



CALIFORNIA
ASSOCIATION
OF REALTORS®

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

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Diego, **COUNTY OF** San Diego, **STATE OF CALIFORNIA,**
DESCRIBED AS 3576 Emerson St, San Diego, CA 92106

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

I. COORDINATION WITH OTHER DISCLOSURE FORMS

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

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

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

☒ No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

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

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

Seller ☐ is ☒ is not occupying the property.

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

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

Exhaust Fan(s) in _____ 220 Volt Wiring in _____ Fireplace(s) in Living & Family
☐ Gas Starter ☐ Roof(s): Type: _____ Age: _____ (approx.)

☒ Other: AC for Dining only

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☒ Yes ☐ No. If yes, then describe. (Attach additional sheets if necessary): Pool cover not operable. Kitchen: front left stove burner weak. Water Heater new 2016. Some screens torn/worn/missing. Unknown if electric

(*see note on page 2) awnings are fully operational; north awning torn/loose. Primary bedroom fireplace not operational.

Buyer's Initials (____)(____)

Seller's Initials (NRT)(____)

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Property Address: 3576 Emerson St, San Diego, CA 92106Date: 11/9/21

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

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

(Describe: Dining: Retractable blinds not operable (remote missing)
Dining: Roof leaks have been repaired. LAUNDRY: window of floor space.
Hallway: Ceiling Blister
LIVING: Cracked window **Front awnings not operational; north awning is loose/torn. Wet bar**

If any of the above is checked, explain. (Attach additional sheets if necessary.): faucet drips and drain is slow; water currently turned off under sink. Some "bubbles" in hall plaster.

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

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

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

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

2) site walls & fences

3) utility easement along driveway & encroachment @ canyon

ii) Neighbor's bush violates CC&R's. (currently under review)

12 + 13) CC&R's and Architectural Review Committee.

D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.

2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Buyer's Initials (____)(____)

Seller's Initials (NRJ)(____)

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Property Address: 3576 Emerson St, San Diego, CA 92106Date: 10/27/21

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the

DocuSigned by:

Seller.

Nancy R Jones

Nancy Jones

Date 11/9/2021 | 2:48 PM PST

C1B82D2AB7414FF...

Seller

Date 10/27/21**III. AGENT'S INSPECTION DISCLOSURE**

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

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:☒ See attached Agent Visual Inspection Disclosure (AVID Form)☐ Agent notes no items for disclosure.☐ Agent notes the following items: _____Agent (Broker Representing Seller) Coldwell Banker West

(Please Print)

By

Sylvia Lange

(Associate Licensee or Broker Signature)

Date 10/27/21

SYLVIA LANGE

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) _____

(Please Print)

By

Date _____

(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 Nancy R JonesDate 11/9/2021 | 2:48 PM PST

Buyer

Date

C1B82D2AB7414FF...

Date

Buyer

Date

Agent (Broker Representing Seller) Coldwell Banker West

(Please Print)

By

Sylvia Lange

(Associate Licensee or Broker Signature)

Date 10-27-21

Agent (Broker Obtaining the Offer) _____

(Please Print)

By

Date

(Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.**A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.**

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



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



CALIFORNIA
ASSOCIATION
OF REALTORS®

SELLER PROPERTY QUESTIONNAIRE

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

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

Seller makes the following disclosures with regard to the real property or manufactured home described as _____
3576 Emerson St _____, Assessor's Parcel No. 530-642-07-00 _____, situated
in San Diego _____, County of San Diego _____ California ("Property").

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

2. **Note to Seller: PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

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

3. **Note to Buyer: PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section 18.

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

Explanation, or ☐ (if checked) see attached;

H) Irrigation system leak onto Neighbor's ppty. Repaired approx 2017
J) Neighbor's bush violates cctrs. Under review
K) Uncertain regarding plumbing fixtures

Buyer's Initials (____)(____)

Seller's Initials (NRT)(____)

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

Property Address: 3576 Emerson St, San Diego, CA 92106

6. REPAIRS AND ALTERATIONS:**ARE YOU (SELLER) AWARE OF...**

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) ☒ Yes ☐ No
- 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? ☐ Yes ☒ No
- C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ☒ Yes ☐ No
- D. Any part of the Property being painted within the past 12 months ☐ Yes ☒ No
- E. 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 Agency Lead-Based Paint Renovation Rule? ☒ Yes ☐ No

Explanation: 1985 major remodel; sewer clean-out + repair; on-going pest control service

7. STRUCTURAL, SYSTEMS AND APPLIANCES:**ARE YOU (SELLER) AWARE OF...**

- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances ☐ Yes ☒ No
- B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) ☐ Yes ☒ No
- C. An alternative septic system on or serving the Property ☐ Yes ☒ No

Explanation: Home once had an alarm system; pads/panels still present but service has been discontinued

8. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**ARE YOU (SELLER) AWARE OF...**

- A. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs ☐ Yes ☒ No

Explanation:

9. WATER-RELATED AND MOLD ISSUES:**ARE YOU (SELLER) AWARE OF...**

- A. Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property ☒ Yes ☐ No
- B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property ☐ Yes ☒ No
- C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood ☐ Yes ☒ No

Explanation: A) Plumbing leaks repaired, leaky faucets

10. PETS, ANIMALS AND PESTS:**ARE YOU (SELLER) AWARE OF...**

- A. Pets on or in the Property ☐ Yes ☒ No
- B. Problems with livestock, wildlife, insects or pests on or in the Property ☒ Yes ☐ No
- C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above ☐ Yes ☒ No
- D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above ☒ Yes ☐ No
- If so, when and by whom

Explanation: Pest Control Service; Truly Nolen + Thrasher Pest Control

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

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

Buyer's Initials () ()

Seller's Initials (NRJ) ()

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

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C. Use of any neighboring property by you ☐ Yes ☒ No

Explanation: B) Rear canyon property in use by neighbor.

12. LANDSCAPING, POOL AND SPA:**ARE YOU (SELLER) AWARE OF...**A. Diseases or infestations affecting trees, plants or vegetation on or near the Property ☐ Yes ☒ NoB. Operational sprinklers on the Property ☒ Yes ☐ No(a) If yes, are they ☒ automatic or ☐ manually operated.(b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system ☐ Yes ☒ NoC. A pool heater on the Property ☒ Yes ☐ NoIf yes, is it operational? ☐ Yes ☐ No *Unknown*D. A spa heater on the Property ☐ Yes ☒ No *MS*If yes, is it operational? ☐ Yes ☐ NoE. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired ☐ Yes ☒ No

Explanation: _____

13. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)**ARE YOU (SELLER) AWARE OF...**A. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property ☐ Yes ☐ NoB. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property ☐ Yes ☐ NoC. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement ☐ Yes ☐ No

Explanation: _____

14. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:**ARE YOU (SELLER) AWARE OF...**A. Any other person or entity on title other than Seller(s) signing this form ☐ Yes ☒ NoB. Leases, options or claims affecting or relating to title or use of the Property ☐ Yes ☒ NoC. 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 ☒ NoD. 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 ☒ NoE. 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 ☒ NoF. 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: _____

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

Explanation: _____

Buyer's Initials (____)(____)

Seller's Initials (*NRJ*)(____)

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)

Property Address: 3576 Emerson St, San Diego, CA 92106**16. GOVERNMENTAL:****ARE YOU (SELLER) AWARE OF...**


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

17. OTHER:**ARE YOU (SELLER) AWARE OF....**

- A. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to Seller ☐ Yes ☒ No
- (If yes, provide any such documents in your possession to Buyer.)
- B. Any occupant of the Property smoking any substance on or in the Property ☐ Yes ☒ No
- 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 ☒ Yes ☐ No
- Explanation: on-going review over neighbor's vegetation that blocks the City view.

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

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

Seller  NANCY R JONES Date 10/27/21

Seller _____ Date _____

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

Buyer _____ Date _____

Buyer _____ Date _____

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SPQ REVISED 6/18 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE ADDENDUM

This form was created by the Greater San Diego Association of REALTORS® and is intended for use primarily in the San Diego County area. This form is not covered by the C.A.R. User Protection Agreement.

Seller: Nancy R Jones Date: _____
 Property Address: 3657 Emerson St, San Diego, CA ("Property").

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

V. SELLER AWARENESS

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

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED

B. REPAIRS AND ALTERATIONS

Copy Documents.

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

C. STRUCTURAL, SYSTEMS AND APPLIANCES

Roof

ARE YOU (SELLER) AWARE OF...

- Are you aware of any roof leak during your ownership? ☒ Yes ☐ No
- Are you aware if the roof at any time has been repaired ☒ replaced, _____ resurfaced? _____
- If yes, provide an explanation, approximate date, and the name of the person or company that performed the work Thousand Leaks Roofing
Re-sealed skylights. No subsequent
leaking.
- Was there a guarantee or warranty on the work and/or materials? ☒ Yes ☐ No
- If yes, state when this was provided 2016 by whom Thousand Leaks for what period of time 1 yr.
- Provide a copy of the guarantee/warranty.
- Are you aware of any gutters and downspouts? ☒ Yes ☐ No
- If yes, are you aware of holes or rust in the gutters and downspouts? ☒ Yes ☐ No
- Is the drainage water directed away from the structure? ☐ Yes ☒ No

Other

- Are you aware of any hardwood floors? ☒ Yes ☐ No
- Are you aware of any exterior wall or ceiling without insulation? ☐ Yes ☒ No
- For Yes answers to questions 1 and 2, use Section 10 at the end of this Addendum to specify the rooms.

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

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

Seller's Initials (NRT) (_____) Date: 10/27/21

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Revision Date: June 2016

SELLER PROPERTY QUESTIONNAIRE ADDENDUM (SPQA Page 1 of 6)

Coldwell Banker West- TMLK, 410 Kalmia Street San Diego CA 92101
 Sylvia Lange

Phone: (619) 226-6622
 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Fax: (619) 325-0750

3657 Emerson St

Property Address/Parcel Number(s): 3657 Emerson St, San Diego, CA**D. LEASED OR FINANCED ITEMS AND SYSTEMS****ARE YOU (SELLER) AWARE OF...**

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

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

2. Type of Item and/or System

- (a) Water Softening, Filtration or Treatment System ☐ Yes ☐ No
Leased _____ or Other Obligation _____
- (b) Alarm System ☐ Yes ☐ No
Leased _____ or Other Obligation _____
- (c) Solar Panels/System ☐ Yes ☐ No
Photovoltaic panels or Other Obligation _____
Leased _____ or Other Obligation _____
- (d) Propane Tank ☐ Yes ☐ No
Leased _____ or Other Obligation _____
- (e) Other Item or System (explain) _____

Leased _____ or Other Obligation _____

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

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

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

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

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

E. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT**Insurance Claims****ARE YOU (SELLER) AWARE OF...**

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

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

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

Seller's Initials (NRT) (_____) Date: 10/27/21

SELLER PROPERTY QUESTIONNAIRE ADDENDUM (SPQA PAGE 2 OF 6)

Property Address/Parcel Number(s): 3657 Emerson St, San Diego, CA**F. WATER-RELATED AND MOLD ISSUES****G. PETS, ANIMALS AND PESTS****H. BOUNDARIES, ACCESS AND PROPERTY USED BY OTHERS****Fences**

ARE YOU (SELLER) AWARE OF...

1. Is the property fenced?

☒ Yes ☐ No2. If yes, state where: Sides ☒ Back ☒ Front3. Which owner built the fence(s)? Unknown4. Who maintains the fence(s)? West: Ours; North: Shared; East: Neighbor5. Are you aware if fences are located: within property lines ☒ within the neighbors' property ☐ on the line ☐ not sure ☒**Overhangs**Are you aware if your or your neighbor's roof, trees or shrubs overhang any property line?
If yes, please explain in Section N at the end of this Addendum.☒ Yes ☐ No**I. LANDSCAPING, POOL AND SPA****Standing Water**

ARE YOU (SELLER) AWARE OF...

Are you aware of any standing or ponding water after rainfalls, watering or around sprinklers?

☐ Yes ☒ No

If the answer is yes, specify where in Section N at the end of this Addendum.

J. COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS**Condo Conversion.**

ARE YOU (SELLER) AWARE OF...

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

☐ Yes ☒ No**Parking**

1. Give the number, location, and type of parking space(s) assigned to the property: _____

2. Do you: own _____ rent _____ lease _____ your storage space (s)?

3. What is your parking space(s) assignment number? _____

4. What is the cost of the parking space(s)? _____

Storage

1. Give the number, location and type of storage unit(s) assigned to the property. _____

2. Do you: own _____ rent _____ lease _____ your storage space(s)?

3. Where is the storage space located? _____

4. What is the cost of the storage space? _____

Modifications to your unit

1. Have you, or are you aware of a prior owner who has, constructed or modified a patio, balcony, fence or other part of this home?

☐ Yes ☒ No

2. Are you aware if this work was done with the homeowners' association's approval?

☐ Yes ☒ No

3. If yes, please provide a copy of homeowners' association (HOA) approval, if applicable and available.

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

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

Seller's Initials (NRT) (____) Date: 10/27/21

SELLER PROPERTY QUESTIONNAIRE ADDENDUM (SPQA PAGE 3 OF 6)

Property Address/Parcel Number(s): 3657 Emerson St, San Diego, CA**Other common interest/condominium questions**

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

K. TITLE, OWNERSHIP AND LEGAL CLAIMS**Additional Questions****ARE YOU (SELLER) AWARE OF...**

1. Have you received any compensation in litigation or settlement, involving any issue related to the property? ☐ Yes ☒ No
If yes, what related repairs were completed or other action was taken? ☐ Yes ☐ No
(Use Section N at the end of this Addendum.)
2. Is the property leased, subject to an option to purchase or first right of refusal? ☐ Yes ☒ No
3. Are any of the items listed in Section A of the Real Estate Transfer Disclosure Statement rented or leased, rather than owned, by you? (Examples: water softener, security system.) ☐ Yes ☒ No
If yes, list the items in Section N at the end of this Addendum.
(Note: Buyer may not be obligated or authorized to assume Seller's lease(s). Seller and Buyer must determine the disposition of leased items.)

L. NEIGHBORHOOD**ARE YOU (SELLER) AWARE OF...**

1. Any current or proposed construction that will affect existing views? ☐ Yes ☒ No
2. Any current or proposed construction, near the property, of public or private facilities, such as highways, high-rise buildings or commercial development? ☐ Yes ☒ No
3. Any dumps, toxic or waste disposal sites, airports, prisons, mines, gravel pits or other such facility in or near the neighborhood? ☒ Yes ☐ No
4. Any conditions on adjacent or neighborhood properties such as unstable soils, cracked slabs, poor drainage, which may affect the value or desirability of the property? ☐ Yes ☒ No
5. Any obnoxious odors? ☐ Yes ☒ No
6. Any high voltage power lines on or near the property? ☐ Yes ☒ No
7. Any high pressure gas lines on or near the property? ☐ Yes ☒ No

M. GOVERNMENTAL**Special Regulation.****ARE YOU (SELLER) AWARE OF...**

1. Are you aware if any part of the property is subject to special governmental regulation, such as hillside review, slope restrictions, open space or special set back requirements? ☐ Yes ☒ No
2. Are you aware of the release of any illegal or controlled substance on or beneath the property? ☐ Yes ☒ No

N. OTHER**Prior Transaction Disclosures****ARE YOU (SELLER) AWARE OF...**

1. Are you aware of any disclosures or reports from your purchase of the Property, including but not limited to the Real Estate Transfer Disclosure Statement? ☐ Yes ☒ No
2. If so please provide a copy, or if not in your possession, explain. _____

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

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

Seller's Initials (NRT) (_____) Date: 10/27/21

SELLER PROPERTY QUESTIONNAIRE ADDENDUM (SPQA PAGE 4 OF 6)

Property Address/Parcel Number(s): 3657 Emerson St, San Diego, CA**Multi-family property**

If the property is two or more units, please answer the following questions:

1. Are you aware if the property is legally approved for multiple living units?

☐ Yes ☐ No

2. Are you aware if all units have building permits?

☐ Yes ☐ No

3. Are you aware if all units are individually metered?

☐ Yes ☐ No

If yes, which ones: gas _____ electric _____ water _____

4. Are you aware of any agreements of any kind with the tenants that are not in writing?

☐ Yes ☐ No

5. Are you aware of any illegal activity being conducted in any unit, such as drug sales or conducting business in violation of zoning restrictions?

☐ Yes ☐ No**O. ADDITIONAL INFORMATION**

Use the following space to explain any preceding item on this Addendum that needs further elaboration, or to disclose and explain any other information not requested above or on the Seller Property Questionnaire which materially affects the value or desirability of the property.

C) Parquet flooring in dining roomH) Front tree extends over towards west neighbor (Neighbor has requested the tree remain)
Rear trees have roots extending beyond wall into Neighbor's yard.L) 2.5 miles from San Diego Int'l Airport

Use an additional sheet if necessary.

Seller Acknowledgement:

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

Seller: 
Nancy R JonesDate: 10/27/21

Seller: _____

Date: _____

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

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

Seller's Initials (NRI) (____) Date: 10/27/21

SELLER PROPERTY QUESTIONNAIRE ADDENDUM (SPQA PAGE 5 OF 6)

Property Address/Parcel Number(s): 3657 Emerson St, San Diego, CA**BUYER'S LEGAL DUTY TO EXERCISE REASONABLE CARE**

California law requires Buyer to exercise reasonable care to protect himself/herself, including the evaluation of those facts which are known or within diligent attention and observation of Buyer (Civil Code Section 2079.5). Under this statute, Broker also has a responsibility to disclose to Buyer any conditions that would affect the value or desirability of the property Broker may have observed while conducting a diligent visual inspection of the accessible areas of the property.

Seller may not be aware of defects that may exist in the property. It is Buyer's responsibility to investigate the property. The disclosures in this Addendum are made by Seller and not by Broker. However, Broker is required to make a reasonably competent and diligent visual inspection of accessible areas, and to disclose to prospective purchasers all known facts affecting the value and desirability of the property (see Parts III and IV of the Real Estate Transfer Disclosure Statement). Buyers should refer to Buyer's Election of Inspections form (BEI) for further inspection explanation.

Buyer is advised to obtain professional inspection on the condition of the property. Each Buyer looks at a house differently: what may concern one person may be perfectly acceptable to another. Therefore, the Real Estate Transfer Disclosure Statement, Seller Property Questionnaire, and this Addendum do not in any way relieve Buyer from Buyer's responsibility to make an independent diligent inspection of the property, to hire all necessary inspectors, to provide these inspectors with Real Estate Transfer Disclosure Statement, Seller Property Questionnaire, and this Addendum, and to ask questions that may be pertinent to ensure an informed decision.

ALL INSPECTIONS AND REPORTS should be undertaken by qualified, licensed trades people and/or professionals. Buyer should review all inspection reports with the person who performed the inspection.

For any special consideration such as schools, allergies or other health problems, or for religious or cultural concerns that relate to the property, it is Buyer's responsibility to ask Seller and/or otherwise independent satisfy himself/herself about the property as it relates to these considerations.

BUYER ACKNOWLEDGEMENT

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

Buyer: _____ Date: _____

Buyer: _____ Date: _____

THIS DOCUMENT IS FOR USE IN SIMPLE TRANSACTIONS AND NO REPRESENTATION OR WARRANTY IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY OF ITS PROVISIONS IN ANY TRANSACTION.

OFFICE USE ONLY
Reviewed by Broker or Designee: _____
Date: _____

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

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

Seller's Initials (NRT) (_____) Date: 10/27/21

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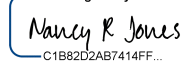
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How to contact Ascent Real Estate:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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- ii. send us an e-mail to badams@ascentrealestate.net and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari®, 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the "I agree"™ button below.

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