

Disclosure and Advisories

7659 Arcadia Ave., Hesperia, CA 92345



CALIFORNIA
ASSOCIATION
OF REALTORS®

BROKER COMPENSATION ADVISORY

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

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

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

2. BROKER AGREEMENTS WITH BUYERS:

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



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

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

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

B. SELLER PAYS THE COMPENSATION:

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

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

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

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

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

Seller/Buyer Matthew L. Taylor, Partition Referee Date 2-2-26

Seller/Buyer _____ Date _____

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MARKET CONDITIONS ADVISORY

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

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



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

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

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

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

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

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

Buyer _____ Date _____

Buyer _____ Date _____

Seller  Date 2-20-26

Matthew L. Taylor, Partition Referee

Seller _____ Date _____

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MARKET CONDITIONS ADVISORY (MCA PAGE 2 OF 2)

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

BUYER RIGHTS AND DUTIES:

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

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

SELLER RIGHTS AND DUTIES:

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

BROKER RIGHTS AND DUTIES:

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

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

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

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

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A. Investigation of Physical Conditions

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



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



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

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



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

Brokers do not have expertise in this area.

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

B. Property Use and Ownership

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



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

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



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

9. LAND LEASE: Buyer and Seller are advised that certain developments are built on leased land. This means that: (i) Buyer does not own the land, (ii) the right to occupy the land will terminate at some point in time, (iii) the cost to lease the land may increase at some point in the future, and (iv) Buyer may not be able to obtain title insurance or may have to obtain a different type of title insurance. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an attorney or other appropriate professional. Brokers do not have expertise in this area.

10. MARIJUANA, CANNABIS, AND METHAMPHETAMINE LABS: Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Furthermore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California law also allows recreational use of marijuana for adults, as well as limited rights for individuals to grow and cultivate marijuana, and rights of others, subject to a licensing process, to grow, cultivate and distribute marijuana for recreational use. California's medical and recreational marijuana laws are in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" <https://oag.ca.gov/system/files/attachments/press-docs/MEDICINAL%20CANNABIS%20Guidelines.pdf> and the U.S. Department of Justice memo regarding marijuana prosecutions at <https://www.justice.gov/opa/press-release/file/1022196/download>. Brokers do not have expertise in this area. While no state law permits the private production of methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and clean up requirements when authorities identify a property as being contaminated by methamphetamine. Buyer is advised that a property where methamphetamine has been produced may pose a very serious health risk to occupants. Buyer is strongly advised to retain an environmental hygienist contractor or other appropriate professionals to inspect the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area.

11. OWNER'S TITLE INSURANCE: The Truth in Lending/RESPA integrated disclosure (TRID) established by the Consumer Financial Protection Bureau (CFPB) requires that lenders must tell borrowers that title insurance is "optional." While obtaining an owner's policy of title insurance may be "optional", it may be a contractual requirement as between Buyer and Seller. Furthermore, California Civil Code § 1057.6 requires that Buyers be provided with the following notice: "IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING."

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

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



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



C. Off-Site and Neighborhood Conditions

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



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

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

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

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

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

D. Legal Requirements (Federal, State and Local)

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



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

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

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

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

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

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

E. Contract Related Issues and Terms

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



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

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

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

F. Other Factors Affecting Property

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

Although unenforceable, it is possible the CC&Rs, deed or other document on title may contain a covenant which at one time may have purported to discriminate against persons based on race, religion or other protected class or characteristics. You have the right to request the assistance of the title or escrow company to help you prepare a form which will be provided to the County and may result in the discriminatory language being removed from the public record. You may also get a notice informing you of these rights from the Broker or title or escrow company. For more information Buyer may request from Broker the C.A.R. Legal Quick Guide titled: "Agent Disclosure of Discriminatory Covenants Based on Actual Knowledge."
4. **LEGAL ACTION:** Buyer and Seller are advised that if Seller or a previous owner was involved in a legal action (litigation or arbitration) affecting the Property, Buyer should obtain and review public and other available records regarding the



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



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

G. Local Disclosures and Advisories

LOCAL ADVISORIES OR DISCLOSURES (IF CHECKED):

The following disclosures or advisories are attached:

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

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

BUYER	_____	Date	_____
BUYER	_____	Date	_____
SELLER	_____	Date	_____
SELLER	_____	Date	_____

[Handwritten Signature]

Matthew L. Taylor, Partition Referee

2-20-26

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SBSA REVISED 6/24 (PAGE 15 OF 15)



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

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7659 Arcadia Ave



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WATER HEATER AND SMOKE ALARM STATEMENT OF COMPLIANCE (C.A.R. Form WHSD, Revised 12/23)

Property Address: **7659 Arcadia Ave., Hesperia, CA 92345**

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

WATER HEATER STATEMENT OF COMPLIANCE

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

Seller Matthew L. Taylor, Partition Referee Date 2-20-26
Seller _____ Date _____

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

Buyer _____ Date _____
Buyer _____ Date _____

SMOKE ALARM STATEMENT OF COMPLIANCE

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

Seller Matthew L. Taylor, Partition Referee Date 2-20-26
Seller _____ Date _____

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

Buyer _____ Date _____
Buyer _____ Date _____

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WHSD REVISED 12/23 (PAGE 1 OF 1)



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



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WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR ADVISORY

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

1. WATER-CONSERVING PLUMBING FIXTURES

A. INSTALLATION:

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

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

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

2. CARBON MONOXIDE DETECTORS:

A. INSTALLATION:

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

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

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

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

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

Seller _____ *Matthew L. Taylor, Partition Referee* Date 2-20-26
 Seller _____ Date _____
 Buyer _____ Date _____
 Buyer _____ Date _____

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WCMD REVISED 6/24 (PAGE 1 OF 1)



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

GS Strategies, Inc., 550 E Hospitality Lane Ste 300 San Bernardino CA 92408
 John Martindale

Phone: 9092285255 Fax: 7659 Arcadia Ave
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com



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

The following terms and conditions are hereby incorporated in and made a part of the ☒ Residential Purchase Agreement,
☐ Residential Lease or Month-to-Month Rental Agreement OR, ☐ other _____,
dated _____,
on property known as: 7659 Arcadia Ave., Hesperia, CA 92345,
in which _____ is referred to as Buyer/Tenant
and Matthew L. Taylor, Partition Referee is referred to as Seller/Housing Provider.

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

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

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Housing Provider Matthew L. Taylor, Partition Referee Date 2-20-26

Seller/Housing Provider _____ Date _____

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DBD REVISED 6/23 (PAGE 1 OF 1)

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

GS Strategies, Inc., 550 E Hospitality Lane Ste 300 San Bernardino CA 92408
John Martindale

Phone: 9092285255 Fax: _____
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7659 Arcadia Ave



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

Name of Buyer(s) _____
Property Address **7659 Arcadia Ave.**
Hesperia, CA 92345

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

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

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

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

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

Buyer _____ Date _____

Buyer _____ Date _____

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SPT REVIEWED 6/25 (PAGE 1 OF 1)



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

GS Strategies, Inc., 550 E Hospitality Lane Ste 300 San Bernardino CA 92408 John Martindale	Phone: 9092285255 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201	Fax: www.lwolf.com	7659 Arcadia Ave
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CALIFORNIA
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USE OF NON-STANDARD FORMS ADVISORY

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

Property Address: 7659 Arcadia Ave., Hesperia, CA 92345

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

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

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

Matthew L. Taylor, Partition Referee

Date 2-20-26

Date _____

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NSF 6/22 (PAGE 1 OF 1)



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



AGENT VISUAL INSPECTION DISCLOSURE

(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS

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

This inspection disclosure concerns the residential property situated in the City of Hesperia, County of San Bernardino, State of California, described as 7659 Arcadia Ave.

TRACT 5584 LOT 354 TR NO 5584 LOT 354

("Property").

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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AVID REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials _____ / _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

GS Strategies, Inc., 550 E Hospitality Lane Ste 300 San Bernardino CA 92408
John Martindale

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 9092285255

Fax:

www.lwlf.com

7659 Arcadia Ave

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

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

Entry (excluding common areas): Flooring is worn. Paint is old. There are signs of deferred maintenance.

Living Room: Flooring is worn. Paint is old. There are signs of deferred maintenance.

Dining Room: Flooring is worn. Paint is old. There are signs of deferred maintenance.

Kitchen: Cabinetry is original to the construction of the home and shows signs of deferred maintenance. Some drawers and cabinet door are off center.

Other Room: _____

Hall/Stairs (excluding common areas): Flooring is worn. Paint is old. There are signs of deferred maintenance.

Bedroom # 1 : Master Bedroom: Flooring is worn. Paint is old. There are signs of deferred maintenance. Windows screens are damaged and there is a pet odor int he room.

Bedroom # 2 : Flooring is worn. Paint is old. There are signs of deferred maintenance.

Bedroom # 3 : Flooring is worn. Paint is old. There are signs of deferred maintenance.

Bedroom # _____:

Bath # 1 : Master Bath: The fixtures are worn and the flooring, walls and cabinetry show signs of wear.

Bath # 2 : Flooring is worn. Paint is old. There are signs of deferred maintenance. The bath tub and surround are dirty.

Bath # _____:

Bath # _____:



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

Other: The pool is operable and serviceable. Signs of worn plaster and tile. The above ground spa has no water in it and it's condition is unknown

Other: The buyer is encouraged to conduct any and all inspections and reports necessary to satisfy themselves with the condition of the property and it's surroundings. The property is sold in it's As-Is condition. The seller(Partition Referee) is exempt from disclosure.

Other: _____

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Normal wear was noted. The condition of the mechanical systems are unknown and not tested by me.

Exterior Building and Yard - Front/Sides/Back: Front yard landscaping is in fair condition. There is no side or rear yard landscaping. The condition of the waste system is unknown.

Other Observed or Known Conditions Not Specified Above: The owners of record are NOT the sellers of the property, this is a court ordered sale and the seller(Partition Referee) has no knowledge of the condition or defects in the property.

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

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

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

Inspection Date/Time: 02/19/2026 4:00 PM Weather conditions: Clear and cool.

Other persons present: None.

By John B. Martindale Date 02/20/2026
(Signature of Associate Licensee or Broker who performed the inspection)

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

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

Buyer _____ Date _____

Buyer _____ Date _____

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

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

Seller MA / _____

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

By _____ Date _____
(Associate Licensee or Broker Signature)

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AVID REVISED 6/24 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwlf.com

7659 Arcadia Ave



SAN BERNARDINO COUNTY

PERMIT

81264 BUILDING AND SAFETY DEPARTMENT

81264

To be filled in by Applicant - PLEASE PRINT OR TYPE

DEPARTMENT USE ONLY

Owner's Name GEORGE ROGERS		Phone No. (213) 969-2784	
Mailing Address 1006 CALLE ESTRELLAS		City AZUSA	Zip 91001
JOB SITE ADDRESS ARCADIA, 7659 HESPERIA			
PARCEL NO.	Lot No. 354	Block No.	Tract No. 5584
Sec. 35	Twp. 4N	Rng. 4W	9/5 Ranchero
Intended Permit Use Residence - dw - appl.			
SEWAGE SYSTEM ☐ Public ☒ Private ☐ Repair Min. Depth _____ S.F./100 gal. _____			
Lot Dimensions 100 X 200	No. Stories 1	No. Bedrms. 3	No. Dwelling Units 1
No. Bldgs. Now on Lot 0	How Used		
Contractor OWNER BUILDER		When Plans Checked, Notify OWNER	
Contractor's Mailing Address		City	Zip
FLOOR		EXT. WALLS	INT. WALLS
☒ Concrete	Masonry	Masonry	Open Beam
☐ Wood	Frame	Frame	Plaster
	Stucco	Plaster	☒ Sheetrock
	Siding	☒ Sheetrock	Wood
	Metal	Wood	Fiber Board
			☒ Tile
			Wood
			Comp. Sh.
			Built-up
			Metal
			☒ Solid/Oil

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

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

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

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

Division of Industrial Safety Permit No. _____

WORKERS' COMPENSATION INSURANCE CERTIFICATION

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

Workers' Compensation Insurance Policy No. _____ Expiration Date _____

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

Lender's Name _____

Lender's Address _____

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

Owner's Signature Michael M. Cretchfield

Contractor's Signature _____ License No. _____

By _____ Zone **R1-7m** - T DEPARTMENT USE ONLY Plan Check Valuation _____

Minimum Setback Distances

10 Front Setback from Center Line Arcadia R/W **80****15** Rear Setback from Rear Property Line

Side Street Setback from Center Line _____ R/W _____

5 Side Setback from Property Line**5** Side Setback from Property LineNOTE min 1200 ft

Application Date 7-26-81		By mf	
Plans 13	Plot 13	Gr. 13	Type 13
Con 13	Fire 13	Zone 13	

Index No. **186-76/402**Permit No. **81264**Date Permit Issued **1/27/81**Use Number **10**

	Sq. Ft.	Factor P.S.F.	Adjusted Area or Valuation
1	~~1490~~	~~1.00~~	~~1490~~
2	1538	1.00	1538
3			
Gar.	559	1.5	280
Porch	336	1.2	77
F.P.	35	1.0	35
Valuation			
\$	74000		1930
Grading			
			Cu. Yds.

ELECT.

PLUMB.

MECH.

Plan Check Fee	\$	
Const. Fee		
Elac. Fee		
Plumb. Fee		
Mech. Fee		
Energy Fee		
Solar Fee		
Grading Fee		
Misc. Fee		
Permit Fee		304 00
TOTAL FEE	\$	304 00

VALIDATION SPACE OR RECEIPT NO.

Cash/Check

1169

156532

STRUCTURE	PLUMBING		HEATING & AIR COND.		ELECTRICAL
SETBACK <i>TKH 2-10-81</i>	LAVATORY	TOILET	GAS PIPE	COOLER	'O' COPPER
EXCAVATION <i>*TKH 2-11-81</i>	BATHTUB	FL. DRAIN	FL. FURN.	REFRIG.	UNDER SO. END
FORMS <i>*TKH 2-11-81</i>	SHOWER	SEWER	WALL FURN.	A.C. UNIT	
FOUND. REINF. <i>GLAD</i>	SINK	SEPTIC TANK	P.A.U.	HEAT PUMP	
FP REINF. STEEL <i>TKH 2-11-81</i>	LAUND. TUB	SEEP. PIT	WATER HTR.	FIREPLACE	
GROUT	GARB. DISP.	LEACH LINE	BOILER	GAS CONV.	
BOND BEAM	DISH WASH.	GR. TRAP	INCINER.	L.P.G.	
LUMBER GR.	URINAL	DRINK FTN.	VENT	NAT. GAS	
FRAMING <i>ADJ</i>	REG + VALVE IN GARAGE		DRYER		
ROOFING <i>ADJ</i>	3" CD HALL BATH UNDER				
VENTILATION <i>ADJ</i>	LAVATORY				
BATH VENT <i>ADJ</i>	GROUND PLUMB.	<i>TKH 2-10-81</i>	<i>9/21/82 KE</i>	GROUNDING	RANGE
UNDERFL. VENT	ROUGH PLUMB.		HEATING (ROUGH)	BONDING	DRYER
ACCESS HOLE	SEWER		WATER HEATER	ROUGH WIRING	
GAR. FIREPROOF	SEPTIC TANK		EVAP. COOLER	SERVICE COND. SIZE	
LATHING <i>ADJ</i>	SIZE		A.C. UNIT	SERVICE WIRE SIZE	
MESH	SEEP. PIT		REFRIGERATION	SERVICE GROUND SIZE	
PLASTER	SIZE		DUCT WORK	AMP.	VOLTS
FIREPLACE	LEACH LINE		SPARK ARREST.	NO. BR. CIRCUITS	
INSULATION/SOUND	WATER SYS.		HEATING (FINAL)	TEMP.	<i>TKH 2-17-81</i>
CERT. OCC. <i>*9/21/82 KE</i>	FINAL INS. <i>*9/21/82 KE</i>		GAS (FINAL) <i>*9/21/82 KE</i>	FINAL	<i>*9/21/82 KE</i>

W.

E.

S.

2-10-81 CORR (ETGS) TKH
 2-11-81 COMPACTION TEST OK TKH
 2-13-81 CORR (T-POLE) TKH
 6-2-81 CORR ON CP SEE Y.T. INSIDE PERMIT
 CORRS ON IT.
 6-17-81 ALMOST ALL CORR OUT. Y.T. S. OK
 6-23-81 VT # 2 ON + Tem's 2-3-10 of NOTICE 6-2-81
 OK TO INSULATE - OK TO DRY WALL ALL BUT
 KITCHEN SINCE HEAT - LEAVE EXPOSED DRYWALL
 ALSO LEAVE GAS WATER BOND EXPOSED.

3-5-82 NOTE SENT NEW

3-17-82 NO RESPONSE - PERMIT CANCELLED

NO PROGRESS SINCE DRY WALL
 INSP -

TKH FINISH CORR NEW
 *9/21/82 3 inclusions per Corr notice - KE

TKH Tom Hall

9/21/82
3/17/82
 Keith Chambers

San Bernardino County
BUILDING AND SAFETY DEPARTMENT **DUPLICATE PERMIT**

To be filled in by Applicant - PLEASE PRINT OR TYPE

Owner's Name George Rogers Phone No. (213) 969-2284

Mailing Address 1006 CALLE ESTRELLAS City ARCADIA Zip 91704

JOB SITE ADDRESS ARCADIA 7659 CITY HEAPERIA

PARCEL NO. _____ Lot No. 354 Block No. _____ Tract No. 5584

Sec. 35 Twn. 4N Rng. 4W CP RANCHERO

Intended Permit Use RESIDENCE F.H.A. ☐ Yes ☐ No

SEWAGE SYSTEM ☐ Public ☐ Private ☐ Repair Min. Depth _____ S.F./100 gal. _____

Lot Dimensions 100x200 No. Stories 1 No. Bedrooms 3 No. Dwelling Units _____ No. Fireplaces 1

No. Bldgs. Now on Lot 0 How Used _____

Contractor 0/B When Plans Reviewed, Notify _____

Contractor's Mailing Address _____ City _____ Zip _____ Phone No. _____

FLOOR	EXT. WALLS	INT. WALLS	CEILING	ROOF	HEATING
☒ Concrete	☒ Masonry	☒ Masonry	☒ Open Beam	☒ Wood	☒ Elect.
☐ Wood	☐ Frame	☐ Frame	☐ Plaster	☐ Comp. Sh.	☐ Nat. Gas
	☐ Stucco	☐ Plaster	☐ Sheetrock	☐ Built-up	☐ L.P.G.
	☐ Siding	☐ Sheetrock	☐ Wood	☐ Metal	☐ Solar
	☐ Metal	☐ Wood	☐ Fiber Board	☐ Tile	☐ Solid/Oil

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

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

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

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

Division of Industrial Safety Permit No. _____

WORKERS' COMPENSATION INSURANCE CERTIFICATION

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

Workers' Compensation Insurance Policy No. _____ Expiration Date _____

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

Lender's Name _____

Lender's Address _____

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

Owner's Signature _____

Contractor's Signature _____ License No. _____

By _____ Zone _____ DEPARTMENT USE ONLY Plan Check Valuation _____

Minimum Setback Distances ARCADIA R/W 80'

80' Front Setback from Center Line _____ R/W _____

15' Rear Setback from Rear Property Line _____ R/W _____

5' Side Street Setback from Center Line _____ R/W _____

5' Side Setback from Property Line _____ R/W _____

Side Setback from Property Line _____

NOTE _____

Permit No. 81264
Index No. 186-76 Region 402
Application Date 1-26-81 By R. P. PIER
Plans 13 Plot 13 Gr 13 Type 13 Plan No. _____

Date Permit Issued _____

Use Number 10 Hazardous Fire Area ☐

	Sq. Ft.	Factor P.S.F.	Adjusted Area or Valuation
1	<u>1538</u>	<u>1.0</u>	<u>1538</u>
2			
3			
Gar.	<u>559</u>	<u>1.5</u>	<u>280</u>
Porch	<u>386</u>	<u>1.2</u>	<u>77</u>
F.P.	<u>35</u>	<u>1.1</u>	<u>35</u>

Valuation \$ 74,000.- Adjusted Area 1930

Grading _____ Cu. Yds. _____

ELECT. _____

PLUMB. _____

MECH. _____

Plan Rev. Fee	\$	
Const. Fee		
Elec. Fee		
Plumb. Fee		
Mech. Fee		
Energy Fee		
Solar Fee		
Grading Fee		
Misc. Fee		
Permit Fee		<u>304.00</u>
TOTAL FEE	\$	<u>304.00</u>

VALIDATION SPACE OR RECEIPT NO.

Cash/Check 1169 Paid By _____

156552

Below Off Job Card - INSPECTION RECORD PER 1 DAY

	DATE	INSPECTOR		DATE	INSPECTOR
Setback	12-11-81	TRH	Electrical Service and Ground	8-4-81	D.W.
Temporary Power	2-17-81	TRH	Rough Electrical		
Foundation Reinforcing Steel			Rough Plumbing		
Excavation and Forms	12-11-81	TRH	Shower Pan Test		
F.H.A. Foundation Req.			Stucco Mesh or Exterior Siding	8-4-81	D.W.
Slab Grade	12-11-81	TRH	Insulation		
Ground Plumbing	12-11-81	TRH	Sewer		
Underslab Ducts			Interceptor		
Underslab Conduit			Septic Tank	4/13/82	D.W.
Fireplace Foundation			Leach Line or Seep Pit		
Joists and Girders			Water Service	8-4-81	D.W.
Electrical Ground			Lath or Drywall Nailing		
Mid-Height Bond Beam			Gas Line Air Test		
8-Foot Bond Beam			Final Electrical		
Final Bond Beam			Final Plumbing		
Fireplace Bond Beam			Final Heating/A.C.		
Roof Sheathing	8-4-81	D.W.	Final Construction		
Framing and Ventilation			Final Zoning		
Roof Covering			Certificate of Occupancy		
Rough Heating					

3-12-82 - extend permit, OWNER 85% Completed - Per C.O.

4/13/82 S.S. CORR D.W.
4/13/82 S.S. CORR D.W.

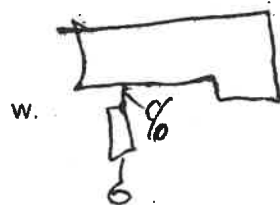
SEPTIC TANK 1000 GALS.

SEEP. PIT 5 X 26

LEACH LINE WIDE

X LONG X DEPTH OF ROCK

N.



S.

THIS IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, ISSUED AND VALIDATED. IT IS SUBJECT TO EXPIRATION IF WORK THEREUNDER IS NOT COMMENCED OR IS SUSPENDED OR ABANDONED FOR 180 DAYS



CITY OF HESPERIA
DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT

**PRESS
FIRMLY**

JOBSITE ADDRESS 7659 ARCADIA AVE
APN 348-341-09 **LOT** 154 **TRACT** 5584
CROSS STREET RANCHO EAST
OWNER ADDRESS Gov Code 7927.700
CITY _____
APPLICANT WAY COOL DATA **TEL** 885050

CONTRACTOR Victor CLEVELAND
ADDRESS 18631 VINEL
CITY Hesperia **ZIP** 92345 **TEL** 885050
STATE CA
LIC. NUMBER 621023

ARCH/ENG/DESIGNER IBC
ADDRESS _____
CITY _____ **ZIP** _____ **TEL** _____

PROPOSED USE 16X24 Solid ICBG patio COVER

NO. DWEL. UNITS _____ **NO. STORIES** _____ **NO. BEDROOMS** _____
LOT DIMENSIONS _____
NO. OF BLDGS ON LOT _____ **HOW USED** SFR

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

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

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

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

☐ I am exempt under Sec. _____, B.P.C. (Attach Certificate).
Date _____ **Owner** _____

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

☐ Certified copy is hereby furnished.
☐ Certified copy is filed with the Building Inspection Department or _____ Department.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the permit is for one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ **Applicant** _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, You must forthwith comply with such provisions or this permit shall be deemed revoked.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:

☐ I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high, (Chap. 3.2, Grp 2, Art 2, Sect 341, Title 8, C.A.C.).

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

☐ Division of Industrial Safety Permit No. _____

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

Lender's Name _____
Lender's Address _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify I have read this application and state that the information given is correct. I agree to comply with all state laws and city ordinances relating to building construction, and authorize a representative of the Department of Building and Safety to enter upon the property for which I have applied for this permit for the purpose of making inspections.

X **Signature of Applicant or Agent** Victor Cleveland **Date** 10/25/05

APPLICATION DATE 10-26-05 **PERMIT NUMBER** 57655 **USE CODE** 14
ISSUE DATE 11-28-05 **VALIDATION** ☒ **TYPE** V.N. **OCC. GROUP** R.3

ZONING ☐ **SETBACKS** **IMPROVEMENTS**
FRONT _____ **RW** _____ ☐
REAR _____ **RW** _____ ☐
SIDE/SIDE STREET _____ **RW** _____ ☐
SIDE _____ **RW** _____ ☐

SEWAGE DISPOSAL ☐ **PUBLIC** **PMT #** _____
☐ **PRIVATE** **SQ. FT./100 GAL** _____

GRADING ☐ **CU. YDS. EXC.** _____ **CU YDS FILL** _____

1		
2		
3		
PATIO	384	1600
GARAGE		
PORCH		
VALUATION	4874	

CITY OF HESPERIA
THIS BUILDING PERMIT
HAS BEEN
COMPLETED
INSPECTOR Chris Rowe
DATE 12/8/05

CONSTRUCTION	BP	214.00
PLAN REVIEW	BPC	
ELECTRIC	BP	
PLUMBING	BP	
MECHANICAL	BP	
GRADING	BLGF	
SMIP		
PARK FEE	TPF	
SCHOOL FEES		
DEVELOPMENT IMPACT FEE		
FIRE REVIEW	TIPR	
PLANNING REVIEW	SGN	
Auto		17.12

TOTAL FEES 231.76

COMMENTS _____

MPDF REQUIRED Y _____ N _____
IO D REQUIRED Y _____ N _____
RECPT NO _____ **PAID BY** 01/4/05 **BY** [Signature]

WHITE - DEPARTMENT COPY / CANARY - FINANCE COPY / PINK - ASSESSOR COPY / GOLDENROD - FILE COPY / GREEN - APPLICANTS COPY

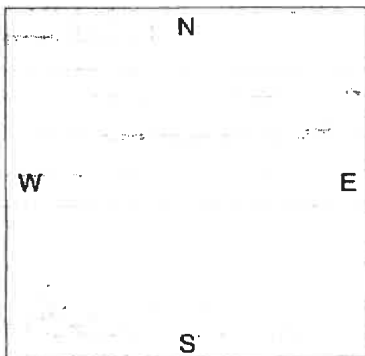
CITY OF HESPERIA INSPECTION RECORD

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
SETBACK	12-1-05		HAT CHANNEL		
GROUND PLUMBING			SEWER		
WATER SERVICE			SEPTIC TANK/PIT/LL		
FTGS/FORMS/STEEL			TEMP POWER		
ELECTRIC GROUND			FLOOR JOISTS		
SLAB GRADE			UNDER FLOOR DUCTS		
FHA REQMS			UNDER FLOOR CONDUITS		
ROOF SHEATHING			FIRE DEPT. ROUGH		
SHEAR PANELS			MID HT. BOND BEAM		
FRAMING			8 FT. BOND BEAM		
ATTIC VENTS			FINAL BOND BEAM		
ROOF COVER			OFF SITE IMPROVEMENTS		
ROUGH HVAC			FINAL ENGINEERING		
ELECTRIC SERVICE			LANDSCAPE/IRRIGATION		
ROUGH ELECTRIC			ONSITE IMPROVEMENTS		
ROUGH PLUMBING			FINAL ZONING		
SHOWER/TUB TEST			FIRE DEPT. FINAL		
EXT.LATH/SIDING			HEALTH DEPT. FINAL		
ROUGH FIREPLACE			GREASE INTERCEPTOR		
WALL INSULATION			REFRIGERATION		
CEILING INSULATION			LEDGER	12-1-05	
DRYWALL NAILING			OFFER OF DEDICATION		
GAS AIR TEST			DEV. IMPACT FEES PAID		
FINAL HVAC			WATER FEES PAID		
FINAL ELECTRIC			PARK FEES PAID		
FINAL PLUMBING					
FINAL FIREPLACE			CERT OF OCC.		
FINAL CONST.	12/8/05	CORR.	A.C. FEEDER SIZE:	TYPE	

COMMENTS

11/15/05 Permit Del. ✓

SEPTIC TANK SIZE _____
SEEP PIT/L.L. SIZE _____



CITY OF HESPERIA
THIS BUILDING PERMIT
HAS BEEN

COMPLETED

INSPECTOR

Chris Rose

DATE

12/8/05

ed shys Chris Rose corr.

THIS IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, ISSUED AND VALIDATED. IT IS SUBJECT TO EXPIRATION IF WORK THEREUNDER IS NOT COMMENCED OR IS SUSPENDED OR ABANDONED FOR 180 DAYS



CITY OF HESPERIA
DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT

**PRESS
FIRMLY**

JOBSITE ADDRESS <u>7059 Arcadia Ave</u>		
APN _____	LOT _____	TRACT _____
CROSS STREET <u>DUNKIRK</u>		
OWNER ADDRESS <u>Gov Code 7927.700</u>		
CITY _____	APPLICANT <u>CMP</u> TEL <u>247-5041</u>	
CONTRACTOR <u>CUSTOM MOVIE PODS</u>		
ADDRESS <u>21085 Hwy 95</u>		
CITY <u>Apple Valley</u>	ZIP <u>92301</u>	TEL <u>247-5041</u>
STATE <u>CA</u>		
LIC. NUMBER <u>7143200</u>		
ARCH/ENG/DESIGNER _____		
ADDRESS _____		
CITY _____	ZIP _____	TEL _____
PROPOSED USE <u>POD</u>		
NO. DWEL. <u>1</u>	NO. STORIES <u>1</u>	NO. BEDROOMS <u>3</u>
LOT DIMENSIONS _____		
NO. OF BLDGS ON LOT _____	HOW USED <u>SFR</u>	
☐ LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.		
☐ OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)).		
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of Property who builds or improves thereon, and who does such work himself, or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)		
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)		
☐ I am exempt under Sec. _____, B.&P.C. (Attach Certificate).		
Date _____ Owner _____		
WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).		
☐ Certified copy is hereby furnished.		
☐ Certified copy is filed with the Building Inspection Department or _____ Department.		
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the permit is for one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.		
Date _____ Applicant _____		
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, You must forthwith comply with such provisions or this permit shall be deemed revoked.		
DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:		
☐ I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high, (Chap. 3.2, Grp 2, Art 2, Sec 341, Title 8, C.A.C.).		
☐ As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.		
☐ Division of Industrial Safety Permit No. _____		
CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C.).		
Lender's Name _____		
Lender's Address _____		
CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify I have read this application and state that the information given is correct. I agree to comply with all state laws and city ordinances relating to building construction, and authorize a representative of the Department of Building and Safety to enter upon the property for which I have applied for this permit for the purpose of making inspections.		
<u>X</u> <u>Arpuro</u> <u>6/18/03</u> Signature of Applicant or Agent Date		

APPLICATION DATE <u>6-18-03</u>	PERMIT NUMBER <u>040746</u>	USE CODE <u>44</u>
ISSUE DATE _____	TYPE _____	OCC. _____
VALIDATION _____	CONST. _____	GROUP _____
ZONING <u>R18m</u>		
SETBACKS		
FRONT <u>80'</u>	RW _____	IMPROVEMENTS ☐
REAR <u>15'</u>	RW _____	☐
SIDE/SIDE STREET <u>5'</u>	RW _____	☐
SIDE <u>5'</u>	RW _____	☐
SEWAGE DISPOSAL _____	☐ PUBLIC	PMT # _____
	☐ PRIVATE	SQ. FT./100 GAL _____
GRADING ☐ CU. YDS. EXC. _____ CU YDS FILL _____		
TYPE, SQ. FT., FACTOR, PSF, VALUATION		
1 _____		
2 _____		
3 _____		
PATIO _____		
GARAGE _____		
PORCH _____		
VALUATION <u>12000-</u>		
CONSTRUCTION BP <u>305-</u>		
PLAN REVIEW BPC _____		
ELECTRIC BP _____		
PLUMBING BP _____		
MECHANICAL BP _____		
GRADING BLGF _____		
SMIP _____		
PARK FEE TPF _____		
SCHOOL FEES _____		
DEVELOPMENT IMPACT FEE _____		
FIRE REVIEW TIFR _____		
PLANNING REVIEW SGN _____		
TOTAL FEES <u>305-</u>		
COMMENTS _____		
MPDF REQUIRED Y _____ N _____		
IO D REQUIRED Y _____ N _____		
RECPT NO _____ PAID BY <u>CW#11905</u> BY <u>CSJ</u>		

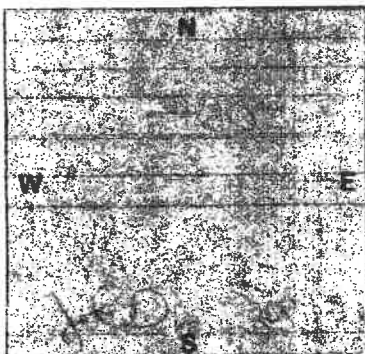
WHITE - DEPARTMENT COPY / CANARY - FINANCE COPY / PINK - ASSESSOR COPY / GOLDENROD - FILE COPY / GREEN - APPLICANT'S COPY

CITY OF HESPERIA INSPECTION RECORD

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
SETBACK			HAT CHANNEL		
GROUND PLUMBING			SEWER		
WATER SERVICE			SEPTIC TANK/PIT/LL		
Location			TEMP POWER		
Steel & Forms			FLOOR JOISTS		
Light Conduit			UNDER FLOOR DUCTS		
Bonding			UNDER FLOOR CONDUITS		
Conduit Under Deck			FIRE DEPT. ROUGH		
Gas Line Under Deck	2-14-03	RL	MID HT. BOND BEAM		
Water Line Under Deck	7-14-03	RL	8 FT. BOND BEAM		
Sewer Under Deck			FINAL BOND BEAM		
Water Supply	7-14-03	RL	OFF SITE IMPROVEMENTS		
Overhead Electric Wires			FINAL ENGINEERING		
Fence and Gates			LANDSCAPE/IRRIGATION		
Rough Wiring	8-11-03	RL	ONSITE IMPROVEMENTS		
Final Electric	9-22-03	RL	FINAL ZONING		
Heater (location and vent)			FIRE DEPT. FINAL		
Gas Line Air Test			HEALTH DEPT. FINAL		
Pool Drainage			GREASE INTERCEPTOR		
Final Approval			REFRIGERATION		
DRYWALL NAILING			OFFER OF DEDICATION		
GAS AIR TEST			DEV. IMPACT FEES PAID		
FINAL HVAC			WATER FEES PAID		
FINAL ELECTRIC			PARK FEES PAID		
FINAL PLUMBING					
FINAL FIREPLACE					
FINAL CONST.					

COMMENTS: 6/25/03 Perms App. SL

SEPTIC TANK SIZE _____
SEEP PIT/LL. SIZE _____



CITY OF HESPERIA
THIS BUILDING PERMIT
HAS BEEN

COMPLETED

INSPECTOR

DATE

Per [Signature] RL



**CITY OF HESPERIA
BUILDING AND SAFETY DIVISION**

BUILDING PERMIT

No. AE15-00199

ADDRESS: 7659 ARCADIA

WORK DESCRIPTION: PV SYSTEM ROOF MTD - METER UPGRADE

CROSS STREET: RANCHERO APN: 039834109 TRACT: 5584 LOT: 354

APPLICATION DATE: 05/14/2015 ISSUE DATE: 05/22/2015 ISSUED BY: LA

USE CODE: 0510 OCCUPANCY GROUP: CONSTRUCTION TYPE: ZONING:

NUMBER OF EXISTING BUILDINGS 0 STORIES: 0 BEDROOMS: 3

HOW USED: RESIDENTIAL GRADING 0 CD YDS EXCAVATED: 0.00 CD YDS FILL: 0.00

PROPERTY LOCATION

BUILDING SETBACKS

SEWAGE DISPOSAL SYSTEM

In CFD? Y ☐ N ☒

Front:

Rear:

Public: City Sewer Permit #:

Has NDC? Y ☐ N ☐

Side Street:

Side:

Private: Requires: SF/100 Gal. SP 40

Has DE? Y ☐ N ☐

Rear Pue: 0

Side Pue: 0

MPDF Req'd? Y ☐ N ☐

IOD Req'd? Y ☐ N ☒

CATEGORY

UNIT TYPE

SQFT

CUSTOM VALUATION

EA

20,000.00

APPLICANT INFORMATION

Name: JAVIER RAMIREZ - VERENGO INC

Address: 1931 E WRIGHT CIRCLE

City, State: ANAHEIM, CA 92805

Email:

Telephone: 310-483-1495 Fax:

PROPERTY OWNER INFORMATION

Name:

Address:

City, State: Gov Code 7927.700

Email:

Telephone: Fax:

CONTRACTOR

INFORMATION LICENSE NO.: 935263 **Class:**

Name: VERENGO INC

Address: 20285 S WESTERN AVENUE STE 200

City, State: TORRANCE, CA 90501

Email:

Telephone: 310-803-9053 Fax:

QUANTITY DESCRIPTION

FEE

0.00	AUTOMATION FEE	27.84
0.00	SMIP FEE - RES	2.60
0.00	STATE SPEC REVOLVING FUND	1.00
0.00	RES ALTERNTE ENERGY- PR - INSP	242.00
0.00	INSPECTION, SINGLE	106.00

COMPLETED
7/22/15
mchlingm

TOTAL FEES -	\$379.44
TOTAL PAYMENTS -	\$379.44
BALANCE -	\$0.00

☒ **LICENSED CONTRACTORS' DECLARATION** I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code (B&PC), and my license is in full force and effect.

☐ **OWNER-BUILDER DECLARATION** I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for reasons indicated below (Section 7031.5, B&PC: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the B&PC) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is **neither intended nor offered for sale** (Section 7044, B&PC: The Contractors' License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself/herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively **contracting with licensed contractors** to construct the project. (Section 7044, B&PC: The Contractor License Law does not apply to an owner of property who builds or improves thereon, and who contract for such projects with a contractor(s) licensed pursuant to the Contractors' License Law.).

☐ I am exempt under Sec. _____, B&PC for this reason: _____

Owner Signature: _____ Print Name: _____ Date: _____

WORKERS' COMPENSATION DECLARATION I affirm under penalty of perjury one of the following declarations:

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

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

Carrier: STARR INDEMNITY & LIABILITY COMPANY Policy No.: 1000001259

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

Owner or Applicant Signature:  Print Name: JAVIER RAMIERZ Date: 5/22/2015

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

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

☐ I hereby certify that no excavation five (5) or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high (chapter 3.2. Group 2. Article 2. Section 341. Title 8. CAC).

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

☐ Division of Industrial Safety Permit Number _____

CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there ☐ Is ☒ Is not
A construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name: _____ Contact: _____

CERTIFICATION OF COMPLIANCE AND AUTHORIZATION OF ENTRY ☐ Agent for: ☐ Owner ☒ Contractor

I am the property owner or authorized to act on behalf of the property owner. By my signature below, I certify that I have read this application and state that the above information is correct. I agree to comply with all Federal, State, and applicable County and City laws relating to building construction. I hereby authorize representatives of this City to enter upon the above mentioned property for inspection purposes. I UNDERSTAND THIS IS A BUILDING PERMIT ONLY WHEN PROPERLY FILLED OUT, SIGNED, ISSUED, AND VALIDATED. FURTHERMORE, THIS PERMIT IS SUBJECT TO EXPIRATION IF WORK IS NOT COMMENCED, SUSPENDED, OR ABANDONED FOR 180 DAYS.

JAVIER RAMIERZ

Print Name



Signature

5/22/2015

Date

Redaction Log

Total Number of Redactions in Document: 3

Redaction Reasons by Page

Page	Reason	Description	Occurrences
5	Gov Code 7927.700	Confidentiality of Certain Addresses, Telephone Numbers, Social Security Numbers, Personnel and Personal Identification Information	1
7	Gov Code 7927.700	Confidentiality of Certain Addresses, Telephone Numbers, Social Security Numbers, Personnel and Personal Identification Information	1
9	Gov Code 7927.700	Confidentiality of Certain Addresses, Telephone Numbers, Social Security Numbers, Personnel and Personal Identification Information	1

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
Gov Code 7927.700	Confidentiality of Certain Addresses, Telephone Numbers, Social Security Numbers, Personnel and Personal Identification Information	5(1) 7(1) 9(1)



SQUARE FOOTAGE AND LOT SIZE ADVISORY AND DISCLOSURE

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

Property Address: 7659 Arcadia Ave., Hesperia, CA 92345 ("Property")

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

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

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

Seller *Matthew L. Taylor* Matthew L. Taylor, Partition Referee Date 2-20-26
 Seller _____ Date _____

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

Buyer _____ Date _____
 Buyer _____ Date _____

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SFLS REVISED 12/24 (PAGE 1 OF 1)

SQUARE FOOTAGE AND LOT SIZE ADVISORY AND DISCLOSURE (SFLS PAGE 1 OF 1)



CALIFORNIA
ASSOCIATION
OF REALTORS®

EXEMPT SELLER DISCLOSURE

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

Seller makes the following disclosures with regard to the real property or manufactured home described as 7659 Arcadia Ave.
situated in Hesperia (City), San Bernardino (County),
California, 92345 (Zip Code), Assessor's Parcel No. 0398-341-09-0000 ("Property").

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

1. A. Under California law (Civil Code §1102, et seq.) most Sellers of real property containing 1-4 residential units are required to provide prospective Buyers with a completed Real Estate Transfer Disclosure Statement ("TDS"). Certain Sellers are exempt from completing the TDS but not exempt from making other disclosures. Sellers who are not legally required to complete a TDS can use this form to make other required disclosures, including the disclosure of material facts of which they are aware.

B. Under Civil Code §§ 1101.4 and 1101.5, non-compliant plumbing fixtures in any single family or multi-family residential real property built before January 1, 1994 shall be replaced by the Property owner with water-conserving plumbing fixtures.

2. **THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.**

3. Are you (Seller) aware of any of the following? (Explain any "yes" answers below.)

A. Within the last 3 years, the death of an occupant of the Property upon the Property ☐ Yes ☒ No

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

H. Insurance claims affecting the Property within the past 5 years ☐ Yes ☒ No

I. Matters affecting title of the Property ☐ Yes ☒ No

J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 ☐ Yes ☒ No

K. Any other material facts or defects affecting the Property, or material documents in Seller's possession affecting the Property, not otherwise disclosed to Buyer ☐ Yes ☒ No
Explanation, or ☐ (if checked) see attached;

Seller is a Partition Referee for the Superior Court and has no personal knowledge of the items on this page. Buyer is encouraged to conduct their own investigations to satisfy their due diligence.

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

Seller Matthew L. Taylor, Partition Referee Date 2-20-26
Seller _____ Date _____

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

Buyer _____ Date _____
Buyer _____ Date _____

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ESD REVISED 6/23 (PAGE 1 OF 1)



EXEMPT SELLER DISCLOSURE (ESD PAGE 1 OF 1)



CALIFORNIA
ASSOCIATION
OF REALTORS®

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

(CALIFORNIA CIVIL CODE §1102, ET SEQ.)

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

☐ This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for ALL units (or ☐ only unit(s) ____).
THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Hesperia, COUNTY OF San Bernardino, STATE OF CALIFORNIA,
DESCRIBED AS 7659 Arcadia Ave., Hesperia, CA 92345

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 02/19/2026. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

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

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

- ☐ Inspection reports completed pursuant to the contract of sale or receipt for deposit.
☐ Additional inspection reports or disclosures: _____

☐ No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

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

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

Seller ☐ is ☐ is not occupying the property.

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

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

Exhaust Fan(s) in _____ 220-Volt Wiring in _____ Fireplace(s) in _____
Gas Starter _____ Roof(s) Type: _____ Age: _____ (approx.)
Other: _____

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

(*see note on page 2)

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TDS REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials _____ / _____

Seller's Initials Mo / _____



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

GS Strategies, Inc., 550 E Hospitality Lane Ste 300 San Bernardino CA 92408
John Martindale

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 9092285255

Fax:

www.lwof.com

7659 Arcadia Ave

Property Address: **7659 Arcadia Ave., Hesperia, CA 92345**

Date: **February 19, 2026**

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

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

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

- C.** Are you (Seller) aware of any of the following:
- Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property. ☐ Yes ☐ No
 - Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property. ☐ Yes ☐ No
 - Any encroachments, easements or similar matters that may affect your interest in the subject property. ☐ Yes ☐ No
 - Room additions, structural modifications, or other alterations or repairs made without necessary permits. ☐ Yes ☐ No
 - Room additions, structural modifications, or other alterations or repairs not in compliance with building codes. ☐ Yes ☐ No
- (Note to C4 and C5: If transferor acquired the property within 18 months of accepting an offer to sell it, transferor shall make additional disclosures regarding the room additions, structural modifications, or other alterations or repairs on a Seller Property Questionnaire (C.A.R. Form SPQ).)
- Fill (compacted or otherwise) on the property or any portion thereof. ☐ Yes ☐ No
 - Any settling from any cause, or slippage, sliding, or other soil problems. ☐ Yes ☐ No
 - Flooding, drainage or grading problems. ☐ Yes ☐ No
 - Major damage to the property or any of the structures from fire, earthquake, floods, or landslides. ☐ Yes ☐ No
 - Any zoning violations, nonconforming uses, violations of "setback" requirements. ☐ Yes ☐ No
 - Neighborhood noise problems or other nuisances. ☐ Yes ☐ No
 - CC&R's or other deed restrictions or obligations. ☐ Yes ☐ No
 - Homeowners' Association which has any authority over the subject property. ☐ Yes ☐ No
 - Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others). ☐ Yes ☐ No
 - Any notices of abatement or citations against the property. ☐ Yes ☐ No
 - Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others). ☐ Yes ☐ No

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

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

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

Seller _____ Date **2-20-26**

Matthew L. Taylor, Partition Referee

Seller _____ Date _____



Property Address: 7659 Arcadia Ave., Hesperia, CA 92345

Date: February 19, 2026

III. AGENT'S INSPECTION DISCLOSURE

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

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

- ☒ See attached Agent Visual Inspection Disclosure (AVID Form)
☐ Agent notes no items for disclosure.
☒ Agent notes the following items: As Partition Referee, Matthew L. Taylor and his representatives are exempt from disclosure. Buyer is encouraged to complete all necessary inspections to satisfy themselves as to the suitability of the subject property and it's surroundings for it's intended use. Buyer understands they are responsible for ALL retrofit requirements. Property is sold in it's "As-Is, Where-is" condition.

Agent (Broker Representing Seller) GS Strategies, Inc. (Please Print)
 By John B. Martindale John B. Martindale Date 02/20/2026
 (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

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

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

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

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

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

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

Seller Matthew L. Taylor, Partition Referee Date 2-20-26

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent (Broker Representing Seller) GS Strategies, Inc. (Please Print)
 By John B. Martindale John B. Martindale Date 02/20/2026
 (Associate Licensee or Broker Signature)

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

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

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

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TDS REVISED 6/24 (PAGE 3 OF 3)



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

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com 7659 Arcadia Ave

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

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

The year my home was built was 1983.

Comments: _____

We Want To Hear From You!

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

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

Property Address: 7659 Arcadia Ave. , Hesperia, CA 92345

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

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

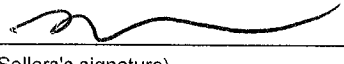
ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

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

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

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

Property Address: 7659 Arcadia Ave. , Hesperia, CA 92345

Date <u>2-20-26</u>	Time _____		<u>Matthew L. Taylor, Partition Referee</u>
		(Sellers's signature)	(printed name)
Date _____	Time _____	_____	_____
	(Sellers's Agent's signature)	(printed name)	(Broker's name)
Date <u>02/20/2026</u>	<u>John B. Martindale</u>	<u>John B. Martindale</u>	<u>GS Strategies, Inc.</u>
	(Seller's Agent's signature)	(printed name)	(Broker's name)

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

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

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

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

HOMEOWNER'S GUIDE TO EARTHQUAKE SAFETY

Residential Earthquake Risk Disclosure Statement (2020 Edition)Name Matthew L. Taylor, Partition RefereeAssessor's Parcel No. 0398-341-09-0000Street Address 7659 Arcadia Ave.Year Built 1983City HesperiaCounty San BernardinoZip Code 92345

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

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

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

EXECUTED BY

Seller Matthew L. Taylor, Partition Referee

Seller

Date 2-20-26

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.

DISCLOSURE REGARDING DEFECTIVE FURNACES

7659 Arcadia Ave. , Hesperia, CA 92345

Property

The U.S. Consumer Product Safety Commission (CPSC) has issued a warning, regarding certain gas-fired horizontal forced-air furnaces that present a substantial risk of fire. The furnaces in question were manufactured under many different names. Homes built before 1983 or after 1994 could still have the furnaces in question due to replacement or remodeling.

It is recommended that you have this issue investigated by a qualified professional to determine if the furnace in any property you are selling or buying is defective and or dangerous.

REAL ESTATE BROKERS AND AGENTS ARE NOT QUALIFIED TO INSPECT FURNACES OR TO MAKE ANY RECOMMENDATION OR DETERMINATION CONCERNING POSSIBLE DEFECTS OR HEALTH AND SAFETY ISSUES. THE PURPOSE OF THIS DISCLOSURE IS TO PUT BUYERS AND SELLERS ON NOTICE TO CONDUCT THEIR OWN DUE DILIGENCE REGARDING THIS MATTER USING APPROPRIATE QUALIFIED EXPERTS.

ACKNOWLEDGEMENT OF RECEIPT

The undersigned parties acknowledge receipt of a copy of this disclosure.

BUYER DATE

SELLER DATE
Matthew L. Taylor, Partition Referee

BUYER DATE

SELLER DATE

CONSUMER INFORMATION ACKNOWLEDGEMENT

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

1) Homeowner's Guide to Earthquake Safety

State of California Seismic Safety Commission

(<https://www.disclosuresource.com/downloads/earthquake.pdf>)

2) Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

(<https://www.disclosuresource.com/downloads/lead.pdf>)

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

California Environmental Protection Agency

(<https://www.disclosuresource.com/downloads/environment.pdf>)

4) What is Your Home Energy Rating?

California Energy Commission

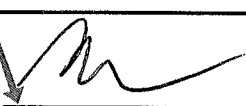
(<https://www.disclosuresource.com/downloads/HomeEnergyRating.pdf>)

Property Address: 7659 Arcadia Ave. , Hesperia, CA 92345

Buyer's Signature: _____ Date: _____

Buyer's Signature: _____ Date: _____

Selling Agent's Signature: _____ Date: _____

Seller's Signature:  _____
Matthew L. Taylor, Partition Referee

Date: 2-20-26

Seller's Signature: _____ Date: _____

Listing Agent's Signature:  John B. Martindale
John B. Martindale

Date: 02/20/2026



Property Address:
7659 Arcadia Ave.

Hesperia, CA 92345

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

Buyer's Signature

Printed Name

Date

Buyer's Signature

Printed Name

Date

Buyer's Agent Signature

Printed Name

Date

Seller's Signature

Broker's Name

Matthew L. Taylor, Partition Referee

Printed Name

Date

Seller's Signature

Printed Name

Date

Authentisign
John B. Martindale

Listing Agent's Signature

John B. Martindale

Printed Name

02/20/2026

Date

GS Strategies, Inc.

Broker's Name

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

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

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



SOLAR ADVISORY AND QUESTIONNAIRE

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

ADVISORY

1. **SOLAR OWNERSHIP:** Solar power systems may be owned outright, owned with financing, owned with a lien or security interest on the real property, or leased. Many property owners who believe they own their solar power system may not have free and clear ownership of that system. Ownership could be subject to a deed of trust issued to secure a note financing the system or subject to a UCC-1 financing statement filed with the California Secretary of State. The solar power system financing may also be secured by an assessment against the real property that is collected through additional property tax payments for the period of financing (e.g., HERO or PACE). Because this type of financing appears on property tax statements, sellers may be unaware that the financing is secured by a lien on the property. Some owners obtain private lending to purchase a solar power system that is not secured by the real property or by the panels or other equipment attached to it. If the seller intends for these private loans to be paid off as part of a sale, terms may need to be added to the agreement to address this situation.

2. **SOLAR EQUIPMENT, LIENS, POWER PURCHASE AGREEMENTS, AND SOLAR LEASES:** If a solar power system is owned by the seller, the seller may have the right to remove the system or its components and install them on another property. If the system has been financed and the financing is secured by a lien on the property or the component parts, the seller should consult with the company about both the effect of removal of the system or its components on the lien and the consequence of any damage caused by the removal.

If the solar power system is leased, the seller may be obligated to make fixed or scheduled monthly payments, or be required to purchase all, or a portion, of the solar power generated at an agreed contractual rate from the solar company who may be granted the right to sell any excess energy to the electrical provider company (e.g., PG&E) in accordance with the system's governing regulatory scheme. Payments under such an arrangement can vary depending on the amount of energy created and used.

If the solar power system is leased, a buyer may be permitted to assume the terms of a solar lease but only with the approval of the solar company. Another lease clause may allow the purchase of the solar equipment prior to the end of the lease term or may allow the termination of the lease at cost with no retained ownership of the solar equipment (a "Buyout"). The lease may also contain a clause enabling the purchase of the equipment or the termination of the lease without any pre-agreed cost; in those cases, the cost will be an appraised value determined by the solar company.

Even a leased solar power system may have security interests attached, such as a UCC-1 or fixture filing document recorded in the county where the property is located. In some cases, the lender or lien holder may agree to allow the solar lien to subordinate to, or become secondary to, a new purchase loan. However, in many cases, the holder of the security interest will not release the priority of its security interest which means that the solar loan must either be paid off when the property is sold or that any buyer must purchase without obtaining any new financing.

3. **ADVERTISING MATERIAL:** All parties are advised that information posted in the Multiple Listing Service ("MLS") or other advertisements that are used to list and market a property for sale do not create contractual agreements. Thus, it is imperative that buyers of property with a solar power system ("Solar Property") receive and carefully review copies of all documents, including any solar agreement, underlying security agreements for owned equipment, or any other material or documentation that the seller possesses prior to the buyer making any final decision regarding the solar power system. Buyers should not simply rely on the information in the MLS or any other advertising material.

4. **PURCHASE CONTRACT AND TRANSFER ISSUES:** The C.A.R. Purchase Agreements include a contingency for the review of leased or liened items and systems which gives the buyer a right to review any agreements or documents related to any solar power system and to properly evaluate all of the present and future terms and conditions, including the costs of accepting the existing solar power system. The default language provides that the system is being transferred, and the buyer has a contingency to determine whether the buyer is willing or able to assume any lease, lien, or other agreement. If the solar power system is not intended to be transferred with the property, the parties may need to modify the contract.

If a leased or liened system is to be assumed by the buyer, the solar company may take steps to ensure its priority interest against the property and/or the buyer's lender may require a solar endorsement from the title company. If this occurs, escrow could be delayed. Buyers and sellers should be aware that because any buyout or assumption of a solar power system could impact closing escrow, they should consider including a provision in the purchase agreement to allow for the possible extension of the closing date to facilitate dealing with any problems that may arise because of the solar power system.

Buyers and sellers need to investigate and understand the obligations involved with transferring the solar power system. This may require signing paperwork regarding the assumption or transfer of the lease or relating to the lien. Additionally, there may be financial obligations required either to facilitate and close escrow, or that will remain ongoing for the buyer after close of escrow. The seller may have prepaid the lease for a certain period of time, and the buyer will need to understand the obligations that remain under the terms of that lease or the ramifications at the end of the lease. There may be maintenance, power purchase, or other agreements, which could apply even when the seller owns the solar power system outright. When there are financial obligations, it is important to understand the timing of those obligations, and whether they will need to be satisfied prior to close of escrow, at close of escrow, or after close of escrow.



Property Address: 7659 Arcadia Ave., Hesperia, CA 92345 Date: 02/19/2026

- 5. SOLAR EVALUATION, RECOMMENDATIONS, AND LEGAL ADVICE:** Real estate brokers and their agents are not qualified to evaluate the terms, conditions, and any security interests in a solar power system. They are also not qualified to determine the quality of solar equipment or the impact of any regulatory scheme on the ownership or use of solar equipment. Buyers and sellers of Solar Property should consider retaining the services of a solar photovoltaic system inspector if one is available in the area where the property is located.

Brokers recommend that sellers and buyers of Solar Property exercise diligence in obtaining copies of any contracts, agreements, or other documents related to any possible solar power system security interests as soon as practicable so they can evaluate what needs to be done to facilitate a sale of the property. Sellers of Solar Property, prior to entering into a purchase agreement, should determine if a buyout or loan assumption is available and at what cost or terms so as to make full and complete disclosure to potential buyer and to avoid delays in closing escrow.

Whether or not a solar photovoltaic system inspector is used, buyers and sellers should consult with a qualified California real estate attorney prior to entering into any agreement to purchase or sell Solar Property. That attorney should evaluate the existing solar documentation and properly craft language to be included in the purchase agreement that will best protect the interests of their clients. Real estate brokers and their agents are allowed to prepare standard real estate transaction documents, but they are not qualified to create specialized contract language that may be needed to address the specific issues involved in any specific Solar Property.

QUESTIONNAIRE INSTRUCTIONS

- 1. DISCLOSURE LIMITATION:** The following are representations made by Seller and are not the representations of the Agent(s), if any. These disclosures are not a warranty of any kind by Seller or any agent(s) and are not a substitute for any inspection, investigations, or warranties. Unless otherwise specified in writing, Broker and real estate licensee or other person working with or through Broker has not verified information provided by Seller. If Seller or Buyer wants legal advice, they should consult a qualified California real estate attorney.
- 2. Note to Seller, PURPOSE:** This questionnaire informs Buyer about known material or significant items affecting the solar power system and helps eliminate misunderstandings about the solar power system.
 - If the property has multiple solar power systems, use a separate Solar Questionnaire for each system. For example, if the property has two solar systems, Seller should complete two separate SOLAR forms - one for each system.
 - Answer based on your actual knowledge and recollection at this time.
 - Something that you do not consider material or significant may be perceived differently by Buyer.
 - Think about what you would want to know if you were buying the Property today.
 - Read the questions carefully and take your time.
- 3. Note to Buyer, PURPOSE:** To give you more information about known material facts or significant items affecting the solar power system; and to help to eliminate misunderstandings about the condition of the solar power system.
 - Something that may be material or significant to you may not be perceived the same way by Seller.
 - If something is important to you, put your concerns and questions into writing and send the written information to Seller.
 - 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.
 - A "No" answer by Seller means Seller is not aware of the issue; it does not mean that the issue does not exist.
- 4. SELLER AWARENESS:** For each statement starting with paragraph 1 in the Solar Property Questionnaire section, 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.

SOLAR PROPERTY QUESTIONNAIRE

- 1. OWNERSHIP TYPE AND INFORMATION:** **ARE YOU (SELLER) AWARE OF...**

A. Are you aware of whether the property has multiple solar power systems? (If Yes, use a separate Solar Questionnaire to answer the questions in paragraphs 1-5 for each system.) ☐ Yes ☐ No

B. The solar power system is: ☐ Owned; ☐ Leased; ☐ Other _____
(If solar power system is owned, provide answers to paragraph 4 below. If solar power system is leased, provide answers to paragraph 5 below.)

C. Approximate age of the solar power system? _____ -or ☐ Unknown

D. Name of the installation company? _____ -or ☐ Unknown
- 2. DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**

Any information, leases, warranties, maintenance or other agreements, reports, inspections, receipts or other documents (regardless of the date prepared) pertaining to the solar power system? ☐ Yes ☐ No

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

Explanation: _____
- 3. GENERAL QUESTIONS BASED ON SELLER'S KNOWLEDGE:** **ARE YOU (SELLER) AWARE OF...**

A. Whether the solar power system provides power for only a portion of the property? ☐ Yes ☐ No

B. Whether the house/system is connected to a utility service? ☐ Yes ☐ No

(1) If Yes to 3B, what was the date of installation and connection to service? _____

(2) If Yes to 3B, does the connection have net energy metering? ☐ Yes ☐ No

(A) If Yes to 3B(2), what tier or rate is related to the net energy metering? _____

(B) If Yes to 3B(2), is there an annual true-up bill from the power company? ☐ Yes ☐ No

If Yes to 3B(2)(B), what is the approximate bill amount? \$ _____

C. Whether there is a battery bank or power wall that enables the system to run independent of a utility service (off-grid)? ☐ Yes ☐ No

SOLAR REVISED 12/25 (PAGE 2 OF 3)

SOLAR ADVISORY AND QUESTIONNAIRE (SOLAR PAGE 2 OF 3)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

7659 Arcadia Ave



Property Address: 7659 Arcadia Ave., Hesperia, CA 92345 Date: 02/19/2026

D. Whether any portion of the system is installed anywhere other than the roof? ☐ Yes ☐ No
 (1) If Yes to 3D, where is the system located? _____
 (2) If No to 3D, how is the system attached to the roof (on top of the roofing material, to the structure, was any roofing material removed or replaced to install the system)? _____

E. Whether there is any transfer fee or any other fee for change of ownership, regardless of whether the solar power system is owned, leased, or subject to a power purchase agreement? ☐ Yes ☐ No

F. Whether there is a maintenance agreement for the solar power system? ☐ Yes ☐ No

G. Whether there is a warranty that covers the solar power system? ☐ Yes ☐ No
 If Yes to 3G, is the warranty transferable? ☐ Yes ☐ No

H. Material facts or information (provide details and specifics about the system including, but not limited to, the number of panels, kilowatt size, type of inverter) related to the solar power system? ☐ Yes ☐ No

I. Other Obligations, Agreements, or Fees? ☐ Yes ☐ No

Explanation: _____

4. ☐ **SOLAR POWER SYSTEM IS OWNED AND CONVEYING WITH THE PROPERTY:** ARE YOU (SELLER) AWARE OF...
 A. Whether the system still has a balance due on any financing? ☐ Yes ☐ No
 (1) If Yes to 4A, what is the balance? \$ _____
 (2) If Yes to 4A, what is the monthly payment due on the financing? \$ _____
 (3) If Yes to 4A, is it secured by an interest on title? ☐ Yes ☐ No
 (4) If Yes to 4A, is the loan transferable to or assumable by Buyer? ☐ Yes ☐ No
 NOTE: if financing for the solar power system is not secured on title, the agreement may have to be amended for Buyer to be responsible for the balance.

B. Whether there is any other type of lien or encumbrance on title, on a property tax bill or otherwise? ☐ Yes ☐ No

C. Whether there is a power purchase agreement (if Yes, complete paragraph 5 below)? ☐ Yes ☐ No

Explanation: _____

6. ☐ **SOLAR POWER SYSTEM IS SUBJECT TO:** ☐ A LEASE; ☐ A POWER PURCHASE AGREEMENT ("PPA") (Check all that apply. If both, provide answers/explanations for both categories.) ARE YOU (SELLER) AWARE OF...
 A. The name of the company with the lease or power purchase agreement? ☐ Yes ☐ No
 If Yes to 5A, what is the name(s)? _____
 Lease: _____ PPA: _____

B. The year that the agreement(s) expires? ☐ Yes ☐ No
 If Yes to 5B, what is the expiration year(s)? _____ (if PPA, _____)

C. The current monthly solar payments? ☐ Yes ☐ No
 If Yes to 5C, what is the amount? \$ _____ (if PPA, \$ _____)

D. Whether the payment amounts vary from the amount provided in 5C (If Yes, explain how the payments are structured in the future)? ☐ Yes ☐ No
 Lease: _____ PPA: _____

E. Whether the lease or PPA is transferrable to or assumable by Buyer?
 (1) Lease ☐ Yes ☐ No ☐ N/A
 (2) PPA ☐ Yes ☐ No ☐ N/A

F. Whether the solar power system will be owned at the end of the agreement? ☐ Yes ☐ No
 (1) If No to 5F, can the equipment be purchased? ☐ Yes ☐ No
 (2) If Yes to 5F(1), what is the estimated amount that would be due? \$ _____

Explanation: _____

Seller acknowledges that Seller has read, understands and has received a copy of this Solar Advisory and Questionnaire, and 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 Matthew L. Taylor, Partition Referee Date 2-20-26

Seller _____ Date _____

Buyer acknowledges that Buyer has read, understands and has received a copy of this Solar Advisory and Questionnaire.

Buyer _____ Date _____

Buyer _____ Date _____

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SOLAR REVISED 12/25 (PAGE 3 OF 3)



SOLAR ADVISORY AND QUESTIONNAIRE (SOLAR PAGE 3 OF 3)

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7659 Arcadia Ave



NATURAL HAZARD DISCLOSURE STATEMENT

Report Date: 2/19/2026
 Report Number: 62881-217
 Subject Property: 7659 ARCADIA AVE
 APN: 0398-341-09-0000
 Page Number: 1 (Signature Page)

NOTICE: This acknowledgement page does not represent the entire natural hazard disclosure report issued by MyNHD. Buyer acknowledges receipt of the entire NHD report and agrees to be bound by the terms and conditions thereof.

APN: 0398-341-09-0000 ADDRESS: 7659 ARCADIA AVE HESPERIA, CA 92345

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor 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 transferor and his or her 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 transferee and transferor.

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

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

☐ Yes ☒ No ☐ Information is not available from local jurisdiction

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

☐ Yes ☒ No ☐ Information is not available from local jurisdiction

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

☐ Yes ☒ No

High FHSZ in a state responsibility area (SRA) ☐ Yes ☒ No

Very High FHSZ in a state responsibility area (SRA) ☐ Yes ☒ No

High or Very High FHSZ in a local responsibility area (LRA) ☐ Yes ☒ No

A WILDLAND AREA (State Responsibility Area/SRA) THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a Local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

☐ Yes ☒ No

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

☐ Yes ☒ No

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

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

☐ Yes (Liquefaction Zone) ☐ No ☒ Map is 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. TRANSFEE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Seller(s) Matthew L. Taylor, Partition Referee Date 2/20/2026 Signature of Seller(s) _____ Date _____
 Signature of Agent(s) John B. Martindale Date 02/20/2026 Signature of Agent(s) _____ Date _____
John B. Martindale

Check only one of the following:

☐ Transferor(s) (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).

☒ Transferor(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 Civil Code Section 1103.7, 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 Civil Code Section 1103.4. Neither transferor(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.

Transferee (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 transferor's or agent's disclosure obligations in this transaction.

This statement was prepared by the following provider: **Third-Party Disclosure Provider(s) MyNHD, Inc. Date 2/19/2026**

PLEASE VERIFY THE STREET ADDRESS AND ASSESSOR'S PARCEL NUMBER PROVIDED TO MyNHD FOR ACCURACY.

There are other statutory disclosures, determinations and legal information in the Report. Refer to Report for these additional disclosures, determinations and legal information. With their signature below, Transferee(s) also acknowledge(s) they have received, read, and understand this document, the Terms and Conditions, and the additional disclosures, determinations and legal information provided in this Report, in the AB 38 Advisory and information, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklets/information regarding Environmental Hazards, Earthquake Safety, Home Energy Rating System, Lead-Based Paint and Mold, which booklets/information are available at https://www.MynHD.com/booklets/combined_booklets_engl.pdf. Irrespective of the flood and fire zone determinations, insurance companies may, at their discretion, require additional flood and/or fire insurance based upon their assessment and the location of the parcel. Please check with your insurance provider for up to date quotes, coverages and insurability.

Signature of Buyer(s) _____ Date _____ Signature of Buyer(s) _____ Date _____



Report Date: 2/19/2026
Report Number: 62881-217
Subject Property: 7659 ARCADIA AVE
APN: 0398-341-09-0000
Page Number: 2 (Summary Page)

APN: 0398-341-09-0000

This property is located in/within:	Yes	No	Details:
A Special Flood Hazard Area	☐	☒	Page 4
An Area of Potential Flooding Due to Dam Inundation	☐	☒	Page 4
A state level High or Very High Fire Hazard Severity Zone	☐	☒	Page 4
A WILDLAND AREA (State Responsibility Area or SRA)	☐	☒	Page 4
A High or Very High Fire Hazard Zone in the SRA	☐	☒	Page 4
An Earthquake Fault Zone	☐	☒	Page 4
A Landslide Seismic Hazard Zone	☐	☐	Data Not Available Page 5
A Liquefaction Seismic Hazard Zone	☐	☐	Data Not Available Page 5
1 Mile of a Former Military Ordnance Site	☐	☒	Page 5
1 Mile of a Commercial/Industrial Use Zone	☒	☐	Page 5
2 Miles of FAA Approved Landing Facility	☐	☒	Page 5
An Airport Influence Area	☐	☒	Page 5
Tsunami Inundation Hazard	☐	☒	Page 5
Right to Farm/Important Farmland	☒	☐	Page 6
A Naturally Occurring Asbestos Area	☐	☒	Page 6
Critical Habitats	☐	☒	Page 6
1 Mile of a Mining Operation	☐	☒	Page 6
Sustainable Groundwater Management Act	☒	☐	Page 6
Within an Oil Field Boundary	☐	☒	Page 7
Gas and Hazardous Liquid Transmission Pipelines	Included		Page 8
City/County Hazard Disclosures	☐	☒	Page 9, 10
City/County Supplemental Fire Zone	☐	☒	Page 9, 10
A Mello-Roos Community Facility District	☐	☒	Page 11
A Special Tax Assessment District	☐	☒	Page 12
Property Tax Breakdown/Tax Calculator	Included		Page 13, 14
Notice of Supplemental Property Tax Bill/Transfer Tax Disclosure	Included		Page 15
Notice of Database Disclosure/Duct Sealing Requirements	Included		Page 17
Contaminated Water Advisory	Included		Page 17
Notice of Energy Efficiency Standards/Tax Credit Advisory	Included		Page 18
Notice of Williamson Act/Fire Burn Area/Insurance Advisory	Included		Page 18
Mold Addendum/Notice of Methamphetamine Contamination	Included		Page 19
Notice of Abandoned Water Wells and Oil/Gas Wells	Included		Page 19
Notice of Naturally Occurring Asbestos / Radon Gas Advisory	Included		Page 20
Notice of Abandoned Mines/Wood-Burning Heater Advisory	Included		Page 20
Environmental Report	Included		Page 21
Notice of Terms and Conditions	Included		Page 27

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Report Date: 2/19/2026
 Report Number: 62881-217
 Subject Property: 7659 ARCADIA AVE
 HESPERIA, CA 92345
 APN: 0398-341-09-0000

Additional Acknowledgement of Receipt

Subject Property: **7659 ARCADIA AVE HESPERIA, CA 92345**

With my signature below, I acknowledge that I have received the following pamphlet(s) in this transaction via the links below:

- The California "Residential Environmental Hazards" (2011)
https://www.mynhd.com/booklets/combined_booklets_engl.pdf
 including but not limited to:
 - Asbestos
 - Carbon Monoxide
 - Formaldehyde
 - Hazardous Waste
 - Household Hazardous Waste
 - Lead
 - Mold
 - Radon
- The California "Homeowner's Guide to Earthquake Safety" (2020)
<https://www.mynhd.com/booklets/Homeowners-Guide-to-EQ-Safety.pdf>
 including but not limited to:
 - 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://www.mynhd.com/booklets/moldguide.pdf>
- U.S. EPA "Protect Your Family From Lead In Your Home" (2021) pamphlet:
https://www.mynhd.com/booklets/lead_in_your_home_booklet.pdf
- The California Energy Commission "Home Energy Rating: (2011) pamphlet:
<https://www.mynhd.com/booklets/HomeEnergyRatingPamphlet.pdf>

There are other statutory disclosures, determinations and legal information in the Report. Refer to Report for these additional disclosures, determinations and legal information. With their signature below, Transferee(s) also acknowledge(s) they have received, read, and understand this document, NHD Statement/Report, the Terms and Conditions, and the additional disclosures, determinations and legal information provided in this Report, in the AB 38 Advisory and information, in the tax disclosures (Mello-Roos and Special Assessments), in the Environmental Report (if ordered), and in the required notices and booklets/information regarding Environmental Hazards, Earthquake Safety, Home Energy Rating System, Lead-Based Paint and Mold, which booklets/information are available at www.MyNHD.com/booklets/combined_booklets_engl.pdf. Irrespective of the flood and fire zone determinations, insurance companies may, at their discretion, require additional flood and/or fire insurance based upon their assessment and the location of the parcel. Please check with your insurance provider for up to date quotes, coverages and insurability.

Signature of Buyer(s)

Date

Signature of Seller(s)

Matthew L. Taylor, Partition Referee

Date

Signature of Buyer(s)

Date

Signature of Seller(s)

John B. Martindale

Date

Agent

Date

Agent

John B. Martindale

02/20/2026

Date

**Exhibit A to the
Residential Listing Agreement
Dated February 25, 2026**

**Interlocutory Judgement Of Partition and Appointment
Of Referee**

Case No.: CIVSB2434825

ELECTRONICALLY RECEIVED - 9/24/2025 11:24 AM - By: Nuvia Rivera, DEPUTY

1 SCOTT TALKOV, STATE BAR NO. 264676
2 SCOTT RESNICK, STATE BAR NO. 270149
3 **TALKOV LAW CORP.**
4 4000 MacArthur Blvd Ste 655
5 Newport Beach, CA 92660
6 Telephone: (949) 888-8800
7 Email: resnick@talkovlaw.com

8 Attorneys for Plaintiff Mitchell D. Guzman Sr.

FILED
SUPERIOR COURT
COUNTY OF SAN BERNARDINO
SAN BERNARDINO DISTRICT

DEC 16 2025

BY Jennifer Medina
JENNIFER MEDINA, DEPUTY

9 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

10 **COUNTY OF SAN BERNARDINO**

11 MITCHELL D. GUZMAN SR., an individual,

Case No. CIVSB2434825

12 Plaintiff,

**[PROPOSED] INTERLOCUTORY
JUDGMENT OF PARTITION AND
APPOINTMENT OF REFEREE**

13 v.

Filed concurrently with:

14 DEBBYEANN WEST, an individual; and DOES
15 1 through 10, inclusive,

1. Notice of Motion and Motion for Summary Adjudication on Partition Cause of Action
2. Request for Judicial Notice
3. Points and Authorities in Support of Motion for Summary Adjudication
4. Evidence in Support of Motion for Summary Adjudication
5. Separate Statement in Support of Motion for Summary Adjudication
6. [Proposed] Order Granting Summary Adjudication
7. Proof of Service

16 Defendants.

In re:

7659 Arcadia Ave, Hesperia, CA 92345, APN:
0398-341-09-0000

Action Filed: November 19, 2024

Hearing on Motion for Summary Adjudication:

Date: December 16, 2025

Time: 9:00 am

Dept.: S24

TALKOV LAW CORP.
4000 MACARTHUR BLVD STE 655
NEWPORT BEACH, CA 92660
TELEPHONE: (949) 888-8800

TALKOV LAW CORP.
4000 MACARTHUR BLVD STE 855
NEWPORT BEACH, CA 92660
TELEPHONE: (949) 888-8800

1 Plaintiff's motion for summary adjudication on partition of the subject real property in the
2 above-entitled action came on regularly for hearing on December 1, 2025. Scott Talkov of Talkov
3 Law Corp. appeared for Plaintiff. Other appearances, if any, are noted in the record.

4 The subject real property comprising the matter of this action is commonly known as 7659
5 Arcadia Ave, Hesperia, CA 92345, Assessor's Parcel Number 0398-341-09-0000 (the "Property"),
6 and legally described as follows:

7 Lot 354 of Tract No. 5584, in the City of Hesperia, State of California, as per Map
8 recorded in Book 70, Page(s) 2 through 15, Inclusive, of Miscellaneous Maps, in
9 the Office of the County Recorder of said County.

10 The Court, having considered Plaintiff's motion for summary adjudication of partition,
11 Defendant's opposition thereto, the pleadings on file with this Court, and the arguments of counsel at
12 the hearing on said motion, HEREBY ORDERS, ADJUDGES, AND DECREES THAT:

13 (A) Owners. Ownership of the subject real property described above is owned in
14 undivided interests as follows:

15 Mitchell D. Guzman Sr.: 50%

16 Debbycann West: 50%

17 (B) Appointment of Referee. Matthew L. Taylor, Esq. (the "Referee") is appointed
18 Referee with full authority to partition the Property, subject to confirmation of the Court, which
19 manner of partition is hereby determined to be most beneficial to the parties.

20 (C) Injunction. The owners of the Property set forth above are hereby enjoined and
21 prohibited from transferring, selling, leasing, encumbering, or damaging the Property.

22 (D) Notice. Notice of sale shall be given in the manner required for notice of sale as
23 specified in Code of Civil Procedure § 873.640 and shall be given to the persons specified in Code of
24 Civil Procedure § 873.640. In all other respects, the sale shall be conducted as provided in Code of
25 Civil Procedure §§ 873.600-873.690. All pleadings shall be served upon all parties as required by this
26 Court.

27 IT IS FURTHER ORDERED that the Referee shall have the following powers and
28 responsibilities:

TALKOV LAW CORP.
4000 MACARTHUR BLVD STE 505
NEWPORT BEACH, CA 92660
TELEPHONE: (949) 888-8800

1 1. Determination of Manner of Partition. The Referee is authorized to determine the
2 manner of partition. If the Referee determines that partition in-kind is most appropriate, the Referee
3 shall prepare a report to this Court for approval. Code Civ. Proc. §§ 873.210 & 873.280. If upon the
4 Referee's determination the Property should be sold, the Referee shall be authorized to so proceed.

5 2. Provisions Applicable to Partition by Sale. In the event that the Referee determines
6 that a sale is most appropriate, the following provisions shall apply:

7 3. Listing Agreement. The Referee may hire one or more licensed real estate
8 brokers/agents of his choosing to list and sell the Property. The Property shall be listed for sale
9 pursuant to the terms of a written listing agreement ("Listing Agreement") as follows:

- 10 a. The Listing Agreement shall contain a provision that the broker's commission
11 shall not exceed 3.5% to be paid to the listing agent and/or listing brokerage.
12 b. The Listing Agreement shall not provide for any blanket offer of compensation
13 to any buyer's agent on any Multiple Listing Service (MLS). The Referee is
14 authorized to accept an offer that makes a usual and ordinary offer of
15 compensation to the buyer's agent to be paid from the proceeds of sale.
16 c. The Listing Agreement shall be for a period of no longer than one hundred and
17 twenty (120) days. If the Property is not under contract for partition within the
18 initial listing period set forth above, upon the expiration of the Listing
19 Agreement, the Referee shall have the authority to either renew the listing
20 agreement with the same real estate brokers/agents or select another real estate
21 broker/agent to handle the partition by entering into a new listing agreement
22 and continue to do so until the Property is partitioned.

23 4. Referee's Authority. The Referee shall have full authority to partition the Property.
24 The Referee is authorized to undertake any and all duties associated with placing the Property on the
25 market. The Referee may execute all documents necessary for consummation of a partition, including
26 but not be limited to execution of all documents required by an escrow officer and/or title insurance
27 company, such as a Statement of Information (or such similar document providing biographical
28 information about the owners of the Property) and tax reporting documents for any party hereto who

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1 does not provide said information within ten (10) days of being provided said document. Furthermore,
2 the Referee shall be authorized to sign any affidavits, on behalf of any of the parties hereto, for the
3 benefit of a title insurance company in order to provide title insurance to establish that the Property
4 is able to be transferred to a buyer. Based on the Referee's evaluation of the market data, the Referee
5 shall set an initial listing price. The Referee shall be authorized to reduce the asking price for the
6 Property as the Referee determines if it is advisable in order to generate interest in the Property. The
7 Property shall be partitioned on the best terms and price with no carry-back financing. Any partition
8 entered into by the Referee shall be subject to Court confirmation before it is finalized.

9 5. Notice of Sale. The Referee shall provide notice of the sale of the Property in the
10 manner provided by Code of Civil Procedure section 873.640. Notice in that manner may be waived
11 by agreement of all parties in writing without further order of this Court.

12 6. Procedure for Sale Confirmation. The Referee shall sell the Property in the form and
13 manner approved by the Court in this Order, in accordance with Code of Civil Procedure section
14 873.510 *et seq.* and shall seek Court confirmation of the sale following the procedures set forth in
15 Code of Civil Procedure section 873.710 through 873.790. The parties may make written motion to
16 object to the sale. The Referee may seek court confirmation by (1) stipulation of the parties or (2)
17 motion. If the time demands of the sale escrow so require, the Referee may seek approval by *ex parte*
18 motion to this court.

19 7. Parties as Purchasers of the Property. The parties, as existing partial owners of the
20 Property, may seek to purchase the Property from the Referee as allowed by Code of Civil Procedure
21 873.690 by either (1) submitting a written purchase offer during the time period that the Referee is
22 accepting purchase offers for the Property, or (2) by submitting an over bid at the time of court
23 confirmation following the procedures and rules set forth in Code of Civil Procedure section 873.740.
24 The Referee shall evaluate the offers from the parties and from any non-parties to determine which
25 offer is the highest and best considering all terms. In addition, the Referee shall have the discretion,
26 upon written request by any co-owner or their counsel made within 30 days of this judgment to
27 prepare a Referee Report, as defined in this judgment, on offsets, or the lack of such offsets, prior to
28 any listing of the Property for sale ("Pre-Listing Referee's Report"). The Referee may exercise this

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1 discretion to issue a Pre-Listing Referee's Report if the request includes: 1) a calculation of the sum
2 that the requesting party believes will be confirmed by a Referee's Report on offsets; 2) the total
3 amount that will be owed by the requesting party in addition to their credit bid to purchase the
4 Property; and 3) proof of ability to pay the additional sum owed in a purchase of the Property in cash
5 or via a pre-approved loan. If the Referee exercises this discretion to issue a Pre-Listing Referee's
6 Report, the procedures for such a report shall follow those described in this judgment. Any party to
7 this action may submit this Referee's Report for court confirmation.

8 8. Procedure for Consummation of Partition Following Court Approval. Upon approval
9 and confirmation of the partition of the Property by the Court and the payment of the purchase price,
10 the Referee is authorized and directed to execute and deliver a deed of the Property transferring title
11 to the buyers either in the name of the Referee or the name of the owners of the Property. The parties
12 shall fully cooperate with the Referee and any escrow in all aspects in order to timely consummate
13 the partition by completing any requested tax documents within 10 days of request by the Referee.
14 Failure to timely do so shall authorize the Referee to execute said documents on behalf of any party
15 refusing to timely provide the required tax forms.

16 9. Contracts of the Referee with Professionals. The Referee is authorized to hire, employ,
17 retain, and enter into and execute any contracts with any professionals or employees which the
18 Referee deems necessary to assist them in the discharge of their duties. All reasonable expenses
19 incurred in connection with the hiring and retention of authorized personnel shall be expenses of the
20 Property and shall be paid from the proceeds of the partition of the Property. Reasonable expenses
21 shall be paid or reimbursed by the Referee from the proceeds of the partition of the Property prior to
22 any other distributions to the owners of the Property. The Referee shall have no obligation to expend
23 funds to bring the Property into good and marketable condition, unless the owners provide sufficient
24 funds for this purpose. In the event any funds are expended by the Referee toward the repairs, cleaning
25 or maintenance of the Property, the Referee shall be reimbursed from the proceeds of the sale.

26 10. Application of Proceeds to Pay for Expenses. From the proceeds that shall come into
27 the Referee's possession, whatever the source, the Referee shall apply and disburse said fund, from
28 time to time, in the following general order of priority, subject to change in the Referee's discretion:

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- 1 a. To pay the expenses and charges of the Referee in the conduct of their office.
- 2 b. To pay all expenses reasonably necessary or incidental to the care, preservation
- 3 and maintenance of the Property.

4 11. Claims Period and Investigation by Referee. In connection with the Referee's request
5 for final distribution order, the Court authorizes and directs the Referee following the close of sale of
6 the Property, or earlier if requested by the parties, to investigate and report to the Court regarding any
7 claims for compensatory adjustment between the parties, including those allowed by Code of Civil
8 Procedure section 872.140, and including those claims relating to reimbursement, credit, or offsets
9 arising from the prior period of joint ownership of the Property. Referee's report shall include claims
10 for attorney's fees whether or not previously submitted to the Court. The Referee is granted authority
11 under Code of Civil Procedure sections 872.630(b) and 873.850 in relation to the report and shall be
12 authorized to request from the parties their verified claims, interview witnesses, inspect the Property
13 and otherwise take such other actions as may reasonably assist the Referee in discharging these duties.
14 The Referee may establish a claims procedure and may establish a claims submission deadline for the
15 submission of any claims relating to accounting and compensatory adjustments between the parties.
16 The Referee shall create a report of their findings and recommendations to be submitted to the Court
17 for review ("Referee's Report").

18 12. Instructions Relating to Partition Proceeds. After the Court has approved the partition
19 of the Property and the Referee has completed the partition of the Property, the Referee shall submit
20 a written request to the Court with proposed instructions regarding how to disburse the proceeds of
21 the Property. Any party to this action may file a motion to accept, with or without modifications, the
22 Referee's Report ("Motion to Accept the Referee's Report") as the judgment of this Court. At the
23 hearing on the Motion to Accept the Referee's Report, the Referee's Report shall constitute the
24 presentation of the facts and/or law in controversy pursuant to Code of Civil Procedure section
25 873.850 sufficient for the Court to enter a judgment in conformity therewith.

26 13. Retention of Proceeds Until Court Order. Until the Court issues the final distribution
27 order, the Referee shall hold all net proceeds in a segregated account. The net proceeds of the Property
28

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1 shall be distributed by the Referee in accordance with the terms of the final disbursement order to be
2 entered by this Court.

3 14. Referee to Manage the Property. The Referee is empowered to manage the Property.
4 To this end, the Referee is authorized to repair and maintain the Property and any of its buildings if
5 such repair and maintenance is necessary to preserve the regular upkeep of the Property.

6 15. Termination of Tenancies. The Referee is authorized to issue notices to any tenants to
7 terminate their tenancy following legally required notice periods and following the end of the existing
8 lease term. The Referee is also authorized to institute one or more actions in unlawful detainer either
9 in the name of the Referee or in the name of the owners of the Property. To this end, the Referee is
10 authorized to hire private counsel with a specialty in unlawful detainer actions without further order
11 of this Court and to pay reasonable market rates for that attorney. Nothing in this order shall be
12 deemed to authorize termination of an otherwise-valid lease with a tenant in the Property prior to the
13 end of the lease term.

14 16. Possession of the Property by Referee. The Referee shall have access to the Property,
15 including all keys and access codes. The Parties are ordered to remove all animals from the Property
16 that would interfere with the Referee's possessory rights. The Referee is authorized to engage the
17 services of the local animal control department to remove from the Property any and all animals that
18 interfere with the Referee's right to access and possess the Property.

19 17. Enforcement of Possession by Referee as to Parties. The Referee may, at their
20 discretion, require that parties to this action vacate the Property along with their personal property. If
21 any said party does not vacate the Property upon request by the Referee, the Clerk of this Court is
22 authorized and directed upon request by the Referee to issue a Writ of Possession authorizing the
23 Sheriff to deliver possession of the Property to the Referee and to remove said party or anyone
24 claiming possession through said party. For the purposes of Judicial Council form EJ-130, the Referee
25 shall be shown as "assignee of record" in paragraph 3. The Writ of Possession shall be issued against
26 all parties to this action and all other occupants of the Property, known or unknown. The real property
27 described in the Writ of Possession shall be the Property. The date of judgment on the Writ of
28 Possession shall be the date this order is filed.

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1 18. Professional Fees of the Referee. Pursuant to Code of Civil Procedure section 873.010,
2 the Court has authority to fix the reasonable compensation for services of the Referee. The Court
3 acknowledges and approves of the Referee's fee schedule. In addition, the Referee shall be
4 reimbursed for all expenses incurred by the Referee on behalf of the Property upon the completion of
5 the partition of the Property. The Referee must file a final statement of account and report with the
6 Court for the time and expense incurred in connection with the discharge of their services and provide
7 notice to the parties for any hearing set for the approval of the report. The parties, as may be permitted
8 by law, will have an opportunity to object to the report and any billing of the Referee and their staff
9 members and agents. Pursuant to Code of Civil Procedure section 873.010(4), the professional fees
10 and costs of the Referee shall be a lien upon the Property commencing on the date of entry of this
11 judgment.

12 19. Financial Accounts. The Referee is authorized to open one or more accounts at any
13 federally insured bank, savings and loan, credit union, or similar financial institution for the purpose
14 of holding funds associated with this case.

15 20. Further Instructions. As allowed by Code of Civil Procedure section 873.070, the
16 Referee or any party may seek further instructions from this Court concerning the duties of the
17 Referee.

18 21. Liability of the Referee. Pursuant to Code of Civil Procedure section 873.160, the
19 Referee is not personally liable on contracts made or for expenses incurred, except as such liability is
20 expressly assumed by the Referee in writing.

21 22. Insurance. The Referee shall determine whether a current policy of insurance covers
22 the Property. The parties are hereby ordered to provide that information to the Referee upon request.
23 The Referee has no duty to procure insurance on the Property if there is insufficient insurance
24 coverage thereon.

25 23. Participation by Referee. The Referee shall be authorized to participate in all court
26 proceedings relating to the Property. The Referee may report to the court from time-to-time relating
27 to issues with the Property and the status of partition efforts relating to the Property.
28

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1 24. General Powers. The Referee is authorized to execute and prepare all documents and
2 to perform all acts, in the Referee's own name or the names of the owners of the Property, which are
3 necessary or incidental to preserving, protecting, managing, and/or controlling the Property. The
4 Referee may contact any utility provider to the Property for the purpose of transferring, starting, or
5 stopping utility service. In addition to the specific powers set forth herein, the Referee is hereby vested
6 with general powers of referees in cases of this type.

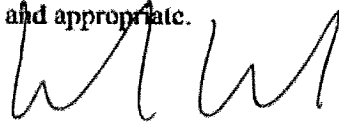
7 25. Orders in Aid of the Referee. Plaintiff and Defendant, and their respective agents,
8 employees, servants, representatives, and persons acting in concert with them or under their direction
9 or control are hereby enjoined and restrained from:

- 10 i. Interfering with or impeding the Referee in carrying out their duties;
- 11 ii. Withholding from the Referee any documents or records to be delivered from
- 12 them pursuant to this order;
- 13 iii. Selling, leasing, transferring, mortgaging, or otherwise encumbering the
- 14 Property or any part thereof;
- 15 iv. Doing any act that impairs or damages the Property or that reduces the value
- 16 of the Property;
- 17 v. Taking any actions that interfere with the ability of the Referee to have free
- 18 and unfettered access to the Property, including but not limited to installing
- 19 locks, chains, or other barriers to entry to the Property for the purpose of
- 20 impeding the Referee's access to the Property.

21 26. Retention of Jurisdiction. The Court shall retain jurisdiction pursuant to California
22 Code of Civil Procedure §873.850 following confirmation of the sale of the Property to review the
23 reports of the Referee, if any, to order the manner in which the sale proceeds are to be disbursed, and
24 to order equitable adjustments that the Court considers just and appropriate.

25 **IT IS SO ORDERED.**

26 **DATED: DEC 16 2025** ~~2025~~



JUDGE OF THE SUPERIOR COURT
CARLOS M. CABRERA, Judge