



SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 6/22)

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

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

Seller makes the following disclosures with regard to the real property or manufactured home described as 127 W. Lindo Ave, Assessor's Parcel No. 003-593-004-000, situated in Chico, County of Butte California ("Property").

1. Disclosure Limitation: The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

2. Note to Seller, PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property. Answer based on actual knowledge and recollection at this time. Something that you do not consider material or significant may be perceived differently by a Buyer. Think about what you would want to know if you were buying the Property today. Read the questions carefully and take your time. If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

3. Note to Buyer, PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property. Something that may be material or significant to you may not be perceived the same way by the Seller. If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI). Sellers can only disclose what they actually know. Seller may not know about all material or significant items. Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

4. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." A "yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check paragraph 19.

5. DOCUMENTS: ARE YOU (SELLER) AWARE OF... Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not Seller acted upon the item), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. [X] Yes [] No

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

Explanation: See overflow paragraph 1

6. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) AWARE OF...

A. Within the last 3 years, the death of an occupant of the Property upon the Property [] Yes [X] No (Note to seller: The manner of death may be a material fact to the buyer, and should be disclosed, except for a death by HIV/AIDS.)

B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) [] Yes [X] No

C. The release of an illegal controlled substance on or beneath the Property [] Yes [X] No

D. Whether the Property is located in or adjacent to an "industrial use" zone [] Yes [X] 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 [X] 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 [X] No

G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision [] Yes [X] No

H. Insurance claims affecting the Property within the past 5 years [] Yes [X] No



Property Address: 127 W. Lindo Ave, Chico, CA 95926

- I. Matters affecting title of the Property Yes No
 - J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 Yes No
 - K. Material facts or defects affecting the Property not otherwise disclosed to Buyer Yes No
- Explanation, or (if checked) see attached; _____

- 7. REPAIRS AND ALTERATIONS: ARE YOU (SELLER) AWARE OF...**
- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) Yes No
 - B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? Yes No
 - C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) Yes No
 - D. Any part of the Property being painted within the past 12 months Yes No
 - E. Whether the Property was built before 1978 (if No, leave (a) and (b) blank) Yes No
 - (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank) Yes No
 - (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule Yes No

Explanation: [See overflow paragraph 2](#)

- 8. STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) AWARE OF...**
- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances Yes No
 - B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) Yes No
 - C. An alternative septic system on or serving the Property Yes No

Explanation: [See overflow paragraph 3](#)

- 9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF...**
- Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No
- If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property Yes No
- (NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

Explanation: _____

- 10. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) AWARE OF...**
- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property Yes No
 - B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property.. Yes No
 - C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood Yes No

Explanation: [See overflow paragraph 4](#)

- 11. PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF...**
- A. Past or present pets on or in the Property Yes No
 - B. Past or present problems with livestock, wildlife, insects or pests on or in the Property Yes No
 - C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above Yes No
 - D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above Yes No
- If so, when and by whom

Explanation: [See overflow paragraph 5](#)

- 12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...**
- A. Surveys, easements, encroachments or boundary disputes Yes No

SPQ REVISED 6/22 (PAGE 2 OF 4) Buyer's Initials _____ / _____

Seller's Initials _____ / _____



EQUAL HOUSING OPPORTUNITY

John Barroso | Parkway Real Estate CO. | Generated by Glide

Property Address: 127 W. Lindo Ave, Chico, CA 95926

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

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

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

Explanation: 13. B (2): SPRINKLERS - AREAS NOT COVERED
None of the trees in the South or East easements are irrigated.

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

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

Explanation: Section not applicable.

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

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



Property Address: 127 W. Lindo Ave, Chico, CA 95926

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

Explanation: 16. A: NUISANCES

The property is close to Esplanade Ave and traffic noise can be heard. Additionally the property is near Enloe Medical Center and a Fire Station and emergency vehicles can be heard as well as Care Flight helicopters. There are railroad tracks are approximately 1 mile and train horns can be heard

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

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property Yes No
- B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property Yes No
- C. Existing or contemplated building or use moratoria that apply to or could affect the Property Yes No
- D. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property Yes No
- E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals Yes No
- F. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed. Yes No
- G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property. Yes No
- H. Whether the Property is historically designated or falls within an existing or proposed Historic District Yes No
- I. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies Yes No
- J. Any differences between the name of the city in the postal/ mailing address and the city which has jurisdiction over the property Yes No

Explanation: _____

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

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present ... Yes No
- B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Yes No
- C. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No

Explanation: _____

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

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

Seller Stephen Cummins, The Cummins Family Trust Date _____

Seller _____ Date _____

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

Buyer _____ Date _____

Buyer _____ Date _____

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This addendum is given in connection with the property known as 127 W. Lindo Ave, Chico, CA 95926 ("Property"),
in which _____ is referred to as ("Buyer")
and Stephen Cummins, The Cummins Family Trust is referred to as ("Seller").

[SPQ] Seller Property Questionnaire

1) 5. Documents - Explanation:

5. A: There was a renovation of the home in 2000 photographs attached.

Current Owner:

40-year roof installed March 2015.

Lennox HVAC installed upstairs 2021 (Warranty 9/8/24).

All other work including flooring, downstairs HVAC, rain gutters, upstairs windows, appliances, etc. past warranty dates.

Most recent termite and rot inspection completed March 2023

Most recent septic inspection completed March 2023

See attached: Word Pro - 127 West Lindo

2) 7. Repairs and Alterations – Explanation:

7. A: REPAIRS AND ALTERATIONS

There have been several renovations and remodels of the home in its 115 years of life. There was a remodel of the home in 2000 that included renovations of several rooms including the kitchen, back patio, and entrance.

Since March 2014

Remove Carpet and Install Upstairs Flooring - 2014

Remove North Fence and Install Cedar Privacy Fence - 2014

Remove Roof and Install Roof on Main House and Gutter - 2015

Replace Downstairs HVAC - 2016

Remove Deck and Install Back Porch and Stairs - 2017

Paint House, Garage, and Shed/Carport - 2019

Install Ceiling Fans - 2020

Install Upstairs Windows - 2020

Install Radiant Cooktop - 2020

Run power to Potting Shed and Carport - 2021

7. A: REPAIRS AND ALTERATIONS - SERVICE PROVIDERS

(continued on overflow page 2)

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

Buyer _____ Date _____

Buyer _____ Date _____

Seller Stephen Cummins, The Cummins Family Trust Date _____

Seller _____ Date _____

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Reviewed by _____ Date _____





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[SPQ] Seller Property Questionnaire

2) 7. Repairs and Alterations – Explanation (continued):

Since March 2014

Remove Carpet and Install Upstairs Flooring - 2014 - Floors by Ray

Remove North Fence and Install Cedar Privacy Fence - 2014 Northern California Fence

Remove Roof and Install Roof on Main House and Gutter - 2015, Johnson Roofing

Replace Downstairs HVAC - 2016, Bob's HVAC

Remove Deck and Install Back Porch and Stairs - 2017

Paint House, Garage, and Shed/Carport - 2019, NAVA Construction

Install Ceiling Fans - 2020, Chico Electric

Install Upstairs Windows - 2020, Miller Glass

Install Radiant Cooktop - 2020, Ginno's

Run power to Potting Shed and Carport - 2021, Chico Electric

7. A: REPAIRS AND ALTERATIONS - RECURRING PROBLEMS

Roof, deck, fence, and paint projects all addressed age, weather, and rot issues.

7. B: ENERGY MODIFICATIONS

Replaced master bathroom toilet.

Replaced upstairs windows.

HVAC Downstairs and Upstairs

7. B: ENERGY MODIFICATIONS - SERVICE PROVIDERS

Toilet - Able Plumbing

Windows - Miller Glass

Downstairs - Bob's HVAC

Upstairs - Royal Aire, Heating & Solar

(continued on overflow page 3)

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

Buyer _____ Date _____

Buyer _____ Date _____

Seller Stephen Cummins, The Cummins Family Trust Date _____

Seller _____ Date _____

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[SPQ] Seller Property Questionnaire

2) 7. Repairs and Alterations – Explanation (continued):

7. C: RECURRING MAINTENANCE

- Tree service - exterior*
- Gutter service - exterior*
- Septic service - North backyard between house and potting shed*

7. C: RECURRING MAINTENANCE - SERVICE PROVIDERS

- Trees - Josh Goodliffe (annual)*
- Gutter - North Valley Rain Gutter (3 times in 2 years)*
- Septic - Dominic's and Chico Septic (twice in 10 years - pumped once)*

7. D: PAINT

Entire house, detached garage, and shed/ carport. April 2019
See attached: Paint Contract

7. E (A): LEAD-BASED PAINT RENOVATIONS

More renovations than we can know about.
Nava Construction - Paint Contract
See attached: 127 W Lindo Ave Paint Contract

3) 8. Structural, Systems, and Appliances – Explanation:

8. A: PROPERTY ITEM DEFECTS

8. A: APPLIANCES

Microwave door does not close properly all the time. When this happens microwave does not come on.

8. A: SEPTIC TANK

(continued on overflow page 4)

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

Buyer _____ Date _____

Buyer _____ Date _____

Seller Stephen Cummins, The Cummins Family Trust Date _____

Seller _____ Date _____

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[SPQ] Seller Property Questionnaire

3) 8. Structural, Systems, and Appliances – Explanation (continued):

Septic had a failed out-take pipe in 2015.

8. A: SEPTIC TANK - MAINTENANCE, REPAIR

Repaired by Dominic's Septic, December 2015.

8. A: FIREPLACE

The chimney was determined to be too narrow in places with irregular jig to be able to pass inspection for wood burning fireplace.

8. A: FIREPLACE - MAINTENANCE, REPAIR

White Glove Chimney removed non-functioning gas fire place, dianosed problem, and capped Chimney - 2015

8. A: ROOF

Dry rot, missing shingles, and gaps/ holes allowing vermon to enter attic.

8. A: ROOF - MAINTENANCE, REPAIR

Johnson Roofing repaired the roof and reshingled with 40-Year True Def Owens Corning Shingles

8. C: ALTERNATIVE SEPTIC SYSTEM

There is an abandoned septic system that appears in the zoning records.

4) 10. Water-Related Mold Issues – Explanation:

10. A: WATER INTRUSION

There is water seepage into the edges of the cellar and crawl space during the wet season.

10. B: MOLD, MILDEW, FUNGUS, SPORES

Fungal rot is present in several locations on the house

(continued on overflow page 5)

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Buyer _____ Date _____

Buyer _____ Date _____

Seller Stephen Cummins, The Cummins Family Trust Date _____

Seller _____ Date _____

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in which _____ is referred to as ("Buyer")
and Stephen Cummins, The Cummins Family Trust is referred to as ("Seller").

[SPQ] Seller Property Questionnaire

4) 10. Water-Related Mold Issues – Explanation (continued):

See attached: Word Pro - 127 West Lindo

10. B: MOLD, MILDEW, FUNGUS, SPORES - REMEDIATION

Back deck removed and replaced with patio/ stairs installation. 2016

Roof repaired - Johnson Roofing 2015

Painting - Nava Construction 2019

10. C: RIVERS, STREAMS

The Lindo Channel is a flood diversion channel maintained by the county that runs on the North East side of West Lindo Ave.

5) 11. Pets, Animals, and Pests – Explanation:

11. A: PETS

Since 2014 there have been up to 3 house cats living at the property. Since November 2015 there has been one cat on the property.

11. B: LIVESTOCK, WILDLIFE

Since 2014 several colonies of bees have made their home on the property including once in the abandoned chimney. It was capped thereafter.

Other wildlife that are present include possum, skunks, turkey, and racoons.

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

Buyer _____ Date _____

Buyer _____ Date _____

Seller Stephen Cummins, The Cummins Family Trust Date _____

Seller _____ Date _____

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Reviewed by _____ Date _____

