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COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

SQUARE FOOTAGE AND LOT SIZE ADVISORY AND DISCLOSURE

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

Property Address: *3495 Ridgecrest Dr, Carlsbad, CA 92008* ("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 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	*1878*	*13100/0.3007*		X
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 eSign Tay Cooper 06/23/26 03:36 PM PDT *Tay Cooper* Date 06/23/2026

Seller Mary Cooper 06/23/26 - 03:47 PM PDT *Mary Cooper* Date 06/23/2026

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 DocuSigned by: Virginia H. Murphy B1B0E045C4C24B1... Date 6/24/2026

Buyer _____ Date _____

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3495 Ridgecrest Dr, Carlsbad, CA 92008-2031, San Diego County

APN: 167-123-12-00 CLIP: 8748012145



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
3	**2**	**N/A**	**$690,000**	**04/04/2008**

MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type
2,000	**13,100**	**1970**	**SFR**

DocuSigned by:
Virginia H. Murphy
B1B0E045C4C24B1...
6/24/2026

OWNER INFORMATION

Owner Name	**Cooper Tay**	Tax Billing Zip	**92008**
Owner Name 2	**Cooper Mary**	Tax Billing Zip+4	**2031**
Mail Owner Name	**Tay & Mary Cooper**	Owner Vesting	**Husband/Wife**
Tax Billing Address	**3495 Ridgecrest Dr**	Owner Occupied	**Yes**
Tax Billing City & State	**Carlsbad, CA**		

COMMUNITY INSIGHTS

Median Home Value	**$1,482,421**	School District	**CARLSBAD UNIFIED**
Median Home Value Rating	**10 / 10**	Family Friendly Score	**42 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**33 / 100**	Walkable Score	**49 / 100**
Total Incidents (1 yr)	**168**	Q1 Home Price Forecast	**$1,484,648**
Standardized Test Rank	**84 / 100**	Last 2 Yr Home Appreciation	**1%**

LOCATION INFORMATION

Zip Code	**92008**	Comm College District Code	**Mira Costa**
Carrier Route	**C011**	Location Influence	**Good**
Zoning	**R1**	Census Tract	**178.01**
Tract Number	**4280**	Within 250 Feet of Multiple Flood Zone	**No**
School District	**Carlsbad**		

TAX INFORMATION

APN	**167-123-12-00**	Tax Area	**09000**
Exemption(s)	**Homeowner**	Lot	**69**
% Improved	**26%**	Water Tax Dist	**Carlsbadimp No**
Legal Description	**LOT 69 TR 4280**		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$906,298**	**$888,529**	**$871,108**
Assessed Value - Land	**$669,876**	**$656,742**	**$643,865**
Assessed Value - Improved	**$236,422**	**$231,787**	**$227,243**
YOY Assessed Change ($)	**$17,769**	**$17,421**	
YOY Assessed Change (%)	**2%**	**2%**	

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$9,421**		
2024	**$9,470**	**$49**	**0.52%**
2025	**$9,804**	**$335**	**3.53%**

Special Assessment	Tax Amount
Ltg/Landscape Zn T	**$36.10**
Carlsbad Lighting #1	**$26.00**
Vector Disease Ctrl	**$12.36**
Mwd Wtr Standby Chrg	**$11.50**
Cwa Wtr Availability	**$10.00**
Ltg/Landscape Zn M	**$8.34**
Mosquito Surveillanc	**$3.00**
Total Of Special Assessments	**$107.30**

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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CHARACTERISTICS

County Land Use	**1 Family Residence**	Total Baths	**2**
Universal Land Use	**SFR**	MLS Total Baths	**2**
Lot Acres	**0.3007**	Full Baths	**2**
Lot Area	**13,100**	Garage Type	**Garage**
Building Sq Ft	**Tax: 1,878 MLS: 2,000**	Parking Type	**Garage/Carport**
Gross Area	**1,878**	Parking Spaces	**2**
Stories	**MLS: 1**	Year Built	**1970**
Total Units	**1**	Effective Year Built	**1970**
Bedrooms	**3**	# of Buildings	**1**

SELL SCORE

Rating	**Moderate**	Value As Of	**2026-06-21 06:33:02**
Sell Score	**526**		

ESTIMATED VALUE

RealAVM™	**$1,736,500**	Confidence Score	**84**
RealAVM™ Range	**$1,581,900 - $1,891,000**	Forecast Standard Deviation	**9**
Value As Of	**06/08/2026**		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	**6195**	Cap Rate	**2.6%**
Estimated Value High	**7224**	Forecast Standard Deviation (FSD)	**0.17**
Estimated Value Low	**5166**		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	**71090723**	MLS Original List Price	**$739,444**
MLS Status	**Closed**	Closing Date	**04/04/2008**
MLS Source	**CRP**	MLS Sale Price	**$690,000**
MLS Area	**92008 - CARLSBAD**	MLS Listing Agent	**112706-Sheri Luongo**
MLS Status Change Date	**04/03/2008**	MLS Listing Broker	**REAL LIVING LIFESTYLES**
MLS Current List Price	**$777,777**		

LAST MARKET SALE & SALES HISTORY

Recording Date	**04/03/2008**	Sale Type	**Full**
Sale Date	**Tax: 04/01/2008 MLS: 04/04/2008**	Deed Type	**Grant Deed**
Sale Price	**$690,000**	Owner Name	**Cooper Tay**
Price Per Square Feet	**$367.41**	Owner Name 2	**Cooper Mary**
Document Number	**176776**	Seller	**Demy Family Trust**

Recording Date	04/03/2008	11/20/2007	08/15/1969
Sale Date	**04/01/2008**	**11/13/2007**	
Sale Price	**$690,000**		
Nominal		**Y**	
Buyer Name	**Cooper Tay & Mary**	**Demy Joseph C**	
Seller Name	**Demy Family Trust**	**Demy Phyllis A**	
Document Number	**176776**	**729635**	**149255**
Document Type	**Grant Deed**	**Affidavit**	**Deed (Reg)**

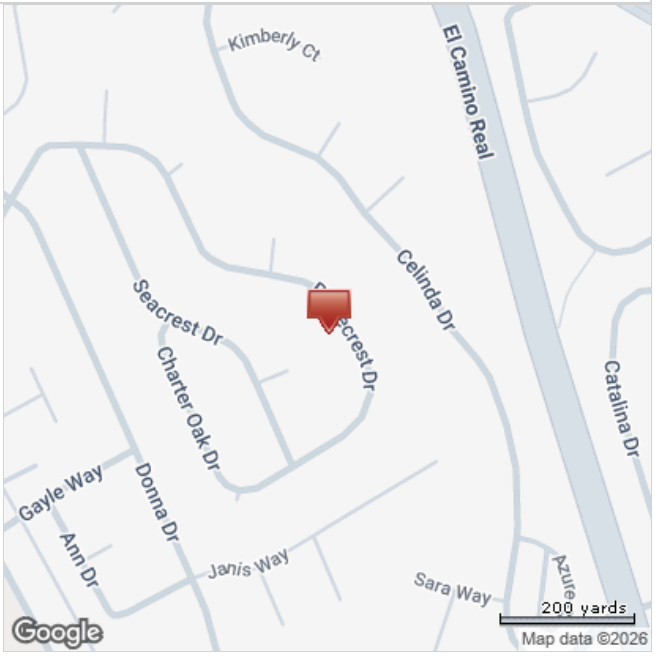
MORTGAGE HISTORY

Mortgage Date	12/21/2020	10/08/2012	07/09/2010	04/03/2008	04/03/2008
Mortgage Amount	**$297,300**	**$350,000**	**$275,000**	**$300,000**	**$150,000**
Mortgage Lender	**Sovereign Lndg Group Inc**	**Mission Fcu**	**Prime Lndg**	**First Horizon Hm Ln**	**First Horizon Hm Ln**
Mortgage Code	**Conventional**	**Conventional**	**Conventional**	**Conventional**	**Conventional**

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PROPERTY MAP





*Lot Dimensions are Estimated

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COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 6/26)

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 either complete an Exempt Seller Disclosure (C.A.R. Form ESD) or use this SPQ 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, WHETHER BY CONTRACT, 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 *3495 Ridgecrest Dr* _____, Assessor's Parcel No. *1671231200*, situated in *Carlsbad*, County of *San Diego* California ("Property").

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

1. **Disclosure Limitation: The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker, has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.**
2. **Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Answer based on actual knowledge and recollection at this time.
   - Something that you do not consider material or significant may be perceived differently by a Buyer.
   - Think about what you would want to know if you were buying the Property today.
   - Read the questions carefully and take your time.
   - If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.
3. **Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Something that may be material or significant to you may not be perceived the same way by the Seller.
   - If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
   - Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
   - Seller's disclosures are not a substitute for your own investigations, personal judgments, or common sense.
4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No."
   - **A "Yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified.**
   - **Explain any "Yes" answers** in the space provided or attach additional comments and check **paragraph 19B** is checked and attach additional comments**.**
5. **DOCUMENTS:** Documents include any reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys, or other documents the pertain to:
   (i) the condition or repair of the Property;
   (ii) any improvement on this Property;
   (iii) easements, encroachments, or boundary disputes affecting the Property.

   These documents include, but are not limited to, any document:
   (i) prepared in the past or present;
   (ii) provided during any previous transaction or from a previous owner;
   (iii) indicating the condition or proposing recommendations, whether or not Seller acted upon them; and
   (iv) whether or not it was provided to the Seller.

   A. Are you (Seller) aware of any Documents regarding the Property that were prepared before your ownership, whether in your possession or in the possession of others? ..... ☐ Yes ☒ No
   B. Are you (Seller) aware of any Documents regarding the Property that were prepared for you during your ownership, whether in your possession or in the possession of others? ..... ☒ Yes ☐ No
   C. Are you (Seller) aware of any Documents regarding the Property that were provided by others during your ownership (such as Documents obtained by potential buyers)? ..... ☐ Yes ☒ No

   Note: If yes to any, provide any such documents in your possession to Buyer. Receipt for Reports (C.A.R. Form RFR) may be used to list such documents and explanation can be given to provide context.

   If Yes to any, provide explanation: *5. B: Slab leak reports. Mitigation and rerouting of plumbing* _____

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**
   A. Within the last 3 years, the death of an occupant of the Property upon the Property..... ☐ Yes ☒ No (Note to Seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/AIDS.)
   B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)..... ☐ Yes ☒ No

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Property Address: 3495 Ridgecrest Dr, Carlsbad, CA 92008
If this Property is a duplex, triplex, or fourplex, this SPQ is for unit # _____.

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 **(i)** a condominium or **(ii)** located in a planned unit development or **(iii)** other common interest subdivision (see **paragraph 14** for more disclosures) ☐ 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 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)
L. Material facts or defects affecting the Property not otherwise disclosed to Buyer ☐ Yes ☒ No
If Yes to any, provide explanation: 6. H: Slab leak, February 2026. All repairs and mitigation by Enroute plumbing

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 (1) and (2) blank) ☒ Yes ☐ No
(1) If yes, whether 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), whether such renovations were done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ☒ Yes ☐ No
F. Whether you acquired the property within 18 months of accepting an offer to sell it ☐ Yes ☒ No
If yes, have any room additions, structural modifications, or other alterations or repairs (collectively "Improvements") been performed by a contractor while you have owned the Property? ☐ Yes ☐ No

Note 1: If yes to F(1), Seller shall provide in the Explanation below: **(i)** a list of such Improvements and **(ii)** the name and contact information for each contractor who performed services of $1,000 or more.

Note 2: If yes to F(1), Seller shall provide in the Explanation below **(i)** a list of those Improvements for which Seller has obtained permits, and Seller shall attach copies of those permits to this SPQ, and **(ii)** for those Improvements for which Seller does not have a permit, Seller shall include a statement identifying those Improvements stating that Seller was not provided permits by the third party making the Improvement, and providing the contact information for such third parties from whom the Buyer may obtain those permits.

If Yes to any, provide explanation: See overflow paragraph 1

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 existence of a solar power system (if yes, Seller to provide C.A.R. Form SOLAR) ☐ Yes ☒ No
C. The existence of a septic system, well, or propane tank (if yes, Seller to provide C.A.R. Form SWPI-Q) ☐ Yes ☒ No
D. The leasing of any of the following on or serving the Property: water softener system, water purifier system, or alarm system ☐ Yes ☒ No
E. Whether any structure on the Property other than the main improvement is used as a dwelling ☐ Yes ☒ No
(1) If Yes to E, whether there are separate utilities and meters for the dwelling ☐ Yes ☐ No
(2) If Yes to E, whether the dwelling received a permit or other government approval as an Accessory Dwelling Unit (ADU) ☐ Yes ☐ No
If Yes to any, provide explanation: See overflow paragraph 2

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

A. 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 maintaining 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 such insurance is not maintained, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

 Buyer's Initials DS VHM / _____ Seller's Initials eSign TC / eSign MC
Wyatt Parker EQUAL HOUSING OPPORTUNITY

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Property Address: *3495 Ridgecrest Dr, Carlsbad, CA 92008*
If this Property is a duplex, triplex, or fourplex, this SPQ is for unit # _____.

B. Receiving domestic water storage tank assistance pursuant to § 13194 of the Water Code or whether the real property ever received such assistance and the real property currently still has the domestic storage tank..... ☐ Yes ☒ No
If yes, the following disclosure is made: (1) This property has a domestic water storage tank provided by a county, community water system, local public agency, or nonprofit organization, pursuant to § 13194 of the Water Code. (2) The domestic water storage tank was made available to households that had a private water well that had gone dry, or had been destroyed due to drought, wildfire, other natural disasters, or was otherwise nonfunctioning. (3) The domestic water storage tank provided pursuant to § 13194 of the Water Code might not convey with the real property. (4) Due to the water well issues that led to this property obtaining assistance pursuant to § 13194 of the Water Code, the buyer is advised to have an inspection of the water well and to have a professional evaluate the availability of water to the property to ensure it suits the purposes for which the buyer is purchasing the property.

If Yes to any, provide explanation: *9. A: Slab leak hallway, February 2026. Repairs completed by Enroute Plumbing. Paid by Progressive Insurance.*

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

If Yes to any, provide explanation: *10. A: Slab leak, Feb 2026. Repaired and mitigation by Enroute Plumbing.*

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

If Yes to any, provide 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

If Yes to any, provide 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

If Yes to any, provide explanation: _____

14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS (AND ANY OTHER PROPERTIES FOR WHICH ANY PARAGRAPH A-F APPLIES): (IF APPLICABLE) **ARE YOU (SELLER) AWARE OF...**

A. Property being: **(i)** a condominium; **(ii)** being located in a planned unit development or; **(iii)** being located in a 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

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Docusign Envelope ID: AC02F146-8114-8295-8277-3D8DBDAE7F7D

Property Address: 3495 Ridgecrest Dr, Carlsbad, CA 92008
If this Property is a duplex, triplex, or fourplex, this SPQ is for unit # _____.

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

If Yes to any, provide explanation: Section not applicable.

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

A. Other than the Seller signing this form, any other person or entity with an ownership interest ..... ☒ Yes ☐ No
B. Leases, options, or claims affecting or relating to title or use of the Property ..... ☐ Yes ☒ No
C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association, or neighborhood ..... ☐ Yes ☒ No
D. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property ..... ☒ Yes ☐ No
E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not ..... ☐ Yes ☒ No
F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest-based groups, or any other person or entity ..... ☐ Yes ☒ No
G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel, or material repair of the Property ..... ☐ Yes ☒ No
H. The cost of any alteration, modification, replacement, improvement, remodel, or material repair of the Property being paid by an assessment on the Property tax bill ..... ☐ Yes ☒ No

If Yes to any, provide explanation: 15. A: Mary Cooper, Wife, Joint Tenants
15. D: Wall separating neighbor to North and partial wall to south are owned by neighbors. Glass fencing to west is owned by neighbor. Fencing is owned by 3495 Ridgecrest.

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

If Yes to any, provide 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. Any state or local requirements or restrictions relating to the future replacement of existing gas-powered appliances that are being transferred with the property. Gas-powered appliances include, but are not limited to, appliances fueled by natural gas or liquid propane ..... ☐ Yes ☒ No
E. 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
F. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways, and traffic signals ..... ☐ Yes ☒ No
G. 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
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 prohibitions 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

If Yes to any, provide 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 residue, which may be indicated by smell or test results, from smoking tobacco or nicotine products, which includes the use of an electronic cigarette or vape device ..... ☐ 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
D. Whether the Property was originally constructed as a Manufactured or Mobile home ..... ☐ Yes ☒ No
E. Whether the Property is tenant occupied ..... ☐ Yes ☒ No
If Yes, do you have photographs from the beginning of the tenancy (if in your possession, provide along with any other move-in reports created at the beginning of the tenancy) ..... ☐ Yes ☐ No

Property Address: *3495 Ridgecrest Dr, Carlsbad, CA 92008*
If this Property is a duplex, triplex, or fourplex, this SPQ is for unit # _____.

F. Whether the Property was previously tenant occupied even if vacant now..... ☐ Yes ☒ No
If Yes, disclose if you know the method or manner of how the tenancy ended.
If Yes to any, provide explanation: _____

19. MATERIAL FACTS:
A. 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
B. ☐ **(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.
If Yes to any, provide 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 Seller's own duty of disclosure.

Seller eSign Tay Cooper 06/23/26 - 03:34 PM PDT *Tay Cooper* Date 06/23/2026
Seller eSign Mary Cooper 06/23/26 - 03:46 PM PDT *Mary Cooper* Date 06/23/2026

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

Buyer DocuSigned by: Virginia H. Murphy B1B0E045C4C24B1... Date 6/24/2026
Buyer _____ Date _____

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CALIFORNIA ASSOCIATION OF REALTORS®

TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as *3495 Ridgecrest Dr, Carlsbad, CA 92008* ("Property"), in which _____ is referred to as ("Buyer") and *Tay Cooper, Mary Cooper* is referred to as ("Seller").

[SPQ] Seller Property Questionnaire

1) 7. Repairs and Alterations – Explanation:

7. A: Previously reported plumbing repair and damage mitigation. Enroute plumbing fixed the leaks, rerouted plumbing to attic and coordinated repairs to carpet and drywall.

7. B: Dual pane sliders installed. Updates, not repairs.

7. D: Repaint hallways and bathrooms after plumbing repair. Enroute Plumbing. Drywall replaced and asbestos found beneath old drywall. Replaced.

7. E (1): Before we moved here in 2008, we had a certified hazardous materials team remove the popcorn ceilings and replaster all ceilings due to asbestos. There was testing done.

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

8. A: Property Item Defects

Heating: Replaced original heater with new heater.

Electrical: Installed ceiling lights, fixed outside lamps, replaced switches on circuit breaker panel.

Piping: Replaced all indoor piping in three stages. Most recently finishing complete system Feb 2026. Rerouted outside and in attic.

Retaining Walls: Removed shrubbery in back yard with retaining wall. 2016

Windows: Replaced sliders in LR and MBR. Newman 2022

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 DocuSigned by: Virginia H. Murphy B1B0E045C4C24B1... Date 6/24/2026

Buyer _____ Date _____

Seller eSign Tay Cooper 06/23/2026 03:34 PM PDT *Tay Cooper* Date 06/23/2026

Seller Mary Cooper 06/23/26 - 03:46 PM PDT *Mary Cooper* Date 06/23/2026

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EQUAL HOUSING OPPORTUNITY

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COMPASS

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 *Carlsbad* **, COUNTY OF** *San Diego* **, STATE OF CALIFORNIA, DESCRIBED AS** *3495 Ridgecrest Dr* **.**

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) *06/23/2026* **. 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
- ☒ 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 *2*
- ☐ 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 *Master bathroom* 220 Volt Wiring in *None* Fireplace(s) in *Living Room*

Gas Starter *At fireplace* Roof(s): Type: *Asphalt Shingles* Age: *Don't know* (approx.)

Other: *Portable Fire Pit*

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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Buyer's Initials DS VHM / _____ Seller's Initials eSign TC / eSign mC

Wyatt Parker EQUAL HOUSING OPPORTUNITY

95b90749-c2f4-412c-8f14-cb55963db943

Property Address: 3495 Ridgecrest Dr, Carlsbad, CA 92008 Date: 06/23/2026

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

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:

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.): *See overflow paragraph 1*

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.

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 eSign Tay Cooper 06/23/26 - 03:30 PM PDT *Tay Cooper* Date 06/23/2026

Seller eSign Mary Cooper 06/23/26 - 03:44 PM PDT *Mary Cooper* Date 06/23/2026

DS VHM

Property Address: 3495 Ridgecrest Dr, Carlsbad, CA 92008 Date: 06/23/2026

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

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: _____

Agent (Broker Representing Seller) Compass (Please Print)
By eSign Wyatt Parker 06/24/26 - 09:09 AM PDT Wyatt Parker Date 06/24/2026
(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) LPT Realty, Inc (Please Print)
By DocuSigned by: Angela J. Lee BB42B6737C5F462... Date 6/25/2026
(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 eSign Tay Cooper 06/23/26 - 03:30 PM PDT Tay Cooper Date 06/23/2026
Seller eSign Mary Cooper 06/23/26 - 03:44 PM PDT Mary Cooper Date 06/23/2026
Buyer DocuSigned by: Virginia H. Murphy B1B0E045C4C24B1... Date 6/24/2026
Buyer _____ Date _____

Agent (Broker Representing Seller) Compass (Please Print)
By eSign Wyatt Parker 06/24/26 - 09:09 AM PDT Wyatt Parker Date 06/24/2026
(Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) LPT Realty, Inc (Please Print)
By DocuSigned by: Angela J. Lee BB42B6737C5F462... Date 6/25/2026
(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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CALIFORNIA ASSOCIATION OF REALTORS®

TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as *3495 Ridgecrest Dr, Carlsbad, CA 92008* ("Property"), in which _____ is referred to as ("Buyer") and *Tay Cooper, Mary Cooper* is referred to as ("Seller").

[TDS] Real Estate Transfer Disclosure Statement

1) II.C. :

C. 1: When we acquired the property in 2008 a certified hazardous waste team was used to scrape the popcorn ceilings. The tests showed various amounts of asbestos in the acoustic ceiling. It was all removed and the ceiling was replastered.

Likewise, in February of 2026, an amount of asbestos was discovered in the hallway wall as we mitigated the slab leak damage. Again a certified team was brought in to complete the work prior to putting new drywall in the hallway.

C. 2: Shared fences with neighbors

C: Palapa at upper patio is not permanent. Does not need permit

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 Virginia H. Murphy B1B0E045C4C24B1... Date 6/24/2026

Buyer _____ Date _____

Seller eSign Tay Cooper 06/23/2026 03:31 PM PDT *Tay Cooper* Date 06/23/2026

Seller Mary Cooper 06/23/26 - 03:44 PM PDT *Mary Cooper* Date 06/23/2026

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COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

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 eSign Tay Cooper 06/23/26 - 03:28 PM PDT — Tay Cooper Date 06/23/2026

Seller eSign Mary Cooper 06/23/26 - 03:43 PM PDT — Mary Cooper Date 06/23/2026

Buyer DocuSigned by: Virginia H. Murphy B1B0E045C4C24B1... Date 6/24/2026

Buyer _____ Date _____

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San Diego County Local Area Disclosures



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INTRODUCTION

PURPOSE OF DISCLOSURES AND IMPORTANT CONSIDERATIONS

The matters addressed in this San Diego County Local Area Disclosures ("Disclosures"; and each one a "Disclosure") are intended to be reviewed by both the Buyer and Seller in addition to all other disclosures related to the real estate transaction, which include but are not limited to, the Statewide Buyer and Seller Advisory (Form SBSA from the California Association of REALTORS® ("C.A.R.")). These Disclosures are not intended to eliminate a potential Buyer's duty to conduct physical inspections and further investigation of a property, nor do these Disclosures alleviate a Seller or its agents from making the legally required disclosures for real estate transactions.

Real estate brokers do not verify inspection results and do not guarantee the performance or findings of any inspector. Buyer is advised to conduct independent investigations and obtain all necessary information regarding matters of concern, rather than relying solely on information provided by Seller or real estate broker. Buyer should consult with qualified professionals, consultants, and relevant governmental agencies to evaluate all aspects of the Property, as real estate brokers are not experts in such matters. Wherever this Disclosure advises Buyer to investigate or verify information, such actions should be completed before Buyer removes any contingencies under the purchase contract. The decision to remove contingencies rests solely with Buyer.

MAP OF SAN DIEGO COUNTY

The cover page map outlines the various geographical areas of San Diego County which are discussed in these Disclosures. This map is not to scale and is provided for orientation purposes only.

DISCLAIMERS:

IMPORTANT CONSIDERATION: Buyer is strongly encouraged to review and inspect all disclosures and to otherwise satisfy themselves with regard to the Disclosures contained in this document and any other condition of the property, during the inspection period under the purchase contract, prior to the removal of contingencies, and prior to Close of Escrow.

REALTORS® Associations: These Disclosures were prepared by the North San Diego County Association of REALTORS® and the Pacific Southwest Association of REALTORS® and their agents and employees. While these Disclosures have been approved by these Associations, the Associations make no representation or warranty regarding the adequacy or the validity of these Disclosures in any real estate transaction and conditions may have changed since the information in these Disclosures was received by the Associations.

BROKERS: These Disclosures are made for informational purposes only and the Broker providing these Disclosures makes no representation or warranty regarding the adequacy or the validity of these Disclosures in any real estate transaction, and the Broker assumes no legal responsibility for accuracy.

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DISCLOSURES

1. GENERAL COUNTY-WIDE DISCLOSURES

a. Proposed Development

San Diego County is regularly undergoing various residential and commercial development projects. While certain development projects are identified in these Disclosures pursuant to their region, these Disclosures are in no way a comprehensive list of all current development projects in San Diego County. Buyer and Seller are encouraged to investigate all potential developments in relation to the property with the applicable authorities. San Diego County is facing a serious housing shortage. County Officials and officials from the San Diego Metropolitan Transit System (MTS) are identifying land along transit corridors for high-density affordable housing. Land in these areas may be subject to rezoning. Some of these new developments may offer limited parking. New San Diego County regulations encourage residential development in unincorporated "villages" near transit while making development further from transit more expensive and restrictive.

Within San Diego County, regional and local governments often adopt long-term planning documents, such as general plans, comprehensive plans, community plans, and regional frameworks that guide future growth, development, land use, transportation, and environmental policy. These documents provide important context for current and future decision making that may affect the property. Buyer is encouraged to review any applicable regional, city, or community plans and to contact the appropriate planning agencies or governmental authorities for more information. San Diego County also has various regional plans that provide a broad context by which local and regional decisions are made by various jurisdictions. Although not a comprehensive list, additional information can be found here: https://www.sandag.org/regional-plan, https://www.sandiego.gov/planning/work/general-plan, https://www.sandiegocounty.gov/content/sdc/pds/generalplan.html.

b. Zoning Changes and Community Plan Amendments

Zoning classifications, land use designations, and community development plans are subject to change through action by local or regional authorities. Although a property's current zoning may allow specific uses or density, these permissions can be altered through general plan updates, community plan amendments, rezoning requests, or voter-approved initiatives. In addition, surrounding properties may be rezoned to permit different uses, including higher density residential, mixed-use, or commercial development. Such changes may impact neighborhood character, increase traffic, alter views, or create new noise or parking concerns. Buyer is advised not to rely solely on current zoning or nearby land uses when evaluating a property. Buyer should contact the applicable city or county planning department to determine whether any pending or proposed changes may affect the property or its surrounding area.

c. Homeowners Associations

A property may be subject to mandatory membership to one or possibly several homeowners' associations ("HOAs"). HOAs may charge mandatory regular membership assessments (commonly called "dues") per its By-laws and/or Conditions, Covenants, and Restrictions, which may restrict the use, modification, and development of a property. Membership dues may be charged on a monthly, quarterly, or annual basis, and additional assessments may be allowed, including fines or penalties. A failure to timely pay assessments may result in multiple risks, which may include foreclosure proceedings against the property owner. Properties with HOAs may also have separate insurance requirements, which may be paid through HOA dues and may also result in special assessments in addition to HOA dues. It is recommended that Buyer carefully review all HOA By-laws, articles, Conditions, Covenants, and Restrictions ("CC&Rs"), and financial documents with a legal professional.

d. Potential for Future Homeowners Association Formation

In some areas of San Diego County, particularly in newer developments, unincorporated areas, or master-planned communities, an HOA may be formed after initial development. Even if a property is not currently subject to an HOA, future governance structures or maintenance districts may be established to manage common areas, enforce community standards, or maintain infrastructure. The creation of an HOA or similar entity may result in mandatory assessments, rules and restrictions on property use, and the imposition of fines or penalties for noncompliance. These obligations may be recorded through amendments to subdivision maps, CC&Rs, or local agency resolutions. Buyer is advised to confirm whether the property is currently subject to an HOA and to inquire with the developer, title company, or local government as to whether any plans or conditions exist that may result in the future creation of such

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an entity. Buyer should consider the potential financial and regulatory impact of any future association or maintenance district that may be formed.

e. Private Transfer and Lifestyle Fees

Certain HOAs in San Diego County may charge a lifestyle fee on the sale of any property within that specific development. Lifestyle fees vary by development and are subject to change. Lifestyle fees are typically a percentage of the sales price of a property. These fees could affect a potential buyer's ability to obtain financing. Buyer is encouraged to contact the applicable HOA to discuss any potential lifestyle or other private transfer fees.

f. Road Maintenance Agreements

Many properties and/or developments throughout San Diego County may be subject to road maintenance agreements or other forms of shared expense agreements, and under such agreements, a failure to pay may lead to multiple risks. If a property is subject to such an agreement, a buyer may be responsible for a shared portion of regular maintenance fees for private roads or other shared infrastructure. Buyer is advised to investigate the existence of any such agreement with the necessary government, municipal, or owner association entities. Moreover, an unrecorded road maintenance agreement may not be binding on future owners of the properties intended to be responsible for road maintenance. In addition, California Highway Patrol and local law enforcement agencies may not enforce laws on private roads.

g. Property Use Restrictions – Short-Term Rentals, Rent Control and Tenant Rights

San Diego County and/or multiple cities within the County restrict, or are contemplating restricting, short-term and vacation rentals of residential properties. Restrictions may include bans or limitations with respect to short-term rentals including rental of homes through VRBO, Airbnb, Craigslist, and other short-term rental services. Additionally, properties within the immediate surrounding area of the property at issue may be used as short-term or vacation rentals, whether or not in compliance with existing restrictions within that community. Buyer is encouraged to investigate local restrictions on rentals and applicable uses in the area in which the property is located and the area surrounding the property. Please also be advised that there are numerous statewide and local laws, ordinances, and proposals to enact rent control and other tenant-favorable restrictions or regulations, which may limit the amount a rental property owner may charge a tenant for rent and or impose other limitations on traditional rental property owner's rights, including, without limitation, restrictions on a rental property owner's ability to terminate tenancies and to rehabilitate the property. Buyer is advised to investigate these issues with the applicable city or county entity for the property as well as the necessary professionals. In making these Disclosures, brokers and agents are not making any representation that any property can be used as a short-term or vacation rental or is, or is not, subject to rent control restrictions or regulations. Additionally, the enforcement of short-term rental regulations varies by city and may be inconsistent or delayed. Properties near the subject property may be used as short-term rentals, legally or otherwise, and such use may result in noise, parking challenges, or other disruptions. Buyers should not rely on existing use patterns, zoning maps, or representations about neighborhood character when assessing future conditions. Buyers are advised to investigate short-term rental activity and enforcement practices in the surrounding area with the appropriate city or county agency.

h. Soils, Landslides, Flooding, and Groundwater Seepage

Real estate in San Diego County is subject to subsidence, erosion, settling, slippage, earthquakes, and other movement of property. Additionally, a property may be constructed on fill or improperly compacted soils. This can result in inadequate drainage and damage to the property, including structural problems. Additionally, San Diego County is known for the potential for a property to contain expansive soil conditions. There are also areas of the County that are subject to groundwater seepage. Buyer is advised to consult with a civil or geotechnical engineer for any and all issues relating to soil stability, expansive soils, erosion, settling, slippage, earthquakes, other property movement, grading, compaction, drainage, and other soil-related conditions.

San Diego County has variable climate, differing terrain, soil, and water conditions, making many areas susceptible to flash flooding and drainage issues. Drainage issues may include, but are not limited to, water runoff from roofs, culverts, neighboring properties, and streets. Buyer is urged, regardless of the location of the property, to investigate flood risk and the drainage of the property.

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San Diego County may be subject to landslide activity. Such designations may restrict development and require geological investigations. Please contact the appropriate government authority in your area to determine if you are impacted by any such designation. Additional information can be found here: www.conservation.ca.gov/cgs/Pages/Index.aspx.

i. Parking

Certain cities and municipalities restrict on-street parking in either or both residential and commercial neighborhoods. Additionally, some local jurisdictions limit street parking and/or may require permits for street parking in certain neighborhoods. Additionally, certain condominiums and other planned communities may include a parking stall or spot as part of the property purchase while others assign a parking spot separately, if at all. It is recommended that Buyer investigates any potential parking concerns that may impact their purchase of a property. Buyer is advised to review the Preliminary Title Report to confirm which parking spots transfer with the property.

j. Prisons and Jails

San Diego County has several jails, prisons, detention centers, and work camps located within the County. Such facilities may undergo expansion at any given time. Buyer is encouraged to research the locations of these facilities in relation to any potential property purchase to evaluate the potential impact upon the value or desirability of any given property.

k. Historic Properties and Districts

Within San Diego County there are a number of historical districts which may restrict whether a property may be modified or developed. Municipalities may have historical resource ordinances or restrictions which may also limit or ban demolition or modification of certain properties, whether or not they are located within a historical district. Individual properties may also have different state and federal designations which have varying restrictions and benefits. Buyer should contact the local jurisdiction determine whether or not a property is impacted by such ordinances or district.

l. Fuel Pipelines

Within San Diego County there are various underground pipelines transmitting crude petroleum, natural gas, gasoline, ethanol, or other fuels. Additionally, all homes which use natural gas are connected to an underground gas distribution pipeline network. More information may be obtained from natural hazard disclosure providers as well as the National Pipeline Mapping System: www.npms.phmsa.dot.gov/, and San Diego Gas & Electric: www.sdge.com/.

m. Public Attractions

San Diego County is home to numerous public attractions, such as SeaWorld San Diego, Snapdragon Stadium, Del Mar Fairgrounds, Belmont Park, Petco Park, San Diego Zoo, San Diego Zoo Safari Park, Balboa Park, Old Town San Diego State Historic Park, USS Midway Museum, San Diego Wild Animal Park, LEGOLAND California, North Island Credit Union Amphitheatre, Frontwave Arena, Viejas Arena, The Rady Shell at Jacobs Park, Pechanga Arena, Sesame Place Park in Chula Vista, Barona Raceway (Ramona), as well as numerous other amphitheaters, parks, resorts, beaches, golf courses and other venues or attractions. Properties in these areas may be affected by traffic and noise which may be of concern to Buyer. Several tribal governments in San Diego County operate large-scale casinos and resort properties. Which include, but are not limited to, Viejas Casino & Resort (Alpine), Barona Resort & Casino (Lakeside), Sycuan Casino Resort (Dehesa), Jamul Casino (Jamul), Casino Pauma (Pauma Valley), Valley View Casino & Hotel (Valley Center), Harrah's Resort Southern California (Valley Center), and Santa Ysabel Resort & Casino (Santa Ysabel). Additionally, such attractions may be subject to closures for various reasons, both temporary and permanent in nature. Buyer is advised to investigate all venues and attractions near the property. These venues may operate 24 hours a day and host events such as concerts, festivals, and large public gatherings. Properties located near these facilities or along major access routes may experience increased traffic, crowd-related noise, event-related lighting, or ongoing expansion activities.

In addition to these fixed attractions, temporary or recurring events, such as street fairs, parades, community festivals, fireworks displays, neighborhood concerts, and other public gatherings, may occur throughout the County. These events, including informal neighborhood traditions like holiday decorations or block parties, can take place in commercial, recreational, or residential areas and may affect noise levels, parking availability, and traffic flow. Some events may occur without formal notice and may be seasonal or spontaneous in nature. Buyer should investigate the proximity and frequency of both permanent and temporary public attractions or events near the property.

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n. Illegal Encampments and Homelessness

There are numerous illegal encampments and other areas with homelessness located throughout San Diego County. Given the nature of the issue, such encampments and homeless persons are often located in urban environments, including in areas surrounding locations with homeless services (including tent facilities in the City of San Diego), in parks, canyon areas, under bridges or in other somewhat secluded or public areas. Moreover, given their transient nature, illegal encampments and areas of concentrated homelessness, often move frequently, as do other homeless persons. Buyer should investigate potential illegal encampments and areas of concentrated homelessness in their area, and be aware that homeless persons may move in the area of the property.

o. Fireplaces

Many homes throughout San Diego County contain Rampart General fireplaces, which historically have been prone to cracking. Repairs for Rampart General fireplaces are difficult and expensive and replacement may be required. Buyer is encouraged to have all fireplaces inspected, as any fireplace repair may be expensive, when repair is possible.

p. Trains, Trolley Lines and Transit Busses

San Diego County has many trains and train tracks exist in many places in the County. While many commercial passenger trains and trolleys currently limit their hours of operation, there are commercial shipping trains that will operate throughout the County at all hours of the day and night. Such train or trolley operations may create noise and exacerbate traffic conditions in certain areas. Buyer is encouraged to research the proximity of train and trolley tracks and stations to the property, and to observe train traffic during hours of operation which at times could be in the middle of the night. Schedules and hours of operation may change from time to time.

The San Diego Metropolitan Transit System ("MTS") operates various bus and trolley lines throughout the county. For more information regarding the MTS schedule and maps, please visit: www.sdmts.com. Similarly, the North County Transit District ("NCTD") also operates various bus lines throughout North San Diego County. For more information regarding the NCTD bus line schedule and maps, please visit: www.gonctd.com.

At any given time, MTS and NCTD may have several proposed routes pending approval and construction. For up-to-date information regarding proposed route expansions for MTS and NCTD, please check the above-referenced websites as well as the planning department websites for your specific city.

q. Airports within the County

There are several civilian and military airports/airfields in San Diego County. These include but are not limited to: i) San Diego International Airport, ii) Borrego Valley Airport, iii) Gillespie Field, iv) Brown Field, v) Montgomery Field, vi) Oceanside Municipal, vii) Ocotillo, viii) Ramona, ix) Agua Caliente Springs, x) Fallbrook Airpark, xi) Jacumba, xii) Marine Corps Air Station – Miramar, xiii) Marine Corps Base Camp Pendleton, xiv) McClellan-Palomar, and xv) Naval Air Station North Island. These areas, and potentially others, are subject to aircraft noise, including helicopter activity. For example, helicopters frequently travel between Marine Corps Air Station Miramar and Camp Pendleton. Flights may occur during both daytime and nighttime hours, seven days a week. In addition to aircraft noise, properties located near or beneath military flight paths may also be subject to ground vibrations, low-altitude overflights, and sonic disturbances, particularly from helicopters and jets engaged in training exercises. These impacts can arise at any time, day or night, and are not always reflected on public flight path or noise contour maps. Properties may therefore be located directly under active flight corridors. Unlike commercial airports such as San Diego International Airport, which currently impose "quiet hours" to limit nighttime operations, private and military airports/airfields are not subject to such restrictions. Buyers are strongly advised to investigate the proximity of any property to public, private, or military airports/airfields, as well as military training routes, and to carefully consider potential effects on noise, vibration, and overall quality of life. Buyer should also be aware that any existing flight restrictions are subject to change.

Several areas in San Diego County have, or may be, proposed as potential airport sites. Additionally, the future plans for San Diego International Airport and other local airports are uncertain. It is possible that there may be future expansion or construction at any local airport. More information regarding the potential expansion of San Diego International Airport and other potential airport developments and of the Carlsbad McClellan-Palomar Airport, may be found at the San Diego International Airport site at http://www.san.org/Airport-Projects at the County website at

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https://www.sandiegocounty.gov/content/sdc/dpw/airports/palomar/masterplan.html and the San Diego Association of Governments ("SANDAG") website at www.sandag.org.

r. Traffic Throughout County and Roadway Construction

San Diego County experiences roadway traffic throughout the County. Some areas in particular may experience heavy traffic due to their proximity to naval or military bases, public attractions such as sporting and concert venues, and the coast, amongst other locales. The Caltrans website, dot.ca.gov/, contains information regarding road closures, upcoming projects, as well as traffic. The property may also be in an area where local and state public authorities are completing various transportation projects. Plans and locations of such projects are regularly subject to change. It is recommended that the buyer review all CalTrans, city or county websites for additional information. For the most up-to-date information regarding state-sponsored road projects, please review the CalTrans website at www.caltrans.com.

s. Property Tax Assessments

Real estate taxes and other assessments may be imposed upon property based upon location within certain geographical locations and may vary over time. Assessments may include those for Mello Roos, School Bonds, and Special Districts (including, Infrastructure Financing, Community Services, Water, Fire Protection, Flood Control, Healthcare, Irrigation, Pest and/or Vermin Control, Lighting, Maintenance, Metropolitan Water, Municipal Water, Miscellaneous, Public Utility, School, and other districts). For up-to-date information regarding potential financial obligations from property assessments, please contact the San Diego County Tax Assessor at: www.sdttc.com.

t. Insurance Considerations for Homeowners

As a result of changes to California's insurance market, including the availability or cost of homeowner insurance coverage, it is important for Buyer to thoroughly research the availability and cost of homeowner's insurance.

u. Connection to Utilities and Potential Blackouts

Numerous properties, more commonly in rural areas of the County, are not connected to natural gas lines, and generally, use propane tanks or some other source of fuel to provide energy for the home or certain aspects of the home. Additionally, some properties, regardless of location, may not have connections to electricity, water, telephone lines, high-speed internet or other utilities. Buyer may encounter private wells, septic systems, propane tanks, and unmaintained roads. These conditions may affect financing, utility costs, and long-term property upkeep. Buyer is advised to determine what utility connections service the property and the sources of fuels that are available. Various districts or municipalities may assess Buyer for past-due fees through escrow. These fees could include water, sewer, gas, electric or other utilities. Buyer should verify past due utilities by contacting the particular local utility providers. Additionally, if utilities do not currently serve the property, Buyer should verify the availability and costs required to serve the property directly from the utility companies or public agencies involved and alternatives, if any, to one or more utilities.

v. Private Septic Systems

Many properties in rural or unincorporated areas of San Diego County are not connected to public sewer systems and instead rely on private septic systems for wastewater disposal. Septic systems may include underground tanks and drain fields, which require regular maintenance and periodic inspection to remain functional. A failing or undersized septic system can result in costly repairs, environmental hazards, or the inability to obtain required permits for additions or remodels. Local health agencies may require system upgrades or replacement as a condition of sale or future development. Buyer is advised to determine whether the property is served by a public sewer or a private septic system. If a septic system is present, Buyer should arrange for a qualified professional to inspect the system during the inspection period. Buyer should also review any available permits, capacity reports, or service records, and consult with local health authorities to confirm whether the system complies with current regulations.

w. Residential and Commercial Development

As a result of ongoing residential and commercial developments in San Diego County, there may be noise and traffic issues related to construction. Additionally, views may be affected by new buildings, trees, or other developments. Some developments are mentioned in this disclosure, but this should not be considered a comprehensive list. Buyer is advised to investigate to determine any new developments planned near the property.

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x. Cell Towers

Communities throughout San Diego County may contain sporadic, limited, or no cell phone coverage. In addition, many cell phone towers are not always apparent and may not be visible or are otherwise disguised in appearance. Buyer is urged to investigate cell phone coverage and any potential impact from the proximity of cell phone towers to the property.

y. Accessory Dwelling Units (ADUs)

ADUs may be allowed on the property or neighboring properties, which can include one or more units. Buyer is urged to verify any future plans to develop, remodel, or construct ADUs on the property, including neighboring properties. ADUs can affect population density, views, noise, parking, and other environmental conditions. San Diego County communities and the State are constantly updating ADU requirements and Buyer is urged to consult with qualified professionals to determine feasibility of ADU construction and potential impacts from ADUs on neighboring properties.

z. Natural Gas

Local jurisdictions across California are enacting bans or restrictions on natural gas. In 2021, California energy regulators advanced a plan that provided that every new home needs to be "electric-ready." As of 2022 more than 50 California cities and counties have adopted rules banning or discouraging gas hookups in new homes and other buildings. Cities in San Diego County are currently exploring restrictive gas use laws which may apply to existing buildings and/or residences. For example, the city of San Diego's climate action plan is seeking to reach net zero carbon emissions by 2035 in part by phasing out natural gas use in new and existing buildings.

aa. Golf Courses

Several golf courses are planned to be re-purposed entirely or in part. To confirm the current status of any golf courses in the vicinity, check the applicable city or the County planning or other departments to verify the status of nearby golf courses.

bb. Unpermitted Work or Additions

Some properties in San Diego County may contain structures, improvements, or modifications that were completed without permits or in violation of applicable building codes. These may include room additions, garage conversions, plumbing or electrical work, decks, fences, or outbuildings. Such work may not be visible during a standard inspection and may not have been disclosed by prior owners. Unpermitted work can result in fines, insurance limitations, resale complications, or requirements to remove or modify the improvements. Buyer is strongly advised to verify permit history and consult with the local building department to determine whether all structures and improvements on the property were properly permitted.

cc. Quarry Operations

Properties in San Diego County may be impacted by existing or proposed quarry operations, which can generate noise (including blasting), dust, vibration, heavy truck traffic, visual changes, and other environmental effects by use of heavy earth-moving equipment, crushers, loaders, drills and haul roads. Notable active and planned quarry sites include facilities near the San Luis Rey River in Fallbrook (Rosemary's Mountain Quarry), East County Sand Mine, El Monte Sand Mining Project, Cottonwood Sand Mine, and facilities operated by Robertson's and Superior as well as projects around Lakeside, El Cajon, Jamul, Spring Valley, and Otay Mesa (including the Otay Hills Quarry). These operations may persist for decades, and in some cases involve large-scale extraction, cement/asphalt batch plants, inert debris backfilling, and reclamation activities under long-term permits with the County of San Diego. Quarry activities have been documented to impose significant effects, including vibration and noise severe enough to shake homes, cause discomfort, impact daily livability, and have drawn public comment, environmental review, and ongoing community attention.

Buyers should examine whether any operating or proposed quarry(s) exist near the property. Researching environmental impact reports and County permits is advised, and contacting the San Diego County Planning & Development Services Department can provide further detail on possible long-term impacts, approvals, and mitigation measures.

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2. ENVIRONMENTAL DISCLOSURES

a. Earthquakes

San Diego County has experienced earthquakes in the past and will likely experience earthquakes in the future. Property damage caused by earthquakes is not always visible and/or discoverable by agents, brokers, or Buyer during an inspection or walkthrough of a property. Inspection by a licensed professional is recommended to determine the structural integrity of any given property. For more information, please review your Statewide Buyer and Seller Advisory provided by your agent and/or broker, and consider earthquake insurance coverage.

b. Flood Areas

Certain San Diego County properties may be subject to flooding. It is recommended that buyer review any and all Natural Hazard Disclosures provided. It is also recommended that Buyer consult flood maps provided by the San Diego County Department of Public Works and the Federal Emergency Management Agency ("FEMA") available at: www.sandiegocounty.gov/content/sdc/dpw/flood/flood_fema_insurance.html. Such flooding may affect the value of the property and result in damage, leaks, and embankment erosion, amongst other issues.

c. Wildfire Hazard Zones and Defensible Space

Portions of San Diego County are designated as High or Very High Fire Hazard Severity Zones by Cal Fire. These areas are often located near canyons, open spaces, rural hillsides, and other natural terrain. Properties located in or near these zones may be at elevated risk of wildfire damage. Such properties may be subject to strict vegetation management and defensible space requirements under local or state fire regulations. These regulations may require the removal of flammable vegetation within a certain distance of structures and may affect landscaping options or impose ongoing maintenance obligations. Buyer should be aware of the long-term insurance, evacuation, and defensible space maintenance implications of the property.

In addition, the presence of wildfire risk may affect the availability and cost of property insurance. Some insurance providers may limit coverage or impose higher premiums in wildfire-prone areas. Buyer is advised to investigate whether the property lies within a designated fire hazard zone, to review local fire history, and to consult with fire authorities and insurance professionals regarding current and potential restrictions, costs, or coverage limitations related to wildfire risk.

d. High Winds

San Diego County can experience very high winds (such as Santa Ana winds) and dry conditions which have caused downed power lines, wildfires, and other property damage in the past. These conditions may prompt utility providers to institute preventative power shutoffs ("blackouts") in high-risk areas. High winds can also result in falling trees, wind-blown debris, roof damage, and dust or odors carried over significant distances. Buyer is strongly encouraged to investigate the property's exposure to high wind events, any history of wildfire in the area, and the potential for power outages or other impacts related to such conditions.

e. Coastal Areas

Properties located in coastal areas and/or on coastal cliffs may suffer from erosion, failure, and damages. Soil and geological stability may impact the value of the property and the ability to build or maintain the property and/or its improvements. Buyer is advised to have an expert inspect such properties. Since San Diego County is a coastal county, with properties that are in communities which may have ocean, bay, and/or lagoon frontage, or which may be low-elevation coastal areas, these communities may be affected by coastal flooding and/or sea level rise, which are risks that Buyer may wish to investigate and/or take into account when considering a purchase of, or owning, coastal areas, and/or low-elevation coastal area, real estate. Numerous scientific sources have predicted that global warming can lead to rising seas. The National Oceanic and Atmospheric Administration ("NOAA") has developed a mapping tool that allows users to see NOAA's community-level predictions for the impacts from coastal flooding or sea level rise (up to 10 feet above average high tides). This mapping tool allows a user to enter most street addresses and see NOAA's estimate of areas near such address which could be impacted by sea level rise, or coastal flooding, of 1-10 feet and may be viewed at:
https://coast.noaa.gov/slr/#/layer/slr/0/11581024.663779823/5095888.569004184/4/satellite/none/0.8/2050/interHigh/midAccretion

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f. Nuisance and Noise

Properties located in San Diego County - particularly in more densely populated urban areas - may be subject to elevated noise levels from trains, trolleys, buses, traffic, and public events. Such events may include parades, sporting events, fireworks displays, and concerts, especially those held at Petco Park, Snapdragon Stadium, and other downtown venues. Additionally, some areas of the County may experience a higher presence of homeless and transient individuals, and services for such populations may be located nearby, whether on a temporary or permanent basis.

g. Short-Term Rentals and Tourist Activity

Various areas within San Diego County, particularly coastal neighborhoods, downtown districts, and areas near major attractions, have a high concentration of short-term vacation rentals. These properties are often rented through platforms such as Airbnb, VRBO, and similar services. Short-term rentals in the vicinity of the property may impact neighborhood character, noise levels, parking availability, and the overall sense of residential stability. Such impacts may occur even if the rentals are not operating in compliance with local laws. Local jurisdictions regulate short-term rentals differently. Some cities require permits or impose caps on the number of rental properties, while others may limit rental duration or require onsite management. Enforcement practices also vary and may be inconsistent. Buyer is advised to investigate whether the surrounding area includes a high volume of short-term rentals, and to review applicable city or county ordinances related to short-term rental activity. If Buyer is intending to operate a short-term rental they are strongly encouraged to confirm that such use is allowed and to obtain appropriate permits or approvals before removing any contingencies.

h. Hazardous Materials

Any given property may contain hazardous materials. This may include but is not limited to, lead, formaldehyde, asbestos, radon, and/or a substance known in the press as “Chinese drywall” (homes built between 2003 and 2008 may have higher risks related to such drywall). In addition, it is possible that hazardous materials (paints, insecticides, etc.) may remain on the property after purchase. Such materials may require removal and disposal by a professional.

i. Mold

Properties may have mold, mildew, fungi, or other living organisms present. Such organisms may cause health problems. Such organisms may or may not be visible or noticed during a walkthrough or even during a home inspection by a professional home inspector. It is recommended to have the property inspected and or tested by an appropriate environmental expert. More information regarding the health risks associated with mold and other living organisms may be viewed at: www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Mold-FAQs.aspx.

j. Animals

Any given San Diego County property may be inhabited or infested with various pests and/or animals, some of which may be poisonous. Such animals may include rodents, rabbits, coyotes, snakes, lizards, other reptiles, bears, bobcats, and mountain lions. Pests may include termites, spiders, bees, flies, mosquitos, ants, wasps, etc. Certain areas in San Diego County may be inhabited by both domestic and farm animals and property may have had certain domestic animals reside within it in the past. Please consult with the appropriate professional for more information regarding the effect, if any, that animals and pests may have on the property.

k. High Voltage Power Lines

San Diego County has several high-voltage power lines throughout the County. Buyer is encouraged to research the proximity of any potential property to such power lines as it may affect the value of the property. More information may be found at: www.sdge.com.

l. Local Vegetation, Groves, and Crops

Both commercial and private agricultural areas throughout the County may use both land and air insecticide spraying to protect its crops. Buyer is advised that these insecticides may impact surrounding properties. Certain properties in San Diego County may contain groves, crops, or vegetation that carry economic value. Buyer is advised to seek an appraisal and advice from qualified professionals as to the value of such items as well as the cost to maintain any such crops or groves.

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m. San Onofre Nuclear Generating Station

The San Onofre Nuclear Generating Station, located on Camp Pendleton, near the coast and the San Diego County/Orange County line, is an inactive nuclear power plant which contains two nuclear power generators and stores radioactive waste. The station is still in a decommissioning process, which will take several years to complete. More information may be found at the United States Nuclear Regulatory Commission at: www.nrc.gov.

n. Naval and Military Bases

San Diego County is home to several naval and other military bases, including but not limited to, Marine Corps Air Station – Miramar, Camp Pendleton, North Island Naval Station, Naval Amphibious Base Coronado, 32nd Street Naval Station, Outlying Landing Field – Imperial Beach, the Naval Weapons Station – Fallbrook, and the Point Loma Submarine Base. In addition to potential noise pollution and traffic areas near bases, it is possible naval vessels and facilities in these areas may be nuclear-powered and/or carry or store nuclear materials or weapons. Such military bases may also contain other military ordinances, fuels, or other hazardous materials. Additionally, military bases, including but not limited to Camp Pendleton, regularly conduct training exercises which may include live artillery fire and the detonation of military ordinance. Noises from these training exercises may be heard, particularly in North San Diego County. These facilities may be expanded or modified at any given time. Buyer should conduct all necessary investigations into the implications of the proximity of any property to such facilities.

o. Desalination Plants and Water Recycling Plants

A desalination plant is located in Carlsbad, California, and provides water to certain water district(s) in the County. It is possible that more desalination plants could be developed within San Diego County in the future. Proximity to such venues may affect property values. Some water districts now or in the future may recycle sewer water into potable water.

p. Landfills

There are several operating landfills in San Diego County, including but not limited to, the Miramar Landfill, Otay Landfill, Borrego Landfill, and the Sycamore Landfill. Additionally, there are several closed landfill sites and former refuse disposal stations. Buyer is advised to review the proximity of any such sites in relation to the property as proximity to such areas may affect property values. For more information, please review the San Diego County website: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/Map.html.

q. Water Availability

California and areas feeding the Colorado River basin have suffered from many years of drought that may have a significant impact on the availability and cost of water service to property owners. Buyer is strongly encouraged to contact the local water district that services the subject property to verify the cost of current water service, the financial condition of the district, and any contemplated or proposed restrictions to future service.

r. Water Quality and Wells

The quality of water available at a particular property often varies by region and by individual property. Buyer is strongly encouraged to contact the local water district that services the subject property to obtain information regarding the water quality available at the property and to hire professionals to provide any environmental testing onsite. Furthermore, some properties in the County are serviced by wells located on the subject property or nearby. Buyer is advised to have an expert to inspect any wells for water output, quality, and possible contamination. Authorized inspectors are listed on the San Diego County website: https://www.sandiegocounty.gov/content/sdc/deh/lwqd/sam_monitoring_well_page.html.

s. County Health Directives/Orders/Ordinances

County of San Diego or other governmental agencies may from time to time issue emergency orders relating to health and safety concerns due to infectious diseases or other widespread health hazards. Such orders may limit or inhibit the use of property after close of escrow. Buyer is advised to investigate all such orders with the County and/or applicable governmental agency.

t. De Anza Natural Project

The De Anza Natural Project is an amendment to the Mission Bay Park Master Plan, focusing on balancing recreational needs with natural habitat restoration. When completed, it may include new facilities such a multi-use

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waterfront trail and a non-motorized boat area, enhancing recreational activities and preparing for climate change impacts. For additional information, please review the San Diego website available at: https://www.sandiego.gov/planning/programs/work-programs/de-anza-natural.

u. Battery Storage

San Diego Gas & Electric has been rapidly expanding its battery energy storage and microgrid portfolio. There are around 21BESS and microgrid sites with 335 megawatts of utility-owned energy storage and another 49+ megawatts in development. San Diego County has experienced fires at battery energy storage facilities. These incidents posed significant safety risks, leading to temporary road closures and evacuation orders for nearby homes. There is public concern about the health, safety, and environmental risks posed by such facilities. More information is available at: https://www.sdge.com/major-projects/battery-energy-storage-systems-bess-and-microgrids.

v. Other Environmental Concerns

These Disclosures do not contain a full list of all possible environmental concerns that may affect a property, however environmental concerns may include, but are not limited to, electrical and magnetic fields, methane gas, private waste disposal systems, proximity to a County or city dump, contaminated soils or wells, local restrictions on property uses and development, preservation of Native American lands and artifacts as well as of local, endangered vegetation and possible wildlife. This list is not all-inclusive and Buyer is advised to hire licensed professionals for all inspections and environmental testing.

3. DISCLOSURES BY REGION

a. CENTRAL SAN DIEGO

i. Explosive Ordinance

Areas in and around the neighborhood of Tierrasanta may contain live, unexploded military ordinance due to the area's use as a military training base in World War II. While extensive cleanup efforts concluded in the area in 1994, caution is still required, including when traveling in the canyons and Mission Trails Park area.

ii. **Mobility and Land Use Initiatives**

San Diego is enhancing its mobility options by focusing on pedestrian improvements, expanding bike lanes, reducing parking requirements near transit, and implementing the "City of Villages" strategy. This strategy promotes growth in pedestrian-friendly, mixed-use areas connected by an improved transit system, encouraging active transportation and reducing car dependence. For more information, please visit: https://www.sandiego.gov/sustainability/mobility-and-land-use.

iii. Rose Canyon Fault Zone

The Rose Canyon Fault is an active earthquake fault system that runs through several coastal and central communities in San Diego County, including areas of La Jolla, University City, Old Town, downtown San Diego, and surrounding neighborhoods. Properties located near or within this fault zone may be subject to seismic risk beyond general regional activity. Portions of the Rose Canyon Fault are identified within Alquist-Priolo Earthquake Fault Zones, which may impose restrictions on construction or require geological investigations before development or significant remodeling. Ground rupture or seismic shaking may occur during a major earthquake event, and not all fault traces are visibly marked or disclosed in standard property records. Buyer is advised to investigate whether the property lies within or near an identified fault zone and to consult the California Geological Survey, city planning department, or a licensed geotechnical engineer for more information. Buyer should not assume that properties outside of the more widely known earthquake zones are free from fault-related risk.

b. SOUTHERN SAN DIEGO COUNTY

i. California/Mexico Border

Certain areas in the south westernmost portion of San Diego County, particularly those near the Tijuana River Valley, may be subject to noise, sewage, water, and air pollution due to their proximity to the United States–Mexico border. The presence of border infrastructure, including walls and surveillance systems, can affect local communities. These structures may influence property values, access, and environmental conditions. Buyer should consider the proximity and potential effects of such infrastructure.

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South County, particularly Imperial Beach and the Tijuana River Valley, faces ongoing challenges with cross-border pollution. Sewage spills and industrial runoff from Tijuana have led to beach closures and health concerns. Buyer should be aware of potential impacts on water quality and public health. For more information, please visit the San Diego County Air Pollution Control District website at www.sdapcd.org/ and the State of California San Diego Regional Water Quality Control Board website at www.waterboards.ca.gov/sandiego/.

Additionally, individuals may unlawfully cross the U.S.–Mexico border, and many travel northward through various parts of the County. For more information, please visit the U.S. Customs and Border Protection's San Diego Sector website at: www.cbp.gov/border-security/along-us-borders/border-patrol-sectors/san-diego-sector-california.

ii. South County Public Attractions

South San Diego County is home to numerous entertainment venues, including but not limited to, the North Island Credit Union Amphitheatre and Sesame Place in Chula Vista. Proximity to such venues may result in increased noise and traffic from concerts and events.

iii. Tijuana International Airport

The Tijuana International Airport is located immediately south of the United States/Mexico border. Properties close to the border may be impacted by aircraft-related noise from the Tijuana International Airport. This airport may also be accessed via the Cross Border Pedestrian Bridge (CBX). For more information go to www.crossborderxpress.com.

iv. Potential Developments in South Bay

A major Bay Front Development has been approved for Chula Vista's Bay Front. The development will include multiple hotels and residential units. https://www.portofsandiego.org/projects/chulavista-bayfront. Buyer is encouraged to research potential projects with the respective city officials. In addition, Millenia is currently being built in the Otay Ranch community of Chula Vista. Millenia is anticipated to be a 210-acre development consisting of 80 city blocks; with an anticipated 3,000 multifamily residences, 3.5 million square feet of office, retail, hospitality, civic, and mixed-use developments; with six parks, a library, and a school planned. More information may be found on the City of Chula Vista's website at www.chulavistaca.gov.

c. NORTHERN AND INLAND SAN DIEGO COUNTY

i. Farm/Agriculture Use of Areas – Odors

Northern and Inland San Diego County are home to numerous farms and other agricultural, ranch, dairy, and livestock enterprises. Due to this, properties in these areas may experience odors and other atmospheric conditions related to the agriculture, ranch, dairy and livestock enterprises in the area.

ii. Escondido – Chatham Brothers Barrel Yard – Hazardous Waste Site

Escondido is home to the Chatham Brothers Barrel Yard, which is designated as a hazardous waste site. It is also subject to an ongoing cleanup project. Development in or around this area may require special review and approval. Buyer should research this issue and the proximity to the barrel yard with the appropriate authorities.

iii. Fairbanks Ranch

Please be advised that Fairbanks Ranch is a private community, which is subject to bylaws and covenants, conditions, and restrictions related to its HOA. Fairbanks Ranch also has several easements and common areas throughout the community which may affect a property. Fairbanks Ranch has also had soil issues due to its fill, which may need to be investigated. Lastly, Fairbanks Ranch is home to an Equestrian Center. Future plans for the vicinity as well as uses within the area may impact the value of a property.

iv. Fallbrook Public Utilities District and Rainbow Municipal Water District

When purchasing a property that is within the Fallbrook Public Utilities District or the Rainbow Municipal Water District, it is possible that delinquent or otherwise unpaid fees may be assessed to you. However, the district has in the past accepted payments of all delinquent utilities through escrow. To determine whether utility fees are owed on a prospective property and to arrange payment, the buyer may contact the Fallbrook Public Utilities District

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at: www.fpud.com, or call (760) 728-1125. Buyer may contact the Rainbow Municipal Water District at: www.rainbowmwd.com/, or call (760) 728-1178.

v. Ramona Airport – Explosive Ordinance

The area which includes and surrounds the Ramona Airport has been used by the military in prior decades for the detonation of ordinance. Live unexploded ordinance has been found in the area in the past and more may exist. Buyer is encouraged and instructed to use caution when traveling through this area.

vi. Outdoor Lighting

Various areas of San Diego County, including Palomar Mountain, Pauma Valley, Valley Center, Warner Springs, Descanso, Pine Valley, Boulevard, and several other communities are subject to outdoor lighting ordinances. The Borrego Springs and Julian are International Dark Sky Communities with significant restrictions on outdoor lighting. Buyer is advised to investigate outdoor lighting ordinances.

d. EASTERN SAN DIEGO COUNTY

i. City of El Cajon/Fletcher Hills - Ancient Slide Area

The areas within or near the Fletcher Hills neighborhood of El Cajon have been designated as an ancient slide area and may suffer from soils issues, which may limit development or modifications and affect the value of properties. Inspection by a licensed professional is recommended to determine the structural integrity of any given property in or near the area. For more information, please review your Statewide Buyer and Seller Advisory provided by your real estate agent and/or broker.

e. COASTAL SAN DIEGO COUNTY

i. California Coastal Commission

Construction and development of property at or near the coast, protected waterways, and coastal habitats of San Diego County may be subject to the jurisdiction and regulation of the California Coastal Commission. The development of any beachfront property may also be impacted by the determination of mean high tides lines in relation to the boundary lines. In addition, various jurisdictions in San Diego County are working with the California Coastal Commission to address sea level rise and climate change, which may have an impact on the property. For further information, please contact the California Coastal Commission at www.coastal.ca.gov.

ii. Views of Coastal Properties

Coastal properties within San Diego County are subject to restrictions regarding development and/or height of construction that may impact other property's views. If no such restrictions exist, it is possible that the prospective property is subject to view restrictions by development in the future. If views or development of a property are concerns for Buyer, Buyer is encouraged to contact the appropriate city or county authority to determine the existence and extent of any such publicly enacted restrictions.

iii. Coronado Island – Military Operations and Land Use Restrictions

Coronado contains several military bases which may contain conventional and nuclear weapons. Flight operations and carrier activity associated with these bases may result in aircraft noise and increased traffic throughout the community, including congestion on the bridge to Interstate 5 North and Southbound. For more information on Naval Base Coronado, please visit: www.cnic.navy.mil/regions/cnrsw/installations/navbase_coronado.html.

The City of Coronado has implemented restrictions on development and zoning and has imposed a historic demolition ordinance that significantly limits the ability to modify or demolish structures over 75 years old. Buyer is urged to consult with the City and necessary professionals if development, demolition, or modification is contemplated. Parts of Coronado also fall within the California Coastal Zone, which may require additional permits or approvals for certain property improvements. Buyer should verify whether Coastal Commission regulations apply. Coronado is also a significant a tourist destination, particularly during summer and holidays. Limited street parking, crowded beaches, and high foot and vehicle traffic may affect daily living.

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SIGNATURE OF RECEIPT

The disclosures above, while believed to be true and correct, are not intended to be a complete list of all possible conditions or issues in San Diego County, and all stated conditions may be subject to change. New or additional conditions may arise that could affect a property and its value.

BUYER SHOULD INVESTIGATE AND OBTAIN INFORMATION ON ALL ISSUES OF CONCERN AND SHOULD NOT SOLELY RELY ON THE INFORMATION RECEIVED FROM THESE DISCLOSURES, OR THEIR AGENTS, BROKERS, OR THE SELLER. YOUR BROKER AND AGENT HAVE PROVIDED THESE DISCLOSURES FOR INFORMATIONAL PURPOSES ONLY AND HAS NOT INVESTIGATED THESE ISSUES.

I, THE UNDERSIGNED BUYER, HEREBY DECLARE THAT I HAVE READ THESE DISCLOSURES AND THE ACCOMPANY DISCLAIMER, AND I ACKNOWLEDGE THAT I HAVE RECEIVED AND REVIEWED THESE DISCLOSURES, AND HAVE BEEN ADVISED TO CONDUCT ALL NECESSARY INSPECTIONS AND INVESTIGATIONS.

BUYER:

Date: 6/24/2026

DocuSigned by:
Virginia H. Murphy
B1B0E045C4C24B1...
Signature

Virginia H. Murphy
Printed Name

Date: _____

_____
Signature

_____
Printed Name

SELLER:

Date: 06/23/2026

eSign
Tay Cooper
06/23/26 - 03:39 PM PDT
Signature

Tay Cooper
Printed Name

Date: 06/23/2026

eSign
Mary Cooper
06/23/26 - 03:48 PM PDT
Signature

Mary Cooper
Printed Name

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COMPASS

CALIFORNIA ASSOCIATION OF REALTORS®

WILDFIRE DISASTER ADVISORY

(For use with properties in or around areas affected by a wildfire)

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

1. **WILDFIRE DISASTERS:** Buyer/Tenant is aware that as a result of recent wildfire disasters there are current and unresolved health and safety concerns related to the aftermath and clean up of the wildfire disaster areas, as well as unknown and possible future concerns related to the rebuilding of infrastructure in the affected areas of the wildfires. Unfortunately, the impact of wildfires has not been limited to the fire areas themselves. Many areas have had air quality impacted by smoke and air particulates from distant fires. Additionally, fires continue to occur in previously unaffected areas. Fires may be an issue throughout the state of California.

2. **WILDFIRE DISASTER CONCERNS AND ISSUES:** The following non-exhaustive list represents concerns and issues that may impact Buyer/Tenant decisions about purchasing or leasing property impacted by a wildfire disaster, both now and in the future. It is not intended to be, nor can it be, a checklist for all issues that might arise when purchasing or leasing property impacted by a wildfire disaster. **Concerns and issues include, but are not limited to:**
   - **A.** Insurance-related issues such as past claims, the importance of identifying the insurability of the property, and the availability and the cost of insurance as early in the process as possible;
   - **B.** Lot clearing costs and requirements; toxic materials analysis, debris removal requirements;
   - **C.** Whether the home has been fire hardened, and if so to what extent, to help reduce the risk of the structure catching fire;
   - **D.** Local, state and federal requirements for cleanup and building approvals;
   - **E.** Air quality, soil quality, and any other environmental or personal health concerns, even after the wildfire event has ended;
   - **F.** Timelines, costs and requirements when obtaining required permits for building and utilities installation;
   - **G.** Availability of and access to electricity, gas, sewer and other public or private utility services;
   - **H.** Water delivery/potability; septic and/or sewer design; requirements and construction costs;
   - **I.** Potential redesign of streets and infrastructure including possible eminent domain, land condemnation and/or acquisition;
   - **J.** Inconvenience and delays due to road construction and unavailability of various goods, systems, or services; and
   - **K.** Impact that federal, state or local disaster declarations may have on materials prices, costs and rents.

3. **BUYER/TENANT ADVISORIES:** Buyer/Tenant, you are hereby advised:
   - **A.** To check early in your transaction to determine if you are able to obtain insurance on the property.
   - **B.** To investigate to your own satisfaction any and all of your concerns about the intended use of the property.
   - **C.** That the wildfire disaster area will likely be under construction for a protracted period of time after a fire, and you may be inconvenienced by delays, traffic congestion, noise, dust, and intermittent availability of utilities.
   - **D.** That due to the extraordinary catastrophe of a wildfire, there may be changes and variations in local, state or federal laws, codes, or requirements throughout the ongoing process of planning and rebuilding in the wildfire disaster area.
   - **E.** That some insurers have reduced or cancelled offerings for fire insurance, or have increased costs, and this may impact your ability to afford or to qualify for loans or meet income ratios for rentals.
   - **F.** That if you are unable to obtain fire insurance, and you have removed the insurance contingency, and you are unable to proceed with your transaction, you may be in breach of the purchase or rental agreement.

4. **RESOURCES:** Below is a non-exhaustive list of potential resources provided as a starting point for Buyer/Tenant 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 https://wildfirerecovery.caloes.ca.gov/
   - **C.** California Department of Forestry and Fire ("Cal Fire") https://calfire.ca.gov/ and https://www.readyforwildfire.org/
   - **D.** California Department of Transportation https://dot.ca.gov
   - **E.** California Attorney General https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1
   - **F.** American Institute of Architects
     1. "Hardening for Wildfire Resilience" https://aiacalifornia.org/what-you-can-do-right-now/hardening-for-wildfire-resilience/
     2. "Component Fire Relief and Recovery Resources" at https://aiacalifornia.org/news/aia-component-fire-relief-and-recovery-resources/
   - **G.** Buyer/Tenant is advised to check all local municipalities (County, City, and/or Town where the property is located) for additional resources.

5. **FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY:**
   - **A. DISCLOSURE AND COMPLIANCE: California law requires certain disclosures be made concerning a property's compliance with safeguards that may minimize the risk of a structure on the property catching fire (fire hardening) and that an agreement be reached concerning compliance with requirements that the area surrounding structures be maintained to minimize the risk of the spread of wildfires (defensible space). The fire hardening and defensible space laws only apply if, among other requirements, the property is located** in either a **high or very high fire** hazard severity zone. If there exists a final inspection report covering fire hardening or defensible space compliance, such a report may need to be provided to the buyer. C.A.R. Form FHDS may be used to satisfy the legal requirements.
   - **B. WHERE TO LOCATE INFORMATION:** Seller has the obligation to determine if compliance with the fire hardening and defensible space requirements are applicable to Seller and the property. It may be possible to determine if a property is in a **high or very high** fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed.

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Wyatt Parker

EQUAL HOUSING OPPORTUNITY

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C. **POST CLOSING ISSUES:** A buyer who agrees to bring the property into compliance with defensible space laws after Close of Escrow, and does not do so: **(i)** May be subject to fines and enforcement actions by government agencies in addition to the cost of compliance; **(ii)** May incur increases in property insurance premiums or cancellation of such insurance policies; and **(iii)** Will be responsible for making appropriate disclosures concerning compliance with the property's defensible space laws when reselling the property.

D. **OPTIONAL DISCLOSURE AND REPORTS:** Even if the property is not in either of the zones specified above, or if the Seller is unable to determine whether the property is in either of those zones, if the property is in or near a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, a Seller may choose to make the disclosures because a Buyer might consider the information material. Reports in the Seller's possession that materially affect the value and desirability of the property shall be Delivered as provided by the agreement.

6. **BUYER/TENANT ACKNOWLEDGEMENT:** Buyer/Tenant understands that Real Estate Agents and Real Estate Brokers have no authority or expertise in providing guidance through the process of investigating the concerns described herein. Buyer/Tenant has an affirmative duty to exercise reasonable care in protecting themselves.

By signing below, Buyer/Tenant acknowledges that they have received a copy of this Wildfire Disaster Advisory, and they have read and understand its terms.

Buyer/Tenant DocuSigned by: Virginia H. Murphy B1B0E045C4C24B1... Date 6/24/2026

Buyer/Tenant _____ Date _____

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3495 Ridgecrest, Carlsbad 92008 STATUS: **Active** LIST PRICE: **$1,899,000**

GPS





BED / BATH: **3/2,0,0,0**
SQFT(src): **1,878 (A)**
PRICE PER SQFT: **$1,011.18**
LOT(src): **13,100/0.3007 (A)**
LEVELS: **One**
GARAGE: **2/Attached**
YEAR BUILT(src): **1970 (ASR)**
PROP SUB TYPE: **SFR/D**
DAM / CDAM: **2/2**
SLC: **Standard**
PARCEL #: **1671231200**
LISTING ID: **OC26135375**

DocuSigned by:
Virginia H. Muy
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6/24/2026

Recent: **06/21/2026 : NEW**

SKYSLOPE FORMS

DESCRIPTION

Welcome to 3495 Ridgecrest Drive, a rare single-level residence tucked away on one of Olde Carlsbad's most desirable and peaceful streets. Set on an expansive 0.30-acre lot, this 3-bedroom, 2-bath home offers the perfect blend of privacy, comfort, and coastal North County lifestyle. Enjoy beautiful mountain and hillside views from the property while taking advantage of the highly sought-after single-story floor plan, a rarity in today's market. The spacious layout is filled with natural light and offers seamless indoor-outdoor living, creating an ideal setting for both everyday living and entertaining. Situated within the highly regarded Carlsbad Unified School District, the home is conveniently located near Magnolia Elementary and Carlsbad High School, making it an exceptional opportunity for families seeking top-rated schools. The oversized lot provides ample space for outdoor enjoyment, future enhancements, or simply relaxing and taking in the tranquil surroundings. A two-car garage, mature neighborhood setting, and pride of ownership throughout the area further enhance the property's appeal. Olde Carlsbad remains one of North County's most coveted communities, known for its larger lots, established character, coastal charm, and close proximity to Carlsbad Village, award-winning schools, parks, dining, shopping, and some of Southern California's most beautiful beaches. Residents enjoy the unique combination of a quiet residential atmosphere with convenient access to everything that makes Carlsbad such a sought-after place to call home.

EXCLUSIONS:

INCLUSIONS:

AREA: **92008 - Carlsbad**
SUBDIVISION: **Carlsbad West/Olde Carlsbad**
COUNTY: **San Diego**
SENIOR COMMUNITY?: **No**
CERTIFIED 433A?:

LIST $ ORIGINAL: **$1,899,000**
BASEMENT SQFT:
COMMON WALLS: **No Common Walls**
PARKING:
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER
CONCESSIONS IN OFFER:
ROOM TYPE: **All Bedrooms Down**
EATING AREA:

COOLING: **Central Air**
HEATING: **Central**
VIEW: **Mountain(s)**
WATERFRONT:
LAUNDRY: **Inside**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
MAIN LEVEL BEDROOMS: **3**
MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
APPLIANCES:
KITCHEN FEATURES:
BATHROOM FEATURES:

FLOORING:
ENTRY LOC/ENTRY LVL: **1/1**
FIREPLACE: **Family Room**

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:

SECURITY:
SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**
POOL: **None**

PATIO/PORCH:
SPA:

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND:

CONSTR MTLS:
OTHER STRUCT:
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
UNCOVERED SPACES:

PARKING TOTAL: **2**
REMOTES:

GARAGE SPACES: **2**
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **$0**
HOA FEE 2:
HOA FEE 3:
COMMUNITY: **Biking , Curbs, Hiking , Gutters, Sidewalks, Storm Drains, Street Lights, Urban**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME:
HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:
HOA PHONE 3:

OF UNITS: **1**
UNITS IN COMMUNITY:
STORIES TOTAL: **1**

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LAND

LAND LEASE?: **No**
PARCEL #: **1671231200**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:
LAND LEASE EXP DATE:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **None**

TAX LOT: **69**
TAX BLOCK:
TAX TRACT #: **4280**
ZONING:
TAX OTHER ASSESSMENT: **$107**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Carlsbad Unified**
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **06/21/26**
START SHOWING DATE:
ON MARKET DATE: **06/21/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **06/21/26**
MOD TIMESTAMP: **06/22/26**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: All information provided is deemed reliable but is not guaranteed. Buyer is advised to independently verify all information relating to the property, including but not limited to square footage, lot size, permits, zoning, condition, features, school attendance areas, and any other matters affecting the property. Buyer shall rely solely on their own investigations and inspections.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Wyatt Parker**
SHOW CONTACT PH: **9495504660**
SHOW INSTRUCTIONS: **Easy to show call or text Wyatt 949.550.4660**
DIRECTIONS: **GPS**

LOCK BOX LOCATION:
LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

AGENT / OFFICE

LA: **(OCPARKWYA) Wyatt Parker**
CoLA:
LO: **(OC13532) Compass**
LO PHONE: **949-546-6260**
CoLO:
CoLO PHONE:

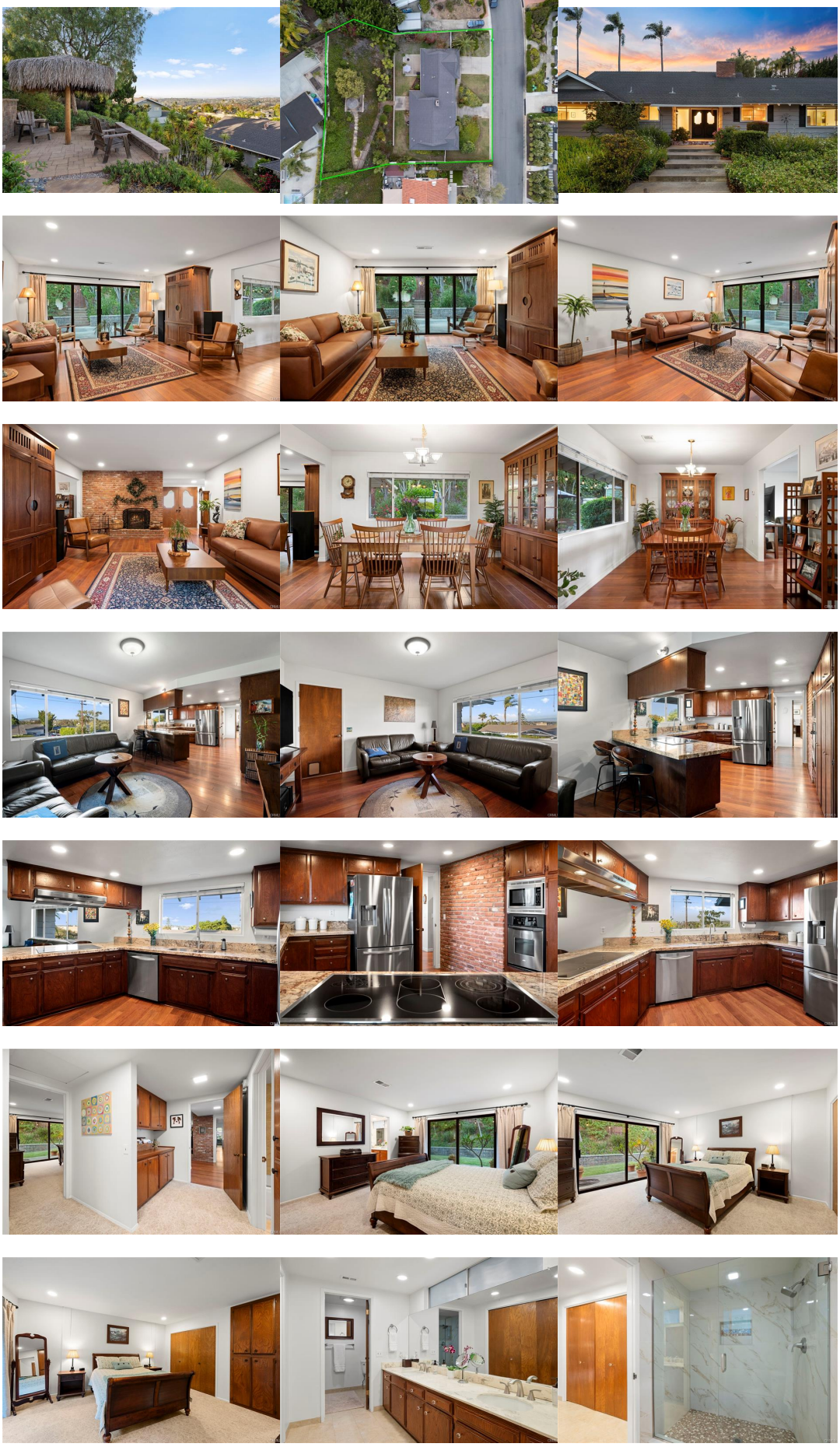
LA State License: **02202676**
CoLA State License:
LO State License: **01991628**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **parker.wyatt5050@gmail.com**

CONTACT PRIORITY

1.LA CELL: **949-550-4660**

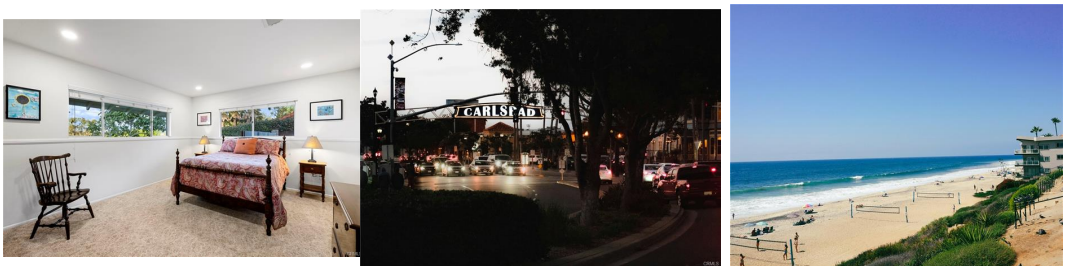


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