call the Environmental Health Water Conservation Program at (831)454-2022.

### 1. Property Location

833 SKYLINE DR

Street Address

FELTON

City

065-191-07

Assessor's Parcel No.

### 2. Plumbing Fixtures

Toilets

Showerheads

Urinals

Total number of plumbing fixtures at this property:			
Number of fixtures retrofitted:			
Number of fixtures exempt.			

### 3. Seller's Signature

By signing below, I, the seller, declare that the buyer has agreed to assume the responsibility for plumbing fixture retrofit at the above-referenced property.

Suzanne Hultgren

209-769-8583

Seller's name (please print)

Seller's signature Date

Telephone

Estimated Escrow Closing Date: \_\_\_\_\_

### 4. Buyer's Signature

By signing below I, the buyer of the above-referenced property, agree to accept the responsibility of retrofitting the property with low consumption plumbing fixtures as required in the Santa Cruz County Code Ch. 7.69. I understand that I will be required to retrofit the property and to obtain a water conservation certificate with in (90) calendar days following the date of change in ownership, in accordance with the procedures outlined on the back of this form.

Buyer's name (please print)

Buyer's signature

Date

Telephone

# County of Santa Cruz

## PRIVATE SANITARY SEWER LATERAL INSPECTION REPORT

This form to be completed by a **licensed plumber** and submitted prior to any repair work, along with an uploaded video inspection to the County's BOX Drive (only MP4, MPG or WMV formats accepted). Video shall be clear, well lit, in color, traveling no more than 20ft/min, hold for minimum of 5 seconds at defects/joints/connections, and record distances as it travels. There shall be no flow in the lateral if possible. Video may be rejected if not recorded to specifications. For instructions and permission to upload to BOX, please email [DPW.LateralProgram@SantaCruzCounty.us](mailto:DPW.LateralProgram@SantaCruzCounty.us).

Customer's Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Customer's Street Address, City, Zip Code

Mailing Address: \_\_\_\_\_  
Street Address City State Zip Code

Plumbing Company Name: \_\_\_\_\_

Email Address: \_\_\_\_\_ Inspector's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

For Escrow Only: Realtor Name: \_\_\_\_\_ Realtor Email Address: \_\_\_\_\_

Sewer Usage: ☐ Residential (House/Mobile) ☐ School ☐ Other (Specify): \_\_\_\_\_  
☐ Multi-Family (Condo/Apartment) ☐ Commercial

CCTV Date: \_\_\_\_\_ Time: \_\_\_\_\_ Camera Direction: ☐ With Flow ☐ Against Flow Total Length: \_\_\_\_\_

Pipe Size: \_\_\_\_\_ Pipe Material: \_\_\_\_\_ Camera Access Point: \_\_\_\_\_

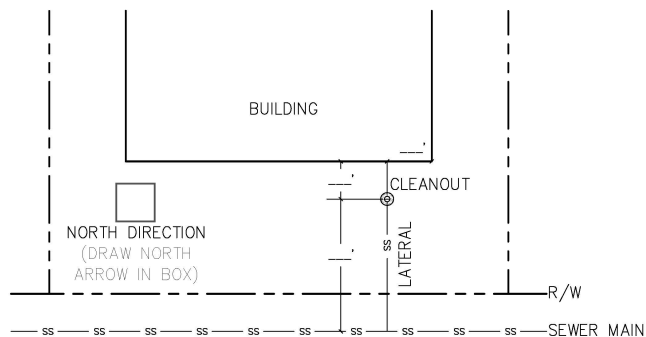
### OBSERVATION CODES

B	BROKEN	I	INFILTRATION	OR	OUT OF ROUND	S	SAG	O	OFFSET
C	CRACK	CP	CHANGE IN PIPE	F	FRACTURE	R	ROOTS	JZ	DAMAGED JOINT

### LATERAL INSPECTION LOG (Add additional sheets if necessary)

DISTANCE	OBSERVATION CODE	REMARKS (Including cleanouts/tie-ins & severity of defects)	COUNTY USE	
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				

**NOTE:** County Code prohibits the connection of outside drains or drainage pump systems to the sewer lateral.  
 Sewer laterals shall have a standard cleanout installed per County Code.

**COMPLETE STANDARD DRAWING****OR****DRAW A CUSTOM SKETCH**

STREET NAME: \_\_\_\_\_

Fill in: (1) the distances (to cleanout and lateral) from fixed point on the building, (2) street name (3) north direction, and (4) access point.

Show distance from building to cleanout, and cleanout to public sewer main. Also, please indicate street name(s), approximate property lines, north direction, and access point.

**Please be sure to answer all of the questions below:**

- Yes \_\_\_\_ No \_\_\_\_ Is cleanout accessible outside of building?
- Yes \_\_\_\_ No \_\_\_\_ Is there a sewer ejector pump at this property?
- Yes \_\_\_\_ No \_\_\_\_ Does private sewer lateral appear to cross neighboring private property?
- Yes \_\_\_\_ No \_\_\_\_ Does private sewer lateral connect to County sewer in public right of way?
- Yes \_\_\_\_ No \_\_\_\_ Is there more than one structure at this address served by the private sewer lateral?  
If YES, specify \_\_\_\_\_ (may require video)
- Yes \_\_\_\_ No \_\_\_\_ Does property have a backflow preventer?
- Yes \_\_\_\_ No \_\_\_\_ If YES, is backflow preventer functioning properly?
- Yes \_\_\_\_ No \_\_\_\_ If NO, does property appear to be 12" lower than the nearest upstream manhole?  
(backflow may be required) CBC 710.1

**Please specify work recommended on the lateral, if any:**

**I certify that the information and video recording I have provided with this form are true and correct.**

Inspector's/

Plumber's signature: \_\_\_\_\_ Date: \_\_\_\_\_ License # \_\_\_\_\_

**Please allow 10 working days from submittal date for video review period. Incomplete forms will not be reviewed.**

Forms available on line at <http://www.dpw.co.santa-cruz.ca.us/Home/SewerWater.aspx>

(rev 06/04/2019)



Property Address:

833 SKYLINE DR

FELTON, CA 95018



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

Buyer's Signature

Printed Name

Date

Buyer's Signature

Printed Name

Date

Buyer's Agent Signature

Printed Name

Date

Broker's Name

Seller's Signature

Suzanne Hultgren  
Printed Name

10/16/2024  
Date

Seller's Signature

Randy Pimentel  
Printed Name

10/16/2024  
Date

Listing Agent's Signature

Steven Vann  
Printed Name

Date

HomeSmart PV & Associates  
Broker's Name

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

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

For more information, visit: [www.energy.ca.gov/HERS/index.html](http://www.energy.ca.gov/HERS/index.html)



## Residential Earthquake Risk Disclosure Statement (2020 Edition)

Name Suzanne Hultgren Assessor's Parcel No. 065-191-07  
Street Address 833 SKYLINE DR Year Built 2016  
City FELTON County SANTA CRUZ Zip Code 95018

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

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced to resist falling during an earthquake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14
2. Is your home bolted to its foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15
3. If your home has crawl space (cripple) walls:					
a. Are the exterior crawl space (cripple) walls braced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
5. If your home is on a hillside:					
a. Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20
b. Are the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20
6. If the exterior walls of your home are made of unreinforced masonry, either completely or partially, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
7. If your home has a room over the garage, is the wall around the garage door opening built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.

EXECUTED BY

Seller

Seller

10/16/2024

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

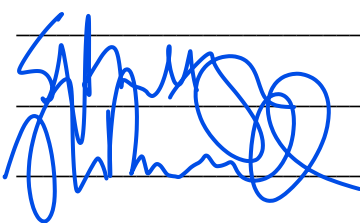
This Disclosure Statement is made in addition to the standard real estate transfer disclosure statement also required by law.

## Residential Safety Guides: Acknowledgment of Delivery/Receipt

My signature below and/or on the Property I.D. NHDS Report Receipt page is my acknowledgment that the Residential Safety Guides listed on this page have been delivered to me via the links below. I have received them, I have access to them, and I understand that if I want to receive the guides, booklets, and pamphlets listed below in a different format I can provide Property I.D. with a written request to [platinumservices@propertyid.com](mailto:platinumservices@propertyid.com):

- ◆ The California "**Residential Environmental Hazards**" (© 2011) booklet (<https://propertyid.com/government-booklets>) including information on:
  - Asbestos
  - Carbon Monoxide
  - Formaldehyde
  - Hazardous Waste
  - Household Hazardous Waste
  - Lead
  - Mold
  - Radon
- ◆ The California "**Homeowner's Guide to Earthquake Safety**" (© 2020) (<https://propertyid.com/government-booklets>) including information on:
  - Earthquake Weaknesses
  - Natural Gas Safety
  - Geologic Hazards
- ◆ California Department of Public Health (CDPH) Indoor Air Quality (IAQ) Info Sheet: "**Mold or Moisture in My Home: What Do I Do?**" (© 2016) (<https://propertyid.com/government-booklets>)
- ◆ U.S. EPA "**Protect Your Family From Lead in Your Home**" (© 2021) pamphlet (<https://propertyid.com/government-booklets>)
- ◆ The California Energy Commission "**Home Energy Rating**" (© 2011) pamphlet (<https://propertyid.com/government-booklets>)

Property Address: 833 SKYLINE DR, FELTON, CA 95018

Buyer	_____	Date	_____
Buyer	_____	Date	_____
Buyer's Agent	_____	Date	_____
Seller		Date	10/16/2024
Seller	_____	Date	10/16/2024
Seller's Agent	_____	Date	_____

NOTE: Signatures on the Property I.D. NHDS Report Receipt page are sufficient to acknowledge delivery/receipt of the Residential Safety Guides.



## Residential Earthquake Risk Disclosure Statement (2020 Edition)

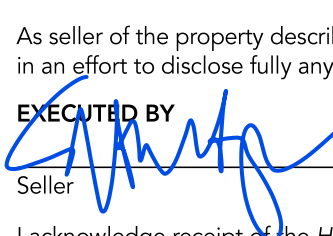
Name Suzanne Hultgren Randy Pimentel Assessor's Parcel No. 065-191-07  
Street Address 835 SKYLINE DR (ADU) Year Built \_\_\_\_\_  
City FELTON County SANTA CRUZ Zip Code 95018

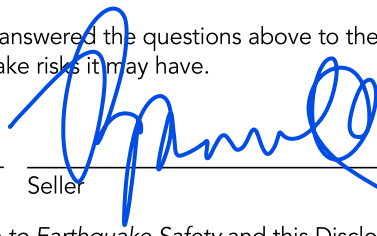
Answer these questions to the best of your knowledge. If any of the questions are answered "No," your home is likely to have an elevated/disclosable earthquake risk. If you do not have actual knowledge as to whether these risks exist, answer "Don't Know." Questions answered "Don't Know" may indicate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

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced to resist falling during an earthquake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14
2. Is your home bolted to its foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15
3. If your home has crawl space (cripple) walls:					
a. Are the exterior crawl space (cripple) walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19
5. If your home is on a hillside:					
a. Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20
b. Are the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20
6. If the exterior walls of your home are made of unreinforced masonry, either completely or partially, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21
7. If your home has a room over the garage, is the wall around the garage door opening built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.

EXECUTED BY

  
Seller

  
Seller

10/16/2025

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.

# Septic Tank Pumping Report



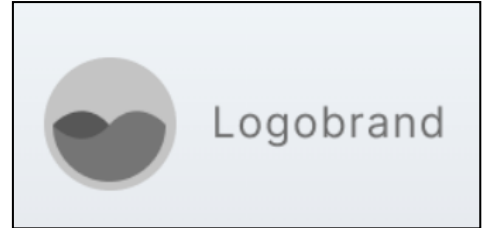
## County of Santa Cruz

Health Services Agency \* Environmental Health

701 Ocean Street, Room 312, Santa Cruz, CA 95060

(831) 454-2022 FAX: (831) 454-3128

TDD/TTY-Call 711 www.scceh.com



VIB COASTAL SEPTIC

## Job Info

Service/Inspection Date: 7/3/2024

APN: 065-191-07

Job Address: 833 SKYLINE DR, Felton, CA 95018-9145

System No: 1

Last Pumped Date: 7/3/2024

Pump Reason/Inspection: Sale Inspection

Requestor Name: Suzy Hultgren

Requestor/Owner Email: barsnakecc@gmail.com

Owner Name: Suzy Hultgren

Owner Address: 833 SKYLINE DR, Felton, CA 95018-9145

Property Use: Residential

Is Property Occupied: Yes

## Tank Info

Tank Material: Poly, plastic

Tank Size: 1,500

Tank Depth: 0

System Type: Conventional

System Number: 1

Tank Usage: Septic

Gallons Pumped: 1,500

Both Compartments Pumped: Yes

Condition Septic Ells/Tees: Acceptable

Repair Recommended:

Repair Completed: No

Condition Tank: Acceptable

Repair Recommended:

Repair Completed: No

Condition Tank Top and/or Lids: Acceptable

Repair Recommended:

Repair Completed: No

Condition Tank Sides/Bottom: Acceptable

Repair Recommended:

Repair Completed: No

Condition Baffles: Acceptable

Repair Recommended:

Repair Completed: No

Operational Level: Normal

Sludge Disposal Location: Santa Cruz Treatment Plant

## Leaching System

Risers Present: No

Risers Water Level:

Ran Flow Test: Yes

Flow Test Duration: 30

Flow Meter Reading: 250

Liquid Flowback while Pumping: No

Signs of Surfacing Effluent: No

Effluent Location Discharge:

Separate Greywater Discharge: No

Discharge Location:

Leach System Component Notes: System appears to be working at this time

## Location Information

Tank Location

Water Source Location

Leach Field Begin

Leach Field End

Lat: 37.042125503398300

Lat: 0.0000000000000000

Lat: 0.0000000000000000

Lat: 0.0000000000000000

Long: -122.078170931299000

Long: 0.0000000000000000

Long: 0.0000000000000000

Long: 0.0000000000000000

System Location Description: Tank is located behind house, lids are visible

Tank Image :



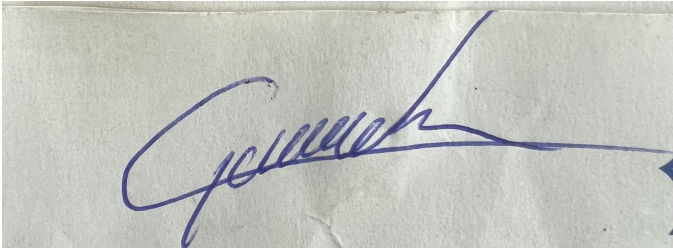
No Second Tank Image :

No Leach Field Image :

No Second Leach Field Image :

Employee Information

Employee Name: Gerardo Vargas







SELLER PROPERTY QUESTIONNAIRE  
(C.A.R. Form SPQ, Revised 12/23)

ADU  
835 Skyline

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.

835 Skyline Dr

Seller makes the following disclosures with regard to the real property or manufactured home described as 835 Skyline Dr, Assessor's Parcel No. 065-191-07-000, situated in Felton, County of Santa Cruz 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

**Note: If yes, provide any such documents in your possession to Buyer.**

Explanation:

☐ Yes ☒ No

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 a condominium or located in a planned unit development or other common interest subdivision ..... ☐ Yes ☒ No



Property Address: **833 Skyline Dr, Felton, CA 95018**

- 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. 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 (a) and (b) blank)..... ☒ Yes ☐ No
- (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank) ..... ☐ Yes ☒ No
- (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ..... ☐ Yes ☐ No

Explanation: \_\_\_\_\_

**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 leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) ..... ☐ Yes ☒ No
- C. An alternative septic system on or serving the Property ..... ☐ Yes ☒ No
- D. Whether any structure on the Property is an Accessory Dwelling Unit (ADU) ..... ☒ Yes ☐ No
- (1) If Yes to D, has the ADU received a permit or other government approval ..... ☐ Yes ☒ No
- (2) If Yes to D, are there separate utilities and meters for the ADU ..... ☐ Yes ☒ No

Explanation: Roof replaced 2024

**9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**

**ARE YOU (SELLER) AWARE OF...**

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 maintain 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.)

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 water table, floods, or tides, on or affecting the Property or neighborhood ..... ☐ Yes ☒ No

Explanation: Roof had small leaks, was replaced all new sheeting and comp shingles

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)****ARE YOU (SELLER) AWARE OF...**

- A. Property being a condominium or located in a planned unit development or other 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: \_\_\_\_\_

**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: \_\_\_\_\_



**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: Roaring Camp Railroad whistle**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. 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
- E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals ..... ☐ Yes ☒ No
- F. 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
- G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ..... ☐ Yes ☒ No
- H. Whether the Property is historically designated or falls within an existing or proposed Historic District ..... ☐ Yes ☒ No
- I. 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
- J. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property ..... ☐ Yes ☒ No

Explanation: \_\_\_\_\_

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

Explanation: \_\_\_\_\_

19. ☒ (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.

**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  **Pimentel R & Hultgren S Trust** Date 10/16/2024  
 Seller \_\_\_\_\_ Date 10/16/2024

**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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 REAL ESTATE BUSINESS SERVICES, LLC.  
 a subsidiary of the California Association of REALTORS®  
 525 South Virgil Avenue, Los Angeles, California 90020

**SPQ REVISED 12/23 (PAGE 4 OF 4)****SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)**

Additional work recently done in 2024 on ADU

- New roof, sheeting, weatherproofing, shingles
- Replaced structural wood showing age
- Replaced siding/weatherproofed
- repaired eaves to redirect water from roof away from siding
- repaired piers under house with concrete base and new pressure treated piers
- replaced portion of deck that had weathered
- paint outside of house (not sure if completed finish coat, has primer)
- new range installed 2022





# SELLER PROPERTY QUESTIONNAIRE

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

Main House  
833 Skyline

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 833 Skyline Dr, Assessor's Parcel No. 065-191-07-000, situated in Felton, County of Santa Cruz 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.

Explanation: Architect plans and County permit number-inspections, soil reports when remodeled, septic inspection

**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 a condominium or located in a planned unit development or other common interest subdivision ..... ☐ Yes ☒ No





Property Address: **833 Skyline Dr, Felton, CA 95018**

- 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. 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 (a) and (b) blank)..... ☒ Yes ☐ No  
(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank) ..... ☐ Yes ☒ No  
(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ..... ☐ Yes ☐ No

Explanation: Full remodel of home in 2016

**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 leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) ..... ☐ Yes ☒ No  
C. An alternative septic system on or serving the Property ..... ☐ Yes ☒ No  
D. Whether any structure on the Property is an Accessory Dwelling Unit (ADU) ..... ☒ Yes ☐ No  
(1) If Yes to D, has the ADU received a permit or other government approval ..... ☐ Yes ☒ No  
(2) If Yes to D, are there separate utilities and meters for the ADU ..... ☐ Yes ☒ No

Explanation: \_\_\_\_\_

**9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**

**ARE YOU (SELLER) AWARE OF...**

- 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 maintain 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.)

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 water table, floods, or tides, on or affecting the Property or neighborhood ..... ☐ Yes ☒ No

Explanation: \_\_\_\_\_

**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: \_\_\_\_\_



**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: \_\_\_\_\_

**14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)****ARE YOU (SELLER) AWARE OF...**

- A. Property being a condominium or located in a planned unit development or other 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: \_\_\_\_\_

**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: \_\_\_\_\_




**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: Roaring Camp train whistle**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. 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
- E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals ..... ☐ Yes ☒ No
- F. 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
- G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ..... ☐ Yes ☒ No
- H. Whether the Property is historically designated or falls within an existing or proposed Historic District ..... ☐ Yes ☒ No
- I. 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
- J. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property ..... ☐ Yes ☒ No

Explanation: I have received a Cal Fire assessment for the area in the past**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 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
- C. Whether the Property was originally constructed as a Manufactured or Mobile home ..... ☐ Yes ☒ No
- D. 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

Explanation: \_\_\_\_\_

19. ☒ (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.

**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  Pimentel R & Hultgren S Trust Date 10/16/2024  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

**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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**SPQ REVISED 12/23 (PAGE 4 OF 4)****SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)**

833 Skyline Dr, Felton CA 95018 – List of Upgrades and 2016 Remodel

Sits on .61 Acre Lot, Main House is 1100 Sq Ft (approx), ADU is 410 Sq Ft (approx.)

New Septic & Leach Field Dec 2014 – 1500 Gallon Bruiser

2016 Complete Full Remodel

Bryant Heating & Cooling System

Natural Gas Fireplace w/Remote Control Starter

On Demand Gas Water Heater

AT&T Security System w/Motion Cameras, Flood Sensors, Carbon Monoxide/Smoke Detectors

Dual Fuel 36” Verona Range – Gas Stove, Electric Oven

Stainless Steel Kitchen Appliances

Farmhouse Kitchen Sink

American Hardwood Cabinets

Silestone Countertops

Heated Floor in Bathroom

Walk-In Shower w/Multiple Showerheads, Cleaning Sprayer and Grab Bars

Hardwood Floors – Colonial Collection, Montgomery 9 inch

Double Paned Vinyl Windows & Custom Blinds

French Doors

Ceiling Fans Throughout Home

Vaulted Ceiling & Rounded Corners

Metal Roof with Full Rain Gutters Around

Outdoor Shower w/Hot & Cold Water

Seismic Footings

Hardie Board Siding

Full Wrap Around Redwood Deck

Wildlife Viewing – Deer, Turkeys

Outdoor BBQ Plumbed with Natural Gas



**TRUST ADVISORY**  
**For Properties Being Sold by the Trustee of a Trust**  
 (C.A.R. Form TA, Revised 12/21)

Property Address: 835 & 833 Skyline Dr, Felton, CA 95018 ("Property").

Property is being held in a revocable or irrevocable trust for the benefit of those persons or entities named as beneficiaries in the trust. For the purpose of the sale of Property, the trustee of the trust is treated as the Seller. Even if Seller is exempt from some obligations, Seller must still comply with many others. This Advisory is intended to inform Buyer and Seller of their rights and obligations independent of those established by the contract between them. **If Property is placed in a trust, any trustee must complete a TDS and other disclosures that would be required of other owners if: (i) any such trustee is a natural person AND (ii) the trust is a revocable trust, AND (iii) the trustee either is the former owner of Property or was an occupant in possession of Property within the preceding year. The disclosures are required of any trustee who meets the above requirements even if other trustees do not.**

**1. SELLER MUST COMPLY WITH THE FOLLOWING:**

- A. Known Material Fact Disclosures:** Seller is obligated to disclose known material facts affecting the value and desirability of the Property even if the specific Real Estate Transfer Disclosure Statement Form is not required to be completed.
- B. Hazard Zones:** Seller is not exempt from applicable statutory obligations to disclose earthquake fault zones, seismic hazard zones, state fire responsibility areas, very high fire hazard severity zones, special flood hazard areas and flood hazard zones pursuant to the Public Resources Code, Government Code and United States.
- C. Smoke Detectors:** The sale is not exempt from the State requirements that, for single family residences, operable smoke detectors be in place. It is negotiable between Buyer and Seller who is to pay for the cost of compliance.
- D. Water Heaters:** The sale is not exempt from the State requirement that water heaters be properly anchored, braced or strapped and that Seller provide a written statement of compliance to Buyer.
- E. Lead-based Paint:** The Seller is not exempt from the federal obligation to: (i) disclose known lead-based paint and lead-based paint hazards; (ii) provide Buyer copies of reports or studies covering lead-based paint and hazards on the Property; (iii) provide Buyer with the pamphlet "Protect Your Family From Lead In Your Home;" and (iv) give Buyer a 10-day opportunity to inspect for lead-based paint and hazards, if the Property contains residential dwelling units and was constructed prior to 1978.
- F. Carbon Monoxide Devices:** The sale is not exempt from the State requirement that on or before July 1, 2011, for all existing single family dwelling units, and on or before January 1, 2013, for all other existing dwelling units, the owner must install a carbon monoxide device approved and listed by the State Fire Marshall in the dwelling unit if the dwelling unit has a fossil fuel burning heater or appliance, fireplace, or an attached garage.
- G. Water Conserving Plumbing Fixtures:** The Sale is not exempt from the State requirement that (i) single family residences built before January 1, 1994 be equipped with water conserving plumbing fixtures by January 1, 2017 and multi-family and commercial properties be equipped with water conserving plumbing fixtures by January 1, 2019; (ii) Sellers disclose to Buyers the requirements of the law; and (iii) sellers disclose to Buyers whether the Property contains any non-compliant plumbing fixtures. See C.A.R. Form WCMD for further information.
- H. Tax Withholding:** The sale is not exempt from providing information pertaining to the withholding obligation under either the federal "FIRPTA" or the California withholding requirements upon the sale of real property. **Federal:** For federal purposes, a non-resident alien includes a fiduciary. A trustee is treated as a non-resident even if all beneficiaries are citizens or residents of the United States. **State:** The trust may be exempt from withholding (but not the completion of the real estate withholding certificate) if: (i) the trust was revocable prior to the decedent's death; (ii) the Property was last used as the decedent's principal residence; and (iii) the trustee is electing to treat the trust as part of the decedent's estate under IRC § 645 (see Instructions for FTB Form 593-C).
- I. Megan's Law Database Disclosure:** The sale is not exempt from the requirement that residential sales contracts contain the following notice regarding the availability of information about registered sex offenders: "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](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 are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's inspection contingency period. Brokers do not have expertise in this area.)

(With Listing) Broker's Initials SV /

(With RPA) Buyer's Initials

Seller's Initials

Initial / Initial  
SH RP



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TA Revised 12/21 (PAGE 1 OF 2)

**TRUST ADVISORY (TA PAGE 1 OF 2)**



**2. SELLER MAY BE EXEMPT FROM THE FOLLOWING:**

**A. (i) Disclosure Statements:** Seller, unless specified in 2A(ii), does not have to complete, sign and provide Buyer with a Real Estate Transfer Disclosure Statement or Natural Hazard Disclosure Statement (C.A.R. Forms TDS and NHD). **Seller remains obligated to make the disclosures and comply with the items specified in Paragraph 1.**

**(ii)** If Property has been placed in a trust, the trustee(s) of the trust is considered the Seller for the purpose of complying with disclosure laws. Seller must complete, sign and provide Buyer with a TDS if (1) the Seller is a natural person, AND (2) the trust is a revocable trust, AND (3) the trustee is either a former owner of the Property or was an occupant in possession of the Property within the preceding year.

**B. Other Exemptions:** Unless paragraph 2A(ii) applies, Seller is exempt from providing Buyer with a Mello- Roos district lien disclosure, an Improvement Bond Act of 1915 notice, a Supplemental Property Tax notice, a Notice of Private Transfer Fee pursuant to California Civil Code §§ 1102 et seq. completing and providing either a Homeowner's or Commercial Property Owners Guide to Earthquake Safety, including any corresponding form.

**C. Exempt Seller Disclosures:** Even exempt Sellers have statutory or contractual obligations to make certain disclosures and may, or are required by contract to, use an Exempt Seller Disclosure (C.A.R. Form ESD) and is strongly encouraged to do so.

**3. OTHER CONSIDERATIONS:**

**A. Local Law:** Local law may impose obligations on the transfer of real property (such as the installation of low flow toilets or shower heads, emergency gas shut-off valves or installation of smoke detectors). Local law should be consulted to determine if sales by a trustee of a trust are exempt from such requirements.

**B. Death:** If the Property is being sold because of the death of an occupant of the Property, and if Buyer has concerns about the manner, location or details of the death, then Buyer should direct any specific questions to Seller.

**4. BROKERS:**

**A. Inspection:** The sale is not exempt from the Broker's obligation to conduct a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to Buyer material facts revealed by such an inspection in the sale of residential property containing one-to-four dwelling units. Brokers may do so on C.A.R. Form AVID.

**B. Agency:** The sale is not exempt from the obligation to provide agency relationship disclosure and confirmation forms in the sale of residential property containing one-to-four dwelling units, commercial Property and vacant land.

**By signing below, the undersigned acknowledge that each has read, understands and has received a copy of this Trust Advisory.**

Seller *Randy Pimentel* **Randy Pimentel** Date 11/1/2024  
 Seller *Suzanne Hultgren* **Suzanne Hultgren** Date 11/1/2024

AT TIME OF LISTING

Real Estate Broker *HomeSmart PV & Associates*

By *Steven Vann* **Steven Vann** Date 10/20/2024

AT TIME OF SALE

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

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# **REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (FOR SELLER REPRESENTATIVES)** (C.A.R. Form RCSD-S, Revised 6/23)

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal.

☐ The disclosure in this form supersedes any Legally Authorized Signer representation or Representative Capacity Signature Disclosure made in the Agreement specified below or on separate form.

This is a disclosure to the Purchase Agreement, OR ☒ Listing Agreement, ☐ Other \_\_\_\_\_ ("Agreement"),

dated 05/06/2024, for the property known as 835 & 833 Skyline Dr, Felton, CA 95018 ("Property"),  
between \_\_\_\_\_ ("Buyer", ☐ Listing Broker, ☐ Other).  
and Randy Pimentel, Suzanne Hultgren ("Seller").

Buyer and Seller are referred to as the "Parties." If a trust, in the blank line above identify Seller as the trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust 3.). Full name of trust should be identified in 1A below. If power of attorney, insert principal's name as Seller.

1. A. ☒ **TRUST:** (1) The Property is held in trust pursuant to a trust document, titled (Full name of trust): Randy Pimentel and Suzanne Hultgren Living Trust

\_\_\_\_\_ dated \_\_\_\_\_  
(2) The person(s) signing below is/are Sole/Co/Successor Trustee(s) of the Trust.

B. ☐ **ENTITY:** Seller is a ☐ Corporation, ☐ Limited Liability Company, ☐ Partnership ☐ Other: \_\_\_\_\_  
which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf.  
An authorizing resolution of the applicable body of the entity described above ☐ is ☐ is not attached.

C. ☐ **POWER OF ATTORNEY:** Seller ("Principal") has authorized the person(s) signing below ("Attorney-In-Fact", "Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Power of Attorney (☐ Specific Power of Attorney for the Property), dated \_\_\_\_\_. **This form is not a Power of Attorney. A Power of Attorney must have already been executed before this form is used.**

D. ☐ **ESTATE:** (1) Seller is an ☐ estate, ☐ conservatorship, or ☐ guardianship, identified by Superior Court Case name as \_\_\_\_\_, Case # \_\_\_\_\_.  
(2) The person(s) signing below is/are court approved representatives (whether designated as Sole or Co-Executor, Administrator, Conservator, Guardian) of the estate, conservatorship or guardianship identified above.

2. Seller's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

**Seller:** \_\_\_\_\_ Signed by:

By Suzanne Hultgren Date: 11/1/2024  
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)  
(Print Representative Name) Suzanne Hultgren Title: Trustee

By Randy Pimentel Date: 11/1/2024  
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)  
(Print Representative Name) Randy Pimentel Title: Trustee

## **Acknowledgement of Receipt by Other Party:**

Buyer/Broker/Other \_\_\_\_\_ Date: \_\_\_\_\_

Buyer/Broker/Other \_\_\_\_\_ Date: \_\_\_\_\_

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**RCSD-S REVISED 6/23 (PAGE 1 OF 1)**

## **REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (RCSD-S PAGE 1 OF 1)**