

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 AND LOT SIZE DISCLOSURE AND ADVISORY

BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPERTIES

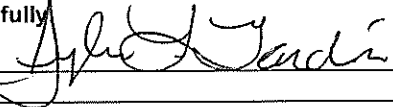
(C.A.R. Form SFLS, 12/20)

Property Address: 200 Harbor Dr #803, San Diego, CA 92101 ("Property")

- 1. DIFFERENT SOURCES OF SQUARE FOOTAGE MEASUREMENTS:** Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyer is using square footage to determine whether to purchase the Property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities; such calculations should not be relied upon by Buyer and the accuracy of any such figures should be independently verified by Buyer with their own experts including, but not limited to, a licensed appraiser.
- 2. PROPERTY (LOT) SIZE, DIMENSIONS, CONFIGURATIONS, AND BOUNDARIES:** Fences, hedges, walls, retaining walls, and other barriers or markers may not correspond with any legally-defined property boundaries, and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. If lot size, dimensions, property configurations, boundary lines, and locations of improvements are important to Buyer's decision to purchase or the price Buyer is willing to pay, then Buyer should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property.
- 3. BROKER OBLIGATIONS:** Brokers and Agents do not have expertise in determining the exact square footage and lot size. Broker has not and will not verify the accuracy of any numerical statements regarding square footage, room dimensions, or lot size, or the location of boundaries.
- 4. DISCLOSURE OF MEASUREMENTS AND SOURCES:** Square footage and/or lot size numbers inserted into the spaces below, if any, were taken from the referenced source and may be approximations only. Other measurement sizes may exist from other sources.

Source of Information	Sq. Footage	Lot Size	Additional Information	If checked, report attached
Public Record	1036	Common	CRS Data	<input type="checkbox"/>
Multiple Listing Service				<input type="checkbox"/>
Seller			Measurement comes from the following source:	<input type="checkbox"/>
Appraisal #1				<input type="checkbox"/>
Appraisal #2				<input type="checkbox"/>
Condominium Map/Plan				<input type="checkbox"/>
Architectural Drawings				<input type="checkbox"/>
Floor Plan/Drawings				<input type="checkbox"/>
Survey				<input type="checkbox"/>
Other				<input type="checkbox"/>
Other				<input type="checkbox"/>

By signing below, Seller: (i) represents that Seller is not aware of any other measurements of the Property; and (ii) acknowledges that Seller has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Seller is encouraged to read it carefully.

Seller Sylvia F. Gardon  Date 12-6-24
Seller _____ Date _____

By signing below, Buyer acknowledges that Buyer has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Buyer is encouraged to read it carefully. IF NO INFORMATION IS PROVIDED AND/OR ANY OF THESE MEASUREMENTS ARE MATERIAL TO BUYER, BUYER IS STRONGLY ADVISED TO INVESTIGATE THE VALIDITY, ACCURACY, OR EXISTENCE OF ANY MEASUREMENTS PROVIDED HEREIN OR OTHERWISE. IF BUYER DOES NOT DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS AND AGENTS.

Buyer _____ Date _____
Buyer _____ Date _____

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Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020



SFLS 12/20 (PAGE 1 OF 1)

SQUARE FOOTAGE AND LOT SIZE DISCLOSURE AND ADVISORY (SFLS PAGE 1 OF 1)



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)
 (C.A.R. Form TDS, Revised 6/24)

BERKSHIRE HATHAWAY | CALIFORNIA
 HOMESERVICES | PROPERTIES

This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for ALL units (or only unit(s) _____).
THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Diego
 _____, COUNTY OF San Diego, STATE OF CALIFORNIA,
DESCRIBED AS 200 Harbor Dr #803, San Diego, CA 92101

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

I. COORDINATION WITH OTHER DISCLOSURE FORMS

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

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

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

No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

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

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

Seller is is not occupying the property.

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

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Wall/Window Air Conditioning | <input checked="" type="checkbox"/> Pool: <u>HOA</u> |
| <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Sprinklers <u>FIRE</u> | <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 type="checkbox"/> Built-in Barbecue | <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) <u>HOA</u> | <input type="checkbox"/> Gas Supply: |
| <input checked="" type="checkbox"/> Smoke Detector(s) | <input checked="" type="checkbox"/> Garage: | <input 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 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>1</u> | <input checked="" type="checkbox"/> Water-Conserving Plumbing Fixtures |
| <input checked="" type="checkbox"/> Central Heating | <input type="checkbox"/> Sauna | |
| <input checked="" type="checkbox"/> Central Air Conditioning | <input checked="" type="checkbox"/> Hot Tub/Spa: <u>HOA</u> | |
| <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> Locking Safety Cover | |
| Exhaust Fan(s) in <u>Kit. Baths</u> | 220 Volt Wiring in <u>Don't Know</u> | Fireplace(s) in _____ |
| <input type="checkbox"/> Gas Starter | Roof(s) Type: <u>Don't Know</u> | Age: <u>30</u> (approx.) |
| <input type="checkbox"/> 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)

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TDS REVISED 6/24 (PAGE 1 OF 3)

Seller's Initials SEB /

Buyer's Initials _____ / _____



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

If any of the above is checked, explain. (Attach additional sheets if necessary.): See SPQ 7A

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code.

- C. Are you (Seller) aware of any of the following:
1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property...
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...
3. Any encroachments, easements or similar matters that may affect your interest in the subject property...
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits...
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes...
6. Fill (compacted or otherwise) on the property or any portion thereof...
7. Any settling from any cause, or slippage, sliding, or other soil problems...
8. Flooding, drainage or grading problems...
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides...
10. Any zoning violations, nonconforming uses, violations of "setback" requirements...
11. Neighborhood noise problems or other nuisances...
12. CC&R's or other deed restrictions or obligations...
13. Homeowners' Association which has any authority over the subject property...
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)...
15. Any notices of abatement or citations against the property...
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)...

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): #11 (Quintan Noise/Legal Living #2, 12, 13, 14) Property is a COMM. HARBOR CLUB & 2 HOA's common walls & amenities #16 Past lawsuits HOA versus Builder settled several years ago, same with HOA versus the dispute

- 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: Sylvia F. Gardon Date: 12-6-24

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

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

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices By [Signature] Date 12-6-24
 (Please Print) (Associate Licensee or Broker Signature)
Art Lewis

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 _____
 (Please Print) (Associate Licensee or Broker Signature)

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

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

Seller [Signature] Date _____ Buyer _____ Date _____
Sylvia F. Gardon

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices California By [Signature] Date 12-6-24
 (Please Print) (Associate Licensee or Broker Signature)
Art Lewis

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
 (Please Print) (Associate Licensee or Broker Signature)

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

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

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SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/24)

BERKSHIRE HATHAWAY CALIFORNIA PROPERTIES
HOMESERVICES

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

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

Seller makes the following disclosures with regard to the real property or manufactured home described as 200 Harbor Dr #803, Assessor's Parcel No. 535-347-15-16, situated in San Diego, County of San Diego, California ("Property").

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

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

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

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

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

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

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

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

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

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

D. Whether the Property is located in or adjacent to an "industrial use" zone Yes No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)

E. Whether the Property is affected by a nuisance created by an "industrial use" zone Yes No

F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) Yes No

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

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

I. Matters affecting title of the Property Yes No

J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 Yes No

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)



Property Address: 200 Harbor Dr #803, San Diego, CA 92101

- B. Past or present problems with livestock, wildlife, insects or pests on or in the Property Yes No
- C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above Yes No
- D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above Yes No

If so, when and by whom _____

Explanation: _____

12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

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

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

Explanation: HOA

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

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

Explanation: Currently there is a special assessment for the pipe project to pay until July 2025

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

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

Explanation: past lawsuits as mentioned in TDS



Property Address: 200 Harbor Dr #803, San Diego, CA 92101

16. NEIGHBORS/NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife Yes No
- B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property Yes No

Explanation: A DOWNTOWN NOISES/urban living

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present Yes No
- B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Yes No
- C. Whether the Property was originally constructed as a Manufactured or Mobile home Yes No
- D. Whether the property is tenant occupied Yes No
- E. Whether the Property was previously tenant occupied even if vacant now Yes No

Explanation: E lease expired tenant moved out

19. MATERIAL FACTS:

- A. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No
- B. (IF CHECKED) **ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Explanation: on order before me, NOT which one added the 1/2 Bath

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 Sylvia F. Gardon Date 12-6-24
Seller _____ Date _____

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

Buyer _____ Date _____
Buyer _____ Date _____

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SPQ REVISED 6/24 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)



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: Sylvia F. Gardon Date: 12-6-24

Property Address: 200 Harbor Dr #803, San Diego, CA 92101 ("Property").

This form is for use with C.A.R.'s Seller Property Questionnaire (SPQ) Revised 12/23. It must not be used without the SPQ. The headings below duplicate those of the SPQ to facilitate concurrent use. It is urged 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. **The paragraphs below are numbered to assist you in comparing to the SPQ.** If you do not understand how to answer a question, or what to disclose 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.

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 Comments/Information" section on page 5 of this Addendum or attach an additional sheet.

(SPQ 6.) STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED

(SPQ 7.) 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.

(SPQ 8.) STRUCTURAL, SYSTEMS AND APPLIANCES:

Roof

ARE YOU (SELLER) AWARE OF...

- 1. Are you aware of any roof leak during your ownership? Yes No
- 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 _____

- 4. Was there a guarantee or warranty on the work and/or materials? Yes No
- 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? Yes No
- 8. If "yes," are you aware of holes or rust in the gutters and downspouts? Yes No
- 9. Is the drainage water directed away from the structure? Yes No

Other

- 1. Are you aware of any hardwood floors? Yes No
- 2. Are you aware of any exterior wall or ceiling without insulation? Yes No
- 3. For "yes" answers to questions 1 and 2, use Section SPQ 19 at the end of this Addendum to specify the rooms.

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

Buyer's Initials () () Date: _____ Seller's Initials SPG () Date: 12-6-24

Published and distributed by:
Greater San Diego Association of REALTORS®
4845 Ronson Court, San Diego, CA 92111-1803
Tel: 858-715-8000 Web: www.sdar.com
Revision Date: August 2024

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 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 No
Leased _____ or Other Obligation _____

(b) Alarm System Yes No
Leased _____ or Other Obligation _____

(c) Solar Panels/System Yes No
Photovoltaic panels _____ or Hot water panels _____
Leased _____ or Other Obligation _____

(d) Propane Tank Yes No
Leased _____ or Other Obligation _____

(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 Statment?

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?

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

(SPQ 9.) DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

Insurance Claims

- 1. Are you aware of any insurance claim regarding the Property beyond the five-year period referred to in 6.H of the SPQ?
- 2. If "yes," state in Section SPQ 19 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.

Yes No

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

Buyer's Initials (____) (____) Date: _____ Seller's Initials (SFO) (____) Date: 12-6-29

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

(SPQ 11.) PETS, ANIMALS AND PESTS:

(SPQ 12.) BOUNDARIES, ACCESS AND PROPERTY USED BY OTHERS:

Fences

ARE YOU (SELLER) AWARE OF...

- 1. Is the Property fenced? Yes No
- 2. If yes, state where: Sides _____ Back _____ Front _____
- 3. Which owner built the fence(s)? _____
- 4. Who maintains the fence(s)? _____
- 5. Are you aware if fences are located: within property lines _____ within the neighbors' property _____ on the line _____ not sure _____

Overhangs

Are you aware if your or your neighbor's roof, trees or shrubs overhang any property line? Yes No
If yes, please explain in Section SPQ 19 at the end of this Addendum.

(SPQ 13.) 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? Yes No
If the answer is yes, specify where in Section SPQ 19 at the end of this Addendum.

(SPQ 14.) CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS:

Condo Conversion

ARE YOU (SELLER) AWARE OF...

Are you aware if this complex is a conversion from apartments to condominiums? Yes No

Parking

- 1. Give the number, location, and type of parking space(s) assigned to the Property: 1 Parking space
- 2. Do you: own rent _____ lease _____ your parking space(s)?
- 3. What is your parking space(s) assignment number? 566
- 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. _____
- 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, balcony, fence or other part of this home? Yes No
- 2. Are you aware if this work was done with the homeowners' association's approval? Yes No
- 3. If yes, please provide a copy of homeowners' association (HOA) approval, if applicable and available.

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

Buyer's Initials () () Date: _____ Seller's Initials (SFB) () Date: 12-6-24

Other common interest/condominium questions

- 1. Are you aware of any current violations of restrictions in your unit or in the common area?
If yes, please explain in Section SPQ 19 at the end of this Addendum. Yes No
- 2. Are you aware of any significant defect/malfunction in the common area?
If yes, please explain in Section SPQ 19 at the end of this Addendum. Yes No

(SPQ 15.) TITLE, OWNERSHIP, LIENS 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?
If yes, what related repairs were completed or other action was taken?
(Use Section SPQ 19 at the end of this Addendum.) Yes No
- 2. Is the Property leased, subject to an option to purchase or first right of refusal? Yes No
- 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? (Examples: water softener, security system.)
If yes, list the items in Section SPQ 19 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.) Yes No
- 4. Is the Property currently tenant-occupied? Yes No
- 5. Has the Property been tenant-occupied within the last five (5) years? Yes No
- 6. If the answer to 5, above, is "yes," was a tenant's tenancy terminated?
If "yes," how was the tenancy terminated? Yes No
 - Non-payment of rent
 - Family member or owner move-in
 - Property withdrawn from rental market
 - Property substantially demolished/remodeled
 - Compliance with government agency or court order regarding habitability or direction to vacate, or local ordinance mandating Property be vacated

(SPQ 16.) NEIGHBORS/NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- 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 such facility in or near the neighborhood? Yes No
- 4. Any conditions on adjacent or neighborhood properties such as unstable soils, cracked slabs, poor drainage, which may affect the value or desirability of the Property? 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.) 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 setback requirements? Yes No
- 2. Are you aware of the release of any illegal or controlled substance on or beneath the Property? Yes No

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

Buyer's Initials () () Date: _____ Seller's Initials (STC) () Date: 12-6-24

Property Address/Parcel Number(s): 200 Harbor Dr #803, San Diego, CA 92101

(SPQ 18.) 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? Yes No
- 2. If "yes," please provide a copy, or if not in your possession, explain. _____

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 _____ electric _____ water _____
- 4. Are you aware of any agreements of any kind with the tenants that are not in writing? Yes No
- 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

(SPQ 19.) ADDITIONAL COMMENTS/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 materially affects the value or desirability of the Property.

16-2 Constant Downtown Development, but I don't have any specific knowledge

Use an additional sheet if necessary.

Seller Acknowledgement:

Seller acknowledges that Seller has read and completed this Addendum, and certifies that the information herein is true to the best of Seller's knowledge.

Seller: Sylvia F. Gardon Date: 12-6-24

Seller: _____ Date: _____

Buyer acknowledges receipt of copy of this page, which constitutes Page 5 of 6 pages.

Buyer's Initials (____) (____) Date: _____ Seller's Initials SPG (____) Date: 12-6-24

BUYER'S LEGAL DUTY TO EXERCISE REASONABLE CARE

California law requires Buyer to exercise reasonable care to protect themselves, 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 themselves about the Property as it relates to these considerations.

BUYER ACKNOWLEDGEMENT

By signing below, Buyer acknowledges that Buyer has read, understands, and has received a copy of 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 (SPG) (____) Date: 12-6-24

SELLER PROPERTY QUESTIONNAIRE ADDENDUM (SPQA PAGE 6 OF 6)