CALIFORNIA ASSOCIATION OF REALTORS®

COMMERCIAL SELLER PROPERTY QUESTIONNAIRE
(ALSO FOR RESIDENTIAL PROPERTIES WITH 5 OR MORE UNITS)
(C.A.R. Form CSPQ, 6/25)

Seller makes the following disclosures with regard to the real property described as 6423 Greeley Hill Road, Assessor's Parcel No. 004-160-013, situated in Coulterville, County of Mariposa, California ("Property").

A Real Estate Transaction Disclosure Statement (C.A.R. Form TDS) is NOT required for this transaction. However, all sellers of California real property are required to provide various disclosures, either by contract, or by statute or case law. Many disclosures must be made within certain time limits. Timely and thorough disclosures help to reduce disputes and facilitate a smooth sales transaction.

1. **Disclosure Limitation: The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agent(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desire legal advice, they should consult a qualified California real estate attorney.**
2. **Note to Seller, PURPOSE:** To provide the Buyer information about known material facts affecting the value or desirability of the Property, to help eliminate misunderstandings about the condition of the Property, and, where relevant, to document a seller's response to contractual requirements.
   - Answer based on actual knowledge and recollection at this time.
   - Something that you do not consider material may be perceived differently by a Buyer.
   - Think about what you would want to know if you were buying the Property today.
   - Read the questions carefully and take your time.
3. **Note to Buyer, PURPOSE:** To give you more information about known material facts affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Something that may be material or significant to you may not be perceived the same way by the Seller.
   - If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
   - Sellers can only disclose what they actually know. Seller may not know about all material items.
   - Seller's disclosures are not a substitute for your own investigations, personal judgments, or common sense.
4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." A "Yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check **paragraph 21.**
5. **DOCUMENTS PERTAINING TO THE CONDITION, OPERATION OR REPAIR OF THE PROPERTY OR ANY IMPROVEMENT ON IT IN THE PAST, NOW OR PROPOSED:** **ARE YOU (SELLER) AWARE OF...**
   - **A. SURVEYS, PLANS, SPECIFICATIONS, AND ENGINEERING** documents prepared on Seller's behalf and in Seller's possession ..... See Mariposa Co. Building Dept. records ..... [X] Yes [ ] No
   - **B. PERMITS:** Any permits and approvals, certificates of occupancy, conditional use permits, development plans, and licenses ..... See Mariposa County Building Dept. records ..... [X] Yes [ ] No
   - **C. STRUCTURAL MODIFICATIONS:** Structural additions or alterations to, or the installation, alteration, repair or replacement of, significant components of the structure(s) upon the Property ..... [ ] Yes [X] No
   - **D.** Any other reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not seller acted upon the item) ..... [ ] Yes [X] No

   Note: **If yes to paragraph 5A, B, C or D, provide any such documents in your possession to Buyer.**
   Explanation: _____
6. **STATUTORILY REQUIRED:** **ARE YOU (SELLER) AWARE OF...**
   - **A.** Whether the Property was built prior to January 1, 1994 ..... [X] Yes [ ] No
     If yes, whether any plumbing fixtures on the Property are non-compliant plumbing fixtures as defined by Civil Code § 1101.3. ..... [ ] Yes [ ] No ?
     NOTE: §§ 1101.1 - 1101.5 of the Civil Code requires all commercial and multi-family residential properties built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures. Any such property that is altered or improved (either cost of more than $150,000 or increasing total floor area by more than 10%) is required to be equipped with water-conserving plumbing fixtures as a condition of final approval.
   - **B.** *Whether the Property has any standard water heater with a capacity of not more than 120 gallons* ..... [X] Yes [ ] No
     If yes, Seller hereby certifies that the Property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having any such water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.
   - **C.** Within the last 3 years, the death of an occupant of the Property upon the Property (Note to Seller: The manner of death may be a material fact to the Buyer, and may be disclosed, except for a death by HIV/AIDS.) ..... [ ] Yes [X] No
   - **D.** An Order from a government health official identifying the Property as being contaminated by methamphetamine. [ ] Yes [X] No
     If yes, seller shall deliver to buyer a copy of the Order.

Yosemite Realty, 5255 Hwy 49 Mariposa CA 95338 Phone: 2096280480 Fax: John Sandra
Mia Gloor
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

E. If improvements to the property were constructed prior to 1975 and include structures with either (1) pre-cast (tilt-up) concrete or reinforced masonry walls together with wood frame floors or roofs, or (2) unreinforced masonry walls ..... ☐ Yes ☒ No
If yes, Civil Code 2079.9 and Business and Professions Code 10147 and Government Code 8875.6, 8875.9, 8893.2 and 8893.3 require seller to deliver to buyer a copy of the Commercial Property Owners Guide to Earthquake Safety published by the California Seismic Safety Commission.
Explanation, or ☐ (if checked) see attached: _____

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

A. Any alterations, modifications, requirements, improvements, remodeling or material repairs on the Property ..... ☒ Yes ☐ No
If yes to A, were any of the above made...
(1) Without necessary permits ..... ☐ Yes ☒ No
(2) Without building code compliance ..... ☐ Yes ☒ No
(3) For purposes of energy or water efficiency or renewable energy ..... ☐ Yes ☒ No
B. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ..... ☐ Yes ☒ No
C. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth ..... ☐ Yes ☒ No
Explanation: _____

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

A. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of poly butylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances ..... Remodeling Permits Building dept. ..... ☒ Yes ☐ No
B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) ..... ☐ Yes ☒ No
C. An alternative septic system on or serving the Property ..... ☐ Yes ☐ No
Explanation: Two separate Septic Systems.

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

Financial relief or assistance, insurance claims, or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs ..... ☐ Yes ☒ No
If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property ..... ☐ Yes ☒ No
If yes, Buyer is informed that federal law, 42 USC 5154a requires buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, buyer may be required to reimburse the federal government for the disaster relief provided.
Explanation: _____

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

A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property ..... New metal roofing 2006 TO Stop leaks. ..... ☒ Yes ☐ No
B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property .. ☐ Yes ☒ No
C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood ..... ☒ Yes ☐ No
Explanation: stream runs across portion of the property. No known Flooding during my Ownership.

11. HAZARDOUS AND OTHER SUBSTANCES OR PROBLEMS ABOVE OR BELOW GROUND: **ARE YOU (SELLER) AWARE OF...**

A. 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 ..... Property improvements done during the 1950's. Lead based paint ☒ Yes ☐ No
B. Fill (compacted or otherwise) on the Property or any portion thereof ..... ☐ Yes ☒ No
C. Any settling from any cause, or slippage, sliding, or other soil problems ..... ☐ Yes ☒ No
D. Flooding, drainage, or grading problems ..... ☐ Yes ☒ No
E. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides ..... ☐ Yes ☒ No
Explanation: _____

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

A. Surveys, easements, encroachments or boundary disputes ..... ☐ Yes ☒ No

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

C. Use of any neighboring property by you ..... ☐ Yes ☒ No

Explanation: _____

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

A. Diseases or infestations affecting trees, plants or vegetation on or near the Property ..... ☐ Yes ☒ No

B. Operational sprinklers on the Property ..... ☐ Yes ☒ No

(1) If yes, are they ☐ automatic or ☐ manually operated.

(2) *If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system* ... ☐ Yes ☐ No

C. A pool heater on the Property ..... ☐ Yes ☒ No

If yes, is it operational? ..... ☐ Yes ☐ No

D. A spa heater on the Property ..... ☐ Yes ☒ No

If yes, is it operational? ..... ☐ Yes ☐ No

E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage *or other water-related décor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired* ..... ☐ Yes ☒ No

Explanation: _____

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

A. *Whether the Property is a condominium or located in a planned unit development or other common interest subdivision* ..... ☐ Yes ☒ No

B. Any Owners' Association (OA) which has any authority over the subject property ..... ☐ Yes ☒ No

C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others) ..... ☐ Yes ☒ No

D. CC&R's or other deed restrictions or obligations ..... ☐ Yes ☒ No

E. *Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by an OA or OA Committee affecting the Property* ..... ☐ Yes ☒ No

F. CC&R's or other deed restrictions or obligations or any OA Committee that has authority over improvements made on or to the Property ..... ☐ Yes ☒ No

(1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or OA Committee requirement ..... ☐ Yes ☐ No

(2) *If Yes to F, any improvements made on or to the Property without the required approval of an OA Committee* ..... ☐ Yes ☐ No

Explanation: _____

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

A. Any other person or entity on title other than Seller(s) signing this form ..... ☐ Yes ☒ No

B. *Leases, options or claims affecting or relating to title or use of the Property* ..... ☐ Yes ☒ No

C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood ..... ☐ Yes ☒ No

D. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property. ..... ☐ Yes ☒ No

E. *Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property,* whether in writing or not ..... ☐ Yes ☒ No

F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest-based groups or any other person or entity ..... ☐ Yes ☒ No

G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property ..... ☐ Yes ☒ No

H. *The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill* ..... ☐ Yes ☒ No

I. Any other matters affecting title of the Property ..... ☐ Yes ☒ No

Explanation: _____

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

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

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

C. Past or present problems with livestock, wildlife, insects or pests on or in the Property ..... ☐ Yes ☒ No

Explanation: _____

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

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

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

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

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

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

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

G. Any zoning violations, nonconforming uses, or violations of "setback" requirements ..... ☐ Yes ☒ No

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

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

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

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

Explanation: _____

18. 5 OR MORE RESIDENTIAL UNITS (IF APPLICABLE): **ARE YOU (SELLER) AWARE OF...**

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

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

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

B. Whether the Property contains any single-family or two-unit structures ..... ☒ Yes ☐ No
If yes, Seller certifies that such structures 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. NO! Units are unfinished.

C. Any inspection reports on any exterior balconies, stairways or other "Elevated Elements" on buildings with 3 or more units on the Property prepared within the last 6 years, or 9 years for condominiums..... ☐ Yes ☒ No
(See C.A.R. Form WBSA for more information)

Explanation: _____

19. TENANCY RELATED: **ARE YOU (SELLER) AWARE OF...**

Any rental/service agreements, income and expense statements, tenant estoppel certificates ..... ☒ Yes ☐ No

Explanation: 1. Garage - month to month Lease. 2. Duplex, month to month Lease.

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

A. 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

B. Whether the Property has received an energy efficiency rating or certification from the Green Building Council's Leadership in Energy and Environmental Design (LEED) ..... ☐ Yes ☒ No

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

Explanation: The main 2 story Building was being remodled under A Permit. that needs TO be renewed with the building department.

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

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

Seller John Stone Date 8/22/25

Seller Sandra Stone Date 8/22/25

By signing below, Buyer acknowledges that they have received a copy of this Commercial Seller Property Questionnaire, and they have read and understand its terms.

Buyer _____ Date _____

Buyer _____ Date _____

© 2025, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. *a subsidiary of the California Association of REALTORS®*

EQUAL HOUSING OPPORTUNITY

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 Coulterville, **COUNTY OF** Mariposa, **STATE OF CALIFORNIA, DESCRIBED AS** 6423 Greeley Hill Road, Coulterville, Ca 95311.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 8/22/25. **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: See Mariposa Building Department for Additional requirments for Completion of remodeling permits.
☒ *No substituted disclosures for this transfer.*

II. SELLER'S INFORMATION

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

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

Seller ☐ is ☒ is not occupying the property.

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

☒ Range
☒ Oven
☐ Microwave
☐ Dishwasher
☐ Trash Compactor
☐ Garbage Disposal
☐ Washer/Dryer Hookups
☐ Rain Gutters
☐ Burglar Alarms
☒ Carbon Monoxide Device(s)
☒ Smoke Detector(s)
☐ Fire Alarm
☐ TV Antenna
☐ Satellite Dish
☐ Intercom
☐ Central Heating
☐ Central Air Conditioning
☐ Evaporator Cooler(s)

☐ Wall/Window Air Conditioning
☐ Sprinklers
☐ Public Sewer System
☒ Septic Tank
☐ Sump Pump
☐ Water Softener
☐ Patio/Decking
☐ Built-in Barbecue
☐ Gazebo
☐ Security Gate(s)
☐ Garage:
  ☐ Attached ☐ Not Attached
  ☒ Carport
  ☐ Automatic Garage Door Opener(s)
  ☐ Number Remote Controls ___
☐ Sauna
☐ Hot Tub/Spa:
  ☐ Locking Safety Cover

☐ Pool:
  ☐ Child Resistant Barrier
☐ Pool/Spa Heater:
  ☐ Gas ☐ Solar ☐ Electric
☐ Water Heater:
  ☐ Gas ☐ Solar ☐ Electric
☐ Water Supply:
  ☐ City ☐ Well
  ☐ Private Utility or Other ___
☐ Gas Supply:
  ☐ Utility ☒ Bottled (Tank)
☒ Window Screens
☐ Window Security Bars
  ☐ Quick Release Mechanism on Bedroom Windows
☐ Water-Conserving Plumbing Fixtures

Exhaust Fan(s) in ___ 220 Volt Wiring in ___ Fireplace(s) in ___
☐ Gas Starter ___ ☐ Roof(s): Type: Metal Age: 20 yrs. (approx.)
☐ Other: ___

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

(*see note on page 2)

© 2024, California Association of REALTORS®, Inc.

Yosemite Realty, 5255 Hwy 49 Mariposa CA 95338 Phone: 2096280480 Fax: John Sandra
Mia Gloor
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Property Address: 6423 Greeley Hill Road, Coulterville, Ca 95311 Date: 8/22/25

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: needs, new paint & repairs)

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

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

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

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

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.):
C. 1. Lead based paint.

D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards. (NO) Two apartments under construction.

2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

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

Seller John Stone Date 8/22/25

Seller Sandra Stone Date 8/22/25

Property Address: 6423 Greeley Hill Road, Coulterville , Ca 95311 Date: 8/22/25

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 FOLLOW:

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

Agent (Broker Representing Seller) Yosemite Realty (Please Print)

By _____ Date 9-1-25
(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 John Stone Date _____

Seller Sandra Stone Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent (Broker Representing Seller) Yosemite Realty (Please Print)

By _____ Date _____
(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.

© 2024, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. *a subsidiary of the California Association of REALTORS®*

CALIFORNIA ASSOCIATION OF REALTORS®

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

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

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Other: _____, dated _____, on property known as: 6423 Greeley Hill Road, Coulterville, Ca 95311 ("Property") in which _____ is referred to as Buyer or Tenant and John Stone, Sandra Stone is referred to as Seller or Housing Provider. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."

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

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

EPA'S LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at www.epa.gov/lead for more information.

1. **SELLER'S OR HOUSING PROVIDER'S DISCLOSURE:**
   A. I (we) have no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following: The main structures on the property were built in the 1950's. Therefore, lead based paint was used many times over the years.

   B. I (we) have no records or reports pertaining to lead-based paint and/or lead based paint hazards in the housing other than the following, which, previously or as an attachment to this addendum, have been provided to Buyer or Tenant: See Above.

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

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

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

Seller or Housing Provider John Stone — Date 8/22/25

Seller or Housing Provider Sandra Stone — Date 8/22/25

© 2024, CALIFORNIA ASSOCIATION OF REALTORS®, INC.

EQUAL HOUSING OPPORTUNITY

Yosemite Realty, 5255 Hwy 49 Mariposa CA 95338 Phone: 2096280480 Fax: John Sandra
Mia Gloor
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Property Address: 6423 Greeley Hill Road, Coulterville , Ca 95311 Date 8/22/25

2. LISTING AGENT'S ACKNOWLEDGMENT:

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

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

Yosemite Realty
Agent (Broker representing Seller or Housing Provider) (Please print)

By _____ 9-1-25
Associate-Licensee or Broker Signature Date
Mia Gloor

3. BUYER'S OR TENANT'S ACKNOWLEDGMENT:

A. (1) I (we) have received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed, if any, in **paragraph 1** above
(2) (if initialed) _____/_____ I have not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

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

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

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

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

_____ Date _____ Date
Buyer or Tenant Buyer or Tenant

4. BUYER OR TENANT AGENT'S ACKNOWLEDGMENT:

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

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

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

© 2024, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. *a subsidiary of the California Association of REALTORS®*