



RECEIPT FOR REPORTS No. One
(C.A.R. Form RFR, Revised 6/25)

In accordance with the terms and conditions of the Purchase Agreement OR ☐ Other _____
dated _____, on property known
as 3050 Rue D'Orleans, Unit 461, San Diego, CA 92110, San Diego, CA 92110 ("Property"),
between TBD ("Buyer")
and Adam T Belsey ("Seller").

- 1. REPORTS PROVIDED TO BUYER:** Buyer is being provided with the following reports, documents, inspections reports, disclosures, proposals, estimates or invoices ("Reports") checked in **paragraphs 4 and 5**.
- 2. REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
- 3. BUYER'S OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value and desirability of the Property.

4. LIST OF REPORTS ORDERED BY BUYER OR SELLER FOR THIS TRANSACTION:

Report, Document or Disclosure	Ordered by	Prepared By	Dated	Via Link
A. ☒ Wood Destroying Pest Inspection	☐ B ☒ S	<u>Thrasher</u>	_____	☐
B. ☒ Home Inspection Report	☐ B ☒ S	<u>West Ivy</u>	_____	☐
C. ☒ Title: Preliminary Report	☐ B ☒ S	<u>First American</u>	_____	☐
D. ☐ Roof Inspection	☐ B ☐ S	_____	_____	☐
E. ☐ Sewer Lateral Report	☐ B ☐ S	_____	_____	☐
F. ☐ Natural Hazard Disclosure Report	☐ B ☐ S	_____	_____	☐
G. ☐ Domestic Well Test	☐ B ☐ S	_____	_____	☐
H. ☐ Septic/Private Sewage Inspection	☐ B ☐ S	_____	_____	☐
I. ☐ HVAC Inspection	☐ B ☐ S	_____	_____	☐
J. ☐ Government Inspection or Report	☐ B ☐ S	_____	_____	☐
K. ☐ Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	☐ B ☐ S	_____	_____	☐
L. ☐ Contractual Condominium/Planned Development Disclosures	☐ B ☐ S	_____	_____	☐
M. ☐ Lease Documents	☐ B ☐ S	_____	_____	☐
N. ☐ Tenant Estoppel Certificates	☐ B ☐ S	_____	_____	☐
O. ☒ <u>C.A.R. Forms AS,LPD,PSD,SPQ,TDS</u>	☐ B ☒ S	<u>Seller</u>	_____	☐
P. ☒ <u>See Text Overflow Addendum (C.A.R.</u>	☐ B ☒ S	<u>Pacific Isle HOA</u>	_____	☐
Q. ☐ _____	☐ B ☐ S	_____	_____	☐
R. ☐ _____	☐ B ☐ S	_____	_____	☐



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- 5. LIST OF REPORTS FROM PREVIOUS TRANSACTIONS:** The following Reports are being provided by Seller from previous transactions, and unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not have been updated or reflect the current condition of the Property.

**Report, Document or Disclosure
From Previous Transactions**

Prepared By

Dated Via Link

A.	☒ <u>FLD</u>	<u>Curtis Speed</u>	<u>05/19/2020</u>	☐
B.	☒ <u>MCA</u>	<u>Curtis Speed</u>	<u>05/04/2020</u>	☐
C.	☒ <u>SPQ</u>	<u>Curtis Speed</u>	<u>05/04/2020</u>	☐
D.	☒ <u>TDS</u>	<u>Maria Speed</u>	<u>05/04/2020</u>	☐
E.	☒ <u>RRRR</u>	<u>Curtis Speed</u>	<u>05/16/2020</u>	☐
F.	☒ <u>VP</u>	<u>Adam Belsey</u>	<u>05/20/2020</u>	☐
G.	☒ <u>WCMD</u>	<u>Curtis Speed</u>	<u>05/02/2020</u>	☐
H.	☒ <u>Home Inspection Report</u>	<u>Amerispec Inspection Services</u>	<u>05/06/2020</u>	☐
I.	☐			☐
J.	☐			☐
K.	☐			☐

Seller is not aware of any other reports in Seller's possession or control.

Seller _____ Adam T Belsey Date _____

Seller _____ Date _____

- 6. REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

A. ☐ All Reports Delivered via link.

B. ☐

C. ☐

- 7. ADDITIONAL INVESTIGATION RECOMMENDATIONS:** If any of the above reports recommends Buyer obtain additional investigations, you should contact qualified experts to determine if such additional investigations are necessary. If you do not do so, you are acting against Broker's Advice.

- 8. REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

Buyer acknowledges receipt of the report(s), document(s), inspection report(s), disclosure(s), proposal(s), estimate(s), or invoice(s) ("Reports") checked above. Unless otherwise specified in paragraph 6, Buyer acknowledges being able to access any and all Reports delivered via a link.

By signing below, Buyer acknowledges that they have received a copy of this Receipt for Reports, and they have read and understand its terms.

Buyer _____ TBD Date _____

Buyer _____ Date _____

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Rue D'Orleans



TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 3050 Rue D'Orleans, Unit 461, San Diego, CA 92110, San Diego, CA 92110 ("Property"),
in which TBD is referred to as ("Buyer")

1) RFR, Paragraph 4, P:
NFPA 72 Annual Fire Alarm Inspection a& Test Report

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer TBD Date _____

Buyer _____ Date _____

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TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)