

SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/16)

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 2160 Catalpa Ct , Assessor's Parcel No. 0285-826-84-0000 situated in San Bernardino , County of San Bernardino _ California ("Property"). 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. 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. IV. 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. 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 VI. A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) AWARE OF ... XXNo 2. An Order from a government health official identifying the Property as being contaminated by ΧNο 3 The release of an illegal controlled substance on or beneath the Property..... Yes XNo XXYes (In general, a zone or district allowing manufacturing, commercial or airport uses.) 5. **∑**No Yes XXNo (In general, an area once used for military training purposes that may contain potentially explosive munitions.) 7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision. Yes ∮No 8. Insurance claims affecting the Property within the past 5 years Yes ×Νο 9. Matters affecting title of the Property Yes No 11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as Explanation, or [] (if checked) see attached; If any of the questions above are left unanswered, it is an indication that the seller is unaware of does not know the answer to the question and will not investigate further. As it pertains to letter "K", the seller is unaware if the property has plumbing fixtures on the property that are non-compliant as defined by Civil Code Section 1101.3. Buyer's Initials (_ Seller's Initials X © 2005-2016, California Association of REALTORS®, Inc. SPQ REVISED 12/16 (PAGE 1 OF 4) **SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)**

Frusted Realty Advisors, 7251 Palm Ave STE 200 Highland CA 92346-3262
Phone: .
Jim Trammell Fractional State of the Produced with 2pFarm® by 2igLagix 18070 Fisien Mile Road, Fracer, Micrigan 48026 Phone: 909-862-0192

	Address: 2160 Catelpa Ct, San Bernardino, CA 92404-3343 Date:	6-7-	<i>vo</i>
ದ.	REPAIRS AND ALTERATIONS: ARE YOU Any alterations, modifications, replacements, improvements, remodeling or material	(SELLER) A	WARE
	repairs on the Property (including those resulting from Home Warranty claims)	X/v.	is []]
1	Any allerations, modifications, replacements, improvements, remodeling or	M.	ice C. f.l
	material repairs to the Property done for the purpose of energy or water efficiency		
	Improvement or renewable energy?	[]Ye	s X1
	Ungoing or recurring maintenance on the Property		3644
	(for example, drain or sewer clean-out, tree or pest control service)	🔲 Үе	s X
*	4. Any part of the Property being painted within the past 12 months. 5. If this is a pre-1978 Property, were any reposalions (i.e. conding painting deviations).	···· Ye	s 门 🗈
1	 If this is a pre-1978 Property, were any renovations (i.e., sanding, cutting, denvoltion) of lead-based paint surfaces completed in compliance with the Environmental Protection Agency 	~7	
	Lead-Based Paint Renovation Rule	A 3 50	ين شئم
Expl	Lead Based Paint Renovation Rule.	L Ye	s 🗀 1
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#4	Tubils in diving (Dam : living room of hedgrows &	17.5	
C. 1	- A STATE OF THE PROPERTY OF T	SELLER) A	WAREC
1	1. Defects in any of the following, (including past defects that have been repaired): heating, air	-	
	conditioning, electrical, plumbing (including the presence of polybulylene pipes), water, sewer,		
	waste disposal or septio system, sump pumps, well, roof, guiters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows,		
	wails, ceilings, floors or appliances	N.	e é la
2	Title leasing of any of the following on or serving the Property: solar system, water systems	4 -77,	
_		Yes	XN
3	An alternative septic system on or serving the Property.	Yes	₩ N
Expla	An alternative septic system on or serving the Property nation: # ~ ceptic system on or serving the Property replaced # C approx 2 / sor		
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•	· Financial relief or assistance, insurance or sellioment, sought or received, from any federal, state,		•
*	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 erising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make		
	any actual or alleged damage to the Property erising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs.		
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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

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2. Operational sprinklers on the Property (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 if yes, is it operational? Yes No 4. A spa heater on the Property Yes No 5. 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 Area Yes Are You (SELLER) AWARE O 1. 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 Any declaration of restrictions or Architectural Committee affecting the Property. Yes Any improvements made on or to the Property without the required approval of an Architectural Committee requirement. Yes Any improvements made on or to the Property without the required approval of an Architectural Committee requirement. Yes Any other person or entity on title other than Seller(s) signing this form Yes ARE YOU (SELLER) AWARE O 1. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER) AWARE O 1. Any other person or entity on title other than Seller(s) signing this form Yes Notes Area Yes Notes Any Other person or entity on title other than Seller(s) signing this form Yes Notes Area Yes	G.	PAUNICADICE ACCESS AND EDUCED BY ASSESSED ASSESSED.		-
2. 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 melitatining roads, driveways or other forms of ingress or egress or other travel or drainage			LER) AV	/ARE (
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3. Use of any neighboring property by you			177132-	<u>.</u>
H. LANDSCAPING, POOL AND SPA: 1. Discasses or infestations affecting trees, plants or vegetation on or near the Property 2. Operational sprinklers on the Property (a) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system. Yes (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system. Yes (c) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system. Yes (d) If yes, is the operational? 4. A spale heater on the Property. Yes No 5. 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, fillers, heaters and deaning systems, even if repaired. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: ARE YOU (SELLER) AWARE O 1. Any pending or proposed duies increases, special assessments, rules changes, insurance availability issues, or illigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property. 2. Any declaration of restrictions or Architectural Committee or to the Property. See 1. 3. Any improvements made on or to the Property. See 1. 3. 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 or inconsistent with any declaration of restrictions or Architectural committee or inconsistent with any declaration or restrictions or Architectural Committee or inconsistent with any declaration or the property income or property income or property income o		unvoways or unler rooms or ingress or egress or other travel of drainage	. Yes	
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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)

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	freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations,			-0
	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			
Explan	pipelines, cell phone towers, high voltage transmission lines, or wildlife		Yes	× No
Wester constitutions		P100-1297-1297-16 6:	2 Victoria de la composição de la compos	PROFESSION CONTRACTOR CONTRACTOR
	OVERNMENTAL: ARE YOU (SELL	ER) AV	ARE OF
1.	Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or		<i>-</i>	
2.	general plan that applies to or could affect the Property			,
3.			Vee	No
4.	Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill		11100	X-2110
	that apply to or could affect the Property			—
6.	such as schools, parks, roadways and traffic signals		[] Yes	No
	or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed		Yes	ΧNο
7.	Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property			Z No
8.	Whether the Property is historically designated or falls within an existing or proposed Historic District			∑No
9.	Any water surcharges or penalties being imposed by a public or private water supplier, agency or			,
Funlas	utility; or restrictions or prohibitions on wells or other ground water supplies		Yes	×No
	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			^
/EF	whether or not provided to the Seller		Vac	- X / N -
			1163	No
2.	Any occupant of the Property smoking on or in the Property			, -
2. 3.	Any occupant of the Property smoking on or in the Property		Yes	No
2. 3.	Any occupant of the Property smoking on or in the Property. Any past or present known material facts or other significant items affecting the value or		Yes	No
2. 3. Explana	Any occupant of the Property smoking on or in the Property 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 ☐ Yes	∭Ño ∭Ño
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