

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



SQUARE FOOTAGE/LOT SIZE ADVISORY AND DISCLOSURE

Property Address: 1465 C Street #3406 (the "Property")

DIFFERENT SOURCES FOR SQUARE FOOTAGE AND OTHER MEASUREMENTS:

By signing this Square Footage/Lot Size Advisory and Disclosure (the "SLAD") the buyers, _____ (the "Buyers") and the sellers Ricardo Alonso Rodriguez (the "Sellers") expressly acknowledge that measurements of living structures may vary from source to source and may be contradictory. The square footage for the Property may differ from representations by the Seller, the Multiple Listing Service ("MLS"), the marketing brochures, and any other sources, as described below. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space, or square footage. For example, appraisers, architects and floor-plan designers employ a wide variety of methods to calculate the size of improvements. Additionally, assessors may use gross or permitted size.

Buyers expressly acknowledge and agree that they have not relied upon any advertised, marketed, or disclosed square footage measurements, but have retained their own experts to verify the actual structural size and/or square footage of the Property during their contingency period, if any, or expressly have chosen not to retain their own experts despite this Advisory and Disclosure. The Sellers expressly acknowledge and agree that they have provided all known sources of differing square footage in the chart below. If Buyers are using square footage to determine whether or not to purchase the Property and/or are using a price per square foot to determine purchase price, the Buyers are advised to retain their own experts, and not to rely upon what the Sellers or Real Estate Agents and/or Brokers for the Buyers and Sellers have represented about the square footage or lot size of the Property. Square foot calculations vary greatly and calculations below should not be relied upon by buyer. As such, the Buyers should verify by using their own retained licensed professionals, and compare below sources to their appraisal, if any.

PROPERTY SIZE, DIMENSIONS, CONFIGURATIONS AND BOUNDARIES:


Fences, retaining walls, hedges, landscaping, watercourses, natural and/or man-made structures may not correspond with any legally-defined property boundaries. Additionally, existing structures or amenities may not be located within the actual property boundaries or local setback requirements. There are sources available which refer to lot size and lot dimensions such as the County Assessor, Recorded maps, Developer plans, or existing surveys. However, these sources of documentation may not be accurate or readily available. Only a licensed surveyor can accurately determine lot dimensions, boundary locations and acreage for the Property, but keep in mind that licensed surveyors may disagree with another licensed surveyor's opinion.

Sources of information below provided by the Seller for square footage may include, but are not limited, to the following:

Source of Information	Square Footage of Structure
County Assessor:	1211
Other Sources:	

The Parties expressly acknowledge that the Agents have not and will not conduct independent research regarding above sources to verify square footage, and will not have verified the accuracy of any representations regarding square footage, lot dimensions, property sizes, permitted structures or addition sizes, and/or livable square footage numbers provided by any source, including the above information, prior to the close of escrow.

I/we acknowledge that I/we have received a copy and understand information contained in this Advisory and Disclosure.

Seller 
Ricardo Rodriguez (Sep 27, 2021 16:38 PDT)

Date: 09/23/21

Seller _____

Date: _____

Buyer _____

Date: _____

Buyer _____

Date: _____



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
 (CALIFORNIA CIVIL CODE SECTION 1102, ET SEQ.)
 (C.A.R. Form TDS, Revised 6/20)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Diego, COUNTY OF San Diego, STATE OF CALIFORNIA, DESCRIBED AS 1465 C Street #3406, San Diego, CA 92101.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) October 4, 2021. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

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

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

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

No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

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

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

Seller is is not occupying the property.

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

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Wall/Window Air Conditioning | <input type="checkbox"/> Pool: |
| <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Sprinklers | <input type="checkbox"/> Child Resistant Barrier |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Public Sewer System | <input checked="" type="checkbox"/> Pool/Spa Heater: |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Sump Pump | <input type="checkbox"/> Water Heater: |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Patio/Decking | <input checked="" type="checkbox"/> Water Supply: |
| <input type="checkbox"/> Rain Gutters | <input checked="" type="checkbox"/> Built-in Barbecue <u>Common</u> | <input checked="" type="checkbox"/> City <input type="checkbox"/> Well |
| <input type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Private Utility or Other _____ |
| <input checked="" type="checkbox"/> Carbon Monoxide Device(s) | <input checked="" type="checkbox"/> Security Gate(s) | <input checked="" type="checkbox"/> Gas Supply: |
| <input checked="" type="checkbox"/> Smoke Detector(s) | <input checked="" type="checkbox"/> Garage: | <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank) |
| <input checked="" type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> TV Antenna | <input type="checkbox"/> Carport | <input type="checkbox"/> Window Security Bars |
| <input type="checkbox"/> Satellite Dish | <input checked="" type="checkbox"/> Automatic Garage Door Opener(s) | <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows |
| <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Number Remote Controls <u>2</u> | <input checked="" type="checkbox"/> Water-Conserving Plumbing Fixtures |
| <input checked="" type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Sauna - <u>Common</u> | |
| <input checked="" type="checkbox"/> Central Air Conditioning | <input checked="" type="checkbox"/> Hot Tub/Spa: - <u>Common</u> | |
| <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> Locking Safety Cover | |
- Exhaust Fan(s) in Bathrooms 220 Volt Wiring in Laundry Closet Fireplace(s) in N/A
 Gas Starter Roof(s): Type: Unknown Age: Unknown (approx.)
 Other: _____

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

(*see note on page 2)

Buyer's Initials () ()

Seller's Initials (RAR) ()

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

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s) below.

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
 Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe: _____)

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

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

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

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

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

2, 12, 13, 14. Property shares walls, common areas, has an HOA, and deed restrictions.
11 - Property has urban noises/functions, schools, police station, traffic, and construction.

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 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 Section 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.

Buyer's Initials () ()

Seller's Initials (RAR) ()



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 Ricardo Alonso Rodriguez Date 10/4/21

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:

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

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices By Gregg R Neuman Date 10/4/21

IV. AGENT'S INSPECTION DISCLOSURE

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

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

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

Agent (Broker Obtaining the Offer) By Date

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

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

Seller Ricardo Alonso Rodriguez Date 10/4/21 Buyer Date

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices By Gregg R Neuman Date 10/4/21

Agent (Broker Obtaining the Offer) By Date

SECTION 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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SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/18)

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.

Seller makes the following disclosures with regard to the real property or manufactured home described as 1465 C Street #3406, Assessor's Parcel No. 534-210-19-27, situated in San Diego, County of San Diego California ("Property").

1. **Disclosure Limitation:** The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.
2. **Note to Seller: PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
 - Answer based on actual knowledge and recollection at this time.
 - Something that you do not consider material or significant may be perceived differently by a Buyer.
 - Think about what you would want to know if you were buying the Property today.
 - Read the questions carefully and take your time.
 - If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.
3. **Note to Buyer: PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
 - Something that may be material or significant to you may not be perceived the same way by the Seller.
 - If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
 - Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
 - Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.
4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section 18.

5. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**
- | | | |
|--|---|--|
| A. Within the last 3 years, the death of an occupant of the Property upon the Property | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| C. The release of an illegal controlled substance on or beneath the Property | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| D. Whether the Property is located in or adjacent to an "industrial use" zone | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (In general, a zone or district allowing manufacturing, commercial or airport uses.) | | |
| E. Whether the Property is affected by a nuisance created by an "industrial use" zone | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| F. Whether the Property is located within 1 mile of a former federal or state ordnance location | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (In general, an area once used for military training purposes that may contain potentially explosive munitions.) | | |
| G. Whether the Property is a <u>condominium</u> or located in a planned unit development or other common interest subdivision | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| H. Insurance claims affecting the Property within the past 5 years | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| I. Matters affecting title of the Property | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| J. Material facts or defects affecting the Property not otherwise disclosed to Buyer | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Explanation, or (if checked) see attached; _____

Buyer's Initials () ()

Seller's Initials (RAR) ()

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

6. REPAIRS AND ALTERATIONS:

ARE YOU (SELLER) AWARE OF...

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims)
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
(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed.
(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule?

Explanation: Replaced leaking faucet in kitchen in 2010

7. 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

Explanation: A) Appears 2 east-facing, small corner windows are fogged. Right Living Room window crank partially broken.

8. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

- A. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs

Explanation:

9. WATER-RELATED AND MOLD ISSUES:

ARE YOU (SELLER) AWARE OF...

- A. Water intrusion 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
C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood

Explanation:

10. PETS, ANIMALS AND PESTS:

ARE YOU (SELLER) AWARE OF...

- A. Pets on or in the Property
B. 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:

11. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

- A. Surveys, easements, encroachments or boundary disputes
B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage

Buyer's Initials () ()
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Seller's Initials (RAR) ()

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)



C. Use of any neighboring property by you Yes No

Explanation: _____

12. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

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

B. Operational sprinklers on the Property Yes No

(a) If yes, are they automatic or manually operated. Unknown

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

C. A pool heater on the Property Yes No

If yes, is it operational? Yes No

D. A spa heater on the Property Yes No

If yes, is it operational? Yes No

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

Explanation: _____

13. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)

ARE YOU (SELLER) AWARE OF...

A. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property Yes No

B. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property Yes No

C. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement Yes No

Explanation: _____

14. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

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

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

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

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

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

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

Explanation: C) Past Lawsuits for Construction Defect & Windows had occurred between HOA & Builder/Contractors

15. NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

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

Explanation: Property has urban noises/functions, schools, police station, traffic, and construction



16. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property
B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property
C. Existing or contemplated building or use moratoria that apply to or could affect the Property
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 as schools, parks, roadways and traffic signals
F. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed
G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property
H. Whether the Property is historically designated or falls within an existing or proposed Historic District
I. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies

Explanation:

17. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller
B. Any occupant of the Property smoking any substance on or in the Property
C. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer

Explanation:

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

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

Seller Ricardo Alonso Rodriguez Date 10/4/21

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

Buyer Date

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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: Ricardo Alonso Rodriguez Date: 10/04/2021
 Property Address: 1465 C Street #3406, San Diego, CA 92101 ("Property").

This form is for use with C.A.R.'s Seller Property Questionnaire (SPQ). It must not be used without the SPQ. The headings below duplicate those of the SPQ to facilitate concurrent use. It is strongly suggested that the two forms be placed side by side and the questions under the same heading be completed on both forms at the same time.

V. SELLER AWARENESS

Check the appropriate response for each question. For each YES checked, give an explanation on the lines provided below. If there is insufficient space, use the "ADDITIONAL INFORMATION" section on page 4 of this Addendum or attach an additional sheet.

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED

B. REPAIRS AND ALTERATIONS

Copy Documents.

Attach a copy, if available, of any documents, such as receipt(s), invoice(s), or report(s) for repair or alteration work.

C. STRUCTURAL, SYSTEMS AND APPLIANCES

Roof

1. Are you aware of any roof leak during your ownership?
2. Are you aware if the roof at any time has been repaired _____ replaced, _____ resurfaced? _____
3. If yes, provide an explanation, approximate date, and the name of the person or company that performed the work _____

ARE YOU (SELLER) AWARE OF...

Yes No

4. Was there a guarantee or warranty on the work and/or materials? _____
5. If yes, state when this was provided _____ by whom _____ for what period of time _____
6. Provide a copy of the guarantee/warranty.
7. Are you aware of any gutters and downspouts?
8. If yes, are you aware of holes or rust in the gutters and downspouts?
9. Is the drainage water directed away from the structure?

~~Yes No~~

~~Yes No
 Yes No
 Yes No~~

Other

1. Are you aware of any hardwood floors?
2. Are you aware of any exterior wall or ceiling without insulation?
3. For Yes answers to questions 1 and 2, use Section N at the end of this Addendum to specify the rooms.

Yes No
 Yes No

Buyer acknowledges receipt of copy of this page, which constitutes Page 1 of 6 pages.

Buyer's Initials (_____) (_____) Date: _____

Seller's Initials (RAR) (_____) Date: 10/4/21

D. LEASED OR FINANCED ITEMS AND SYSTEMS

ARE YOU (SELLER) AWARE OF...

- 1. Are you aware of any leased or financed items and/or systems on the Property, including solar system, water softener system, water purifier system, alarm system, or propane tank? (If the item and/or system is owned outright, attach a copy of the contract and bill of sale.) [] Yes [x] No

If "yes," complete the following. If "no," proceed to Section E.

- 2. Type of Item and/or System
(a) Water Softening, Filtration or Treatment System [] Yes [x] No
(b) Alarm System [] Yes [] No
(c) Solar Panels/System [] Yes [] No
(d) Propane Tank [] Yes [] No
(e) Other Item or System (explain) _____
Leased _____ or Other Obligation _____

- 3. For any item and/or system that is leased or financed, is there a contract, lease agreement, deed of trust, and/or a UCC-1 Financing Statement? [] Yes [] No

For each item or system leased or financed, complete the following:

- (a) What are the monthly payment(s)? \$ _____, \$ _____, \$ _____
(b) When do the payments end? _____, _____, _____
(c) If there are no monthly payments or monies owed to the provider, explain what agreement currently exists: _____

- (d) Is any obligation added to the property tax bill? [] Yes [] No

- 4. Attach a copy of all documents, including lease UCC-1 Financing Statement or other financing arrangement, deed of trust, bill of sale, property tax bill relating to the above items and/or systems.

E. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT

Insurance Claims

ARE YOU (SELLER) AWARE OF...

- 1. Are you aware of any insurance claim regarding the property beyond the five-year period referred to in V.A.8 of the SPQ? [] Yes [x] No
2. If yes, state in Section N at the end of this Addendum the date of the claim, the nature of the claim, what repairs or other work was performed, by whom, and the cost of the work.
3. Attach a copy of any documents reflecting these claims and the work performed.

Buyer acknowledges receipt of copy of this page, which constitutes Page 2 of 6 pages.

Buyer's Initials () () Date: _____

Seller's Initials (RAR) () Date: 10/4/21

Property Address/Parcel Number(s): 1465 C Street #3406, San Diego, CA 92101

F. WATER-RELATED AND MOLD ISSUES

G. PETS, ANIMALS AND PESTS

H. BOUNDARIES, ACCESS AND PROPERTY USED BY OTHERS

Fences

ARE YOU (SELLER) AWARE OF...

- 1. Is the property fenced?
2. If yes, state where Sides, Back, Front
3. Which owner built the fence(s)? Developer
4. Who maintains the fence(s)? HOA
5. Are you aware if fences are located: within property lines within the neighbors' property on the line not sure

[X] Yes [] No

Overhangs

Are you aware if your or your neighbor's roof, trees or shrubs overhang any property line?
If yes, please explain in Section N at the end of this Addendum.

[] Yes [X] No

I. LANDSCAPING, POOL AND SPA

Standing Water

ARE YOU (SELLER) AWARE OF...

Are you aware of any standing or ponding water after rainfalls, watering or around sprinklers?
If the answer is yes, specify where in Section N at the end of this Addendum.

[] Yes [X] No

J. COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS

Condo Conversion.

ARE YOU (SELLER) AWARE OF...

Are you aware if this complex is a conversion from apartments to condominiums?

[] Yes [X] No

Parking

- 1. Give the number, location, and type of parking space(s) assigned to the property: 2 UG, tandem.
2. Do you: own rent lease your storage space(s)?
3. What is your parking space(s) assignment number? 404, 405
4. What is the cost of the parking space(s)? 0

Storage

- 1. Give the number, location and type of storage unit(s) assigned to the property. Above parking spaces, metal cage
2. Do you: own rent lease your storage space(s)?
3. Where is the storage space located? Above parking spaces
4. What is the cost of the storage space? 0

Modifications to your unit

- 1. 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?
2. Are you aware if this work was done with the homeowners' association's approval?
3. If yes, please provide a copy of homeowners' association (HOA) approval, if applicable and available.

[] Yes [X] No
[] Yes [] No

Buyer acknowledges receipt of copy of this page, which constitutes Page 3 of 6 pages.

Buyer's Initials () () Date: Seller's Initials (RAR) () Date: 10/4/21

Other common interest/condominium questions

- 1. Are you aware of any current violations of restrictions in your unit or in the common area?
2. Are you aware of any significant defect/malfunction in the common area?

K. TITLE, OWNERSHIP AND LEGAL CLAIMS

Additional Questions

ARE YOU (SELLER) AWARE OF...

- 1. Have you received any compensation in litigation or settlement, involving any issue related to the property?
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 Statement rented or leased, rather than owned, by you?

L. NEIGHBORHOOD

ARE YOU (SELLER) AWARE OF...

- 1. Any current or proposed construction that will affect existing views?
2. Any current or proposed construction, near the property, of public or private facilities, such as highways, high-rise buildings or commercial development?
3. Any dumps, toxic or waste disposal sites, airports, prisons, mines, gravel pits or other such facility in or near the neighborhood?

M. GOVERNMENTAL

Special Regulation.

ARE YOU (SELLER) AWARE OF...

- 1. Are you aware if any part of the property is subject to special governmental regulation, such as hillside review, slope restrictions, open space or special set back requirements?
2. Are you aware of the release of any illegal or controlled substance on or beneath the property?

N. OTHER

Prior Transaction Disclosures

ARE YOU (SELLER) AWARE OF...

- 1. Are you aware of any disclosures or reports from your purchase of the Property, including but not limited to the Real Estate Transfer Disclosure Statement?
2. If so please provide a copy, or if not in your possession, explain.

Buyer acknowledges receipt of copy of this page, which constitutes Page 4 of 6 pages.

Buyer's Initials () () Date: _____

Seller's Initials (RAR) () Date: 10/4/21

BUYER'S LEGAL DUTY TO EXERCISE REASONABLE CARE

California law requires Buyer to exercise reasonable care to protect himself/herself, 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 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 independent satisfy himself/herself about the property as it relates to these considerations.

BUYER ACKNOWLEDGEMENT

Each Buyer below acknowledges that he/she has read and understands this Addendum.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

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 Page 6 of 6 pages.

Buyer's Initials (____)(____) Date: _____

Seller's Initials (PAR)(____) Date: 10/4/21