

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 12/21)

Packing Shed

THIS DISCLOSURE STATEMENT CON	COU	RNS THE REAL PROPERTY SITUAT	ED IN	THE CITY OF Oroville
DESCRIBED AS parcel # 072	- 20	00-053		*
THIS STATEMENT IS A DISCLOSU COMPLIANCE WITH § 1102 OF THE C KIND BY THE SELLER(S) OR ANY AN IS NOT A SUBSTITUTE FOR ANY INS	JIVIL GEN	. CODE AS OF (DATE)_ IT(S) REPRESENTING ANY PRINC	IPAL	IT IS NOT A WARRANTY OF ANY (S) IN THIS TRANSACTION, AND
I. COORD	INA	TION WITH OTHER DISCLOSUI	REF	ORMS
This Real Estate Transfer Disclosure State depending upon the details of the particular residential property).				
Substituted Disclosures: The following di Report/Statement that may include airport ar in connection with this real estate transfer, at the same:	nnoy	ances, earthquake, fire, flood, or special a	asses	sment information, have or will be made
 Inspection reports completed pursuant t Additional inspection reports or disclosur 		contract of sale or receipt for deposit.		Service and a property and a service and a s
□ No substituted disclosures for this transf				
		II. SELLER'S INFORMATION		Su jegovjenica se oznavija).
The Seller discloses the following infor Buyers may rely on this information in de authorizes any agent(s) representing an entity in connection with any actual or ar	ecidi y pri nticip	ng whether and on what terms to pure ncipal(s) in this transaction to provide pated sale of the property.	chase a co	e the subject property. Seller hereby py of this statement to any person or
THE FOLLOWING ARE REPRESENTA OF THE AGENT(S), IF ANY. THIS INFO CONTRACT BETWEEN THE BUYER A	ATIO ORN AND	ONS MADE BY THE SELLER(S) AN MATION IS A DISCLOSURE AND IS SELLER.	D AF NOT	RE NOT THE REPRESENTATIONS INTENDED TO BE PART OF ANY
Seller ☐ is ☐ is not occupying the	pro	perty.		
A. The subject property has the it	ems	checked below:*		
Range * see below		Wall/Window Air Conditioning		Pool:
✓ Oven		Sprinklers		□ Child Resistant Barrier
Microwave		Public Sewer System		
☐ Dishwasher		Septic Tank	10.01	☐ Gas ☐ Solar ☐ Electric
☐ Trash Compactor		Sump Pump		Water Heater:
☐ Garbage Disposal				☐ Gas ☐ Solar ☑ Electric
☐ Washer/Dryer Hookups		Patio/Decking		Water Supply:
Rain Gutters		Built-in Barbecue		☐ City ☑ Well
☐ Burglar Alarms		Gazebo		☐ Private Utility or
Carbon Monoxide Device(s)		Security Gate(s)	-	Other
✓ Smoke Detector(s)		Garage:		Gas Supply:
☐ Fire Alarm		☐ Attached ☐ Not Attached		☐ Utility
☐ TV Antenna		☐ Carport		Window Screens
☐ Satellite Dish		☐ Automatic Garage Door Opener(s)		
☐ Intercom		☐ Number Remote Controls		Quick Release Mechanism on
☐ Central Heating	Ц	Sauna		Bedroom Windows
☐ Central Air Conditioning☑ Evaporator Cooler(s)	LJ	Hot Tub/Spa: ☐ Locking Safety Cover	~	Water-Conserving Plumbing Fixtures
Exhaust Fan(s) in220) Volt	The second secon	ronlac	o(s) in
☐ Gas Starter ☐ Roof(s): Type:	. 1/4	i etal	epiac	(approx)
	441	[E][A]		Mge. (approx.)
Other:				
Are there, to the best of your (Seller's) kno describe. (Attach additional sheets if necessar				
(*see note on page 2)	***************************************			
© 2021, California Association of REALTORS®, Inc.,		Buyer's Initials/S	allasta	Initials Di
TDS REVISED 12/21 (PAGE 1 OF 3)		buyer's irilitais	eller S	INITIALS UL EQUAL HOUSING OPPORTUNITY

Property Address: 6176 Old Olive Hwy	Packing Shed Date: 3/11/22
B. Are you (Seller) aware of any significant defects/malfun space(s) below.	ctions in any of the following? Yes/INo. If yes, check approprie
☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ In	nsulation Roof(s) Windows Doors Foundation Slab(s) stems Plumbing/Sewers/Septics Other Structural Components
(Describe:	The state of the s
If any of the above is checked, explain. (Attach additional sheet	ts if necessary.):
garage door opener, or child-resistant pool barrier may not be monoxide device standards of Chapter 8 (commencing with § of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 104 of, the Heal mechanisms in compliance with the 1995 edition of the Californi family residences built on or before January 1, 1994, to be exadditionally, on and after January 1, 2014, a single-family residence.	condition of sale or transfer of the dwelling. The carbon monoxide device in compliance with the safety standards relating to, respectively, carb 13260) of Part 2 of Division 12 of, automatic reversing device standards of Article 2.5 (commencing with and Safety Code. Window security bars may not have quick-relea a Building Standards Code. § 1101.4 of the Civil Code requires all sing quipped with water-conserving plumbing fixtures after January 1, 201 dence built on or before January 1, 1994, that is altered or improved as as a condition of final approval. Fixtures in this dwelling may not complete.
 C. Are you (Seller) aware of any of the following: 1. Substances, materials, or products which may be an erformaldehyde, radon gas, lead-based paint, mold, fuel or the following: 	r chemical storage tanks, and contaminated soil or water
Features of the property shared in common with adjoining	ng landowners, such as walls, fences, and driveways
whose use or responsibility for maintenance may have a	n effect on the subject property
 Any encroachments, easements or similar matters that r Boom additions, structural modifications or other alterations. 	nay affect your interest in the subject property
Hoom additions, structural modifications, or other alteral	ions or repairs not in compliance with building codes
b. Fill (Compacted or otherwise) on the property or any nor	ion thereof
Flooding, drainage or grading problems	r soil problems
3. Major damage to the property or any of the structures tro	om tire earthquake floods or landslides
 Any zoning violations, nonconforming uses, violations of 	"setback" requirements
11. Neighborhood noise problems or other huisances	T Yes PA
13. Homeowners' Association which has any authority over	the subject property
14. Any common area (racilities such as pools, tennis cour	ts, walkways, or other areas co-owned in undivided
15. Any notices of abatement or citations against the proper	y Yes ⊌n
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 affe	ecting this real property, claims for breach of warranty
agreement pursuant to \$ 903 threatening to or affect	roperty, or claims for breach of an enhanced protection ing this real property, including any lawsuits or claims
for damages pursuant to § 910 or 914 alleging a defer	ct or deficiency in this real property or "common areas"
(facilities such as pools, tennis courts, walkways, or other	r areas co-owned in undivided interest with others) ☐ Yes ☑N
f the answer to any of these is ves. explain. (Attach additional st	neets if necessary.): This building does not meet
the set back requirements. This hus	lding is permitted as "ag exempt" building
Back breakroom was remodeled wi	thout permits in 2018 including propane
line to Stove.	property
1 The Saller certifies that the property as of the class of	
regulations and applicable local standards.	escrow, will be in compliance with § 13113.8 of the Health and Safe proved, listed, and installed in accordance with the State Fire Marshal crow, will be in compliance with § 19211 of the Health and Safety Cod
by having the water heater tank(s) braced, anchored, or s	trapped in place in accordance with applicable law.
Seller certifies that the information herein is true and correc	t to the best of the Seller's knowledge as of the date signed by the
Seller Why -	Date 3/11/22
Seller	Date
	July

TDS REVISED 12/21 (PAGE 2 OF 3) Buyer's Initials

_ Seller's Initials ___

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date
Agent (Broker Representing Seller)	(Please Print)	By(Associate Licensee or Broker Signature)	Date
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 12/21)

Packing shed

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.

	RBY	STATUTE OR DUGH DISCLO	CASE LAW. I	MANY DISCLO	SURES MUS	ST BE MADE	WITHIN C	ERTAIN T	IME LIMIT	S. TIME	LY AND
6	176	makes the follo	wing disclose Hwy Orov	Ille CA 93	95966	Assessor's	Parcel No.	072-	200 - 0 !	53_,	situated
		· Oroville	,			, County of	of Bu Ho	•	Californ	nia ("Pro	perty").
	No des	Something the Think about we Read the question, whe cannot answe te to Buyer, Plainability of the Formething its Seller's disclocuter AWARE ecking either swers in the security of the securit	ny. This disc te for any instant of the collections of the collections of the collections. A real envice, they shupped to help to elimit of actual known of the contract you would stions careful inderstand hother on this for the questions. URPOSE: To Property and hat may be made important to ally disclose we sures are not in the contract of the cont	pections or wentract between or other perstate broker is ould consult tell the Buyer a sinate misunder owledge and reconsider mater dwant to know by and take you we to answer a common a TDS, you so for you or ado give you more nelp to eliminate terial or signification, be sure that they actual a substitute for each statement." There is each or attach a ses, warranties, whether preparate or other than they actual as a substitute for each statement.	ment is not a arranties the arranties the Buyer and son working a qualified to an attorney. About known instandings absended in time. Question, or we should constribe you on the information also misunderstate and to you may be put your colly know. Seller your own in the below, a no time limid ditional commaintenance and in the part of the p	warranty of a principal (set of Seller. Urg with or the odvise on material or si out the condition of the odvise on the condition of the odvise of the odvis	any kind by may wish hiess other real estate gnificant ite dition of the derceived disperty today as or how to eattorney in ency of any material or sut the conditions in how about a personal juguestion in so otherwish check se diations, estint, including	wise speker has a transactor of the same way writing (Call material dogments of the same specification of the same way writing (Call material dogments of the same way writing	ler or any n. This di cified in n not verific tions. If s ing the valu y a Buyer. disclosure tofyourch or disclosu tems affec Property. by the Se A.R. form or signific or commo (Seller) a ied. Exp (SELLER) dies, vious	in responsion of the series of	e(s) and re is not. Broker rmation or Buyer sirability onse to a A broker provide. value or of" by y "Yes"
	Pro	nsaction), perta pperty in the pa ecting the Prop	st, now or pro	posed; or (ii)	easements, e	ncroachmen	ts or bound	ary disput	es	□ Ye	s 🗆 No
	No	te: If yes, provolanation:	ide any suc	h documents	in your pos	session to E	Buyer.				
6.	СТ	ATUTORILY O	D CONTRAC	TUALLY DEC	UIDED OD B	DELATED:	ADE	VOII (s	ELLED)	AWAD	E OE
Ο.	A.	Within the last An Order from	t 3 years, the a government	death of an oc and health officia	cupant of the lidentifying t	Property up	on the Prop as being co	erty ntaminate	d by	. 🗆 Ye	es No
		methampheta	mine. (If yes,	attach a copy	of the Order.)				□ Ye	s No
	C.	The release of	f an illegal co	ntrolled substa	nce on or ber	neath the Pro	perty		••••••	. 🗆 Ye	s No
	D.	Whether the F (In general, a z	roperty is loc	ated in or adja- allowing manu	cent to an "infacturing, com	dustriai use" imercial or aii	zone rport uses.)			LJ Y6	es M No
	E.	Whether the F	Property is aff	ected by a nui	sance create	d by an "ind	ustrial use"	zone		🗆 Ye	s WNo
	F.	Whether the F (In general, an	roperty is locarea once us	ated within 1 m ed for military tr	ile of a forme aining purpos	r federal or s es that may o	tate ordnan ontain poter	ce location	n osive		
	G.	Whether the F	roperty is a c	ondominium o	located in a	planned unit	developme	ent or othe	r		es PNo
											^
		alifornia Association o		S				1-11-1	D1		
SP	3 RE	VISED 12/21 (P	AGE 1 OF 4)	Buyer's Initials	/	***************************************	Seller's	Initials	<u> </u>	*******************************	COUAL HOUSING OPPORTUNITY

roper	ty Address: 6176 Old Olive Hwy Packing Shed	
H.	Insurance claims affecting the Property within the past 5 years	✓ Yes □ No
1.	Matters affecting title of the Property	Yes W No
J.	Material facts or defects affecting the Property not otherwise disclosed to Buyer	☐ Yes ☑ No
K.	Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil	ELV EXI
E.	relanation or [7] (if checked) and attached. Well fire 2017	□ Yes M NO
EX	kplanation, or [if checked) see attached; [Natt Five 201]	
,000000000		
		WARE OF
A.	Any alterations, modifications, replacements, improvements, remodeling or material repairs on the	Nos I No
B	Any alterations, modifications, replacements, improvements, remodeling, or material repairs	M 162 INC
	to the Property done for the purpose of energy or water efficiency improvement or renewable	
W 88	energy?	Yes No
C.	Ongoing or recurring maintenance on the Property	
n	(for example, drain or sewer clean-out, tree or pest control service)	Yes Voc
F.	Whether the Property was built before 1978	Yes No
	(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces	
	started or completed	☐ Yes ☐ No
	(b) If yes to (a), were such renovations done in compliance with the Environmental Protection	C V C N
-	Agency Lead-Based Paint Henovation Hule	Yes I No
EX	planation: general improvements. insulation, sheetrock, electrical upgrades,	cold Stom
W	TRUCTURAL CYCTERS AND ADDITANCES.	WADE OF
. 31	Defects in any of the following (including past defects that have been repaired): heating air	WARE UF
7.	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,	_/
D	The leasing of any of the following on or caving the Property: solar eveter, water softener	Yes No
D.	system, water purifier system, alarm system, or propage tank(s)	□ Yes PN
C.	An alternative septic system on or serving the Property	☐ Yes ▼ No
Ex	oplanation: Water heater leaked in 2020 and was replaced.	
8.6.	SASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER)	MADE OF
. DI	ngneigi feliat of gecietanea, inclifanea of cattlamant, collinnt of facallyan, trom any tanafal, ctata, local of	WARL OF
Fir	nancial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged	WARL OF
Fir pri da	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether	
Fir pri da or	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether not any money received was actually used to make repairs	
Fir pri da or	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether	
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Fir pri da or Ex	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether not any money received was actually used to make repairs. I planation: Wall Fire 2017 See addendum attached ATER-RELATED AND MOLD ISSUES: Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property.	Yes No
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Fir pri da or Ex O. W. A. B. C. Ex G. P. F. A.	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether not any money received was actually used to make repairs. ATER-RELATED AND MOLD ISSUES: Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. ARE YOU (SELLER) A Past or present pets on or in the Property. ARE YOU (SELLER) A Past or present pets on or in the Property.	Yes No Yes No Yes No Yes No Xterior
Firm pridate or Ex O. W. A. B. C. Ex S. I. PE A. B.	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether not any money received was actually used to make repairs. I plantion: Wall fire 2017 See addendem attatable. ARE YOU (SELLER) A Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. I plantion: During heavy rains, water can blew in off reef onto collab. ETS, ANIMALS AND PESTS: Past or present pets on or in the Property. Past or present problems with livestock, wildlife, insects or pests on or in the Property.	Yes No Yes No Yes No Yes No Xterior
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Firm printed and or Ex. O. W. A. B. C. Ex. C. Ex. C. B. C. C.	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether not any money received was actually used to make repairs colored was actually used to make repairs. ATER-RELATED AND MOLD ISSUES: Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. Planation: During heavy rains, water can blow in off roof onto colors. Past or present pets on or in the Property. Past or present pets on or in the Property. Past or present poblems with livestock, wildlife, insects or pests on or in the Property, due to any of the above.	Yes No Yes No Yes No Yes No Yes No Xit rior Yes No
Firm printed and or Ex. O. W. A. B. C. Ex. C. Ex. C. B. C. C.	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether not any money received was actually used to make repairs. I planation: Wall fire 2017 See addendem attached ARE YOU (SELLER) ARE YOU (SELLER) ARE YOU (SELLER) ARE 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. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. Rolandion: During heavy rains, water can blow in off roof onto a fine time to present pets on or in the Property. Past or present pets on or in the Property. Past or present problems with livestock, wildlife, insects or pests on or in the Property, due to	Yes No WARE OF Yes No Yes No Yes No WARE OF Yes No WARE OF Yes No WARE OF
Firm printed and or Ex. O. W. A. B. C. Ex. C. Ex. C. B. C. C.	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether not any money received was actually used to make repairs	Yes No WARE OF Yes No Yes No Yes No WARE OF Yes No WARE OF Yes No WARE OF
Firm printed and or Ex. O. W. A. B. C. Ex. C. D.	ivate agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged image to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether not any money received was actually used to make repairs. AREYOU (SELLER) AREY	Yes No WARE OF Yes No Yes No
	H. J. K. E. R. A. B. C. D. E. S. A. B. C. E.	H. Insurance claims affecting the Property within the past 5 years I. Matters affecting title of the Property J. Material facts or defects affecting the Property not otherwise disclosed to Buyer K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 Explanation, or □ (if checked) see attached; Wall Fire 201□ REPAIRS AND ALTERATIONS: A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) D. Any part of the Property being painted within the past 12 months E. Whether the Property being painted within the past 12 months E. Whether the Property as 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: @energa Improvements Insulation, Sheetrock, Electrical upgrades, Water heater + back unit remodel STRUCTURAL, SYSTEMS AND APPLIANCES: A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including past defects that have been repaired): heating, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, w



Pro	per	ty Address: Col76 Old Olive Hwy Packing shed		
12	. B	OUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) Surveys, easements, encroachments or boundary disputes	AWARE Yes	
	B	. Use or access to the Property, or any part of it, by anyone other than you, with or without	LI TES	CD INC
		permission, for any purpose, including but not limited to, using or maintaining roads, driveways		
	C	or other forms of ingress or egress or other travel or drainage	☐ Yes	E NO
	E	planation:	1.00	193 140
13	L	ANDSCAPING, POOL AND SPA: ARE YOU (SELLER)	AWARE	OF
	A.	Diseases or infestations affecting trees, plants or vegetation on or near the Property	☐ Yes	MNO
	B.	Operational sprinklers on the Property (a) If yes, are they □ automatic or ☑ manually operated.	Yes	
		(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	MNO
		If yes, is it operational? □ Yes No A spa heater on the Property		
		If ves. is it operational? ☐ Yes ☑ No	L Yes	LINC
	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,	- W	me NI.
	Ex	including pumps, filters, heaters and cleaning systems, even if repaired		MNO
14.	C	ONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APP	LICABLE)
	^	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
	В.	Any declaration of restrictions or Architectural Committee that has authority over improvements		
	C.	Any improvements made on or to the Property without the required approval of an	□ Yes	
	•	Architectural Committee or inconsistent with any declaration of restrictions or Architectural		
		Committee requirement	☐ Yes	
	EX	planation;		
15	TI	TLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER)		
15.	A.	Any other person or entity on title other than Seller(s) signing this form	AWARE	OF
	В.	Leases, options or claims affecting or relating to title or use of the Property	☐ Yes	
	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
	⊏.	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 afteration, modification, replacement, improvement, remodel or material repair of	14	
	Fx	the Property being paid by an assessment on the Property tax bill	☐ Yes	NO
	T	he Peach Jambaree LLC which is the owning entity on the grant	- deed	o T
16.	NE	EIGHBORS/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	-/-	
	В.	voltage transmission lines, or wildlife	Yes	
	Ev	and enjoyment of the Property	□ Yes	₽ No
	N EX	planation: There are occassional dogs barking. Sometimes you can be eighbors using yard maintenance equipment like chainsaws, w	ear	r Ia
	OY	mower. Once and awhile someone in the distance solving target	reed n	nib
f		actice. Forbestown Rd vehicles can be heard driving by. Also no		ATV
			1	
SPO	R	EVISED 12/21 (PAGE 3 OF 4) Buyer's Initials/ Seller's Initials/		IAL HIGUSON

	ty Address: 6176 Old Olive Hwy Packing Shed			
17.0	OVERNMENTAL: ARE YOU (SELLER)	ΔWΔ	BE	OF
	Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or			OI
	general plan that applies to or could affect the Property		Yes	Y No
В.	EXISTENCE OF DENDENCY of any rent control, occupancy restrictions, improvement			
0	restrictions or retrofit requirements that apply to or could affect the Property			Y No
C.	Existing or contemplated building or use moratoria that apply to or could affect the Property		Yes	V No
U.	Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill			
F	that apply to or could affect the Property	LIY	res	✓ No
b	such as schools narks madways and traffic signals		100	CO NIO
F.	such as schools, parks, roadways and traffic signals Existing or proposed Government requirements affecting the Property (i) that tall grass, brush		165	No
	or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or			
	cutting or (iii) that flammable materials be removed.		100	Ø No
G.	Any protected habitat for plants, trees, animals or insects that apply to or could affect the		03	NEJ TYC
	Property		les.	₩ No
Н.	Whether the Property is historically designated or falls within an existing or proposed		00	321 140
	Historic District	ПУ	les	No
1.	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	□ Y	es	No
J.	Any differences between the name of the city in the postal/mailing address and the city which has			
	jurisdiction over the property	□ Y	es	WNO
EX	planation:			
18 0				
	FHER: ARE YOU (SELLER) Any occupant of the Property smoking or vaping any substance on or in the Property, whether past	AWAH	4E ()F
Α.	or property of the Property smoking of vaping any substance of or the Property, whether past		_	
		m V	-	
В.	or present	. D Y	'es	LY IVO
В.	Any use of the Property for, or any alterations, modifications, improvements, remodeling or materia	1		
	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Any past or present known material facts or other significant items affecting the value or desirability.	ll □ Y	'es	₽ No
C.	Any use of the Property for, or any alterations, modifications, improvements, remodeling or materia change to the Property due to, cannabis cultivation or growth	Ⅱ □ Y □ Y	'es	₽ No
C.	Any use of the Property for, or any alterations, modifications, improvements, remodeling or materia change to the Property due to, cannabis cultivation or growth	Ⅱ □ Y □ Y	'es	₽ No
C.	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Any past or present known material facts or other significant items affecting the value or desirability.	Ⅱ □ Y □ Y	'es	₽ No
C. Ex	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer planation: [IF CHECKED] ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains an	ional c	'es	☑ No
C. Ex	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth	il 🗆 Y 🗆 Y	es es comr	No No
C. Ex 19. Seller attach signed independent	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer planation: [IF CHECKED] ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains and contains an explanation or additional contains an	il Y	es es eomr	No Ments dany date ran is
C. Ex 19. Seller attach signed independent are	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer	ional c s form as of oy this and (ii) sclosu	es eomranament the state of the	Mo Ments dany date rm is
C. Ex 19. Seller attach signed indeport that ar Seller Seller	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth	ional costonic sform as of coy this as closu	es e	No Ments dany date rm is thing
C. Ex 19. Seller attach signed indeport that ar Seller Seller By signed	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth	ional costonal coston	es eomrana and the store of the	No Ments dany date rm is thing
19. 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer planation: [IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additives possible to specific questions answered "yes" above. Refer to line and question number in explanation. The represents that Seller has provided the answers and, if any, explanations and comments on this ed addenda and that such information is true and correct to the best of Seller's knowledge if by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested be endent from any duty of disclosure that a real estate licensee may have in this transaction; any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure that a real estate licensee from his/her own duty of disclosure	ional costonic (ii) sclosu	es eomranament the state of the	No ments d any date rm is thing
Seller attach signed indeport that ar Seller Seller Buyer	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer. planation: [IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additivesponse to specific questions answered "yes" above. Refer to line and question number in explanation, represents that Seller has provided the answers and, if any, explanations and comments on thied addenda and that such information is true and correct to the best of Seller's knowledge if by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure that a real estate licensee may have in this transaction; any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that a real estate licensee seller from his/her own duty of disclosure that Buyer has read, understands and has received a contribution.	ional cost sform as of by this sclosury of th	es communate the state of the s	No No nents dany date rm is thing

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SPQ REVISED 12/21 (PAGE 4 OF 4)



Main residence



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 12/21)

	NCERNS THE REAL PROPERTY SITUAT	STATE OF CALIFORNIA
DESCRIBED AS Darce ! #	.072-200-024+072-200	-023
IS NOT A SUBSTITUTE FOR ANY INS	URE OF THE CONDITION OF THE CIVIL CODE AS OF (DATE) 3/6/22. GENT(S) REPRESENTING ANY PRINCE SPECTIONS OR WARRANTIES THE PR	IPAL(S) IN THIS THANSACTION, AND INCIPAL(S) MAY WISH TO OBTAIN.
	DINATION WITH OTHER DISCLOSU	
residential property).	ement is made pursuant to § 1102 of the C ar real estate transaction (for example: spec	ial study zone and purchase-money liens or
Report/Statement that may include airport a	isclosures and other disclosures required by nnoyances, earthquake, fire, flood, or special and are intended to satisfy the disclosure obliga-	assessment information have or will be made
☐ Inspection reports completed pursuant	to the contract of sale or receipt for deposit.	
 Additional inspection reports or disclosu 	res:	
 No substituted disclosures for this trans 	II. SELLER'S INFORMATION	
authorizes any agent(s) representing an entity in connection with any actual or a THE FOLLOWING ARE REPRESENT.	ATIONS MADE BY THE SELLER(S) AN	chase the subject property. Seller hereby a copy of this statement to any person of the DARE NOT THE REPRESENTATIONS
Seller vis is not occupying the		
A. The subject property has the it Range - Induction Oven Microwave Dishwasher Trash Compactor Garbage Disposal Washer/Dryer Hookups Rain Gutters Burglar Alarms Carbon Monoxide Device(s) Smoke Detector(s) Fire Alarm TV Antenna Satellite Dish Intercom Central Heating Central Air Conditioning Evaporator Cooler(s) DUCTIES MADIS ALARMS And Alarms And Alarms Carbon Monoxide Device(s) Fire Alarm TV Antenna Satellite Dish Intercom Central Heating Central Foreign (S) DUCTIES MADIS AND ALARMS And Al	Wall/Window Air Conditioning Sprinklers Fire Public Sewer System Septic Tank Sump Pump Water Softener Patio/Decking Built-in Barbecue Gazebo Security Gate(s) Garage: Attached □ Not Attached	Pool:
Exhaust Fan(s) in 18 throng kitchen 220	Volt Wiring in Fir	replace(s) in
☐ Gas Starter ☐ Roof(s): Type: ☐ Other: ☐	metal	Age: 3 yrs. (approx.)
Are there, to the best of your (Seller's) kno	wledge, any of the above that are not in ope	erating condition? Yes/ No. If yes, then
OCCOSIONALLA COUSES DIVING	ary): Check valve on fire spr	cinkler plumbing
(*see note on page 2) momointain) to surge. System function	9
KITCHEN HOOD HAS VISIBLE DUT © 2021, California Association of REALTORS®, Inc.	CT - FUNCTIONS CORRECTLY, TO	
TDS REVISED 12/21 (PAGE 1 OF 3)	Buyer's Initials Se	eller's Initials UL / EQUAL HOUSING OPPORTUNITY

×

5	Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes/ No. If yes, check appropriately the second seco	
-	space(s) below.	oriat
	☐ 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	9
	cribe:	***************************************
If any	of the above is checked, explain. (Attach additional sheets if necessary.):	
***************************************		***************************************
garagemond of Ch § 115 mech family Addit required with §	Illation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide de door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, caxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards apter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing 920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-reanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the Civil Code requires all stresidences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, onally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not constitute the Civil Code.	arbo dard wit leas ingle 2017
C. Ai	e you (Seller) aware of any of the following: 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	
2.	on the subject property	
3.	whose use or responsibility for maintenance may have an effect on the subject property	N
4.	Room additions, structural modifications, or other alterations or repairs made without necessary permits	No
5. 6.	Room additions, structural modifications, or other alterations or repairs not in compliance with building codes	No
7.	Any settling from any cause, or slippage, sliding, or other soil problems	NO
9.	Flooding, drainage or grading problems	No
10	Any zoning violations, nonconforming uses, violations of "setback" requirements	No
11	Neighborhood noise problems or other nuisances	No
13	CC&R's or other deed restrictions or obligations	N
14	Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided	
15	interest with others)	NO
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)	₹No
f the	answer to any of these is yes, explain. (Attach additional sheets if necessary.):	
C3	- PG+E utility easement - 120 sq.ft recom laundry room required no permit to construct. However	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
C4	- 120 sq. ft room laundry room required no permit to construct. However	n
NG	improved with electrical + plumbing without permits.	
2.	The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and S Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Mars regulations and applicable local standards. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety (by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law. certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by	hal's
Seller	$\mathcal{L}_{\mathcal{L}}$	
Seller		
Seller	Date	

Seller's Initials DL Buyer's Initials _____



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) 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) 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 Date _ Buyer _ Date Seller Date Buyer Date Agent (Broker Representing Seller) Agent (Broker Obtaining the Offer) (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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TDS REVISED 12/21 (PAGE 3 OF 3)





SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/21)

Main residence

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.

	0110	OCH PROCESSINES HELL TO HER SOLE PROFESTED AND FACILITATE A SWOOTH GALLS HIGHORING.
Se	ller r	akes the following disclosures with regard to the real property or manufactured home described as
(2176	Old Olive Hwy, Organile, (A-95966 , Assessor's Parcel No. 072-200-024 +023 , situated
n_	: 0 y	County of Butte California ("Property"). Closure Limitation: The following are representations made by the Seller and are not the representations of
1.	Dis	closure 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
	isr	ot a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not
	int	nded 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
	pro	vided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer
•		ires legal advice, they should consult an attorney.
2.	NO of t	to Seller, PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability
	•	e 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.	No	to Buyer, PURPOSE: To give you more information about known material or significant items affecting the value or
	des	rability 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.	SE	LER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of" by
٧.	che	cking either "Yes" or "No." There is no time limitation unless otherwise specified. Explain any "Yes"
	ans	wers in the space provided or attach additional comments and check section 19.
5.	DO	CUMENTS: ARE YOU (SELLER) AWARE OF
	Re	orts, inspections, disclosures, warranties, maintenance recommendations, estimates, studies,
	sur	eys or other documents (whether prepared in the past or present, including any previous
	trar	saction), pertaining to (i) the condition or repair of the Property or any improvement on this
	Pro	perty in the past, now or proposed; or (ii) easements, encroachments or boundary disputes
	апе	ting the Property whether oral or in writing and whether or not provided to the Seller Yes No
	No	e: If yes, provide any such documents in your possession to Buyer.
	Exp	anation:
	3,,,,,,,,,,,,,,,,	
ŝ.	ST	TUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) AWARE OF
		Within the last 3 years, the death of an occupant of the Property upon the Property ☐ Yes ☑ No
	В.	An Order from a government health official identifying the Property as being contaminated by
		methamphetamine. (If yes, attach a copy of the Order.)
	C.	The release of an illegal controlled substance on or beneath the Property
	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
	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
	C	munitions.)
	G.	Whether the Property is a condominium or located in a planned unit development or other
		common interest subdivision □ Yes ☑ No
20	21, Ca	fornia Association of REALTORS®, Inc.
		ISED 12/21 (PAGE 1 OF 4) Buyer's Initials / Seller's Initials DL / ROULE MOUSEME

	operty Address: 6176 Old Olive Hwy Main recidence	
	H. Insurance claims affecting the Property within the past 5 years	. Yes No
	Matters affecting title of the Property J. Material facts or defects affecting the Property not otherwise disclosed to Buyer	Yes YNC
	K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3	
	Explanation, or (if checked) see attached;	. U Yes WING
	See addendum regarding Wall Fire in 2017	
7	REPAIRS AND ALTERATIONS: ARE YOU (SELLER)	
• • •	A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the	
	Property (including those resulting from Home Warranty claims)	
	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	. Yes No
	E. Whether the Property was built before 1978	. Yes V
	(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces	
	started or completed	
	Agency Lead-Based Paint Renovation Rule	☐ Yes ☐ No
8,	STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) 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	. Yes 🗆 No
	system, water purifier system, alarm system, or propane tank(s)	Yes Wo
	C. An alternative septic system on or serving the Property	. Yes No
	Explanation: gutter slope is not adequate and can back flow in heav.	/
-		
9.	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: Insurance payouts from 2017 Wall fire.	r Yes □ No
	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: INSURGICE PAYOUTS From 2017 Wall Fire. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding.	♥Yes □ No
	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: INSURGICE PAYOUTS From 2017 Wall Fire. ARE YOU (SELLER) A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or	✓ Yes □ No AWARE OF
	Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs. Explanation: INSURGICE PAYOUTS From 2017 Wall Fire. ARE YOU (SELLER) A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property.	✓ Yes □ No AWARE OF Yes ☑ No
	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: INSURGICE PAYOUTS From 2017 Wall Fire WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) ARE YOU (SELLER) A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood	✓ Yes □ No AWARE OF Yes ☑ No
	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: INSURGICE payouts from 2017 Wall fire. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or	✓ Yes □ No AWARE OF Yes ☑ No
10.	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: _insurancepayouts	Yes No AWARE OF Yes You Yes You Yes You AWARE OF
10.	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: INSURANCE PAYOUTS FROM 2017 Wall Fire. WATER-RELATED AND MOLD ISSUES: A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property or neighborhood. C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. Explanation: PETS, ANIMALS AND PESTS: A. Past or present pets on or in the Property. B. Past or present problems with livestock, wildlife, insects or pests on or in the Property.	Yes No AWARE OF Yes \(\text{No} \) Yes \(\text{No} \) Yes \(\text{No} \) AWARE OF Yes \(\text{No} \)
10.	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: INSUMBLE PAYOUS FROM 2017 Wall Fire WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood Explanation: PETS, ANIMALS AND PESTS: APEX YOU (SELLER) ARE YOU (SELLER) APEX OF OF SELLER	Yes No AWARE OF Yes No Yes No Yes No AWARE OF Yes No
10.	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: INSURANCE, payouts from 2017 Wall fire. WATER-RELATED AND MOLD ISSUES: A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. Explanation: PETS, ANIMALS AND PESTS: A. Past or present pets on or in the Property. B. Past or present problems with livestock, wildlife, insects or pests on or in the Property, 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.	Yes No AWARE OF Yes No Yes No Yes No Yes No Yes No Yes No
10.	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: INSURGICE PAYOUTS From 2017 Wall Fire. WATER-RELATED AND MOLD ISSUES: A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property or neighborhood Explanation: PETS, ANIMALS AND PESTS: A. Past or present pets on or in the Property B. Past or present pets on or in the Property C. Past or present problems with livestock, wildlife, insects or pests on or 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	Yes No AWARE OF Yes No Yes No Yes No Yes No Yes No Yes No



Pro	perty Address: 6176 old Olive Hwy Main recidence		
12	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	☐ Yes	BN
	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	G/N
	C. Use of any neighboring property by you	TI YAS	
	Explanation: Farm roads, orchards and pipes cross parcel lines. Bardolino Ln crosses between parcel 054.	***************************************	
13	LANDSCAPING, POOL AND SPA: ARE YOU (SELLER)	AWADE	ΛE
	A. Diseases or infestations affecting trees, plants or vegetation on or near the Property	Vac	WN
	 B. Operational sprinklers on the Property	Yes	
	(D) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system	Yes	PN
	C. A pool heater on the Property	☐ Yes	
	D. A spa heater on the Property	□ Yes	□ N
	If yes, is it operational? \(\subseteq \text{Yes} \) 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	W N
	Explanation:		
		***************************************	***************************************
14.	CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPL	ICABLE	Ξ)
	A. Any pending or proposed dues increases, special assessments, rules changes, insurance	AWARE	OF
	availability issues, or litigation by or against or fines or violations issued by a Homeowner		
	Association or Architectural Committee affecting the Property B. Any declaration of restrictions or Architectural Committee that has authority over improvements	☐ Yes	
	made on or to the Property	□ Yes	□ N
	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	
	Explanation:		
15.	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 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	□ Yes	A NO
	mechanics' liens, notice of default, bankruptcy or other court filings or government hearings	- V	
	affecting or relating to the Property, Homeowner Association or neighborhood D. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable	□ Yes	PNO
	organizations, interest based groups or any other person or entity.	□ Yes	MNO
	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	NI
	Explanation: Andrew Seidman and Danny Lazzarini are the managing man	above	IN INC
	of The Peach Jamboree LLC which is the owning entity on the gran	t deed	
16.	NEIGHBORS/NEIGHBORHOOD: ARE YOU (SELLER) A	AWADE	OF
	A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the	AWARE	OF
	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		
	tairs, neignborhood 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 could impact the use		
	explanation: There are occassional dogs barking. Sometimes you can be	☐ Yes	WIC
	neighbors using yard maintenance edupment like charisaw weed whip a	r may	Ver
	Unce and awhile semeone in the distance is doing target practice. Forbestow	n Rd	
	Vehicles can be heard driving by. Sometimes neighbors play on their ATVs	s and s	its a
		1	
SPC	REVISED 12/21 (PAGE 3 OF 4) Buyer's Initials Seller's Initials	EQ.	SAL HOUSING

Property Address: 6176 Old Olive Hwy Main recidence	
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	U Van Wha
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 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 J. Any differences between the name of the city in the postal/mailing address and the city which has	
jurisdiction over the property Explanation:	☐ Yes ☑ No
A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present 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 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:	Yes INO
19. ☐ (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or addit in response to specific questions answered "yes" above. Refer to line and question number in explanation.	ional comments
Seller represents that Seller has provided the answers and, if any, explanations and comments on thi attached addenda and that such information is true and correct to the best of Seller's knowledge signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested I independent from any duty of disclosure that a real estate licensee may have in this transaction; a that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure that any such real estate licensee does or says to Seller relieves.	s form and any as of the date by this form is
Seller Date	
Seller Date	
By signing below, Buyer acknowledges that Buyer has read, understands and has received a copporty Questionnaire form.	
Buyer Date	
Buyer Date	
Date	***************************************

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525 South Virgil Avenue, Los Angeles, California 90020

SPQ REVISED 12/21 (PAGE 4 OF 4)





Multiuse building

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 12/21)

THIS DISCLOSURE STATEMENT CON	NCERNS THE REAL PROPERTY SITUAT	TED IN THE CITY OF Oroville
DESCRIBED AS parcel # 072-		*
COMPLIANCE WITH § 1102 OF THE (KIND BY THE SELLER(S) OR ANY A	CIVIL CODE AS OF (DATE) 3/7/22	ABOVE DESCRIBED PROPERTY IN IT IS NOT A WARRANTY OF ANY CIPAL(S) IN THIS TRANSACTION, AND RINCIPAL(S) MAY WISH TO OBTAIN.
I. COORE	DINATION WITH OTHER DISCLOSU	RE FORMS
This Real Estate Transfer Disclosure State depending upon the details of the particul residential property).	ement is made pursuant to § 1102 of the C ar real estate transaction (for example: spec	ivil Code. Other statutes require disclosures, tial study zone and purchase-money liens on
Report/Statement that may include airport a	innovances, earthquake, fire, flood, or special	law, including the Natural Hazard Disclosure assessment information, have or will be made ations on this form, where the subject matter is
☐ Inspection reports completed pursuant	to the contract of sale or receipt for deposit.	
Additional inspection reports or disclosur	res:	
□ No substituted disclosures for this trans	ofer. II. SELLER'S INFORMATION	
Buyers may rely on this information in d authorizes any agent(s) representing ar entity in connection with any actual or a	eciding whether and on what terms to pur by principal(s) in this transaction to provide inticipated sale of the property.	nough this is not a warranty, prospective richase the subject property. Seller hereby a copy of this statement to any person or ND ARE NOT THE REPRESENTATIONS
OF THE AGENT(S), IF ANY. THIS INF CONTRACT BETWEEN THE BUYER	FORMATION IS A DISCLOSURE AND IS AND SELLER.	NOT INTENDED TO BE PART OF ANY
Seller ☐ is fis not occupying the	A STATE OF THE PARTY OF THE PAR	
A. The subject property has the in Range	☐ Wall/Window Air Conditioning	□ Pool:
Oven Microwave	☐ Sprinklers☐ Public Sewer System	☐ Child Resistant Barrier☐ Pool/Spa Heater:
☐ Dishwasher	Septic Tank	☐ Gas ☐ Solar ☐ Electric
☐ Trash Compactor	☐ Sump Pump	Water Heater:
☐ Garbage Disposal	☐ Water Softener	☐ Gas ☐ Solar ☑ Electric
✓ Washer/Dryer Hookups	✓ Patio/Decking	☐ Water Supply:
✓ Rain Gutters	☐ Built-in Barbecue	☐ City ☑ Well
☐ Burglar Alarms	☐ Gazebo	☐ Private Utility or
✓ Carbon Monoxide Device(s)	Security Gate(s)	Other
✓ Smoke Detector(s)	☐ Garage:	☐ Gas Supply:
☐ Fire Alarm	☐ Attached ☐ Not Attached	☐ Utility ☐ Bottled (Tank)
☐ TV Antenna	□ Carport	Window Screens - one missing
Satellite Dish	☐ Automatic Garage Door Opener(s)	☐ Window Security Bars
Intercom	Number Remote Controls	
 □ Central Heating □ Central Air Conditioning 	☐ Sauna ☐ Hot Tub/Spa:	Bedroom Windows
☐ Evaporator Cooler(s)	☐ Locking Safety Cover	✓ Water-Conserving Plumbing Fixtures
ALTO THE RESIDENCE AND ADDRESS OF THE PARTY	O Volt Wiring in Fi	iranlaco(s) in
☐ Gas Starter ☐ Roof(s): Type	: metal	Age: remodeled in 2010 prox.)
······································	aviladas, any of the above that are not in an	perating condition? ☐ Yes/☐ No. If yes, then
		HEN IS NOT USED FREDVENT
		TASTES OFF. ITIS NOT THESO
(see note on page 2)		
	THE POLICE STATE	

TDS REVISED 12/21 (PAGE 1 OF 3)

Prope	erty Address: 6176 Old Olive Hwy	Date: 3/7/22
B. /	Are you (Seller) aware of any significant defects/malfunctions in any of the following?	
	☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☑ Windows ☐ Do	ors Foundation Slab(s)
	□ Driveways □ Sidewalks □ Walls/Fences □ Electrical Systems □ Plumbing/Sewers/Septics □	Other Structural Components
(Desc	cribe:	
f any	of the above is checked, explain. (Attach additional sheets if necessary.): 2 Wrindows	have cracks or
ch	nips.	
garag mono of Ch § 115 mech family Additi requir	illation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwell be door opener, or child-resistant pool barrier may not be in compliance with the safety standard wide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, autopter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standard 1920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security anisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 or residences built on or before January 1, 1994, to be equipped with water-conserving plumbine lonally, on and after January 1, 2014, a single-family residence built on or before January 1, 1 and to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixture 110.1.4 of the Civil Code.	ds relating to, respectively, carbonatic reversing device standars of Article 2.5 (commencing wear bars may not have quick-releated the Civil Code requires all singing fixtures after January 1, 201 994, that is attered or improved
	e you (Seller) aware of any of the following:	
	Substances, materials, or products which may be an environmental hazard such as, but not life formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminate the contaminate of the contamin	nated soil or water
2	on the subject property Features of the property shared in common with adjoining landowners, such as walls, fences,	Tyes
٤.	whose use or responsibility for maintenance may have an effect on the subject property	and driveways,
3.	Any encroachments, easements or similar matters that may affect your interest in the subject p	property Yes
4.	Room additions, structural modifications, or other alterations or repairs made without necessar	y permits Yes □ N
5. 6.	Room additions, structural modifications, or other alterations or repairs not in compliance with Fill (compacted or otherwise) on the property or any portion thereof	building codes Yes N
7.	Any settling from any cause, or slippage, sliding, or other soil problems	□ Yes ☑
8.	Flooding, drainage or grading problems	Yes 🗥
9.	Major damage to the property or any of the structures from fire, earthquake, floods, or landslide	es Yes 🗆 N
10	Any zoning violations, nonconforming uses, violations of "setback" requirements Neighborhood noise problems or other nuisances	
12	CC&R's or other deed restrictions or obligations	□ Yes ✓
13	 Homeowners' Association which has any authority over the subject property. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned 	☐ Yes 🗹 I in undivided
15	interest with others)	Yes M
16	Any lawsuits by or against the Seller threatening to or affecting this real property, claims for Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for I pursuant to § 900 threatening to or affecting this real property, or claims for breach of an el agreement pursuant to § 903 threatening to or affecting this real property, including any for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property of (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest.)	or damages by the preach of warranty inhanced protection lawsuits or claims or "common areas"
f the	answer to any of these is yes, explain. (Attach additional sheets if necessary.): This structu	re is permitted as ai
"Ag	exempt" building according to the Butte County. In 2017 a profes	sional installed a 3 be
sep Fi	exempt" building according to the Butte County. In 2017 a profes esystem and in 2018, a professional contractor further remodel	ed this building. No
pern	nits were applied for nor inspections completed for these	improvements.
	The Seller certifies that the property, as of the close of escrow, will be in compliance with § Code by having operable smoke detector(s) which are approved, listed, and installed in accord regulations and applicable local standards. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 192 by having the water heater tank(s) braced, anchored, or strapped in place in accordance with a	ance with the State Fire Marshal
	certifies that the information herein is true and correct to the best of the Seller's knowled	ige as of the date signed by the
Seller Seller		
Seller	Date	

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) (Associate Licensee or Broker Signature) 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) 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 Date Seller Date Agent (Broker Representing Seller) (Associate Licensee or Broker Signature) Agent (Broker Obtaining the Offer) (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 12/21)

Multiuse building

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 REDUICE DISPLITES AND FACILITATE A SMOOTH SALES TRANSACTION.

TH	IOR	OUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANS	ACTION.
Se	ller	makes the following disclosures with regard to the real property or manufactured home described as	Samuel Company
1	0170	6 Old Olive Hwy Oroville CA 95966 , Assessor's Parcel No. 072-200-054	eituatod
in		proville , County of Butte California	, Situateu
-1	n:	, county of Some California	(Property).
1.	is in an pr	sclosure Limitation: The following are representations made by the Seller and are not the repre e Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any a not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disc tended to be part of the contract between Buyer and Seller. Unless otherwise specified in wild any real estate licensee or other person working with or through Broker has not verified ovided by Seller. A real estate broker is qualified to advise on real estate transactions. If Selections is a selection of the consult an attorney.	gents(s) and closure is not riting, Broker I information
2.	No	the Property and help to eliminate misunderstandings about the condition of the Property.	or desirability
	•	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 question, whether on this form or a TDS, you should consult a real estate attorney in California of your choc cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosure	sing. A broker
3.	No	ote to Buyer, PURPOSE: To give you more information about known material or significant items affecting	of the value or
	de	sirability of the Property and help to eliminate misunderstandings about the condition of the Property.	ig the value of
	•	Something that may be material or significant to you may not be perceived the same way by the Selle	er.
		If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form E	BMI).
	•	Sellers can only disclose what they actually know. Seller may not know about all material or significant	nt items
		Seller's disclosures are not a substitute for your own investigations, personal judgments or common	sense
4.	SE	LLER AWARENESS: For each statement below, answer the question "Are you (Seller) aw	are of" by
	ch	ecking either "Yes" or "No." There is no time limitation unless otherwise specified. Expla	in any "Yes"
	an	swers in the space provided or attach additional comments and check section 19.	in any res
5.	DC	OCUMENTS: ARE YOU (SELLER) A	WARE OF
		ports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies,	
	sui	rveys or other documents (whether prepared in the past or present, including any previous	
	tra	nsaction), pertaining to (i) the condition or repair of the Property or any improvement on this	
	Pro	operty in the past, now or proposed; or (ii) easements, encroachments or boundary disputes	
	aff	ecting the Property whether oral or in writing and whether or not provided to the Seller	T Yes W No
			- 103 E 110
		te: If yes, provide any such documents in your possession to Buyer.	
	Ex	planation:	
		Lights I Carrier	
6	CT	ATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) A	WARE OF
0.	31	Within the lost 2 years the death of an assument of the Present was the Present of the Present o	WARE OF
	A.	Within the last 3 years, the death of an occupant of the Property upon the Property	☐ Yes ☑ No
	D.	An Order from a government health official identifying the Property as being contaminated by	- NA
	•	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
			(E)
		alifornia Association of REALTORS®, Inc.	
SP	J HE	EVISED 12/21 (PAGE 1 OF 4) Buver's Initials / Seller's Initials	EQUAL HOUSING

1	perty Address: 6176 Old Olive Hwy Multiuse building		***************************************
	H. Insurance claims affecting the Property within the past 5 years	Yes	□ N
	I. Matters affecting title of the Property	Yes	
ì	 Material facts or defects affecting the Property not otherwise disclosed to Buyer Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil 	163	IV
•	Code § 1101.3	☐ Yes	YN
E	Explanation, or □ (if checked) see attached; 2017 Wall Fire		***************************************
,m			***************************************
	REPAIRS AND ALTERATIONS: ARE YOU (SELLER) A	WARE	OF.
	A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims)	Yes	
E	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	v Yes	UN
	(for example, drain or sewer clean-out, tree or pest control service)	Yes	VI
[D. Any part of the Property being painted within the past 12 months	Yes	4
E	E. Whether the Property was built before 1978	Yes	VI
	E. Whether the Property was built before 1978		
	started or completed	Yes	
	Agency Lead-Based Paint Renovation Rule	Yes	
E	Explanation: building was completely remodeled in 2018		
	with the market little energy to the country that the cou		
5	STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) A	WARE	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,		
	crawi space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls,	- Van	- K
	ceilings, floors or appliances	L Yes	M
L	system, water purifier system, alarm system, or propane tank(s)	□ Vos	
-	C. An alternative septic system on or serving the Property	□ Ves	
	Explanation:		1.2.1
	DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) A	dentiti industria	
[Financial ratios or excitatores incurance or eattlement equality a received from any foderal etate level or	WARE	OF.
F	Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or	WARE	OF
F	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	WARE	OF.
F	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		
-	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		
F	Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs	☑ Yes	
P C C E	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: WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) A Water intrusion, whether past or present, into any part of any physical structure on the Property;	☑ Yes	
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F C C E	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: WATER-RELATED AND MOLD ISSUES: A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property.	✓ Yes	□ N OF.
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E C	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: WATER-RELATED AND MOLD ISSUES: A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. Explanation: Window in kitchen had a leak it was a replaced and properly to prevent leaking. No further problems slove repaired. A. Past or present pets on or in the Property. B. Past or present problems with livestock, wildlife, insects or pests on or in the Property, due to any of the above.	✓ Yes ✓ Yes ☐ Yes ☐ Yes ☐ Yes ✓ Has	OF.
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E C E	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: WATER-RELATED AND MOLD ISSUES: A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. Explanation: Window in kitchen had a leak it was a replaced and properly to prevent leaking. No further problems since (repaired). PETS, ANIMALS AND PESTS: A. Past or present pets on or in the Property. B. Past or present pets on or in the Property. B. Past or present pets on or in the Property. C. Past or present treatment or eradication of pests or odors, or repair of damage 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.	Yes Yes Yes Yes Yes Yes Yes Yes	OF.



12	perty Address: 6176 Old Olive Hwy Multi use building 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 C. Use of any neighboring property by you	TI Yes IZ No
13	LANDSCAPING, POOL AND SPA: ARE YOU (SELLER)	AWARE OF
	 A. Diseases or infestations affecting trees, plants or vegetation on or near the Property B. Operational sprinklers on the Property (a) If yes, are they □ automatic or ☑ manually operated. 	Yes WNo
	(b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system C. A pool heater on the Property	. ☐ 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:	***************************************
14.	CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APP	
	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 B. Any declaration of restrictions or Architectural Committee that has authority over improvements	. 🗆 Yes 🗆 No
	made on or to the Property 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
15.	TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS: A. Any other person or entity on title other than Seller(s) signing this form	AWARE OF
	 B. Leases, options or claims affecting or relating to title or use of the Property 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 	☐ Yes ☑ No
	affecting or relating to the Property, Homeowner Association or neighborhood	☐ Yes ☑ No
	organizations, interest based groups or any other person or entity. 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	☐ Yes ☑ No
	Property 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: Andrew Seidman and Danny Lazzarini are the managing mentile Peach Jamboree LLC which is the owning entity on the gra	mbers of
16.	NEIGHBORS/NEIGHBORHOOD: A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the	AWARE OF
	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	♥ Voo □ No
	voltage transmission lines, or wildlife B. Any past or present disputes or issues with a neighbor which could impact the use and enjoyment of the Property	✓ Yes □ No
LTu	and enjoyment of the Property. Explanation: There are occassional dogs barking. Sometimes you can hea neighbors using yard maintenance equipment like chainsaws w	eed whins a
HTV,	Explanation: There are occassional dogs barking. Sometimes you can heat neighbors using yard maintenance equipment like chainsaws we mower. Once and awhile someone in the distance is doing target praction be beard driving by.	eed whins a

	DVERNMENTAL: NY Address: 6176 Old Olive Hwy Multi use building ARE YOU (SELLER)	AWA	ΔRF	OF
A.	Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or			
В.	general plan that applies to or could affect the Property Existence or pendency of any rent control, occupancy restrictions, improvement		Yes	YN
	restrictions or retrofit requirements that apply to or could affect the Property		Yes	VN
C.	Existing or contemplated building or use moratoria that apply to or could affect the Property		Yes	YN
U.	Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property		Voc	YN
E.	Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities		103	E 14
	such as schools, parks, roadways and traffic signals		Yes	MN
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	ON
G.	Any protected habitat for plants, trees, animals or insects that apply to or could affect the			
н	Property		Yes	TN
11.	Historic District	П	Vac	YN
1.	Any water surcharges or penalties being imposed by a public or private water supplier, agency or		163	[] 14
- 1	utility; or restrictions or prohibitions on wells or other ground water supplies		Yes	N
J.	Any differences between the name of the city in the postal/mailing address and the city which has jurisdiction over the property		Vac	ON
Ex	planation:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

	THER: ARE YOU (SELLER) Any occupant of the Property smoking or vaping any substance on or in the Property, whether past	AWA	RE	0F
Α.	or present		Voc	₽ N
B.	Any use of the Property for, or any alterations, modifications, improvements, remodeling or material	1		
_	change to the Property due to, cannabis cultivation or growth	🗆	Yes	YN
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		Voc	O N
Ex	planation:		163	€ 14
19. 🗆 (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additi	ional	com	ment
	esponse 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	s for	m an	dan
attach	ed addenda and that such information is true and correct to the best of Seller's knowledge I by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by	as o	f the	dat
	indent from any duty of disclosure that a real estate licensee may have in this transaction; a	nd /i	i) no	thin
naepe	ry such real estate licensee does or says to Seller relieves Seller from his/her own duty of dis	sclos	sure	
naepe				
ndepe that an				
ndepe hat an Seller_	Date			
ndepe hat an Seller _ Seller _	Date			
ndepe hat an Seller_ Seller_ Sy sigi	Date			
Seller_ Seller_ Seller_ By sign	Date	y of t	his	Selle

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