BUYER DOES NOT NEED TO SIGN/SUBMIT THE ATTACHED **DISCLOSURES WITH THE** PURCHASE AGREEMENT; THEY ARE PROVIDED HEREIN FOR INFORMATIONAL PURPOSES ONLY TO BE REVIEWED BY BUYER PRIOR TO MAKING AN OFFER ON THE PROPERTY



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE § 1102, ET SEQ.)

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

BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPERTIES

THIS DISCLOSURE STATEMENT CO	rplex. A TDS is required for all units. This TD DNCERNS THE REAL PROPERTY SITU COUNTY OFSan Diego	ATED IN THE CITY OF <u>National</u> , STATE OF CALIFORNIA,
DESCRIBED AS	725-731 E. 16th St, National City, (CA 91950 .
COMPLIANCE WITH § 1102 OF THE C KIND BY THE SELLER(S) OR ANY A IS NOT A SUBSTITUTE FOR ANY INS	URE OF THE CONDITION OF THE ACTIVIL CODE AS OF (DATE) 05/29/2020 GENT(S) REPRESENTING ANY PRINCIPECTIONS OR WARRANTIES THE PRINCIPECTIONS OR WARRANTIES	4 . IT IS NOT A WARRANTY OF ANY IPAL(S) IN THIS TRANSACTION, AND ICIPAL(S) MAY WISH TO OBTAIN.
I. COOF	RDINATION WITH OTHER DISCLOSURE	FORMS
depending upon the details of the particular residential property). Substituted Disclosures: The following disconnection with this real estate transfermatter is the same:	ement is made pursuant to § 1102 of the Civar real estate transaction (for example: special sclosures and other disclosures required by lands and are intended to satisfy the disclosure to the contract of sale or receipt for deposit.	al study zone and purchase-money liens on aw, including the Natural Hazard Disclosure ssessment information, have or will be made
No substituted disclosures for this trans	fer. II. SELLER'S INFORMATION	
Buyers may rely on this information in cauthorizes any agent(s) representing an entity in connection with any actual or a THE FOLLOWING ARE REPRESENT.	ATIONS MADE BY THE SELLER(S) AND ORMATION IS A DISCLOSURE AND IS AND SELLER.	chase the subject property. Seller hereby a copy of this statement to any person or DARE NOT THE REPRESENTATIONS
A. The subject property has the items		
	Wall/Window Air Conditioning Sprinklers XiPublic Sewer System Septic Tank Sump Pump Water Softener Patio/Decking Built-in Barbecue Gazebo Security Gate(s) Garage: Attached Not Attached Carport Automatic Garage Door Opener(s) Number Remote Controls Sauna Hot Tub/Spa: Locking Safety Cover 220 Volt Wiring in Vpe: Comp shingle	Age: 30?(approx.)
(*see note on page 2) © 2023, California Association of REALTORS®, Inc. TDS REVISED 6/23 (PAGE 1 OF 3)	Seller's Initials	Buyer's Initials / squaredustry

Kitagawa -

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

Gary Rex Kitagawa Date

Date

Date

TDS REVISED 6/23 (PAGE 2 OF 3)

Buyer's Initials _____ / ____

Property Address: 725-731 E. 16th St, National City, CA 91950 Date: May 29, 2024

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 Discl Agent notes no items for disclosure. Agent notes the following items:	,				
			Authentisign		
Agent (Broker Representing Seller) Berkshire Hata (Plea	haway HomeServices ase Print)	By	Gregg R Neuman Associate Licensee or Broker Signature)	Date	06/01/24
	ASONABLY COMPE	ed the	offer is other than the agent a AND DILIGENT VISUAL IN	,	ION OF THE
See attached Agent Visual Inspection Discl Agent notes no items for disclosure. Agent notes the following items:	,				
Agent (Broker Obtaining the Offer)(Plea	ase Print)	By	Associate Licensee or Broker Signature)	 Date _	
V. BUYER(S) AND SELLER(S) MAY WI PROPERTY AND TO PROVIDE FOR SELLER(S) WITH RESPECT TO ANY	R APPROPRIATE PR	ROVISIO	ONS IN A CONTRACT BET		
I/WE ACKNOWLEDGE RECEIPT OF A CO	Date 05/29/24 Buy			Dat	e
Gary Rex Kitagawa Family Trust 10-06-1993		/er	A. H. Conn	Dat	e
Agent (Broker Representing Seller) Berkshire Hathaw.		Ву	Gregg R Neuman ssociate Licensee or Broker Signature) Gregg R Neuman	Date	06/01/24
Agent (Broker Obtaining the Offer)(Plea	ase Print)	Ву(А	ssociate Licensee or Broker Signature)	Date)

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

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

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TDS REVISED 6/23 (PAGE 3 OF 3)



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE § 1102, ET SEQ.)

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

BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPERTIES

THIS DISCLOSURE STATEMENT CO	rplex. A TDS is required for all units. This TDS DNCERNS THE REAL PROPERTY SITUA COUNTY OF <u>San Diego</u> 725-731 E. 16th St, National City, C	ATED IN THE CITY OF <u>National</u> , STATE OF CALIFORNIA,
COMPLIANCE WITH § 1102 OF THE (KIND BY THE SELLER(S) OR ANY A IS NOT A SUBSTITUTE FOR ANY INS	URE OF THE CONDITION OF THE A CIVIL CODE AS OF (DATE) 05/29/2024 AGENT(S) REPRESENTING ANY PRINCIPORTIONS OR WARRANTIES THE PRINCIPORTION WITH OTHER DISCLOSURE	ABOVE DESCRIBED PROPERTY IN IT IS NOT A WARRANTY OF ANY PAL(S) IN THIS TRANSACTION, AND ICIPAL(S) MAY WISH TO OBTAIN.
This Real Estate Transfer Disclosure State depending upon the details of the particular residential property). Substituted Disclosures: The following disconnection with this real estate transfer matter is the same: Inspection reports completed pursuant Additional inspection reports or disclosure.	ement is made pursuant to § 1102 of the Civi ar real estate transaction (for example: special isclosures and other disclosures required by la innoyances, earthquake, fire, flood, or special as r, and are intended to satisfy the disclosure of the contract of sale or receipt for deposit.	il Code. Other statutes require disclosures, I study zone and purchase-money liens on aw, including the Natural Hazard Disclosure ssessment information, have or will be made
Buyers may rely on this information in cauthorizes any agent(s) representing an entity in connection with any actual or a THE FOLLOWING ARE REPRESENT OF THE AGENT(S), IF ANY. THIS INFONTRACT BETWEEN THE BUYER A	II. SELLER'S INFORMATION rmation with the knowledge that even thouse deciding whether and on what terms to purely principal(s) in this transaction to provide a unticipated sale of the property. ATIONS MADE BY THE SELLER(S) AND CORMATION IS A DISCLOSURE AND IS NAND SELLER.	chase the subject property. Seller hereby copy of this statement to any person or ARE NOT THE REPRESENTATIONS
Seller is is is not occupying the pr		
Are there, to the best of your (Seller's) known describe. (Attach additional sheets if necessity)	Wall/Window Air Conditioning Sprinklers Sprinklers Spublic Sewer System Septic Tank Sump Pump Water Softener Patio/Decking Built-in Barbecue Gazebo Security Gate(s) Garage: Attached Not Attached Carport Automatic Garage Door Opener(s) Number Remote Controls Sauna Hot Tub/Spa: Locking Safety Cover 220 Volt Wiring in ype: comp shingle	rating condition? Yes No. If yes, then
(*see note on page 2)		
© 2023, California Association of REALTORS®, Inc. TDS REVISED 6/23 (PAGE 1 OF 3)	Seller's Initials (GRK) / / B	Buyer's Initials / space approximately

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

Gary Rex Kitagawa

Date

O5/29/2024

Date

TDS REVISED 6/23 (PAGE 2 OF 3)

Buyer's Initials /

Property Address: 725-731 E. 16th St, National City, CA 91950 Date: May 29, 2024

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 D Agent notes no items for disclosure. Agent notes the following items:	,			
			Authentisign	
Agent (Broker Representing Seller) Berkshire	Hathaway HomeServices	By	Gregg R Neuman	Date 06/01/24
(F	Please Print)	(Associate Licensee or Broker Signature Gregg R Neuman	
ľ	V. AGENT'S INSPEC	TION DIS	CLOSURE	
			offer is other than the agent	above.)
THE UNDERSIGNED, BASED ON A	-			•
ACCESSIBLE AREAS OF THE PROPE	RTY, STATES THE F	OLLOW	ING:	
See attached Agent Visual Inspection D Agent notes no items for disclosure. Agent notes the following items:	,			
Agent (Broker Obtaining the Offer)	Please Print)	By	Associate Licensee or Broker Signature	Date
V. BUYER(S) AND SELLER(S) MAY PROPERTY AND TO PROVIDE F SELLER(S) WITH RESPECT TO A WE ACKNOWLEDGE RECEIPT OF A Seller Dary Kex Kitagawa	WISH TO OBTAIN POR APPROPRIATE NY ADVICE/INSPECTORY OF THIS STA	ROFESS PROVISI TIONS/DE	IONAL ADVICE AND/OR IN ONS IN A CONTRACT BE EFECTS.	TWEEN BUYER AND
Gary Rex Kitagawa Family Trust 10-06-1	993	Buyer		Date
Seller		Buyer	Authentisign'	Date
Agent (Broker Representing Seller) <u>Berkshire Hatt</u>	naway HomeServices Californ Please Print)	nia By	Gregg R Neuman SSOCIATE Licensee or Broker Signature)	Date06/01/24
Agent (Broker Obtaining the Offer)		By	Gregg R Neuman	Date
(Figure (Broker Obtaining the Offer)	Please Print)		ssociate Licensee or Broker Signature)	Date

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

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

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TDS REVISED 6/23 (PAGE 3 OF 3)



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE § 1102, ET SEQ.)

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

BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPERTIES

▼ This property is a duplex, triplex or fourp THIS DISCLOSURE STATEMENT CON City , C		
DESCRIBED AS	725-731 E. 16th St, National City, C	
THIS STATEMENT IS A DISCLOSUI COMPLIANCE WITH § 1102 OF THE CI' KIND BY THE SELLER(S) OR ANY AG IS NOT A SUBSTITUTE FOR ANY INSP	RE OF THE CONDITION OF THE A VIL CODE AS OF (DATE) <u>05/29/2024</u> EENT(S) REPRESENTING ANY PRINCI ECTIONS OR WARRANTIES THE PRIN	ABOVE DESCRIBED PROPERTY IN . IT IS NOT A WARRANTY OF ANY PAL(S) IN THIS TRANSACTION, AND ICIPAL(S) MAY WISH TO OBTAIN.
I. COORD	DINATION WITH OTHER DISCLOSURE	FORMS
This Real Estate Transfer Disclosure Statem depending upon the details of the particular residential property). Substituted Disclosures: The following disc Report/Statement that may include airport ann in connection with this real estate transfer, matter is the same: Inspection reports completed pursuant to	real estate transaction (for example: special closures and other disclosures required by la noyances, earthquake, fire, flood, or special as and are intended to satisfy the disclosure	Il study zone and purchase-money liens on aw, including the Natural Hazard Disclosure ssessment information, have or will be made
Additional inspection reports or disclosure	es:	
No substituted disclosures for this transfe	r. II. SELLER'S INFORMATION	
The Seller discloses the following inform Buyers may rely on this information in derauthorizes any agent(s) representing any entity in connection with any actual or ant THE FOLLOWING ARE REPRESENTATOF THE AGENT(S), IF ANY. THIS INFO CONTRACT BETWEEN THE BUYER AND Seller ☐ is is not occupying the projection.	ciding whether and on what terms to pure principal(s) in this transaction to provide a icipated sale of the property. TIONS MADE BY THE SELLER(S) AND RMATION IS A DISCLOSURE AND IS IND SELLER.	chase the subject property. Seller hereby a copy of this statement to any person or DARE NOT THE REPRESENTATIONS
A. The subject property has the items c		
X Range X Oven Microwave Dishwasher Trash Compactor Garbage Disposal Washer/Dryer Hookups Rain Gutters Burglar Alarms X Carbon Monoxide Device(s) X Smoke Detector(s) Fire Alarm TV Antenna Satellite Dish Intercom Central Heating Central Air Conditioning Evaporator Cooler(s) Exhaust Fan(s) in Gas Starter Other: Are there, to the best of your (Seller's) knowdescribe. (Attach additional sheets if necessal	rledge, any of the above that are not in oper	Age: 30?(approx.)
,		
(*see note on page 2) © 2023, California Association of REALTORS®, Inc.	(004)	
	Seller's Initials (bkk) /	Buyer's Initials / squal Housans conditioning

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

Gary Rex Kitagawa

Date

O5/29/2024

Date

TDS REVISED 6/23 (PAGE 2 OF 3)

Buyer's Initials _____ / ____

Property Address: 725-731 E. 16th St, National City, CA 91950 Date: May 29, 2024

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 (AVII Agent notes no items for disclosure. Agent notes the following items:	D Form)	· ,	
		Authentisign'	
Agent (Broker Representing Seller) Berkshire Hathaway HomeS		Gregg R Neuman	Date 06/01/24
(Please Print)		(Associate Licensee or Broker Signatu Gregg R Neuman	re)
IV. AGENT'S (To be completed only if the agent who THE UNDERSIGNED, BASED ON A REASONAB ACCESSIBLE AREAS OF THE PROPERTY, STATE	LY COMPETENT	e offer is other than the age F AND DILIGENT VISUAL	•
See attached Agent Visual Inspection Disclosure (AVII Agent notes no items for disclosure.	D Form)		
Agent (Broker Obtaining the Offer)	By	(Associate Licensee or Broker Signatu	Date
(Please Print) /. BUYER(S) AND SELLER(S) MAY WISH TO OF PROPERTY AND TO PROVIDE FOR APPROFULER(S) WITH RESPECT TO ANY ADVICE/ /WE ACKNOWLEDGE RECEIPT OF A COPY OF The Seller Dary Rex Kitagawa	BTAIN PROFESS PRIATE PROVISI INSPECTIONS/D 'HIS STATEMEN'	SIONAL ADVICE AND/OR IONS IN A CONTRACT B EFECTS.	INSPECTIONS OF THE ETWEEN BUYER AND
Seller UNTY KCX KILNYMWA Date US	5/29/24 Buyer		Date
Seller Date	Buyer	Authentisian	Date
agent (Broker Representing Seller) <u>Berkshire Hathaway HomeServi</u> (Please Print)	ices California By(Gregg R Neuman Associate Licensee or Broker Signature Gregg R Neuman	Date 06/01/24
agent (Broker Obtaining the Offer)(Please Print)	By	Associate Licensee or Broker Signature	Date

§ 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.

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EQUAL HOUSING OPPORTUNITY

TDS REVISED 6/23 (PAGE 3 OF 3)



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE § 1102, ET SEQ.)

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

BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPERTIES

THIS DISCLOSURE STATEMENT CON	olex. A TDS is required for all units. This TD	ATED IN THE CITY OF National
City , C		, STATE OF CALIFORNIA,
DESCRIBED AS	725-731 E. 16th St, National City, C	
	RE OF THE CONDITION OF THE A	
COMPLIANCE WITH § 1102 OF THE CI	VIL CODE AS OF (DATE) 05/29/2024	I. IT IS NOT A WARRANTY OF ANY
KIND BY THE SELLER(S) OR ANY AG	SENT(S) REPRESENTING ANY PRINCI	PAL(S) IN THIS TRANSACTION, AND
	ECTIONS OR WARRANTIES THE PRIN	
	DINATION WITH OTHER DISCLOSURE	
	nent is made pursuant to § 1102 of the Civ	
	real estate transaction (for example: specia	I study zone and purchase-money liens on
residential property).		
	closures and other disclosures required by la	
	noyances, earthquake, fire, flood, or special as	
	and are intended to satisfy the disclosure of	obligations on this form, where the subject
matter is the same:	the construct of each or accord for the case.	
	the contract of sale or receipt for deposit.	
Additional inspection reports or disclosure	es:	
No substituted disclosures for this transfe		
	II. SELLER'S INFORMATION	
The Seller discloses the following inforr	nation with the knowledge that even tho	ough this is not a warranty, prospective
	ciding whether and on what terms to pure	
	principal(s) in this transaction to provide a	
entity in connection with any actual or an		copy of this statement to any person of
•		
	TIONS MADE BY THE SELLER(S) AND	
	RMATION IS A DISCLOSURE AND IS I	NOT INTENDED TO BE PART OF ANY
CONTRACT BETWEEN THE BUYER A	ND SELLER.	
Seller	pertv.	
A. The subject property has the items of	inecked below.	
× Range	Wall/Window Air Conditioning	Pool:
<u>×</u> Oven	Sprinklers	Child Resistant Barrier
Microwave		Pool/Spa Heater:
Dishwasher	Septic Tank	Gas Solar Electric
Trash Compactor	Sump Pump	× Water Heater:
Garbage Disposal	Water Softener	─────────────────────────────────────
× Washer/Dryer Hookups	Patio/Decking	Water Supply:
Rain Gutters	Built-in Barbecue	⊠City
Burglar Alarms	Gazebo	Private Utility or
∑Carbon Monoxide Device(s)	Security Gate(s)	Other
posses		yanay
∑Smoke Detector(s)	Garage:	
Fire Alarm	☐ Attached ☐ Not Attached	Utility
TV Antenna	∐ Carport	Window Screens
Satellite Dish	Automatic Garage Door Opener(s)	
Intercom	Number Remote Controls	Quick Release Mechanism on
Central Heating	Sauna	Bedroom Windows
Central Air Conditioning	☐ Hot Tub/Spa:	
Evaporator Cooler(s)	Locking Safety Cover	
Exhaust Fan(s) in	220 Volt Wiring in	Fireplace(s) in
	_ 220 Voit VVIIIIg III	
	e: comp shingle	Age: 30? (approx.)
Other:		
Are there, to the best of your (Seller's) knov	rledge, any of the above that are not in oper	rating condition? Yesl No. If yes, then
describe. (Attach additional sheets if necess	ary): and refrigerator, the washer/dryer hookups are located	
this tenant owns the range/oven and the washer/dryer	and-refrigerator, the washer/dryer hookups are located	in the garage. tenant uses a portion of garage
(*see note on page 2) I bought a new	w fridge in June 2024 <u>ακ</u>	
	, amount gk	^
© 2023, California Association of REALTORS®, Inc.	CDV	[=]
TDS REVISED 6/23 (PAGE 1 OF 3)	Seller's Initials $\begin{array}{c} \hline {\it LRK} \end{array}$ / E	Buyer's Initials / squal-Housing

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

Gary Rex Kitagawa

Date

O5/29/2024

Date

TDS REVISED 6/23 (PAGE 2 OF 3)

Buyer's Initials _____ / ____

Property Address: 725-731 E. 16th St, National City, CA 91950 Date: May 29, 2024

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 Inspect Agent notes no items for disclosur Agent notes the following items:	e.				
			Authentisign*		
Agent (Broker Representing Seller)	kshire Hathaway HomeServices (Please Print)	B;	Gregg R Neuman Associate Licensee or Broker Signature)	Date(06/01/24
	,		Gregg R Neuman		
(To be completed or THE UNDERSIGNED, BASED O ACCESSIBLE AREAS OF THE P	N A REASONABLY COMP	ined t PETEI	ne offer is other than the agent a NT AND DILIGENT VISUAL IN	•	N OF THE
See attached Agent Visual Inspect Agent notes no items for disclosur Agent notes the following items:	e.				
Agent (Broker Obtaining the Offer)	(Please Print)	Ву	(Associate Licensee or Broker Signature)	_ Date	
SELLER(S) WITH RESPECT	MAY WISH TO OBTAIN PR DE FOR APPROPRIATE P TO ANY ADVICE/INSPECT	ROV IONS	SSIONAL ADVICE AND/OR INS SIONS IN A CONTRACT BET DEFECTS.	SPECTION	
	_{Date} 05/29/24 _B		NT.	Date _	
Gary Rex Kitagawa Family Trust 1	<i>0-06-1993</i> Date B	uver	Authentisign*	Date	
Agent (Broker Representing Seller) Berksh			Gregg R Neuman		06/01/24
· · · · · · · · · · · · · · · · · · ·	(Please Print)		(Associate Licensee or Broker Signature) Gregg R Neuman		
Agent (Broker Obtaining the Offer)	(Please Print)	_ By	(Associate Licensee or Broker Signature)	Date _	

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

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

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TDS REVISED 6/23 (PAGE 3 OF 3)

SELLER PROPERTY QUESTIONNAIRE

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

BERKSHIRE | CALIFORNIA HATHAWAY | PROPERTIES

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

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CONCI II	nance the following di	sclosures with regard to th National City					
situated	l in	National City	, County	y of	San Diego	Californ	ia ("Property").
This	property is a duplex, t	riplex or fourplex. A SPQ i	is required for all units	. This SPQ	is for ALL units (or 🗶 only unit(s	s) 725).
Ag sul pa	ent(s), if any. This bstitute for any insp rt of the contract be	The following are repr disclosure statement is pections or warranties t tween Buyer and Seller, ng with or through Brok	not a warranty of he principal(s) may Unless otherwise s	any kind l wish to o pecified in	oy the Seller or btain. This discl writing, Broker	any agents(s losure is not and any real	s) and is not a intended to be estate licensee
qu 2. No	alified to advise on r te to Seller, PURPO perty and help to elim Answer based on ac Something that you Think about what yo	eal estate transactions. In SE: To tell the Buyer ab inate misunderstandings actual knowledge and recolled not consider material or u would want to know if yo carefully and take your tim	f Seller or Buyer desiont known material of about the condition of tection at this time. To significant may be pertured to the property of th	ires legal a r significan he Property rceived diff	idvice, they shou t <u>items</u> affecting /. erently by a Buye	ild consult an the value or d	attorney.
•	If you do not unde question, whether o cannot answer the q	rstand how to answer a n this form or a TDS, you uestions for you or advise	question, or what to u should consult a re you on the legal suffic	al estate a iency of an	ttorney in Califorr y answers or discl	nia of your cho losures you pro	oosing. A broke ovide.
	the Property and help Something that may If something is impo Sellers can only disc	SE: To give you more infor to eliminate misunderstand be material or significant t rtant to you, be sure to put close what they actually kn	dings about the conditi o you may not be perc your concerns and qu ow. Seller may not kno	on of the P seived the s sestions in v ow about al	roperty. ame way by the S vriting (C.A.R. forr I material or signif	Seller. m BMI). icant items.	ue or desirability
"No	LLER AWARENESS b." A "yes" answer i less otherwise speci	are not a substitute for you For each statement belo s appropriate no matter fied. Explain any "Yes" an	w, answer the questic how long ago the i	n "Are you tem being	(Seller) aware of asked about ha	" by checking uppened or wa	as documented
Re (wh per eas	nether prepared in the taining to (i) the consements, encroachme	sclosures, warranties, ma e past or present, includi dition or repair of the Pro nts or boundary disputes a	ng any previous trans perty or any improver affecting the Property v	saction, an nent on thi whether ora	stimates, studies, d whether or not s Property in the al or in writing and	surveys or of Seller acted past, now or p whether or no	upon the item) proposed; or (ii t provided <u>t</u> o the
		y such documents in you					
s. <u>st</u>	ATUTODU V OD CON	ITRACTUALLY REQUIRE	D OD DEL ATED:		ADE	VOII (SELLE	R) AWARE OF
Α.	Within the last 3 yea (Note to seller: The AIDS.)	rs, the death of an occupa manner of death may be	nt of the Property upor a material fact to the l	Buyer, and	rtyshould be disclos		Yes 🔘 No
В.		ernment health official ider (If yes, attach a copy of the					☐ Yes இ No
C.	The release of an ille	egal controlled substance of	on or beneath the Prop	erty			Yes 🔘 No
D.		y is located in or adjacent or district allowing manufac					Yes No
E. F.	Whether the Propert Whether the Propert	y is affected by a nuisance y is located within 1 mile o once used for military train	e created by an "indust f a former federal or st	rial use" zo tate ordnan	ne ce location		☐ Yes 🌑 No
G.	munitions.) Whether the Propert	y is a condominium or loca odivision	ated in a planned unit o	developmer	nt or other		Yes No
∌ 2023, C	California Association of REA		als/		Seller's Initials	Martine do co.	

Pro	perty Address: 725-731 E. 16th St, National City, CA 91950		
	H. Insurance claims affecting the Property within the past 5 yearsI. Matters affecting title of the Property	Yes	s No No
	J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3	. 🔲 Yes	s 🍥 No
	K. Material facts or defects affecting the Property not otherwise disclosed to Buyer	∐ Yes ———	No
_	D-commercial in area REPAIRS AND ALTERATIONS: ARE YOU (SELLER		75.05
7.	REPAIRS AND ALTERATIONS: A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property	() AVVA	KE UF
	(including those resulting from Home Warranty claims)	(Yes	s □ No
	B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property	B.C.	
	done for the purpose of energy or water efficiency improvement or renewable energy?	Yes	s 🍥 No
	C. Ongoing or recurring maintenance on the Property		E223
	(for example, drain or sewer clean-out, tree or pest control service)		s 🍥 No s 🗍 No
	D. Any part of the Property being painted within the past 12 monthsE. Whether the Property was built before 1978 (if No, leave (a) and (b) blank)		
	(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or	(m) 100	
	completed (if No, leave (b) blank) Yes 🔀 No		
	(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-		
	Based Paint Renovation Rule		
	Explanation: A-hornal flaintenance over the years - b-extenor painted this year		
8.	STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLEF	R) AWAF	RE OF
	A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electronic defects and the following conditioning, electronic defects are conditioning, and the following conditioning are conditioning, electronic defects are conditioning.		
	(including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, w		
	chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior walls, ceilings, floors or appliances		/indows, s □ No
	B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purific		
	system, or propane tank(s)		No
	C. An alternative septic system on or serving the Property		s 🍥 No
	D. Whether any structure on the Property is an Accessory Dwelling Unit (ADU)	Yes	s 🍥 No
	(1) If Yes to D, has the ADU received a permit or other government approval		
	Explanation:		
	A - not sure if the heater works		
9.	DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLEF		
	Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private against a property due to appropriate the Property due to appropriate t		
	private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisi earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to m		
			s 🗶 No
	If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the		
	Property Yes No		
	(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the		
	Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the		
	disaster relief provided.)		
	Explanation:		
10	WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER	7 4 14 / 4	DE OE
IU.	A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in		
	pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or		
	affecting the Property		No 🌑 s
	B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property	Yes	s 🌑 No
	C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the		∕
	Property or neighborhood	Yes	s 🌑 No
	Explanation:		
11.	PETS, ANIMALS AND PESTS: ARE YOU (SELLER	AWA (RE OF
	A. Past or present pets on or in the Property		s 🍥 No
	B. Past or present problems with livestock, wildlife, insects or pests on or in the Property		s 🅘 No
	C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the ab		
	D. Dest an investment an enablication of mosts an along an in of desired during the annual of the above		No 🌑 No
	D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above	∐ Yes	s 🌑 No
	If so, when and by whom Explanation:		
00	Q REVISED 12/23 (PAGE 2 OF 4) Buyer's Initials / Seller's Initials /		<u> </u>

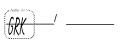
SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

Pro	perty	Address: 725-731 E. 16th St, National City, CA 91950					
12.		UNDARIES, ACCESS AND PROPERTY USE BY OTHERS: Surveys, easements, encroachments or boundary disputes	ARE YOU (SELLER)				
		Use or access to the Property, or any part of it, by anyone other than you, with or without but not limited to, using or maintaining roads, driveways or other forms of ingress or egre	permission, for any purp ess or other travel or dr	ose, in ainage	cluding		
		Use of any neighboring property by youlanation:		Yes	No No		
13	ΙΔΙ	NDSCAPING, POOL AND SPA:	ARE YOU (SELLER)	AWAR	F OF		
10.	A.	Diseases or infestations affecting trees, plants or vegetation on or near the Property		Yes Yes	No No		
	c.	(2) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler A pool heater on the Property		Yes	No No		
	D.	If yes, is it operational? A spa heater on the Property		Yes	× No No		
	_	If yes, is it operational?			⊠ No		
	E. Exp	Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, s or other water-related decor including any ancillary equipment, including pumps, filters, h repaired	neaters and cleaning sy	stems,			
		<u></u>					
14.	СО	NDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (I	F APPLICABLE) ARE YOU (SELLER)	AWAR	E OF		
	В.	Property being a condominium or located in a planned unit development or other common Any Homeowners' Association (HOA) which has any authority over the subject property Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, interest with others)	[, or other areas co-owne	☐ Yes d in un	No		
	D. E.	CC&R's or other deed restrictions or obligations	e availability issues, or tee affecting the Proper	☐ Yes litigatio ty	No by or		
	F.	CC&R's or other deed restrictions or obligations or any HOA Committee that has authority Property	over improvements made	de on o	No No To the No No		
		(1) If Yes to F, any improvements made on or to the Property inconsistent with any declar restrictions or HOA Committee requirement	ation of Yes 🗵 No	165	₩ INU		
	Evn	(2) If Yes to F, any improvements made on or to the Property without the required approvements made on or to the Property without the required approvements approvements.					
	N/A	olanation:					
4-	T1-T1	LE OMNEDUID LIENE AND LECAL CLAIME.	ADE VOU (CELLED)	A14/A P			
15.		LE, OWNERSHIP, LIENS, AND LEGAL CLAIMS: Other than the Seller signing this form, any other person or entity with an ownership interes	ARE YOU (SELLER)				
		Leases, options or claims affecting or relating to title or use of the Property					
		Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, t					
		default, bankruptcy or other court filings, or government hearings affecting or relating to to reighborhood	the Property, Homeown	er Ásso			
	D.	Features of the property shared in common with adjoining landowners, such as walls, responsibility for maintenance may have an effect on the subject property	fences and driveways,	whose	use or		
	E.	Any encroachments, easements, boundary disputes, or similar matters that may affect whether in writing or not	your interest in the sul	oject pr			
	F.	Any private transfer fees, triggered by a sale of the Property, in favor of private parties, cl groups or any other person or entity.	haritable organizations, ¯	interest	based		
	G.	Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan replacement, improvement, remodel or material repair of the Property	to pay for an alteration	_ modif	ication,		
	н.	The cost of any alteration, modification, replacement, improvement, remodel or material reassessment on the Property tax bill	epair of the Property be	ing paid	by an		
	Exp B-S	ection 8 tenant on lease D-shared walls and fence			Davied		

SPQ REVISED 12/23 (PAGE 3 OF 4)

Buyer's Initials

Seller's Initials





Property Address: 725-731 E. 16th St, National City, CA 91950

16.		parking congestion, airplanes, tra processing, agricultural operations parades, sporting events, fairs, generators, pool equipment or ap	other problems from sources such as, but not limited to, the ins, light rail, subway, trucks, freeways, buses, schools, pars, business, odor, recreational facilities, restaurants, entertain neighborhood parties, litter, construction, air conditioning opliances, underground gas pipelines, cell phone towers, hig	ks, refuse storage or landfill ment complexes or facilities, equipment, air compressors, h voltage transmission_lines,		
	B.	Any past or present disputes or iss	ues with a neighbor which might impact the use, development a	and enjoyment of the Property		
	Exp					
17.		VERNMENTAL:		YOU (SELLER) AWARE OF		
	A.		domain, condemnation, annexation or change in zoning or g			
	B.	Existence or pendency of any rent	control, occupancy restrictions, improvement restrictions or retr	ofit requirements that apply to		
	C. D.	Existing or contemplated building o Current or proposed bonds, assessn	r use moratoria that apply to or could affect the Propertynents, or fees that do not appear on the Property tax bill that apply	Yes No y to or could affect the Property		
	E.	Proposed construction, reconfigurat	ion, or closure of nearby Government facilities or amenities suc	h as schools, parks, roadways		
	F.	Existing or proposed Government (ii) that restrict tree (or other landso	requirements affecting the Property (i) that tall grass, brush ocaping) planting, removal or cutting or (iii) that flammable mater	r other vegetation be cleared; rials be removed		
	G.	Any protected habitat for plants, tre	es, animals or insects that apply to or could affect the Property.	Yes 🌑 No		
	н. I.	Whether the Property is historically Any water surcharges or penalties b	designated or falls within an existing or proposed Historic Distrieing imposed by a public or private water supplier, agency or utili	ct Yes Mo ty; or restrictions or prohibitions		
	J.	Any differences between the name	plies of the city in the postal/mailing address and the city which has	s jurisdiction over the property		
	Explanation: Yes 🔘 No					
18.	A.	Any use of the Property for, or any	ARE Name or vaping any substance on or in the Property, whether past alterations, modifications, improvements, remodeling or materi	al change to the Property due		
	D.	Whether the Property was originally Any past or present known materia disclosed to Buyer	y constructed as a Manufactured or Mobile home I facts or other significant items affecting the value or desirability	Yes No		
19.	$\overline{\Box}$	(IF CHECKED) ADDITIONAL CO	DMMENTS: The attached addendum contains an explanat	tion or additional comments		
	in re	esponse to specific questions answe	ered "yes" above. Refer to line and question number in explanati	on.		
add ack tha	lend now t a re	a and that such information is tru ledges (i) Seller's obligation to di	d the answers and, if any, explanations and comments on see and correct to the best of Seller's knowledge as of the of sclose information requested by this form is independent is transaction; and (ii) nothing that any such real estate lice isclosure.	date signed by Seller. Seller from any duty of disclosure		
Sel	ler	Gary Rex Kitagawa	Gary Rex Kitagawa Family Trust 10-06-1993	Date 05/29/2024		
Sel	ler		Gary Rex Kitagawa Family Trust 10-06-1993	Date		
_	_	ning below, Buyer acknowled ty Questionnaire form.	ges that Buyer has read, understands and has recei	ved a copy of this Seller		
Bu	yer			Date		
Bu						
or al ASS A RI APP	ny por OCIA ⁻ EAL E ROPF	tion thereof, by photocopy machine or any of IION OF REALTORS®. NO REPRESENTATI STATE BROKER IS THE PERSON QUALIF RIATE PROFESSIONAL. This form is made	ted States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution her means, including facsimile or computerized formats. THIS FORM HAS BEE ON IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISIC IED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEG available to real estate professionals through an agreement with or purchas a REALTOR®. REALTOR® is a registered collective membership mark which	N APPROVED BY THE CALIFORNIA ON IN ANY SPECIFIC TRANSACTION. ALL OR TAX ADVICE, CONSULT AN SE from the California Association of		

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BERKSHIRE | CALIFORNIA HATHAWAY | PROPERTIES

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	Takes the following (disclosures with regard t National City							
situated	l in	National City		, County o	of	San Diego	Califorr	nia ("Prope	erty").
This	property is a duplex,	triplex or fourplex. A SF	PQ is required	for all units.	This SPQ	is for ALL units	(or x only unit(s	s) 727).	
Ag sul pa	ent(s), if any. This ostitute for any ins rt of the contract b	: The following are r disclosure statement spections or warrantie etween Buyer and Sel ing with or through B	t is not a wa es the princip ller. Unless of	rranty of an oal(s) may w therwise spe	y kind b ish to ok cified in	y the Seller o otain. This dis writing, Broke	or any agents(closure is not r and any real	s) and is intended estate lid	not a I to be censee
qu 2. No	alified to advise on te to Seller, PURP operty and help to eli Answer based on a Something that you Think about what y	real estate transaction OSE: To tell the Buyer minate misunderstanding actual knowledge and red u do not consider materia ou would want to know is carefully and take your	ns. If Seller or about known gs about the collection at thial or significant from you were buy	Buyer desired material or so condition of the is time. It may be perc	es legal a significant Property eived diffe	dvice, they sho items affecting erently by a Buy	ould consult an g the value or c	attorney.	
•	If you do not und question, whether cannot answer the	erstand how to answer on this form or a TDS, questions for you or adv	r a question, you should c vise you on the	onsult a real legal sufficie	estate at	torney in Califo answers or dis	rnia of your cho closures you pro	oosing. A ovide.	broker
	he Property and help Something that ma If something is imp Sellers can only dis	OSE: To give you more in the control of the control	standings about ant to you may put your conce y know. Seller r	t the conditior not be percei erns and ques may not know	of the Proved the sations in ware	operty. ame way by the riting (C.A.R. fo material or sign	Seller. orm BMI). nificant items.	lue or des	irability
"No	LLER AWARENES: b." A "yes" answer less otherwise spec	s are not a substitute for S: For each statement be is appropriate no ma cified. Explain any "Yes"	oelow, answer atter how long	the question ago the ite	"Are you m being	(Seller) aware (asked about h	of" by checkin nappened or w	ās docun	nented
Re (wh per eas	nether prepared in t taining to (i) the co sements, encroachm	disclosures, warranties, he past or present, inc ndition or repair of the ents or boundary disput	cluding any pre Property or an es affecting the	evious transa ny improveme e Property wh	ction, and ent on this nether ora	timates, studies I whether or no B Property in th I or in writing ar	ot Seller acted e past, now or nd whether or no	other doc upon the proposed ot provided	uments item), ; or (ii) d to the
		ny such documents in							
s. <u>st</u>	ATUTODU V OD CO	NTRACTUALLY REQU	IIDEN OD DEI	ATED:		ΛD	E YOU (SELLE	D)	E OE
Α.	Within the last 3 ye (Note to seller: The AIDS.)	ears, the death of an occ e manner of death may	upant of the Pr be a material t	operty upon t fact to the Bu	yer, and	tyshould be disclo		Yes	No
В.		overnment health official . (If yes, attach a copy of						Yes	No
C. D.	Whether the Prope	llegal controlled substan rty is located in or adjac	ent to an "indu	strial use" zor	ne				No No
E.	(In general, a zone Whether the Prope	or district allowing manurty is affected by a nuisa	ufacturing, com ance created b	nmercial or air v an "industria	port uses al use" zor	.) ne		(Yes	□No
F.	Whether the Prope (In general, an area	rty is located within 1 mi a once used for military t	ile of a former f training purpos	federal or stat es that may c	e ordnand ontain po	ce location tentially explosi	ve		
G.	Whether the Prope	rty is a condominium or ubdivision	located in a pla	anned unit de	velopmen	t or other		☐ Yes	No No
	California Association of RE		Initials	/	_	Seller's Initials	(DV /		企

Pro	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	y Address: <u>725-731 E. 16th St, National City, CA</u> 91950		
		Insurance claims affecting the Property within the past 5 years		No No
	I. J.	Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3		No No
	J. К.			No No
		planation, or (if checked) see attached;	103	W 140
	D-c	ommercial in neighborhood		
7.		PAIRS AND ALTERATIONS: ARE YOU (SELLEF	R) AWAR	E OF
		Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property	•	
		(including those resulting from Home Warranty claims)	Yes	☐ No
	В.	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		P***
	_	(for example, drain or sewer clean-out, tree or pest control service)		No.
	D.	Any part of the Property being painted within the past 12 months	Yes	∐ No
	⊏.	Whether the Property was built before 1978 (if No, leave (a) and (b) blank)	w Yes	∐ No
		(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank)		
		(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-		
		Based Paint Renovation Rule		
	Exc	Dlanation: A-normal maintenance, D-exterior painted this year		
	_,,,			
8.	STE	RUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLEF	R) AWAR	E OF
	Α.	Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electronic defects that have been repaired in any of the following (including past defects that have been repaired):	ctrical, plu	umbing
		(including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, w		
		chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior		
	_	walls, ceilings, floors or appliances		
	В.	The leasing of any of the following on or serving the Property: solar system, water softener system, water purific		
	_	system, or propane tank(s)		No.
		An alternative septic system on or serving the Property		No No
	D.	(1) If Yes to D, has the ADU received a permit or other government approval	□ res	W INO
		(2) If Yes to D, are there separate utilities and meters for the ADU		
	Exp	planation:		
	A-no	ot sure if heater works		
9.	DIS	SASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLEF	R) AWAR	E OF
9.	Fina	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private ag	jency, ins	urer or
9.	Fina priv	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private ag vate party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisi	jency, ins ng from a	urer or a flood,
9.	Fina priv	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private ag	jency, ins ng from a ake repai	urer or a flood, rs
9.	Fina priv	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agrate party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisi thquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to m	jency, ins ng from a ake repai	urer or a flood,
9.	Fina priv	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agrate party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisi thquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to m If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the	jency, ins ng from a ake repai	urer or a flood, rs
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9.	Fina priv	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agrate party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisi thquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to m If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property (NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the	jency, ins ng from a ake repai	urer or a flood, rs
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9.	Fina priv earl	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private acrate party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisi thquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to move the property was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property from Yes No (NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)	jency, ins ng from a ake repai	urer or a flood, rs
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	Exp WA A. B. C.	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private actate party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisithquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to me. If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property	R) AWAR n any appr r slippage Yes Yes	E OF B OF No
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10.	Exp WA A. B. C. Exp	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private acrete party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisi thquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to multiply the property of the property or neighborhood. If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property or neighborhood. (NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.) ITER-RELATED AND MOLD ISSUES: Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or affecting the Property. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. Dianation: TS, ANIMALS AND PESTS: ARE YOU (SELLEF Past or present pets on or in the Property.	R) AWAR n any app r slippage Yes Yes R) AWAR N Yes Yes R) AWAR	E OF No E OF No No No
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10.	Exp WAA. B. C. Exp	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private acrate party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisi thquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to military was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property	R) AWAR n any appr slippage Yes Yes Yes Yes Yes Yes Yes Yes Yes Ye	E OF No No No No No
10.	Exp WA A. B. C. Exp PE- A. B. C.	ancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private acrate party, by past or present owners of the Property, due to any actual or alleged damage to the Property arisi thquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to me of the property. If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property. (NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.) Planation: **TER-RELATED AND MOLD ISSUES:** Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in pipe, slab or roof, standing water, drainage, flooding, underground water, moisture, water-related soil settling of affecting the Property. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. **TS, ANIMALS AND PESTS:** ARE YOU (SELLEF Past or present pets on or in the Property. Past or present pets on or in the Property. Past or present problems with livestock, wildlife, insects or pests on or in the Property, due to any of the above the property of the property, and the property, due to any of the above the property of the property of the property, and the property of the pr	R) AWAR n any appr r slippage Yes Yes Yes Yes Yes Yes Yes Yes Yes Ye	E OF No No No No No No No
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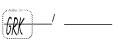
SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

Pro	perty	ty Address: 725-731 E. 16th St, National City, CA 91950			
12.	ВО	DUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:	RE YOU (SELLER)	AWARI	E OF
	A.	Surveys, easements, encroachments or boundary disputes		Yes	
	В.	Use or access to the Property, or any part of it, by anyone other than you, with or without peri			
		but not limited to, using or maintaining roads, driveways or other forms of ingress or egress	or other travel or dra		
					No 🎡
		Use of any neighboring property by you		_ Yes	No
	Exp	planation:			
40		INDOCADING DOG! AND CDA.	DE VOU (CELLED)	A \ A / A D	
13.			RE YOU (SELLER)		
		Diseases or infestations affecting trees, plants or vegetation on or near the Property Operational sprinklers on the Property			No.
	Ь.	(1) If yes, are they automatic or manually operated.		165	No No
		(1) If yes, are theyautomatic ormanually operated.(2) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system.	ntom [¬ voo	No No
	_	A pool heater on the Property			No.
	C.	If yes, is it operational?			× No
	n	A spa heater on the Property		Voc	No No
	υ.	If yes, is it operational?	_	_	× No
	F	Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa,		_ los am dr	ainade
	۳.	or other water-related decor including any ancillary equipment, including pumps, filters, heat			
		repaired			No
	Evn	rplanation:		163	(M) 140
		planation.			
14.	CO	ONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF A	PPLICABLE)		
			RE YOU (SELLER) .	AWARI	E OF
	A.	Property being a condominium or located in a planned unit development or other common inte	rest subdivision [Yes	No (
	B.	Any Homeowners' Association (HOA) which has any authority over the subject property		Yes	🚳 No
		Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or			
		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 as	vailability issues, or l	 litigatior	า ๊by or
		against or fines or violations issued by a Homeowner Association or Architectural Committee	affecting the Propert	y	
			L		No
	F.				
		Property		Yes	No
		(1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration			
		restrictions or HOA Committee requirement			
		(2) If Yes to F, any improvements made on or to the Property without the required approval or			
	_	Committee	i <u>X</u> No		
	Exp N/A	rplanation:			
	19/73	<u> </u>			
15	TIT	TLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:	RE YOU (SELLER)	ΔΜΔΡΙ	FOF
13.		Other than the Seller signing this form, any other person or entity with an ownership interest	` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` `		
		Leases, options or claims affecting or relating to title or use of the Property			
		Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax			
	٥.	default, bankruptcy or other court filings, or government hearings affecting or relating to the			
		or neighborhood			No
	D.	Features of the property shared in common with adjoining landowners, such as walls, fend	res and driveways	whose	use or
		responsibility for maintenance may have an effect on the subject property			
	E.	Any encroachments, easements, boundary disputes, or similar matters that may affect you	ır interest in the suk	piect pr	operty
		whether in writing or not			No
	F.	Any private transfer fees, triggered by a sale of the Property, in favor of private parties, chari			
		groups or any other person or entity.			No
	G.	Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to			
	-	replacement, improvement, remodel or material repair of the Property			No No
	Н.	The cost of any alteration, modification, replacement, improvement, remodel or material repa			
		assessment on the Property tax bill			No
		planation:			Libratio .
		Section 8 tenant on lease			
	D-cc	common walls/fence			

SPQ REVISED 12/23 (PAGE 3 OF 4)

Buyer's Initials

Seller's Initials





Property Address: 725-731 E. 16th St, National City, CA 91950

16.	NE	EIGHBORS/NEIGHBORHOOD: AR	E YOU (SELLER) AWARE OF
	A.	Neighborhood noise, nuisance or other problems from sources such as, but not limited to, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, processing, agricultural operations, business, odor, recreational facilities, restaurants, entert parades, sporting events, fairs, neighborhood parties, litter, construction, air conditionin generators, pool equipment or appliances, underground gas pipelines, cell phone towers, or wildlife	parks, refuse storage or landfill ainment complexes or facilities, g equipment, air compressors, high voltage transmission lines,
	В.	Any past or present disputes or issues with a neighbor which might impact the use, developme	nt and enjoyment of the Property
	Exp	planation:	
17.			E YOU (SELLER) AWARE OF
	A.	Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning o could affect the Property	
	В.	Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or or could affect the Property	retrofit requirements that apply to
		Existing or contemplated building or use moratoria that apply to or could affect the Property Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that appears on the Property tax bill the Property tax bill that appears on the Property tax bill th	Yes No pply to or could affect the Property
		Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities sand traffic signals	such as schools, parks, roadways
	F.	Existing or proposed Government requirements affecting the Property (i) that tall grass, brush (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable may	n or other vegetation be cleared; aterials be removed
	G.	Any protected habitat for plants, trees, animals or insects that apply to or could affect the Proper	
	Н.	Whether the Property is historically designated or falls within an existing or proposed Historic Di	strict Yes 🌑 No
	I.	Any water surcharges or penalties being imposed by a public or private water supplier, agency or on wells or other ground water supplies	
	J.	Any differences between the name of the city in the postal/mailing address and the city which	has jurisdiction over the property
	Exp	planation:	
18.	OT	THER:	E YOU (SELLER) AWARE OF
	В.	Any occupant of the Property smoking or vaping any substance on or in the Property, whether p Any use of the Property for, or any alterations, modifications, improvements, remodeling or ma to, cannabis cultivation or growth	terial change to the Property due Yes No
	D.	Any past or present known material facts or other significant items affecting the value or desirab disclosed to Buyer	ility of the Property not otherwise
10		(IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an expla	nation or additional comments
13.		response to specific questions answered "yes" above. Refer to line and question number in explar	
add ack tha	dend know It a r	represents that Seller has provided the answers and, if any, explanations and comments da and that such information is true and correct to the best of Seller's knowledge as of th wledges (i) Seller's obligation to disclose information requested by this form is independe real estate licensee may have in this transaction; and (ii) nothing that any such real estate	e date signed by Seller. Seller nt from any duty of disclosure
		s Seller from his/her own duty of disclosure.	
Sel	ller	Gary Rex Kitagawa Family Trust 10-06-19	93 Date 05/29/2024
		ning below, Buyer acknowledges that Buyer has read, understands and has rec rty Questionnaire form.	ceived a copy of this Seller
Bu	yer		Date
	yer		Date
or a ASS A R APP	ny po SOCIA EAL E ROPF	California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS EATION OF REALTORS®, NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVESTAE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE IN RIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or pur RS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark wh	tion, display and reproduction of this form, BEEN APPROVED BY THE CALIFORNIA SION IN ANY SPECIFIC TRANSACTION. EGAL OR TAX ADVICE, CONSULT AN chase from the California Association of

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SPQ REVISED 12/23 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE

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

BERKSHIRE | CALIFORNIA HATHAWAY | PROPERTIES

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

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

		g disclosures with re		, A , County					
ituated		National Cit	ty	, County	of	San Diego	Califorr	nia ("Propert	.y").
This p	property is a duple	x, triplex or fourplex	. A SPQ is requ	ired for all units.	This SPQ	is for ALL units	(or X only unit(s) 729).	
Age sub par	ent(s), if any. Th ostitute for any i t of the contract	on: The following is disclosure stat nspections or war between Buyer ar rking with or thro	ement is not a ranties the pri nd Seller. Unles	n warranty of a ncipal(s) may v ss otherwise sp	ny kind k vish to ok ecified in	y the Seller o otain. This dis- writing, Broke	or any agents(s closure is not r and any real	s) and is n intended to estate licer	not a to be nsee
qua 2. Not	alified to advise on the to Seller, PUR perty and help to e Answer based or Something that y Think about what	n real estate transa POSE: To tell the eliminate misundersa actual knowledge a ou do not consider r you would want to l ns carefully and take	actions. If Selle Buyer about kn tandings about th and recollection a material or signifi know if you were	r or Buyer desir own material or ne condition of th at this time. cant may be per-	res legal a significant e Property ceived diffe	dvice, they sho items affecting erently by a Buy	ould consult an g the value or c	attorney.	
•	If you do not ur question, whethe cannot answer th	nderstand how to a er on this form or a e questions for you	answer a questi TDS, you shou or advise you or	ild consult a rean the legal sufficient	I estate at ency of any	torney in Califo answers or dis	rnia of your cho closures you pro	oosing. A br ovide.	roker
	ne Property and he Something that m If something is im Sellers can only o	POSE: To give you need to eliminate misumay be material or singurant to you, be solisclose what they a	ınderstandings a gnificant to you ı ure to put your c ıctually know. Se	bout the condition may not be percesoncerns and questler may not know	in of the Prelived the sations in wastions in wastions all	operty. ame way by the rriting (C.A.R. fo material or sign	Seller. orm BMI). nificant items.	lue or desira	ability
"No	LLER AWARENE ." A "yes" answ	es are not a substitu SS: For each stater er is appropriate r ecified. Explain any	ment below, ans no matter how	wer the question long ago the ite	"Are you em being	(Seller) aware (asked about h	of" by checkin nappened or w	as docume	ented
Reg (wh per eas Sell	ether prepared in taining to (i) the c ements, encroach ler	disclosures, warra the past or prese condition or repair of ments or boundary	nt, including any of the Property of disputes affectin	y previous transa or any improvem g the Property w	action, and ent on this hether ora	timates, studies I whether or no s Property in th I or in writing ar	ot Seller acted e past, now or nd whether or no	other docum upon the it proposed; o ot provided to	nents tem), or (ii) o the
		any such docume							
5. ST/	ATUTODU V OD C	ONTRACTUALLY	DECLIIDED OD	DEL ATED:		۸۵	E YOU (SELLE	D) A\MADE (OE
Α.	Within the last 3 y (Note to seller: T AIDS.)	years, the death of a he manner of death	an occupant of the may be a mate	e Property upon rial fact to the B	uyer, and	tyshould be disclo		🗌 Yes 🌘	No
В.		government health one. (If yes, attach a c						☐ Yes 🦃) No
C.	The release of ar	n illegal controlled su	ubstance on or b	eneath the Prope	erty			🗌 Yes 🌘) No
D.		perty is located in or ne or district allowing						(Yes _	_ No
E. F.	Whether the Prop Whether the Prop	perty is affected by a perty is located withing tea once used for mi	nuisance create n 1 mile of a forr	ed by an "industri ner federal or sta	ial use" zoi ate ordnand	ne ce location		☐ Yes 🎡	∑ No
_	munitions.)							🗌 Yes 🌘) No
G.	•	perty is a condominion subdivision		•	•			☐ Yes 🥘) No

Pro	perty Address: 725-731 E. 16th St, National City, CA 91950
	H. Insurance claims affecting the Property within the past 5 years
	J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 🔲 Yes 🥘 No
	K. Material facts or defects affecting the Property not otherwise disclosed to Buyer
	Explanation, or [(if checked) see attached;
7.	REPAIRS AND ALTERATIONS: ARE YOU (SELLER) AWARE OF
٠.	A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property
	(including those resulting from Home Warranty claims)
	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?
	C. Ongoing or recurring maintenance on the Property
	(for example, drain or sewer clean-out, tree or pest control service)
	D. Any part of the Property being painted within the past 12 months
	E. Whether the Property was built before 1978 (if No, leave (a) and (b) blank)
	completed (if No, leave (b) blank)
	(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-
	Based Paint Renovation Rule
	Explanation: A-normal maintenance, D-exterior paint this year
0	STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) AWARE OF
8.	STRUCTURAL, SYSTEMS AND APPLIANCES: 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
	B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm
	system, or propane tank(s)
	C. An alternative septic system on or serving the Property
	(1) If Yes to D, has the ADU received a permit or other government approval
	(2) If Yes to D, are there separate utilities and meters for the ADU
	Explanation: A-not sure if heater works
9.	DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: 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
	Explanation:
10	WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) AWARE OF
10.	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
	B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property 🗌 Yes 🍥 No
	C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the
	Property or neighborhood
	Explanation:
11.	PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF
	A. Past or present pets on or in the Property
	B. Past or present problems with livestock, wildlife, insects or pests on or in the Property
	C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above
	D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above
	If so, when and by whom
	Explanation:
	politica —
SP	Q REVISED 12/23 (PAGE 2 OF 4) Buyer's Initials/ Seller's Initials/

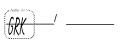
SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

Pro	perty	/ Address: <u>725-731 E. 16th St, National City, CA</u> 91950		
12.	во	UNDARIES, ACCESS AND PROPERTY USE BY OTHERS:	ARE YOU (SELLER) AWARE OF.
	Α.	Surveys, easements, encroachments or boundary disputes		Yes 🗑 No
	В.	Use or access to the Property, or any part of it, by anyone other than you, with or without p		
		but not limited to, using or maintaining roads, driveways or other forms of ingress or egres	ss or other travel or d	
				Yes 🔘 No
		Use of any neighboring property by you		Yes 🗑 No
	Exp	olanation:		
13.		NDSCAPING, POOL AND SPA:	ARE YOU (SELLER	
	Α.	Diseases or infestations affecting trees, plants or vegetation on or near the Property		
	В.	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		Yes No
	C.	A pool heater on the Property		Yes No
	_	If yes, is it operational?		Yes X 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, sp		
		or other water-related decor including any ancillary equipment, including pumps, filters, he		
		repaired		Yes 🔘 No
	Exp	olanation:		
14.	CO	NDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF		
	_		ARE YOU (SELLER	
		Property being a condominium or located in a planned unit development or other common in		
		Any Homeowners' Association (HOA) which has any authority over the subject property		
	C.	Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms,		
		interest with others)		
	D.	CC&R's or other deed restrictions or obligations		
	E.	Any pending or proposed dues increases, special assessments, rules changes, insurance		
		against or fines or violations issued by a Homeowner Association or Architectural Committee		
	F.	CC&R's or other deed restrictions or obligations or any HOA Committee that has authority of	over improvements ma	ade on or to the
		Property		Yes 🗶 No
		(1) If Yes to F, any improvements made on or to the Property inconsistent with any declara		
		restrictions or HOA Committee requirement		
		(2) If Yes to F, any improvements made on or to the Property without the required approva		
		Committee Y	es 🔀 No	
		olanation:		
	N/A			
15.		LE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:	ARE YOU (SELLER	
		Other than the Seller signing this form, any other person or entity with an ownership interest		
		Leases, options or claims affecting or relating to title or use of the Property		
	C.	Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, ta		
		default, bankruptcy or other court filings, or government hearings affecting or relating to the	ie Property, Homeowi	ner Associatio
		or neighborhood		
	D.	Features of the property shared in common with adjoining landowners, such as walls, fe	ences and driveways,	whose use c
		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 y	our interest in the su	ibject property
		whether in writing or not		
	F.	Any private transfer fees, triggered by a sale of the Property, in favor of private parties, characteristics		
		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		
		replacement, improvement, remodel or material repair of the Property		
	Н.	The cost of any alteration, modification, replacement, improvement, remodel or material re		
		assessment on the Property tax bill		
	Exr	planation:		
	B-S	ection 8 tenant, D-common walls/fence		
	This	tenant also has use of a small shed that he owns located in the back of the property		

SPQ REVISED 12/23 (PAGE 3 OF 4)

Buyer's Initials

Seller's Initials





Property Address: 725-731 E. 16th St, National City, CA 91950

16.		parking congestion, airplanes, tra processing, agricultural operations parades, sporting events, fairs, generators, pool equipment or ap	other problems from sources such as, but not limited to, the ins, light rail, subway, trucks, freeways, buses, schools, pars, business, odor, recreational facilities, restaurants, entertain neighborhood parties, litter, construction, air conditioning opliances, underground gas pipelines, cell phone towers, hig	ks, refuse storage or landfill ment complexes or facilities, equipment, air compressors, h voltage transmission_lines,
	B.	Any past or present disputes or iss	ues with a neighbor which might impact the use, development a	and enjoyment of the Property
	Exp			
17.		VERNMENTAL:		YOU (SELLER) AWARE OF
	A.		domain, condemnation, annexation or change in zoning or g	
	B.	Existence or pendency of any rent	control, occupancy restrictions, improvement restrictions or retr	ofit requirements that apply to
	C. D.	Existing or contemplated building o Current or proposed bonds, assessn	r use moratoria that apply to or could affect the Propertynents, or fees that do not appear on the Property tax bill that apply	Yes No y to or could affect the Property
	E.	Proposed construction, reconfigurat	ion, or closure of nearby Government facilities or amenities suc	h as schools, parks, roadways
	F.	Existing or proposed Government (ii) that restrict tree (or other landso	requirements affecting the Property (i) that tall grass, brush ocaping) planting, removal or cutting or (iii) that flammable mater	r other vegetation be cleared; rials be removed
	G.	Any protected habitat for plants, tre	es, animals or insects that apply to or could affect the Property.	Yes 🌑 No
	н. I.	Whether the Property is historically Any water surcharges or penalties b	designated or falls within an existing or proposed Historic Distrieing imposed by a public or private water supplier, agency or utili	ct Yes Mo ty; or restrictions or prohibitions
	J.	Any differences between the name	plies of the city in the postal/mailing address and the city which has	s jurisdiction over the property
	Exp			Yes 🔘 No
18.	A.	Any use of the Property for, or any	ARE Name or vaping any substance on or in the Property, whether past alterations, modifications, improvements, remodeling or materi	al change to the Property due
	D.	Whether the Property was originally Any past or present known materia disclosed to Buyer	y constructed as a Manufactured or Mobile home I facts or other significant items affecting the value or desirability	Yes No
19.	$\overline{\Box}$	(IF CHECKED) ADDITIONAL CO	DMMENTS: The attached addendum contains an explanat	tion or additional comments
	in re	esponse to specific questions answe	ered "yes" above. Refer to line and question number in explanati	on.
add ack tha	lend now t a re	a and that such information is tru ledges (i) Seller's obligation to di	d the answers and, if any, explanations and comments on see and correct to the best of Seller's knowledge as of the of sclose information requested by this form is independent is transaction; and (ii) nothing that any such real estate lice isclosure.	date signed by Seller. Seller from any duty of disclosure
Sel	ler	Gary Rex Kitagawa	Gary Rex Kitagawa Family Trust 10-06-1993	Date 05/29/2024
Sel	ler		Gary Rex Kitagawa Family Trust 10-06-1993	Date
_	_	ning below, Buyer acknowled ty Questionnaire form.	ges that Buyer has read, understands and has recei	ved a copy of this Seller
Bu	yer			Date
Bu				
or al ASS A RI APP	ny por OCIA ⁻ EAL E ROPF	tion thereof, by photocopy machine or any of IION OF REALTORS®. NO REPRESENTATI STATE BROKER IS THE PERSON QUALIF RIATE PROFESSIONAL. This form is made	ted States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution her means, including facsimile or computerized formats. THIS FORM HAS BEE ON IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISIC IED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEG available to real estate professionals through an agreement with or purchas a REALTOR®. REALTOR® is a registered collective membership mark which	N APPROVED BY THE CALIFORNIA ON IN ANY SPECIFIC TRANSACTION. ALL OR TAX ADVICE, CONSULT AN SE from the California Association of

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SPQ REVISED 12/23 (PAGE 4 OF 4)



BHHS California Properties - San Diego Gaslamp, 516 5th Avenue San Diego CA 92101

Art Lewis

SELLER PROPERTY QUESTIONNAIRE

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

BERKSHIRE HATHAWAY HOMESERVICES

Kitagawa -

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Seller	makes the follow	wing disclosures with regard t	to the real property or	manufactured , Assessor's	home described Parcel No.	as <u>725-731 E. 10</u> 560-131-20	5th St 0-00
situate	ed in	National City	, Col	unty of	San Diego	California	("Property").
X Thi	s property is a du	iplex, triplex or fourplex. A SI					
A s p o q	gent(s), if any. ubstitute for an art of the contr r other person ualified to advis	ation: The following are in This disclosure statement by inspections or warranticate between Buyer and Selworking with or through Eac on real estate transaction	t is not a warranty es the principal(s) m ler. Unless otherwise broker has not verifie es. If Seller or Buyer o	of any kind ay wish to o e specified in ed informatio lesires legal a	by the Seller or btain. This discl writing, Broker n provided by S advice, they shou	any agents(s) losure is not in and any real es eller. A real est ıld consult an at	and is not tended to be tate license tate broker is torney.
	roperty and help Answer based Something tha Think about w	to eliminate misunderstanding on actual knowledge and real you do not consider material that you would want to know it	gs about the condition collection at this time. al or significant may be f you were buying the	of the Property perceived diff	y. ferently by a Buye		irability of th
•	If you do not question, who cannot answe	stions carefully and take your t understand how to answel ether on this form or a TDS, er the questions for you or adv	r a question, or what you should consult a rise you on the legal su	real estate a fficiency of an	ittorney in Califori y answers or disc	nia of your choos losures you provi	sing. A broke de.
	the Property and Something that If something is Sellers can or	URPOSE: To give you more in the property of the liminate misunders at may be material or significated in the property of the sure to have a substitute for a substitute for the liminary of the property of the liminary of th	tandings about the cor ant to you may not be p put your concerns and know. Seller may not	dition of the Perceived the s questions in which know about al	roperty. same way by the S writing (C.A.R. for I material or signif	Seller. m BMI). icant items.	or desirabilit
"N u	ELLER AWARE lo." <mark>A "yes" an</mark>	NESS: For each statement be swer is appropriate no mage specified. Explain any "Yes"	below, answer the que tter how long ago th	stion "Are you le item being	(Seller) aware of asked about ha	f" by checking e appened or was	documente
R (v p: e: S N	whether prepared ertaining to (i) the asements, encro- eller ote: If yes, prov	ons, disclosures, warranties, d in the past or present, inche condition or repair of the achments or boundary disput	luding any previous to Property or any impro es affecting the Prope	ransaction, an vement on thi ty whether ora	stimates, studies, d whether or not is Property in the al or in writing and	: Seller acted up past, now or pro I whether or not p	er document on the item oposed; or (i i provided to th
_	·						
А	 Within the las (Note to selle AIDS.) 	R CONTRACTUALLY REQUEST SECTION 13 YEARS, the death of an occur. The manner of death may	upant of the Property ube a material fact to the	ne Buyer, and	erty should be disclos		🗌 Yes 🌑 N
С	methampheta The release o Whether the F	n a government health official imine. (If yes, attach a copy o if an illegal controlled substan Property is located in or adjac	f the Order.) ce on or beneath the F ent to an "industrial use	ropertye			Yes No
E F	Whether the FWhether the F	zone or district allowing manu Property is affected by a nuisa Property is located within 1 min n area once used for military t	ance created by an "inc le of a former federal c	lustrial use" zo r state ordnan	one ice location		
G	. Whether the F	Property is a condominium or est subdivision	located in a planned u	nit developme	nt or other	_	ີ Yes இ N∈
	California Associatio REVISED 12/23 (n of REALTORS®, Inc. [PAGE 1 OF 4) Buyer's	Initials/		Seller's Initials	GPK	
		SELLER PROP	ERTY QUESTIONN	AIRE (SPQ F	PAGE 1 OF 4)	VINI)	OPPORTUNIT

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Pro	perty Address: 725-731 E. 16th St, National City, CA 91950
	H. Insurance claims affecting the Property within the past 5 years
	 Matters affecting title of the Property J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3
	K. Material facts or defects affecting the Property not otherwise disclosed to Buyer
	Explanation, or [(if checked) see attached;
7	DEDAIDS AND ALTERATIONS.
7.	REPAIRS AND ALTERATIONS: A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property
	(including those resulting from Home Warranty claims)
	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?
	C. Ongoing or recurring maintenance on the Property
	(for example, drain or sewer clean-out, tree or pest control service)
	D. Any part of the Property being painted within the past 12 months
	E. Whether the Property was built before 1978 (if No, leave (a) and (b) blank)
	(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank)
	(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-
	Based Paint Renovation Rule
	Explanation: A-normal maintenance, also, tenant's son in law installed flooring in kitchen
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
	B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm
	system, or propane tank(s)
	C. An alternative septic system on or serving the Property
	D. Whether any structure on the Property is an Accessory Dwelling Unit (ADU)
	(1) If Yes to D, has the ADU received a permit or other government approval
	(2) If Yes to D, are there separate utilities and meters for the ADU
	Explanation:
9.	DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF
	Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or
	private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood,
	earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs
	☐ Yes No
	If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the
	Property ∐ Yes ☒☒No (NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal
	law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the
	Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the
	disaster relief provided.)
	Explanation:
	WATER DELATER AND HOLD SOUTH
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
	B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property Yes No
	C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the
	Property or neighborhood
	Explanation:
11.	PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF
	A. Past or present pets on or in the Property
	B. Past or present problems with livestock, wildlife, insects or pests on or in the Property
	C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above
	D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above
	If so, when and by whomExplanation:
	
en.	O DEVISED 12/22 (BAGE 2 OF 4) Dimension lesisted and the second of the s
37	Q REVISED 12/23 (PAGE 2 OF 4) Buyer's Initials / Seller's Initials [[Ω]ν] /

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4) Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

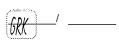


	ty Address: 725-731 E. 16th St, National City, CA 91950						
	DUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: Surveys, easements, encroachments or boundary disputes	ARE YOU (SELLER) AWARE OF ☐ Yes 🚳 No					
В.	Use or access to the Property, or any part of it, by anyone other than y	vou, with or without permission, for any purpose, including					
	but not limited to, using or maintaining roads, driveways or other form						
_	Har of any mainth asing managers, but the						
	Use of any neighboring property by you planation:						
	ANDSCAPING, POOL AND SPA:	ARE YOU (SELLER) AWARE OF					
_	Diseases or infestations affecting trees, plants or vegetation on or near						
В.	Operational sprinklers on the Property(1) If yes, are they automatic or manually operated.	Yes 💿 No					
	(1) If yes, are theyautomatic ormandaily operated.(2) If yes, are there any areas with trees, plants or vegetation not covered.	ered by the sprinkler system Yes 🥘 No					
C.	A pool heater on the Property	Yes No					
	If yes, is it operational?						
D.	A spa heater on the Property						
	If yes, is it operational?						
E.	Past or present defects, leaks, cracks, repairs or other problems with the						
	or other water-related decor including any ancillary equipment, includ						
_	repaired	Yes 🔊 No					
Ex	planation:						
	ONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER	CHEDIVICIONS: (IE ADDI ICADI E)					
14. 00	SNDOMINIOMS, COMMON INTEREST DEVELOPMENTS AND OTHER	ARE YOU (SELLER) AWARE OF					
A.	Property being a condominium or located in a planned unit developmer	nt or other common interest subdivision Yes 🥘 No					
B.	Any Homeowners' Association (HOA) which has any authority over the						
C.	Any "common area" (facilities such as pools, fitness centers, walkways						
	interest with others)						
D.	 						
E.	E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigat against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property						
	against or fines or violations issued by a Homeowner Association or A						
F.	CC&R's or other deed restrictions or obligations or any HOA Committe Property						
	(1) If Yes to F, any improvements made on or to the Property inconsis						
	restrictions or HOA Committee requirement	Yes 🔀 No					
	(2) If Yes to F, any improvements made on or to the Property without	the required approval of an HOA					
	Committee	Yes 🔀 No					
Ex N/A	xplanation:						
	<u>, </u>						
5. TI	TLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:	ARE YOU (SELLER) AWARE OF					
Α.	Other than the Seller signing this form, any other person or entity with a	an ownership interest					
	Leases, options or claims affecting or relating to title or use of the Prop						
C.	Past, present, pending or threatened lawsuits, settlements, mediat						
	default, bankruptcy or other court filings, or government hearings affe						
D	or neighborhoodFeatures of the property shared in common with adjoining landowne						
D.	responsibility for maintenance may have an effect on the subject prope						
F	Any encroachments, easements, boundary disputes, or similar matter						
	whether in writing or not						
F.	Any private transfer fees, triggered by a sale of the Property, in favor						
	groups or any other person or entity.	Yes 🔘 No					
G.	Any PACE lien (such as HERO or SCEIP) or other lien on your Prope	erty securing a loan to pay for an alteration, modification					
	replacement, improvement, remodel or material repair of the Property .						
Н.	The cost of any alteration, modification, replacement, improvement, re						
_	assessment on the Property tax bill	∐ Yes ∰ No					
EX R-S	planation: Section 8 Tenant, D-common walls and fence						
	and a contract of the contract						

SPQ REVISED 12/23 (PAGE 3 OF 4)

Buyer's Initials

Seller's Initials





Property Address: 725-731 E. 16th St, National City, CA 91950

16.	A.	Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parl processing, agricultural operations, business, odor, recreational facilities, restaurants, entertains parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning egenerators, pool equipment or appliances, underground gas pipelines, cell phone towers, high or wildlife	ks, refuse storage or landfill ment complexes or facilities, equipment, air compressors, n voltage transmission_lines,
	В.	Any past or present disputes or issues with a neighbor which might impact the use, development a	and enjoyment of the Property
	Exp	olanation:	
17.			OU (SELLER) AWARE OF
	Α.	Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or go could affect the Property	
	B.	Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retro	ofit requirements that apply to
	C.	or could affect the Property Existing or contemplated building or use moratoria that apply to or could affect the Property	Yes No
	D.	Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply	to or could affect the Property
	E.	Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such and traffic signals.	n as schools, parks, roadways
	F.	Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable material	ials be removed
	G.	Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property	Yes 🗑 No
	H. I.	Whether the Property is historically designated or falls within an existing or proposed Historic District Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility	ct Yes M No
	•	on wells or other ground water supplies	Yes 🔘 No
	J.	Any differences between the name of the city in the postal/mailing address and the city which has	
	Exp	olanation:	
18.			OU (SELLER) AWARE OF
	В.	Any occupant of the Property smoking or vaping any substance on or in the Property, whether past Any use of the Property for, or any alterations, modifications, improvements, remodeling or materiato, cannabis cultivation or growth	al change to the Property due
	C. D.	Whether the Property was originally constructed as a Manufactured or Mobile home	of the Property not otherwise
	Exp A-1 b	planation: pelieve tenant smokes outside on porch/steps, D-tenant owns the range/oven, and washer/dryer, she has exclusive use of portion of	garage with washer/dryer for laundry
		storage purposes	
19.		(IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation explanations and explanations answered "yes" above. Refer to line and question number in explanation	
adc ack tha	lend now t a re	epresents that Seller has provided the answers and, if any, explanations and comments on a and that such information is true and correct to the best of Seller's knowledge as of the deledges (i) Seller's obligation to disclose information requested by this form is independent feal estate licensee may have in this transaction; and (ii) nothing that any such real estate lices Seller from his/her own duty of disclosure.	late signed by Seller. Seller from any duty of disclosure
Sel	ler	Gary Rex Kitagawa Family Trust 10-06-1993	Date
Sel	ler		Date
_	_	ning below, Buyer acknowledges that Buyer has read, understands and has receiv ty Questionnaire form.	ved a copy of this Seller
Bu	/er		Date
Bu			Date
or an ASS A RI	ny por OCIA EAL E	alifornia Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, tion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEET TION OF REALTORS®, NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION STATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGATION PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchas	display and reproduction of this form, N APPROVED BY THE CALIFORNIA N IN ANY SPECIFIC TRANSACTION. AL OR TAX ADVICE, CONSULT AN

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SELLER PROPERTY QUESTIONNAIRE ADDENDUM

This form was created by the Greater San Diego Association of REALTORS® and is intended for use primarily in the San Diego County area. This form is not covered by the C.A.R. User Protection Agreement.

Seller:	Gary Rex Kitagawa Family Trust 10-06-1993	Date:	05/25	9/2024
Property Address:	725-731 E. 16th St, National City, CA 91950		("I	Property").
duplicate those of the same heading be contour the SPQ. If you do or a TDS, you should	with C.A.R.'s Seller Property Questionnaire (SPQ). It must not be used without SPQ to facilitate concurrent use. It is urged that the two forms be placed side completed on both forms at the same time. The paragraphs below are number not understand how to answer a question, or what to disclose in response to consult a real estate attorney in California of your choosing. A broker cannot sufficiency of any answers or disclosures you provide.	by side and the ered to assist y a question, who	ne ques y ou in ether or	tions unde comparing n this forn
(SPQ 5) V. SELL	ER AWARENESS			
insufficient space, use t	response for each question. For each YES checked, give an explanation on the "ADDITIONAL INFORMATION" section on page 5 of this Addendum or a	ttach an additie		
(SPQ 6) A. STAT	UTORILY OR CONTRACTUALLY REQUIRED OR RELA	TED		
Copy Documents Attach a copy, if av or alteration work.	IRS AND ALTERATIONS ailable, of any documents, such as receipt(s), invoice(s), or report(s) for repair			
(SPQ 8) C. STRU Roof	CTURAL, SYSTEMS AND APPLIANCES	OU (SELLER) AW /	ADF OF
 Are you aware o Are you aware it resurfaced? 	f any roof leak during your ownership? f the roof at any time has been repaired, replaced X, n explanation, approximate date, and the name of the person or exformed the work Garage roof leaked - I had it replaced within the past year	, C.3	Yes	No
4 Was these a second	and a successful on the successful of the succes	€ ®1	V	[] Na
5. If yes, state when	rantee or warranty on the work and/or materials? n this was provided 2024 by whom Expert Roofing		Yes	No
for what period	of time not sure of the guarantee/warranty.			
7. Are you aware o 8. If yes, are you as	f any gutters and downspouts? ware of holes or rust in the gutters and downspouts? water directed away from the structure?		Yes Yes Yes	No No No
Other				
 Are you aware o Are you aware o 	f any hardwood floors? f any exterior wall or ceiling without insulation? to questions 1 and 2, use Section O at the end of this Addendum toms.		Yes Yes	No No
	ceipt of copy of this page, which constitutes Page 1 of 6 pages.			
Buyer's Initials () () Date: Seller's Initials (仮化) ()	Date: 05/29/20	J24	
Published and distributed by:	ciation of REALTORS® CA 92111-1803 dar.com			
BHHS California Properties - San D	SELLER PROPERTY QUESTIONNAIRE ADDENDUM (SPQA Page 1 of 6) iego Gaslamp, 516 5th Avenue San Diego CA 92101 Phone: 619.578.7882	Fax:	Ki	itagawa - 7 25 -73

Property Address/Parcel Number(s): 725-731 E. 16th St, National City, CA 91950

D. LE A	ASED OR FINANCED ITEMS AND SYSTEMS Are you aware of any leased or financed items and/or system	ms on the Property		OU (SELLER) AWA	RE OF
1.	solar system, water softener system, water purifier system, a (If the item and/or system is owned outright, attach a copy of	alarm system, or pro	opane tank?	Yes	No
	If "yes," complete the following. If "no," proceed to Sec	tion E.			
2.	Type of Item and/or System (a) Water Softening, Filtration or Treatment System Leased or Other Obligation] Yes	 No		
	(b) Alarm System Leased or Other Obligation (c) Salar Parala (System)	Yes	No No No		
	(c) Solar Panels/System Photovoltaic panels or Hot water panels Leased or Other Obligation	Yes 			
	(d) Propane Tank Leased or Other Obligation (e) Other Item or System (explain)	Yes	∭ No		
	Leased or Other Obligation				
3.	For any item and/or system that is leased or financed, is the deed of trust, and/or a UCC-1 Financing Statement?	re a contract, lease a	agreement,	Yes	∭ No
	For each item or system leased or financed, complete the fo (a) What are the monthly payment(s)? \$, \$ _ , _ e provider, explain	what		
	agreement currently exists:			Yes	∭ No
4.	Attach a copy of all documents, including lease UCC-1 Find financing arrangement, deed of trust, bill of sale, property to items and/or systems.				
` -	9) E. DISASTER RELIEF, INSURANCE OR (surance Claims		ARE Y	OU (SELLER) AWA	ARE OF
1. 2. 3.	Are you aware of any insurance claim regarding the propert referred to in 6.H of the SPQ? If yes, state in Section O at the end of this Addendum the dathe claim, what repairs or other work was performed, by what Attach a copy of any documents reflecting these claims and	ate of the claim, the	nature of the work.	Yes	 No
	ocknowledges receipt of copy of this page, which constitutes P				
Buyer's	Initials () () Date: S	Seller's Initials (UKA	<u> </u>	Date: (13) 23) 2024	

Property Address/Parcel Number(s): 725-731 E. 16th St, National City, CA 91950

(SPQ 10) F. WATER-RELATED AND MOLD ISSUES

(SPQ 11) G. PETS, ANIMALS AND PESTS

1. Is the property fenced?	(Yes	[] No
	∭ res	[] NO
 2. If yes, state where: Sides X Back Front 3. Which owner built the fence(s)? neighbor 		
4. Who maintains the fence(s)? neighor		
5. Are you aware if fences are located: within property lines within the neighbors'		
property on the line not sure X		
Overhangs		<i>(</i>
Are you aware if your or your neighbor's roof, trees or shrubs overhang any property line? If yes, please explain in Section O at the end of this Addendum.	[] Yes	∭ No
(SPQ 13) I. LANDSCAPING, POOL AND SPA		
	(SELLER) AWA	ARE OF
Are you aware of any standing or ponding water after rainfalls, watering or around sprinklers?	` [_] Yes	No
If the answer is yes, specify where in Section O at the end of this Addendum.	_	
(SPQ 14) J. COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS		
	(SELLER) AWA	
Are you aware if this complex is a conversion from apartments to condominiums?	[_] Yes	(<u>)</u> No
2. Do you: own rent lease your parking space (s)?		
3. What is your parking space(s) assignment number?		
3. What is your parking space(s) assignment number? 4. What is the cost of the parking space(s)? ———————————————————————————————————		
3. What is your parking space(s) assignment number? 4. What is the cost of the parking space(s)? Storage		
3. What is your parking space(s) assignment number? 4. What is the cost of the parking space(s)? ———————————————————————————————————		
3. What is your parking space(s) assignment number? 4. What is the cost of the parking space(s)? Storage 1. Give the number, location and type of storage unit(s) assigned to the propertySee below		
3. What is your parking space(s) assignment number? 4. What is the cost of the parking space(s)? Storage 1. Give the number, location and type of storage unit(s) assigned to the propertySee below 2. Do you: own rent lease your storage space(s)?		
3. What is your parking space(s) assignment number? 4. What is the cost of the parking space(s)? Storage 1. Give the number, location and type of storage unit(s) assigned to the propertySee below		
3. What is your parking space(s) assignment number? 4. What is the cost of the parking space(s)? Storage 1. Give the number, location and type of storage unit(s) assigned to the propertySee below 2. Do you: own rent lease your storage space(s)? 3. Where is the storage space located? 4. What is the cost of the storage space? Modifications to your unit		
3. What is your parking space(s) assignment number? 4. What is the cost of the parking space(s)? Storage 1. Give the number, location and type of storage unit(s) assigned to the propertySee below 2. Do you: own rent lease your storage space(s)? 3. Where is the storage space located? 4. What is the cost of the storage space? Modifications to your unit 1. Have you, or are you aware of a prior owner who has, constructed or modified a patio,		(®n
 3. What is your parking space(s) assignment number?	Yes	7000
 3. What is your parking space(s) assignment number?	∐ Yes ∐ Yes	No No
 3. What is your parking space(s) assignment number?	<u></u> -	ℚ No ℚ No
 What is your parking space(s) assignment number?	☐ Yes	⋑ No
 What is your parking space(s) assignment number? What is the cost of the parking space(s)? Storage Give the number, location and type of storage unit(s) assigned to the propertySee below Do you: own rent lease your storage space(s)? Where is the storage space located? What is the cost of the storage space? Modifications to your unit Have you, or are you aware of a prior owner who has, constructed or modified a patio, balcony, fence or other part of this home? Are you aware if this work was done with the homeowners' association's approval? If yes, please provide a copy of homeowners' association (HOA) approval, if applicable and available. additional storage other than garage which owner uses majority of at this point, one tenant uses additional storage other than garage which owner uses majority of at this point, one tenant uses additional storage of the storage of th	☐ Yes	∭ No

Property Address/Parcel Number(s): 725-731 E. 16th St, National City, CA 91950

Other common interest/condominium questions		€®T N=
1. Are you aware of any current violations of restrictions in your unit or in the common If yes, please explain in Section O at the end of this Addendum.	area? Yes	[∭] No
2. Are you aware of any significant defect/malfunction in the common area?	[] Yes	No
If yes, please explain in Section O at the end of this Addendum.		
(SPQ 15) K. TITLE, OWNERSHIP AND LEGAL CLAIMS		
Additional Questions	ARE YOU (SELLER) AWAI	RE OF
1. Have you received any compensation in litigation or settlement, involving any issue		_
related to the property?	[] Yes	No No
If yes, what related repairs were completed or other action was taken?	[] Yes	[<u></u> No
(Use Section O at the end of this Addendum.)	[] V ac	Ø Na
2. Is the property leased, subject to an option to purchase or first right of refusal?3. Are any of the items listed in Section A of the Real Estate Transfer Disclosure Statem	Yes	∭ No
rented or leased, rather than owned, by you? (Examples: water softener, security systematics)		(®)] No
If yes, list the items in Section O at the end of this Addendum.		
(Note: Buyer may not be obligated or authorized to assume Seller's lease(s).		
Seller and Buyer must determine the disposition of leased items.)		
(CDC 4 C A AVELCANDODAY COD		
(SPQ 16) L. NEIGHBORHOOD	ARE YOU (SELLER) AWAI	/m
1. Any current or proposed construction that will affect existing views?	[] Yes	∭ No
2. Any current or proposed construction, near the property, of public or private facilities, such as highways, high-rise buildings or commercial development?	, [] Yes	(∭) No
3. Any dumps, toxic or waste disposal sites, airports, prisons, mines, gravel pits or other		[<u>***</u>] 140
such facility in or near the neighborhood?	[] Yes	(∭) No
4. Any conditions on adjacent or neighborhood properties such as unstable soils,		(<u>sw</u>)
cracked slabs, poor drainage, which may affect the value or desirability of the propert	y? [] Yes	(®) No
5. Any obnoxious odors?	Yes	◯ No
6. Any high voltage power lines on or near the property?	Yes	No
7. Any high pressure gas lines on or near the property?	[] Yes	○ No
(SPQ 17) M. GOVERNMENTAL		
Special Regulation	ARE YOU (SELLER) AWAI	RE OF
1. Are you aware if any part of the property is subject to special governmental regulation		AL OI
such as hillside review, slope restrictions, open space or special set back requirements		No
2. Are you aware of the release of any illegal or controlled substance on or beneath the		
property?	[] Yes	No
N OTHER		
N. OTHER Prior Transaction Disclosures		
1. Are you aware of any disclosures or reports from your purchase of the	ARE YOU (SELLER) AWA	DE OE
Property, including but not limited to the Real Estate Transfer Disclosure Statement?	[] Yes	NE OF
2. If so please provide a copy, or if not in your possession, explain.	L4	<u> </u>
2. If so preude provide a copy, or it not in your possession, explain.		
Buyer acknowledges receipt of copy of this page, which constitutes Page 4 of 6 pages,		
	Data: 05/29/2024	
Buyer's Initials()() Date: Seller's Initials(∭)() Date. 03/23/2024	

Property Address/Parcel Number(s): 725-731 E. 16th St, National City, CA 91950

Multi-family property	
If the property is two or more units, please answer the following questions:	
1. Are you aware if the property is legally approved for multiple living units?	(Yes [] No
2. Are you aware if all units have building permits?	Yes [] No
3. Are you aware if all units are individually metered?	Yes [] No
If yes, which ones: gas X electric X water	
4. Are you aware of any agreements of any kind with the tenants that are not in writing?5. Are you aware of any illegal activity being conducted in any unit, such as drug sales or	
conducting business in violation of zoning restrictions?	[_] Yes 🔘 No
O. ADDITIONAL INFORMATION	
Use the following space to explain any preceding item on this Addendum that needs further	elaboration or to disclose and explain
any other information not requested above or on the Seller Property Questionnaire which mat	
of the property.	oriany arrests the value of desirability
All units have their own electric and gas meters. Owner pays for water and trash.	
I'm not sure about the insulation of the units since they were built in 1959.	
Thave not seen any building permits, but I have owned the units for approximately 34 years	and have not made any additions
Roughly 25 years ago I paid to pour a new concrete driveway.	- and have her made any additioner
Laundry hook-ups in the garage are used exclusively by the tenant in #731. Tenant also use	ne that parties of the garage for
	es that portion of the garage for
storage. The remainder of the garage is used as storage for the property owner.	
The vacant lot in the rear of the property is NOT part of the purchase - it is owned by another	er owner. Part of my lot does
extend past the garage, but not by much.	
To prepare for market, I had the exteriors painted and did some wood repair.	
Use an additional sheet if necessary.	
I have no specific knowledge about rent control and answered all rent control quesito	ons with "no" but Ladvise the
buyer to consult the City of National City / County of San Diego with any questions	
Seller Acknowledgement:	10KK
Seller acknowledges that Seller has read and completed this Addendum, and certifies that the in	nformation herein is true to the best of
Seller's knowledge.	
- Summation -	
Seller: Gary Rex Kitagawa	Date: 05/29/2024
Gary Rex Kitagawa Family Trust 10-06-1993	
	_
Seller:	Date:
Buyer acknowledges receipt of copy of this page, which constitutes Page 5 of 6 pages	
) = or /20/202/
Buyer's Initials () () Date: Seller's Initials ([]) ()) Date: 05/29/2024

SELLER PROPERTY QUESTIONNAIRE ADDENDUM (SPQA PAGE 5 OF 6)

BUYER ACKNOWLEDGEMENT

BUYER'S LEGAL DUTY TO EXERCISE REASONABLE CARE

California law requires Buyer to exercise reasonable care to protect themself, including the evaluation of those facts which are known or within diligent attention and observation of Buyer (Civil Code Section 2079.5). Under this statute, Broker also has a responsibility to disclose to Buyer any conditions that would affect the value or desirability of the property Broker may have observed while conducting a diligent visual inspection of the accessible areas of the property.

Seller may not be aware of defects that may exist in the property. It is Buyer's responsibility to investigate the property. The disclosures in this Addendum are made by Seller and not by Broker. However, Broker is required to make a reasonably competent and diligent visual inspection of accessible areas, and to disclose to prospective purchasers all known facts affecting the value and desirability of the property (see Parts III and IV of the Real Estate Transfer Disclosure Statement). Buyers should refer to Buyer's Election of Inspections form (BEI) for further inspection explanation.

Buyer is advised to obtain professional inspection(s) on the condition of the property. Each Buyer looks at a house differently: what may concern one person may be perfectly acceptable to another. Therefore, the Real Estate Transfer Disclosure Statement, Seller Property Questionnaire, and this Addendum do not in any way relieve Buyer from Buyer's responsibility to make an independent diligent inspection of the property, to hire all necessary inspectors, to provide these inspectors with Real Estate Transfer Disclosure Statement, Seller Property Questionnaire, and this Addendum, and to ask questions that may be pertinent to ensure an informed decision.

ALL INSPECTIONS AND REPORTS should be undertaken by qualified, licensed trades people and/or professionals. Buyer should review all inspection reports with the person who performed the inspection.

For any special consideration such as schools, allergies or other health problems, or for religious or cultural concerns that relate to the property, it is Buyer's responsibility to ask Seller and/or otherwise independently satisfy themself about the property as it relates to these considerations.

THIS DOCUMENT IS FOR USE IN SIMPLE TRANSACTIONS AND NO REPRESENTATION OR WARRANTY IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY OF ITS PROVISIONS IN ANY TRANSACTION.

	OFFICE USE ONLY Reviewed by Broker or Designee: Date:
Buyer acknowledges receipt of copy of this page, which constitutes	
Buyer's Initials () ()	Seller's Initials () Date: 05/29/2024
SELLER PROPERTY QUESTIONNA	IRE ADDENDUM (SPQA PAGE 6 OF 6)