

There are no SPQ. Or TDS Disclosures the property is non-owner occupied and a trust. and Exempt

Summary of Disclosure Documents Provided for 1345 Parker, Berkeley Ca.

Please see the attached Exhibits numbered 1-10

Report of foundation Inspection and comments regarding significant sections. item # 1 was completely replaced # 2 refers to normal settlement# 3 Overall the foundation was found to be serviceable and no detrimental cracking .4. the sump pump was replaced, and the basement cleared and a drainage system was installed, the basement structure was serviceable 5. Floor elevations were determined and considered acceptable. 6 elevations were in accordance with ADA Standards.7 The report Concludes The structure foundation is serviceable and performing as intended.

2.Aegis fire systems this is a summary of work the estate did to replace the main valves on the fire sprinkler system that services the whole property. The pictures are of the replaced Equipment and Gauges. a separate bid of was prepared for replacing sprinkler heads that had been painted approx. \$2,000.00

3.Assessor parcel map: county parcel map

4.Lateral sewer contract and description of Work performed and paid for by the Estate.

5. Copy of letter from the city to the estate granting an easement across the Santa Fe right of way

6. permit card approval for 20 Yr. lateral sewer Certificate

7. Color Picture of Parcel Map of property

8. Original Park concept Plan

9. Changed Proposed Park plan & Fencing

10.Sample bid price to replace roof (seller to credit to buyer @ close of Escrow)

11.Topographic survey showing area claimed by the city in the right of way

Items shown have been removed, structure, electric gate control, etc

The following items have been Installed by the Estate in 2023

1. Whole house, both units' interior rooms painted.
2. New Electrical circuit breakers installed
3. New laminate flooring in both kitchens
4. New laminate flooring in front house bath room and laundry room
5. New lights throughout both units
6. Roof repaired June 2023 (still needs to be replaced)
7. Exterior cinder block wall replaced on second unit entry
8. Sump pump system installed basement cleared
9. New toilets installed in all Bathrooms
10. New door locks, Entries and bed rooms installed
11. Landscape and Trees trimmed and lot cleared