

PRIOR
REPORTS

Improvements made to 2830 Derby Street

Entire House

- Refinished all hardwood floors
- Installed new furnace (Bryant 96,000 BTU) and extended flue (Harry Clark Plumbing)
- Added heat distribution to upstairs rooms (Harry Clark Plumbing)
- Installed new hot water heater (Bradford White 50 gallon) (Harry Clark Plumbing)
- Completed seismic retrofit per Berkeley ordinance (Quality Bay Construction)
- Energy conservation upgrades per Berkeley RECO ordinance

Family Room

- Painted

Dining Room

- Painted

Kitchen Nook

- Painted

Buyer _____ Date _____

Kitchen

- Removed linoleum and refinished floor
- Fixed cupboard closures

Buyer _____ Date _____

1st Floor Bathroom

- Replaced toilet
- Painted

Living Room

- Painted

Entry/Stairwell

- Moved cold air return from floor to wall of stairwell
- Patched hardwood with original inlay detail
- Painted

Master Bedroom

- Refurbished gas wall heater
- Painted

Master Bathroom

- Remodeled – mixing valve & piping replaced, new tile tub surround, new slate floor, new Kohler pedestal sink & faucet, added exhaust fan, and painted

Second Bedroom

- Painted
- New heat distribution

Third Bedroom

Created direct access to room by reconfiguring walls and bathroom

Painted

New heat distribution

Guest Bathroom

Reconfigured access

Remodeled – replaced vanity with pedestal sink, removed linoleum and installed ceramic tile floor, and painted

Sun Room

New heat distribution

Outside house

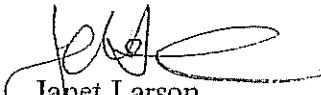
Removed hazardous spiral staircase & outside fireplace

Repaired and reinforced upper deck railing

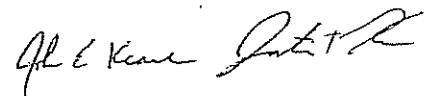
Built arbor/covering over lower deck

Buyer _____ Date _____

Buyer _____ Date _____

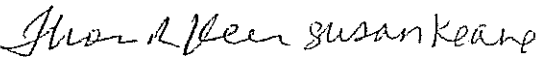

Janet Larson
Seller

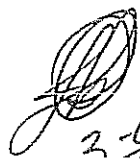
2/1/04

BUYER 
Date 2/17/04


Erik Larson
Seller

2/1/04

BUYER 
Date 2/17/04


2-5-04

OF REALTORS®

AND CONTRACTUAL DISCLOSURES
(C.A.R. Form BDD, Revised 4/03)

1. Seller makes the following disclosures with regard to the real property or manufactured home described as
situated in 2832 Derby Street County of Alameda California ("Property"),
Assessor's Parcel No. _____

2. 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 AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.

3. Are you (Seller) aware of any of the following? (Explain any "yes" answers below)
- A. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision Yes No
 - B. Insurance claims affecting the Property within the past 5 years Yes No
 - C. Matters affecting title to the Property Yes No
 - D. Within the last 9 years, the death of an occupant of the Property upon the Property Yes No
 - E. The following disclosures (E(1-4)) are made based upon Seller's knowledge or (if checked) will not be made on this form and instead will be made on an independent third-party report:
 - (1) Whether the Property is located in a zone or district allowing manufacturing Yes No
 - (2) Whether the Property is located in a zone or district allowing commercial use Yes No
 - (3) Whether the Property is located in a zone or district allowing airport use Yes No
 - (4) 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
 - F. Whether the Property is affected by a zone or district allowing manufacturing, commercial or airport use Yes No
 - G. The release of an illegal controlled substance on or beneath the Property Yes No
 - H. Material facts or defects affecting the Property not otherwise disclosed to Buyer Yes No
- Explanation or (if checked) see attached _____

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

Seller _____ Date 2-18-04
Seller _____ Date 2-18-04

5. By signing below, Buyer acknowledges Buyer has read, understands, accepts and has received a copy of this Supplemental Statutory and Contractual Disclosures form.

Buyer Jason R. Lewis Date 2-18-04
Buyer Ch. E. Kim Date 2-18-04
Agent (Buyer Representing Seller) Scott Levesque Date _____
By _____ Date _____

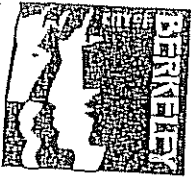
Agent (Broker Obtaining the Offer) Scott Levesque Date 2-17-04
By _____ Date _____

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Published by the California Association of REALTORS®

Reviewed by [Signature] Date 3-5-04



Housing Department
Energy Office

Rec - & Keed
Division 2 p - 5
[Signature]

RECO

Berkeley Residential Energy Conservation Ordinance
Berkeley Municipal Code 19.16.

STEPS TO COMPLIANCE

RECEIVED AND READ

NUMBER OF PAGES 2

2

NAME

NAME

NAME

DATE

DATE

DATE

[Signature] 2/17/04
[Signature] 2/17/04

WHEN TO APPLY

Buyer

Date

Date

You need to apply for RECO if your home has *not* previously passed a RECO inspection since January 1, 1992 when the Ordinance was updated, and you:

- > plan to sell your residential property; or
- > submit plans for renovations of more than \$50,000.

To check whether your property has previously undergone a RECO inspection after January 1, 1992, contact the City of Berkeley Building and Safety Division at (510) 981-7440. The staff can tell you what RECO measures, if any, still need to be completed on your building.

HOW TO COMPLY

1. Obtain a copy of the RECO guidelines from your realtor, www.ebreo.org/reco, or call the appropriate entity listed in step "3" or "4" as appropriate.
2. Complete all required measures. You are only required to spend up to 0.75% of your FINAL sale price.
3. In the case of a sale or ownership transfer of property, call (510) 644-8546, ext.214 to schedule an inspection with Community Energy Services Corporation (CESC).
4. In the case of a renovation, call (510) 981-7440 weekdays. City building inspectors will incorporate the RECO inspection into the comprehensive building code compliance inspection.

INSPECTION and FILING FEES

For renovations, the initial RECO inspection fee is *included* in the City's construction permit fees. If your building does not receive approval on the first inspection, you will have to rectify the non-complying items and schedule a re-inspection with the City of Berkeley inspectors.

For sale or ownership transfer of property, the cost for an initial RECO inspection by CESC is \$100 for a single-family unit, with an extra \$50 for each additional unit in a multi-family building. If your building does not receive approval on the first inspection, you will have to rectify the non-complying items and schedule a re-inspection with CESC. A re-inspection costs \$50 for a single-family unit, with an extra \$25 for each additional unit in a multi-family building.

For each building that passes the RECO inspection, you will receive a "Form A – Certificate of RECO Compliance," which must be filed at the cost of an additional \$15 with the City of Berkeley at:

City of Berkeley
Building and Safety Division
2118 Milvia St.
Berkeley, CA 94704

City of Berkeley

Fire and Emergency Services
2121 McKinley Avenue
Berkeley, California 94703
Emergency: 911



(510) 644-6665

Gary L. Cates
Buyer
Chief

Date _____

Buyer _____

Date _____

October 8, 1992

Rec'd & Read
Ph...

RECEIVED AND READ

X: *Glenn...*

X: *Marillean Susan Keary*

NO. PGS. 11

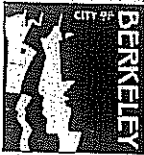
Dear Berkeley Property Owners and Residents,

On June 18, 1992, the City Council approved Ordinance No. 6128 which imposes new building standards in the City's "H" district (see map in attached handout). These standards apply to the construction, alteration, reroofing and/or repair of any building or structure in the district. These standards cover roofing (Class A), exterior siding, decks, balconies and exterior stairs, spark arresters, overhangs, vents and underground utilities.

On July 14, 1992, the City Council approved the creation of the Fire Prevention and Preparedness Assessment District. The boundaries of this district are those that are designated on the most current "Official Zoning Map" and are referred to as the City's "H" district (see map in attached handout).

The Fire Department will be coordinating a five part program in the Assessment District.

1. **Expanded fire hazard inspection program:** Three additional fire inspectors will be conducting inspections in the new area. Property owners will be responsible for complying with the guidelines in the enclosed handout. Also, neighborhood seminars in fire prevention will be provided upon request.
2. **Access program:** This program will identify major access routes for emergency vehicles. Streets will be posted and areas identified as bottlenecks will be designated as no-parking, tow-away zones.
3. **Evacuation program:** The Police Department is producing evacuation plans for extremely hazardous areas. Community education programs will be developed to train citizens in evacuation procedures.
4. **High fire season response:** There will be special fire watch patrols in the district during periods of extreme weather conditions and during special events such as football games.



City of Berkeley
Chapter 19.16
Ordinance 6099 -N.S.

Residential Energy Conservation Ordinance (RECO) Certificate of Compliance



Escrow Closing date: 9/18/02 Address of Property: 2830 Derby

Title Company: Chicago Title Company Escrow #: 639359
Structure 1 of 1 Number of units: 1 (NOTE: Each structure requires a separate Form A)

Acceptance of this form by the City deems the property to be in compliance with RECO (Ordinance 6099, BMC 19.16)
It is given to property owners by the RECO inspector after a satisfactory RECO inspection and must be filed with:
City of Berkeley Building & Safety Division, 2120 Milvia St., Berkeley, CA 94704
A \$15 filing fee is required for each residential structure.
The maximum expenditure for meeting the requirements of this Ordinance is 0.75%
of the final sale price for the property. See NOTE below.

RECO MEASURES:

	YES	NO	N/A	Unit (if failed)
1. Ceiling insulation of minimum thermal resistance value R-30 installed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—
2. Furnace heating ducts sealed at plenum and all joints in heating duct system sealed with mastic and insulated to a minimum of R-3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—
3. All domestic storage water heaters insulated to a minimum total of R-12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—
4. Low-flow faucet devices or fixtures with a maximum flow rate of 3 gallons/minute in all showers; 2.75 gallons per minute in all sinks and lavatories, and 4 gallons/minute in all other faucets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—
5. Hot water pipes in pumped, recirculating domestic water heating systems insulated to a minimum thermal resistance of R-3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—
6. All exposed hot and cold water pipes connected to, within 24 inches of water heater, must be insulated to a minimum thermal resistance of R-3 except within 6 inches of single-wall flue and one inch of a double walled flue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—
7. Incandescent light bulbs, located in multiunit structure common areas, must be replaced with lamps of at least 25 lumens per watt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—
8. Approved weatherstripping must be installed on all exterior doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—
9. Approved dampers, doors, or other devices to block air flow and reduce heat loss through chimneys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—
10. Replace existing tank or flushometer-type toilets with toilet fixtures designed to use no more than 1.6 gallons per flush, or modify existing fixtures to reduce the amount of water used while ensuring correct operation. Any new toilet installed in a renovation must be designed to use no more than 1.6 gallons per flush.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—

NOTE: If any items are checked "NO" because the maximum required expenditure for this sale has been met, check here and attach itemized receipts (with an explanation, if necessary) and note the maximum required expenditure amount:
Final Sale Price \$ _____ X 0.0075 = \$ _____ City Inspector: _____ Date: _____

Seller/Owner: Erik Larson Buyer: _____
(Type/Print Name)

Seller/Owner: [Signature] Buyer: _____
(SIGNATURE)

Address: 2830 Derby St, Berk CA 94705 Address: _____

Phone: (510) 983-0980 Phone: () _____

Inspector Name & Agency: Nancy Hoeller PESE Date: 12/12/03

Inspection Fee paid by: Erik Larson Amount paid: \$ 100 CK# 1230

Filing Fee (\$15/structure) paid by: _____ Amount paid \$ _____

DEBIT ~~XXXXXXXXXXXX~~ 15100
DEBIT ~~XXXXXXXXXXXX~~ 15100
DEBIT ~~XXXXXXXXXXXX~~ 15100

City of Berkeley

*** CUSTOMER RECEIPT ***

Oper: REGISTER1 Type: DC Drawer: 1
Date: 12/15/03 01 Receipt no: 7130

Description	Quantity	Amount
H1 HP RECO FORM A, 10 MEASUR	1.00	\$15.00
		1114386

Trans number:
G/L account number:
83386023269200
83380001010000

2830 DERBY ST

Total tendered \$15.00
Total payment \$15.00

Trans date: 12/15/03 Time: 16:03:21

*** THANK YOU FOR YOUR PAYMENT. ***

Buyer _____ Date _____

Buyer _____ Date _____

52
0114

RECO INSPECTION REPORT

Shel Harris Energy Conservation
1943 Haste Street Berkeley, CA 94704
(510) 549-3290

AFFILIATED American Synergy
WITH: Hayward, CA 94545
LIC# 492920

Address 2830 Derby
Owner/Agent FAYE KENH - GRUBBS Co.

RECEIVED AND READ
NUMBER OF PAGES 1
NAME [Signature] DATE 7/17/04
NAME [Signature] DATE 7/17/04

Attic: R-19 FIBERGLASS BATT'S IN PLACE BUT UPSIDE DOWN - SLASH VAPOR BARRIERS \$ 200

Weather-Stripping FOUR DOORS FULL INCL. 1 SET FOR ATTIC \$ 525
1 PARTIAL ALL W/SPRING BRONZE REGIT AS NEEDED

Heating \$ N/A

Hot Water TANK W/O T&P RELEASE \$ N/A

Shower Heads REPLACE TWO \$ 80

Water Conservation: 2 Toilets @ \$ 10 = \$ 20 Faucets @ \$ Date \$ 20

TOTAL BID \$ 825

ADDITIONAL COSTS/ESTIMATED

Preliminary Inspection Fee PAID BY F. KENH CK 7/19 \$ 90
Filing Fee \$ 15 Compliance Inspection \$ 45 \$ 60
Fireplace 1 HAS DAMPER, OTHER DOORS \$ 0/0
Knob & Tube Wiring Inspection \$

TOTAL RECO EXPENSE \$ 975

TERMS and CONDITIONS:

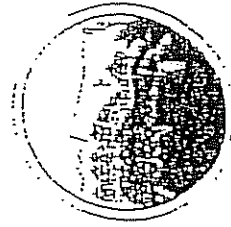
- 1). Cash payment upon completion of work; payment can be made from escrow funds/pending sale.
- 2). All labor is guaranteed for one year after date of installation. Materials are warranted for three years.
(See individual manufacturer warranty. Attic insulation is normally warranted for the life of the structure.)
- 3). Quote valid for 45 days. All items include sales tax.

QUOTATION BY: Shel Harris DATE: July 9, 02

Handwritten notes:
- cement
- Read 1 page
- 8/16/02
- [Signature]

CITY OF BERKELEY

Building and Safety Division
Planning and Development Department
2120 Milvia Street
Berkeley, California 94704
(510) 863-6544 • TDD: (510) 644-6915 • FAX: (510) 863-6543



E-mail address: planning@cityofberkeley.ca.us

Buyer _____ Date _____
Buyer _____ Date _____

SEISMIC/TRANSFER TAX GUIDELINES

The following guidelines will assist applicants through the process to qualify for the City of Berkeley's seismic retrofit exemption in connection with the City of Berkeley's transfer tax.

From the date of the recordation of the transfer document, the applicant shall have one (1) year to complete all seismic retrofit work and submit a Seismic Retrofit Verification Application to the Building and Safety Division of the City of Berkeley. If the work is not completed at the end of one year, that portion which has been completed may be credited to the applicant upon submission of a Seismic Retrofit Verification Application, substantiating documentation, and receipts showing dollar amount of work completed up to that date. All other monies remaining in escrow will be returned to the City of Berkeley upon written request by the Finance Department.

1. Real estate/escrow agents will obtain the Declaration of Real Property Transfer Tax form from the City of Berkeley's Finance Department. This form must be completed in its entirety by the title company (or applicant if not being processed through the title company) and submitted to the City of Berkeley Finance Department for their signature.

A recorded grant deed must be filed with the Finance Department if a Declaration of Real Property Transfer Tax is not on file.

2. The title company will distribute the Seismic Retrofit Verification Application form to property owners at the close of escrow.

The Seismic Retrofit Verification Application may be obtained also from the City of Berkeley, Permit Service Center.

3. The applicant must pull proper permits from the City of Berkeley, Permit Service Center.

Seismic Report received
[Signature]

RECEIVED AND READ
[Signature]
[Signature]
4



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Berkeley, COUNTY OF Alameda, STATE OF CALIFORNIA, DESCRIBED AS 2830 Darcy Street

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) Jan 25, 2004. 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: Metro Inspection Services 8/25/02, Termite Report - Structural Renewal 6/12/02, Home Inspection - Bryan Home Inspection 6/18/02, JCP Report 7/17/02

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 occupying the property.

A. The subject property has the items checked below (read across):

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

Exhaust Fan(s) in Bath 220 Volt Wiring in _____ Fireplace(s) in Living room, woodstove in
 Gas Starter Roof(s): Type: Comp Shingle Age: unknown (approx. family room)
 Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No. If yes, then describe. (Attach additional sheets if necessary): _____

(*see footnote on page 2)

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Buyer's Initials (_____) Seller's Initials (Joanna)

Reviewed by _____ Date _____



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

- 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: unevenness in front sidewalk)

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

*This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with 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. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 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.

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, including any lawsuits 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.):

4. some work by previous tenant done without permit
11. busy street

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

Seller [Signature] Date 1/21/04
Seller [Signature] Date 1/21/04

Buyer's Initials () ()
Seller's Initials [Signature] () ()

Reviewed by _____ Date _____





CALIFORNIA
ASSOCIATION
OF REALTORS®

AGENT'S INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE §2079, ET SEQ.)
Intended for use with Property exempt from California Civil Code
§1102 disclosure requirements.

This inspection disclosure concerns the residential property situated in the City of Berkeley
County of Alameda, State of California, described as 2830 Derby
Berkeley, CA 94705 ("Property").

AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)
THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE
ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Agent notes no items for disclosure.
 Agent notes the following items: see attached 1 page addendum

Agent (Broker Representing Seller) Grubb Company By Helene Barkin Date 1/30/2004
(Please Print) (Associate-Licensee or Broker Signature)

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:

Agent notes no items for disclosure.
 Agent notes the following items: SOME DRY ROT ON BACK DECK. ON BUSY STREET
NEAR CAMPUS. SOFT SPOT ON FRONT PORCH LANDING SHINGLES
ON REAR OF MAIN HOUSE ARE SEPERATING ON CORNERS.
STUDIO IN REAR NEEDS NEW ROOF & FLOOR. GUTTERS ON MAIN
HOUSE ARE LOOKING A BIT WORN. THERE IS A BOWING ON
THE KITCHEN FLOOR. DOWNSTAIRS BATHROOM SHOWER IS PLASTER.

Agent (Broker Obtaining the Offer) SLOTT LEVERETTE By [Signature] Date 2.17.04
(Please Print) (Associate Licensee or Broker Signature)

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE
PROPERTY FROM OTHER PROFESSIONALS CONSISTENT WITH THE APPROPRIATE PROVISIONS IN ANY
CONTRACT BETWEEN THEM.

I/we acknowledge receipt of a copy of this statement.
X Seller [Signature] Date 2/20/04 Seller [Signature] Date 2/20/04
Buyer [Signature] Date 2/11/04 Buyer [Signature] Date 2/17/04

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR
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TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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REVISED 10/99

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





CALIFORNIA
ASSOCIATION
OF REALTORS®

AGENT'S INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE §2079, ET SEQ.)
Intended for use with Property exempt from California Civil Code
§1102 disclosure requirements.

This inspection disclosure concerns the residential property situated in the City of Berkeley,
County of Alameda, State of California, described as 2830 Derby
Berkeley, CA 94705 ("Property").

AGENT'S INSPECTION DISCLOSURE

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

**THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE
ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:**

Agent notes no items for disclosure.
 Agent notes the following items: See attached 1 page addendum

Agent (Broker Representing Seller) Grubb Company By Helene Barkin Date 1/27/04
(Please Print) (Associate-Licensee or Broker Signature)

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:**

Agent notes no items for disclosure.
 Agent notes the following items: _____

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

**BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE
PROPERTY FROM OTHER PROFESSIONALS CONSISTENT WITH THE APPROPRIATE PROVISIONS IN ANY
CONTRACT BETWEEN THEM.**

I/we acknowledge receipt of a copy of this statement.

Seller _____ Date _____ Seller _____ Date _____

Buyer _____ Date _____ Buyer _____ Date _____

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR
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REVISED 10/99

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



FORM AID-11

The Grubb Company 3070 Claremont Ave, Berkeley CA 94705
Phone: (510) 652-2133 Fax: (510) 652-0114 Helene Barkin

T4688113.ZFX

SELLER'S SUPPLEMENT TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2830 Derby Street, Berkeley CA
Seller(s) Name Eric and Janet Larson

As of: (Date) 1/21/04

This form supplements the Real Estate Transfer Disclosure Statement requirements of Civil Code §1102 and is designed to give the Buyer(s) additional information regarding the subject property. The following representations are made by the Seller(s) and are NOT representations by Agent(s).

- | | Yes | No | Don't Know |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 1. Any non-tempered glass on shower and/or sliding doors? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Any spark arrestors which have been installed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Any animals kept on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Any stains, odor or damage caused by animals kept on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Any pools or spas requiring fencing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Any abandoned tanks or systems (i.e., fuel oil, gas, oil, septic, leach fields)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Any presently connected tanks, septic systems or leach lines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Any quality problems with the home's water supply (i.e., sediment, discoloration, odor or pressure)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Any leaks, back-ups or recurring blockages in any sewer drainlines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Describe the condition, repairs and frequency of recurrence of the problem(s)
<u>Intermittent leak of master bath toilet, waxing replaced, no leak noticed since</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Any leaks or water intrusion (past or present) in the roof(s), chimney(s), around skylight(s) and windows or elsewhere from any source? <u>Small intermittent leaks from skylight and around</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Location(s): <u>wood stove depending on rainfall and wind conditions</u> | | | |
| Describe/Date Specific Corrective Repairs: _____ | | | |
| Buyer | | | |
| 12. Regarding driveway or private access: | | | |
| (a) Any shared or common driveway or road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Any written or oral agreement to maintain driveway or road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Any forthcoming assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Any easements not of public record? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Are you aware of any of the following in the neighborhood at any time? | | | |
| (a) Flooding or drainage problems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Settling, slippage, landslides or other soil problems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Recurrent or unusual odor problems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Contaminated soil or ground water | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Any criminal activity on the subject property or in the immediate neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Describe: _____ | | | |
| Buyer | | | |
| 14. Proximity to any of the following: | | | |
| (a) Pending real estate development in the area (such as condominiums, planned units development, subdivisions or property for commercial, industrial, sport, educational or religious use) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Proposed or approved changes in public or private facilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Any current violations of the Covenants, Conditions and Restrictions (CC&Rs)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Any deaths on the property in the last three years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Any bonds and/or assessment obligations which are currently due that are not a part of the property tax bill? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Any disease which affects trees or plants on the property or within two hundred feet of property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Any restrictions on the use of the premises other than those disclosed in writing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Any boundary disputes, or third party claims affecting the property (rights of other people to interfere with the use of the property in any way)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Any problems with retaining walls (such as leaning, bulging or cracking)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Seller's Initials EL / Buyer's Initials () ()

SELLER'S SUPPLEMENT TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2030 Derby Street ; Berkeley

- | | Yes | No | Don't
Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 22. Any problems with existing underground sprinkler systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Any sump pump, underground drains, French drains, dry wells or surface disposal systems in the crawl space/sub area or elsewhere on the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (a) If yes, please describe and give location <u>sump pump in basement</u> | | | |
| (b) Was sump pump installed with permit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Any damp soil and/or standing water in the sub area (under any building)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Any standing, collecting or ponding water on the property at any time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If so, where? | | | |
| 26. Any repairs, replacements or ongoing maintenance to any of the following items: interior walls, ceilings, floors, exterior walls, insulation, roof(s), windows, doors, foundation, slab(s), driveways, sidewalks, walls/fences, electrical systems, plumbing/sewers/septics or other structural components? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, for each repair, replacement or ongoing maintenance, explain: <u>see attached</u> | | | |
| 27. Any concealed hardwood floors? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, which rooms? | | | |
| What is the condition of the floors? | | | |
| 28. Any insulation? <u>in attic</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Any vapor or moisture barrier(s) (i.e., plastic covering) in the sub area or any other location? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 30. Is water directed away from structure? (i.e., drainage system, splash blocks, or other method) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, please describe | | | |
| 31. Any multiple dwelling units included in this sale? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, number of units _____ Number of legal units _____ | | | |
| 32. Is a current 3R report available? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 33. Any Homeowner's insurance claims in the last 5 years? .. <u>not in our 16 months of ownership.</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 34. Any water-related insurance claims in the last 5 years? .. <u>not in our 16 months of ownership.</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

REPORTS, INSPECTIONS or ESTIMATES

1. Check applicable boxes, if any, of the following reports, inspections or repair estimates were made for you, previous owner(s) or prospective Buyer(s).

- | | | | | |
|--|---|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Pest Control | <input type="checkbox"/> Structural/Engineering | <input checked="" type="checkbox"/> House Inspection | <input type="checkbox"/> Roof | <input type="checkbox"/> Pool/Spa |
| <input type="checkbox"/> Well | <input type="checkbox"/> Septic | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Heating | <input type="checkbox"/> Air Conditioning |
| <input type="checkbox"/> Survey | <input type="checkbox"/> Soils/Drainage | <input type="checkbox"/> Geologic | <input type="checkbox"/> Energy Audit | <input type="checkbox"/> Environmental Hazards |
| <input type="checkbox"/> Plans | <input type="checkbox"/> Building Permits | <input type="checkbox"/> Berkeley Reco Compliance | | |

Please describe all checked boxes by type and approximate date(s) and indicate if copies are available.

Type of Report	Inspector	Date	Available
Inspection Report	Metro Inspection Services	9/25/02	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Home Inspection Report	Brain Home Inspection	6/18/02	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Termite Report	Structural Renewal	6/12/02	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
JCP Report (Water Hazard Disclosure Report)	JCP Ecologists	7/17/02	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Seller's Initials (JOS + KD) Buyer's Initials (____) (____)

**SELLER'S SUPPLEMENT TO
 REAL ESTATE TRANSFER DISCLOSURE STATEMENT**

Property Address 2830 Dertay Street, Berkeley

2. Are you aware of any reports or inspections that pertain to any neighborhood properties or conditions which may materially affect the value or desirability of the subject property? Yes No
 If yes, explain: _____

(NOTE: IT IS RECOMMENDED THAT BUYER OBTAIN A COPY OF ALL EXISTING REPORTS, INSPECTIONS OR REPAIR ESTIMATES.)

OWNERSHIP	Yes	No	Don't Know
1. Are you (Seller) a licensed real estate salesperson/broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the sale of this property subject to court confirmation (i.e., probate sale)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you involved in any pending or contemplated bankruptcy procedures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any loans secured by the property where Notice(s) of Default have been or may be recorded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Do you anticipate any liens or judgments against any title holder of the property including but not limited to Internal Revenue Service tax liens, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Any unrecorded Easements, Liens or Deeds of Trust?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IF THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS YES, EXPLAIN:
 (attach additional sheets if necessary) _____

• Have all persons on title signed the listing agreement? Yes No

SUPPLEMENTAL INFORMATION: In addition to the disclosure statements made herein, the following facts are known or suspected, which may materially affect the value or desirability of the subject property, now or in the future, including ongoing maintenance and repairs as well as any defects in the home that required significant repairs:

I ACKNOWLEDGE RECEIPT OF A COPY OF "THE HOMEOWNER'S GUIDE TO EARTHQUAKE SAFETY"

BUYER(S) HAS READ AND UNDERSTANDS ALL THREE PAGES OF THIS SELLER'S SUPPLEMENT TO THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT AND AGENT'S DISCLOSURE REGARDING ENVIRONMENTAL HAZARDS.

Seller's Initials JL Buyer's Initials (____) (____)

SELLER'S SUPPLEMENT TO
REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2830 Derby Street ; Berkeley CA

RESIDENTIAL SEISMIC SAFETY (GOVERNMENT CODE SECTION 8897 et seq.)

This Earthquake Disclosure is per "California Association of Realtors Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants" 1997 Edition.

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists or not, answer "Don't Know". If your home does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in the Homeowner's Guide to Earthquake Safety you can find information on each of these features. This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

	Yes	No	Doesn't Apply	Don't Know	
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3
2. Is the house anchored or bolted to the foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4
3. If the house has cripple walls:					
a. Are the exterior cripple walls braced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
5. If the house is built on a hillside:					
a. Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or land sliding)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17

If any of the questions are answered "No", the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you have corrected one or more of these weaknesses, describe the work below or on a separate page.

SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE SELLER'S KNOWLEDGE. AS SELLER OF THE PROPERTY DESCRIBED HEREIN, I HAVE ANSWERED THE QUESTIONS ABOVE TO THE BEST OF MY KNOWLEDGE IN AN EFFORT TO DISCLOSE FULLY ANY POTENTIAL EARTHQUAKE WEAKNESSES IT MAY HAVE.

[Signature] / 1/21/04
Seller Date

[Signature] / 1/21/04
Seller Date

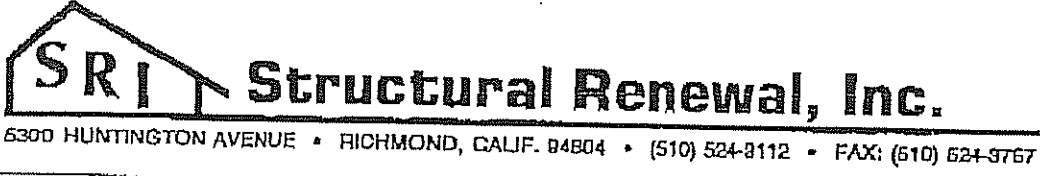
I ACKNOWLEDGE RECEIPT OF THIS FORM, COMPLETED AND SIGNED BY SELLER. I UNDERSTAND THAT IF THE SELLER HAS ANSWERED "NO" TO ONE OR MORE QUESTIONS, OR IF SELLER HAS INDICATED A LACK OF KNOWLEDGE, THERE MAY BE ONE OR MORE EARTHQUAKE WEAKNESSES IN THIS HOUSE.

Buyer Date

Buyer Date

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2830	Street, City, Zip DERBY STREET, BERKELEY, CA, 94705	Date of Inspection 02/06/04	No. of Pages 13
----------------------	--	--------------------------------	--------------------



Firm Registration No. PR 0195	Report No. 7611	Escrow No.
Ordered By: THE GRUBB COMPANY 3070 CLAREMONT AVENUE BERKELEY CA 94705 HELENE BARKIN	Property Owner/Party of Interest: ERIK LARSON 2830 DERBY STREET BERKELEY CA 94705	Report Sent To:

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description:
2 STORY SINGLE FAMILY RESIDENCE

Inspection Tag Posted:
BASEMENT

Other Tags Posted:
SRI 6/12/02

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites Drywood Termites Fungus/Dryrot Other Findings Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

RECEIVED AND READ

NUMBER OF PAGES 15

Buyer _____ Date _____

Buyer _____ Date _____

[Signature] 2/17/04
NAME DATE

[Signature] 2/17/04
NAME DATE

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2.

Inspected By Kent Stonebraker License No. OPR 5580 Signature Kent Stonebraker

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-6708, (800) 737-8188 or www.pestboard.ca.gov.

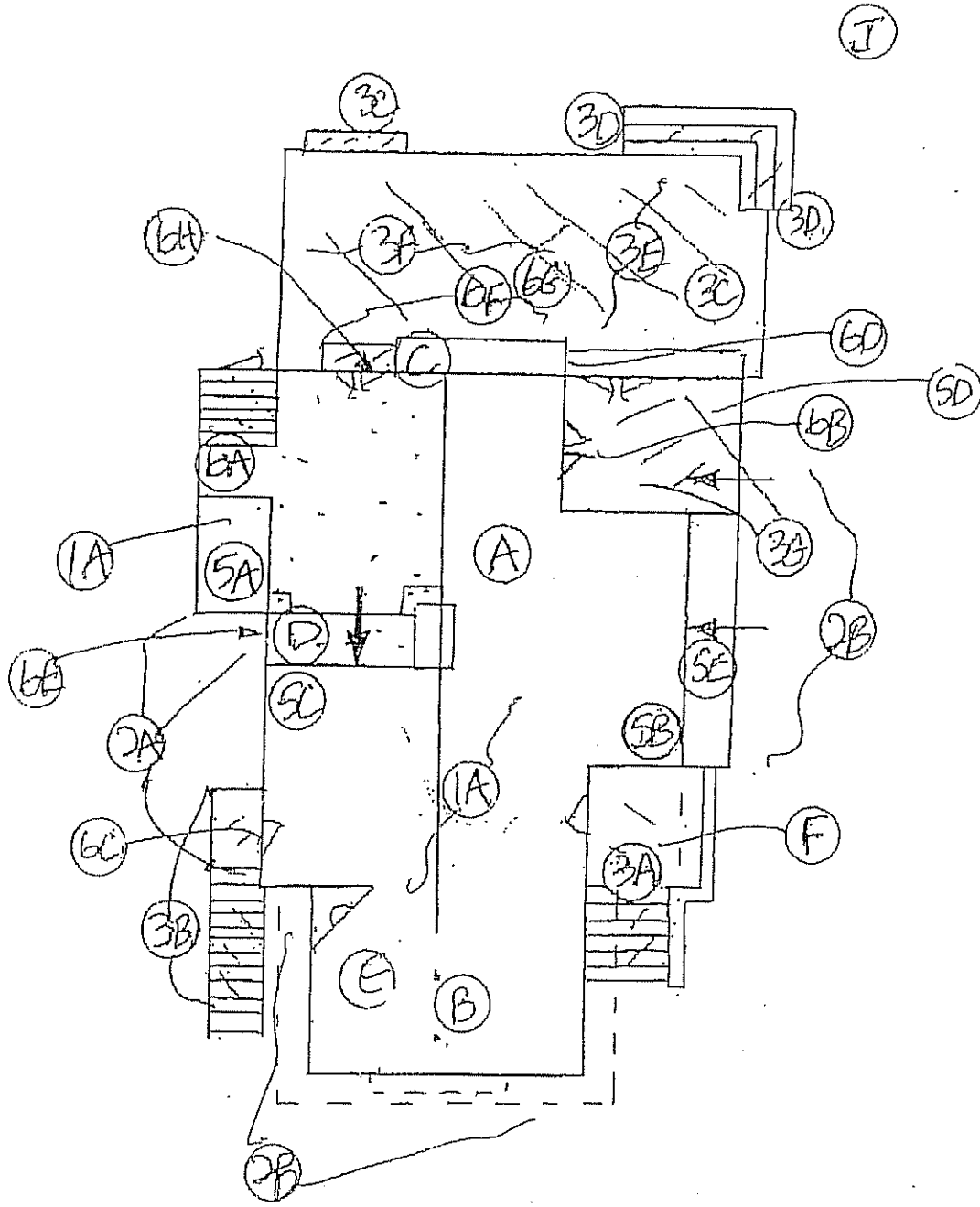
PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

2830 DERBY STREET, BERKELEY, CA, 94705

02/06/04 7611

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.



JTK QEL
JKK SD/R

2830	DERBY STREET, BERKELEY, CA, 94705	02/06/04	7611
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

" ANYONE READING THIS REPORT MUST READ THE FOLLOWING"

What is a Wood Destroying Pest & Organism Inspection Report ?

READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the the presence or absence of evidence of Wood Destroying Insects or Organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and Its Rules and Regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to Wood Destroying Organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information about any such defects as they are not within the scope of that license of the inspector or the company issuing this report.

IMPORTANT-----PLEASE READ CAREFULLY

AREAS NOT INSPECTED

This is a report of an inspection for wood destroying pest and organisms at accessible and visible parts of the building shown on the diagram. We did not inspect areas immediately under or behind finished walls, applicances, carpeting, insulation or personal stored property/articles. We did not open cabinet drawers, cabinet doors, or move personal articles inside closets. We did not inspect inside finished walls or ceilings. Inspection of these areas is not practical, unless noted. Our inspection does not include inspection of the electrical, heating, mechanical or plumbing systems unless noted. We did not inspect the roof covering. We did not use a ladder to inspect the exterior siding, windows or any other part of the exterior. If any information is desired about any areas not inspected by this firm, a company that makes home and roof inspections should be engaged. It is possible for wood destroying pests and organism, infestations of termites and infections to be concealed and not evident at the time of our inspection.

2830	DERBY STREET, BERKELEY, CA, 94705	02/06/04	7611
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTICE:

A reinspection of the structure (s) described herein will be performed by Structural Renewal, Inc. and an estimate given, if so requested by persons ordering the original report. This company will reinspect repairs done by others within (4) months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas are desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs. Structural Renewal, Inc. will reinspect but will not pass, repairs performed but not finalized by the Local Building Authority. In the event damage is found to extend further than outlined at any items listed below during the course of repairs, except where further inspection is recommended, our estimate includes repairs of these areas. SHOULD ANY PERSONS OR FIRMS UNDERTAKE REPAIRS OUTLINED IN THIS REPORT, THEY SHALL ALSO ASSUME RESPONSIBILITY FOR DAMAGE THAT MAY BE MORE EXTENSIVE THAN OUTLINED. Structural Renewal, Inc. will not be responsible for any damage more extensive than outlined, unless performing the repairs.

NOTE: ONLY A LICENSED STRUCTURAL PEST CONTROL FIRM MAY APPLY ANY CHEMICAL FOR TREATMENT OF ANY WOOD DESTROYING ORGANISMS, INCLUDING FUNGICIDES. FOR EXEMPTIONS, SEE SECTIONS 8555 AND 8556 OF THE BUSINESS AND PROFESSIONS CODE. IF A CONTRACTOR TREATS FOR ACTIVE INFESTATIONS OR INFECTIONS - THE CONTRACTOR IS TREATING ILLEGALLY.

WARNING:

OWNER MUST BE AWARE OF THE ABOVE IF OBTAINING COMPETITIVE ESTIMATES. ALSO, NO GUARANTEES OR WARRANTIES SHALL BE GIVEN BY STRUCTURAL RENEWAL, INC, REGARDING THE WORKMANSHIP OR QUALITY OF MATERIALS IF REPAIR WORK IS PERFORMED BY OTHERS, EVEN IF WORK IS ACCEPTABLE AND APPROVED BY THIS FIRM.

GUARANTEE: All work performed by Structural Renewal, Inc. is guaranteed for a period of one (1) year from the date of completion. (EXCEPTIONS) Plumbing, caulking and linoleum work is guaranteed for thirty (30) days only. The report in regard to findings, shall be valid for one (1) year. There are no guarantees given for caulking, sealing, roofing, plumbing and other such mechanical failures. Outlined repair work will not be accepted after six (6) months without a new inspection report being issued. See Work Authorization Agreement regarding bill of acceptance.

NOTE: Areas of new wood replacement and/or stucco repair shall be prime painted one coat only unless specifically mentioned elsewhere in this report. It shall become the owner's responsibility to keep these areas finish painted during the course of property maintenance. All pesticides and fungicides shall be applied by state certified applicator and in accordance with the chemical manufacturer's label requirements.

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NOTE: This inspection and report does not include any inspection for the presence of asbestos. The owner or contractor must determine whether asbestos is present prior to commencement of any work. Employees/occupants must be protected from asbestos fiber release. Any work in progress by Structural Renewal, Inc. will be halted if it is believed that asbestos is observed in such areas. Structural Renewal Inc. would then resume work only after the area has been certified as safe, by an asbestos abatement contractor. Owner to contact asbestos contractor. Structural Renewal, Inc. shall be held harmless from all claims of any nature pertaining to asbestos by owner/agent/tenant or third party.

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

NOTE:

THIS IS A SEPARATED REPORT WHICH DEFINES AS SECTION 1 OR SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1 CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

SUBAREA-VENTILATION:

ITEM 1A: Wood scraps were found to be resting on the subsoil at these areas as indicated on diagram.

RECOMMENDATION: Remove all cellulose debris of a size that can be raked or larger.

***** This is a Section 1 Item *****

FOUNDATION:

ITEM 2A: Earth wood contact noted to the bottom of the wood shingles where soil and tree debris has built up and is above an existing curbwall.

RECOMMENDATION: Remove the bottom row of shingles, install a counter flashing to extend behind the second row of shingles and over existing curbwall. Form and pour with steel rebar dowels and steel bars a wider masonry curbwall, and install a masonry coping upon completion.

NOTE: An alternative method of repair would be for owner to remove excess soil from the premises and to have a shingling contractor replace shingles as required.

***** This is a Section 1 Item *****

JTK/ML
JLR/SJK

\$200

3300

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BUILDING NO. STREET, CITY, STATE, ZIP

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FOUNDATION:

ITEM 2B: Soil contact and bark build up noted to the bottom of wood shingles at these areas.

RECOMMENDATION: Owner to grade soil here that would provide for adequate clearance, 3-4" as part of gardening maintenance. If this is beyond the scope of owner maintenance, engage a landscaping contractor for appraisal. Owner may consider installing a lx retainer to hold soil back in the future.

***** This is a Section 2 Item *****

PORCHES-STEPS-DECKS-PATIOS:

ITEM 3A: Step detail has been replaced by others in the not too distant past, however, there is much fungus decay along the lead edge of the 1 X 4 tongue and groove decking of the landing servicing the front porch.

RECOMMENDATION: Strike a line from the abutment returns, cut, remove, install box framing and new tongue and groove 1 x 4 decking to run other direction with a nose edging. Fill all voids, sand and apply a primer coat of paint only. Some of the decking boards may require replacement to the next two joists. Owner must realize that this is a patch repair only, however, if interested party wish to have all of the decking replaced with a nose edging, additional cost would be \$ 1,995.00.

***** This is a Section 1 Item *****

\$1395

ITEM 3B: Side step and landing detail was found to have scattered fungus decay and will necessitate replacement for effective repair.

RECOMMENDATION: Remove and dispose of existing detail and reconstruct new spaced redwood deck on a pressure treated frame with 2 x 2 vertical picket railing detail.

***** This is a Section 1 Item *****

\$695

ITEM 3C: There is decay into the decking where prior circular stairwell has been removed and into the step treads where indicated on diagram.

RECOMMENDATION: Cut out the damaged wood members, replace with new materials to match as practical.

***** This is a Section 1 Item *****

\$1100

ITEM 3D: Earth wood contact and decay found to the end of deck boards and step jacks.

RECOMMENDATION: Reset jacks on a pressure treated pad, grade the soil that would provide for adequate clearance and chemically treat all along here with TIM-BOR.

***** This is a Section 1 Item *****

\$160

ITEM 3E: Underside of deck was accessible here and there is some wood scraps resting on the soil area. Minor fungus also noted scattered to the decking, however, was still considered sound and serviceable, which is constructed on a pressure treated frame.

RECOMMENDATION: Remove and dispose of all wood scraps, wire brush the fungi infected wood members and chemically treat the entire underside where accessible. See item #3F for additional work.

***** This is a Section 1 Item *****

\$580

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PORCHES-STEPS-DECKS-PATIOS:

ITEM 3F: This area beneath the deck was physically inaccessible for corrections, however, were determined to have minor fungus to the decking.

\$1450

RECOMMENDATION: Remove 4 or 5 boards at the center of deck to gain access to remaining sections, remove fungus as practical and chemically treat the underside as practical with TIM-BOR. Resecure decking or replace with new and secure with deck screws for future maintenance.

***** This is a Section 1 Item *****

ITEM 3G: The 1 x 4 balcony deck is constructed over a roof cover and finished ceiling. Ceiling below appears to have been painted in the not too distant past and accessible areas observed did not seem to indicate any signs that would suggest leaks, other than item #5D. See that item for additional information.

RECOMMENDATION: Owner to defer any repair until it has been determined that the roof cover has failed. At that time, new deck should be installed upon completion of a newer roof cover, again, when it becomes necessary. In the meantime, owner to keep accessible surface areas cleared of debris build ups, and apply deck type preservatives periodically to prolong serviceable life.

***** This is a Section 2 Item *****

INTERIOR-BATHROOMS-ATTIC:

ITEM 5A: Nonconventional plaster shower walls and tub were noted to be painted only. This facility was water tested as a tub/shower facility and not just a shower. In doing so, filling of the tub type portion did reveal extensive leakage. No infections or infestations found during the course of substructure inspection.

RECOMMENDATION: Owner to discontinue use of this shower facility by plugging the shower head and use as a storage facility.

NOTE: If interested party wishes to have this as a conventional ceramic tile shower with a lower shower dam, shower door and a new shower valve assembly, cost would be approximately \$ 6,500.00 plus permit and must be requested.

***** This is a Section 2 Item *****

ITEM 5B: Tiles at the window ledge above the shower walls were noted to have deteriorated grout and loose tiles per tap tested. This is not within the shower area itself, which was still considered sound and serviceable.

RECOMMENDATION: Owner to engage the services of a tile setter for resetting the tiles and regrouting at the window ledge. NOTE: Owner will find it necessary to keep the ceramic tile walls and grout periodically well maintained hereafter, and perhaps periodic applications of liquid type silicone sealers to prolong serviceabilities.

***** This is a Section 2 Item *****

JTK/ell
JTK/SJR

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INTERIOR-BATHROOMS-ATTIC:

ITEM 5C: Although the formica counter top kitchen was still considered serviceable, it was determined to have leaked behind the basin from oversplash and there is a void at base of backsplash.

RECOMMENDATION: Owner to engage the services of a plumbing contractor for resetting the basin in new sealant and caulk all along the abutted joint where bottom of backsplash meets the top.

***** This is a Section 2 Item *****

ITEM 5D: Water staining was found at trim adjacent to the stove pipe flue, may be past leak that has since been corrected, however, that is unknown.

RECOMMENDATION: Owner to engage the services of a roofing contractor for appraisal and repair, if any. Also, engage the services of a painting contractor to seal the water stained area with stain block type primer and finish paint to prevent any future confusion.

***** This is a Section 2 Item *****

ITEM 5E: Skylight detail represented what appears to be old water stains, however, again, that is unknown.

RECOMMENDATION: Owner to engage the services of a roofing contractor for appraisal and repair, if any. NOTE: Wood detail here may need to be, again, primer painted with stain block agent and finish paint not to represent any past leaks that have since been corrected.

***** This is a Section 2 Item *****

EXTERIOR-ABUTMENTS:

ITEM 6A: Roof cover servicing the basement entry has failed, fungus decay noted to the roof sheathing and rafter.

RECOMMENDATION: Owner to engage the services of a roofing contractor for appraisal and repair to roof cover and its wood members. You may need to devise some type of scupper catch for releasing water where adjacent fence may be entrapping.

***** This is a Section 1 Item *****

ITEM 6B: Fungus decay found to the balcony door where indicated on diagram.

RECOMMENDATION: Replace with a 5' dual glazed double door set, apply a primer coat of paint only. This is for a standard paint grade and any upgrades are to be agreed upon prior to commencement of work.

***** This is a Section 1 Item *****

\$2200

ITEM 6C: Fungus decay noted to door sill, damage extends into the adjacent hardwood flooring and I would suspect some of the subflooring as well. Bottom of the dual glazed door has been caulked in place and is not operational.

RECOMMENDATION: Remove the door, cut the bottom and insert a bottom door shoe. Replace door sill, remove flooring at the adjacent landing of stairwell, make repair and close floor with new hardwood. Bid does not include any refinishing. Refinishing here should be performed by a hardwood specialist and is subject to other's cost.

***** This is a Section 1 Item *****

1350

JTK GJK
JTK SDK

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EXTERIOR-ABUTMENTS:

ITEM 6D: This upper level fixed window was found to have decay with coved stops.
RECOMMENDATION: Replace the single glazed window with new to match as practical, install stops, caulk and primer paint only.
***** This is a Section 1 Item *****

\$495

ITEM 6E: This upper wood sash is decayed at upper level.
RECOMMENDATION: Replace to match as near as practical, apply a primer coat of paint only and reuse existing hardware. Weather stripping, if any, is not included.
***** This is a Section 1 Item *****

420

ITEM 6F: Dual glazed window details at the upper level sunroom are subject to weathering and appear to have some leaks during the inclement weather.
RECOMMENDATION: Owner to engage the services of a painting contractor for appraisal and repair.
***** This is a Section 2 Item *****

ITEM 6G: Voids were apparent to the rear of structure where shingles/ban boards have been removed by others and is subject to water intrusion during inclement weather season.
RECOMMENDATION: Owner to engage the services of a shingling contractor for appraisal and repair.
***** This is a Section 2 Item *****

ITEM 6H: Bottom of door strikes the metal threshold preventing proper closure.
RECOMMENDATION: Owner to engage the services of a contractor familiar with detail for door adjustment.
***** This is a Section 2 Item *****

FINDING 6I: I BELIEVE THE FOLLOWING ITEM(S) REQUIRE A CITY BUILDING PERMIT: #2A, #3A, #3B, #6B, #6C, #6D and #6E.

THERE IS A JOB MINIMUM OF \$250.00 TO ORDER WORK

GENERAL INFORMATION AND MAINTENANCE ITEMS

A. Portions of the subarea framing are inaccessible for inspection due to placement of plywood shear panels. No representations can be given here, unless panels are removed; however, we noted no indications to suggest an obvious ongoing problem at visually accessible areas that would justify such measures, in our opinion.

B. 2 x 4 post on pieces of concrete were noted here and to be somewhat tilted, also noted some foundation cracks and presently, I do not consider either one of these conditions to be a structural pest control concern. Any further representations would have to come from others.

QEL JTK
JKK SOK

10th

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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C. There is an opening within the substructure area beneath the deck that would allow vermin entry. I would suggest owner install a screen type cover as part of property maintenance.

D. There is an existing sump pump situated in the basement area. Any further representations regarding the effectiveness of operation, drainage, etc., of course would have to come from others.

E. Subsoil was found to be moist at the time of this inspection. I would suggest owner keep under periodic observation, especially during the inclement weather season. Should condition worsen, it may become necessary to exercise excessive moisture control measures, however, I would find that to be cost impractical at this particular time.

F. Tub/shower facility is situated over a porch soffit detail indicating no signs to suggest leaks, infections or infestations. Periodic maintenance to the mosaic tiles are suggested when warranted.

G. The attic space was not inspected, as physical damage may occur to the finished ceiling during the course of inspection. Attic space would be inspected, providing this company would receive a written release of any damage that may occur during the course of a normal inspection. Attic would only be inspected, providing it is physically accessible and without the benefit of insulation.

H. The exterior roof, gutters and down spouts were not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the State Contractor's License Board.

I. The exterior shingles were noted to show some signs of weathering and are presently sound and serviceable. I encourage the owner to keep the exterior shingles well scraped and sealed. If this is beyond owner maintenance, I suggest owner engage the services of a licensed painter for appraisal.

J. Detached out building was not inspected and is not to be considered a part of this inspection report.

JTK All
JTK

2830 DERBY STREET, BERKELEY, CA, 94705

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BUILDING NO. STREET, CITY, STATE, ZIP

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COST OF THIS INSPECTION: \$ 200.00 PAID

NOTE: A BUILDING PERMIT IS REQUIRED FOR MANY SECTION 1 AND SOME SECTION 2 ITEMS PLEASE REFER TO ITEMS IN REPORT OR CONTACT US TO GUIDE YOU IF YOU ARE HAVING SOMEONE ELSE PERFORM THE WORK.

*PERMIT FEES INCLUDE RELATED COSTS AND SMOKE ALARMS IF REQUIRED.

SECTION 2 ITEMS ARE NOT REQUIRED FOR CERTIFICATION.

IF YOU WISH STRUCTURAL RENEWAL, INC., TO PERFORM THE ABOVE WORK, PLEASE SIGN ONE COPY OF THE ATTACHED WORK AUTHORIZATION AGREEMENT, (PESTICIDE NOTICE IF APPLICABLE), FORWARD, AND WE SHALL CONTACT YOU WITH A COMMENCEMENT DATE.

PLEASE REFER TO THE WORK AUTHORIZATION AGREEMENT REGARDING PROGRESS AND FINAL PAYMENT.

THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE TO YOU!
MYR

QEX JTK
JLK ADK

12th

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

*** OCCUPANTS CHEMICAL NOTICE ***
 *** THIS MUST BE READ, SIGNED and RETURNED ***
 *** See bottom of page two. ***

Structural Renewal, Inc. will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled: SUBTERRANEAN TERMITES BEETLES
 FUNGUS or DRY ROT DRY-WOOD TERMITES OTHER _____

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- A. TIM-BOR: Active ingredients: Disodium Octaborate Tetrahydrate.98.0%
Inert ingredients...2.0%
- B. PREMISE 75: Active ingredients: Imadaclorpid
1- [(6-Chloro-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine...75.0%
Inert ingredients...25.0%
- C. VIKANE: Active ingredient: Sulfuryl Flouride...99.8%
Inert Ingredients...0.2% (Warning Agent: Chloropicrin)
- D. COPPER GREEN: Active ingredient: Copper Naphthenate...9.08%
Inert ingredients...90.92%
- E. TERMIDOR: Active ingredient: Fipronil...9.1%
Other Ingredients...90.9%
- F. OTHER: _____

(3) "State Law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the State finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized".

Physical contact with TIM BOR and PREMISE 75 may cause itchy eyes and irritated skin.

OTHER CHEMICALS: (Not including TIM-BOR and PREMISE 75) "If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact you physician or poison control center and you pest control company immediately".

JTK
 JKS

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

For further information, contact any of the following:

Structural Renewal Inc. (510) 524-3112

For Health Questions:

Alameda Health Department/E.P.A. -unincorporated areas. (510) 567-6700
(Other cities, call your local fire department)

Contra Costa County Health Department (925) 313-6710
Poison Control Center (800) 876-4766

For Application Information:

Alameda County Agriculture Commissioner (510) 670-5232
Contra Costa County Agriculture Commissioner (925) 646-5250

For Regulatory Information:

Structural Pest Control
1418 Howe Avenue, Suite 18, Sacramento, CA 95825-3204. (800) 737-8188

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED ON PAGE 1 AND 2 OF THIS NOTICE.

OWNER/OCCUPANT DATE

OWNER/OCCUPANT DATE

This notice was delivered by: First class mail Fax Personal delivery

NOTE: If you hire a general contractor, please be aware of the following. General Contractors can only apply fungicides to end cuts, drilled holes and foundation sills. They are not allowed to apply to walls, floors or other members, as per California Business and Professions code 8556 (a). General Contractors must also notify the consumer regarding such use and application, prior to the application. General Contractors are not licensed or trained to apply chemicals.

ALL JTIC
JKS/2



Structural Renewal, Inc.

5300 HUNTINGTON AVENUE • RICHMOND, CALIF. 94804 • (510) 524-3112 • FAX: (510) 524-3767

WORK AUTHORIZATION CONTRACT

Address of Property: 2830 DERBY STREET, BERKELEY, CA, 94705
Inspection Date: 02/06/2004
Report #: 7611
Title Co. & Escrow #:

SECTION 1

SECTION 2

FURTHER INSPECTION

1A: \$ 200.00
2A: \$ 3300.00
3A: \$ 1395.00
3B: \$ 6995.00
3C: \$ 1100.00
3D: \$ 960.00
3E: \$ 580.00
3F: \$ 1450.00
6A: OTHR/TRADE
6B: \$ 2200.00
6C: \$ 1350.00
6D: \$ 495.00
6E: \$ 420.00

2B: OWNER
3G: OWNER
5A: OWNER
5B: OTHR/TRADE
5C: OTHR/TRADE
5D: OTHR/TRADE
5E: OTHR/TRADE
6F: OTHR/TRADE
6G: OTHR/TRADE
6H: OTHR/TRADE

We Authorize the Following Section 1 Items to be Performed.

1A, 2A, 3A, 3B, 3C, 3D, 3E, 3F, 6B, 6C, 6D, 6E

Proposed Cost Section 1: \$ 20445.00

We Authorize the Following Section 2 Items to be Performed.

Proposed Cost Section 2: \$ 0.00

PERMIT: \$ 1650.00

Total - All Sections: \$ 22095.00

We Authorize the Following Items for Further Inspection.

Proposed Cost Fur.Insp.: \$ 0.00

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. By California and Federal Law, we are neither qualified nor licensed to inspect or address health related molds or fungi and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

I have read this work authorization contract and WDO inspection report it refers to.
SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.
I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY:

DATE

ACCEPTED FOR:
STRUCTURAL RENEWAL, INC.

DATE

QEK JTK
JKK SDK



5900 HUNTINGTON AVENUE • RICHMOND, CALIF. 94804 • (510) 504-9112 • FAX: (510) 524-9787

WORK AUTHORIZATION CONTRACT

Address of Property: 2830 DERBY STREET, BERKELEY, CA, 94705
Inspection Date: 02/06/2004
Report #: 7611
Title Co. & Escrow #:

PLEASE: CIRCLE THE ITEMS YOU WISH TO HAVE PERFORMED

CUSTOMER INFORMATION: READ REPORT AND THIS CONTRACT BEFORE SIGNING

IF FUNDS ARE NOT BEING HELD IN AN ESCROW ACCOUNT, PRIOR ARRANGEMENTS MUST BE AGREED UPON BY STRUCTURAL RENEWAL, INC. BEFORE ANY WORK CAN BE STARTED. THIS WORK MAY REQUIRE PROGRESS PAYMENTS.

The total amount of this contract is due and payable upon completion of the work. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filed or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

NOTE: ANY ADDITIONAL WORK, OTHER THAN OUTLINED IN THE REPORT, THAT MAY BE REQUIRED BY THE LOCAL BUILDING AUTHORITY, WILL NOT BE PERFORMED UNDER THIS AGREEMENT. A SEPARATE COST WILL BE GIVEN IF REQUESTED. Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

ALL PRICES QUOTED ARE SUBJECT TO REVIEW WITHIN THIRTY DAYS (30), AFTER WHICH TIME THE TERMS HEREOF SHALL NOT BE BINDING UPON STRUCTURAL RENEWAL, INC. IF FOR ANY REASON THE REPORT OR WORK AUTHORIZATION AGREEMENT DOES NOT MEET WITH YOUR COMPLETE SATISFACTION OR CONFORM TO KNOWN DATA, PLEASE DO NOT SIGN. PRICES QUOTED ARE SUBJECT TO CHANGE IF ALL ITEMS ARE NOT ORDERED. OUR MINIMUM CHARGE IS \$ 250.00 FOR ANY SINGLE ITEM. CONTRACT SUBJECT TO CHANGE REGARDING CURRENT MATERIAL PRICES.

NOTICE TO PROPERTY OWNERS : (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

Payments to be 1/3 upon commencement, 1/3 upon request, and balance upon completion.

PLEASE PRINT IN AREAS BELOW:

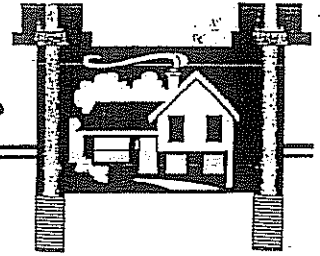
TITLE COMPANY OR PERSON RESPONSIBLE FOR PAYMENT: _____ ESCROW # _____ FAX # _____ TELE # _____

SELLER _____ DAY # _____ EVENING # _____ FAX # _____

BUYER _____ DAY # _____ EVENING # _____ FAX # _____

Handwritten signatures: JTK GEL, JTK GEL

Quality Bay Construction, Inc.



2295 San Pablo Avenue • Berkeley, CA 94702-1829 • CA License 662845
 510-540-5982 • FAX 510-540-5983 • www.qualitybayconstruction.com

Job: **2830 DERBY STREET**

key-

Bolt or UFP10

Buyer Plywood

[Approximate Locations of New Installations]

THE WORK COVERED UNDER PERMIT HAS HAD NO LATERAL ANALYSIS PERFORMED. TO BRING BUILDING UP TO CURRENT CODE MAY REQUIRE ADDITIONAL WORK.

CONSTRUCTION work shall comply with:
 California Building Code, 2001 Edition
 California Electrical Code, 2001 Edition
 California Mechanical Code, 2001 Edition
 Title 24 Plumbing Code, 2001 Edition
 Title 24 Energy Regulations
 Title 24 Disabled Access Regulations
 and the Berkeley Municipal Code

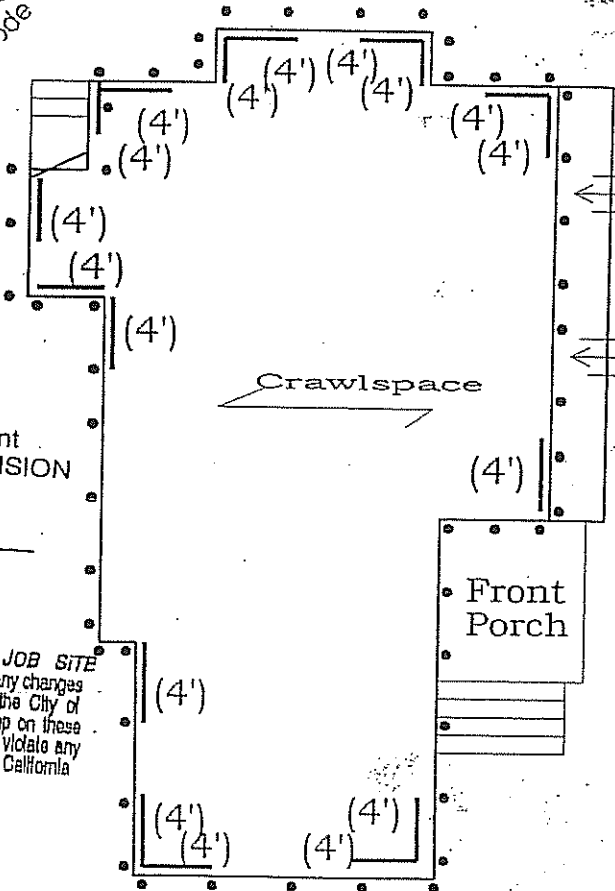
Planning and Development
BUILDING AND SAFETY DIVISION
APPROVED

By [Signature]
AUG 29 2008

This set of plans and specifications marked **JOB SITE** must be kept on the job at all times. It is unlawful to make any changes or alterations on same without written permission from the City of Berkeley, Building and Safety Division. The approval stamp on these documents shall not be taken as permission or approval to violate any ordinances, codes or laws of this jurisdiction or the State of California.

SCOPE OF PERMIT
 The scope of a permit or approval of plans shall not be construed to be permission to violate any other ordinances or codes.

It is assumed that the site has all necessary permits, other than what is indicated on the plans.



DERBY STREET

JOB SITE

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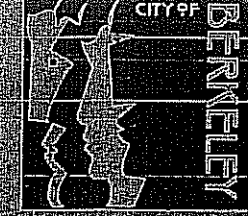
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SMOKE DETECTORS REQUIRED
 Installation of smoke detectors is required when alterations or repairs to an R-1 or R-3 occupancy exceeds \$1,000.00. Smoke Detectors shall be installed in accordance with the manufacturers instructions and the UBC & UFC.

Permit Service Center
Planning and Development Department
120 Milvia Street
Berkeley, California 94704

Planning and Design 981-7500
Fire Prevention 981-7500
Engineering Permits 981-7500
Toxics 981-7460
Health Department 981-5310
Current Planning (Zoning) 981-7410

POST THIS
AT
JOB SITE



(510) 981-7500 • Telecommunications Device for the Deaf: (510) 981-6903 • FAX: (510) 981-7505
To Arrange Building and Public Works Inspections Call: (510) 981-7444

PERMIT SUBJECT TO SEVERAL AND VARIOUS RESTRICTIONS

APPLICANT: [Name] PROJECT: [Name]
ADDRESS: [Address] PERMIT TYPE: [Type]
DATE: [Date]

CITY OF BERKELEY
PLANNING AND DEVELOPMENT DEPARTMENT

PERMIT TYPE: [Type]
APPLICANT: [Name]

PERMIT FEE: [Amount]
PLANNING FEE: [Amount]
INSPECTION FEE: [Amount]

SPECIAL NOTES AND COMMENTS

Table with 4 columns: Description, Fee Type, Amount, and Total. Rows include Permit Fee, Plan Check Fee, and other charges.

3 pages 2

APPLICATION APPROVAL STATEMENT

Signature of Deputy

[Handwritten Signature]

NOTE: This permit does not become valid until signed by the building official or his deputy and fees are paid, and receipt is acknowledged in the space provided.

POSTING COPY



	Date	Inspector	Comment
Set-back/lot coverage			
Foundation/fins/depth/size			
Anchor bolts			
Studdowns			
UNDER			
Underfloor electric			
Underfloor mechanical			
Underfloor piping			
Underfloor insulation			
Floor frame			
Slab			
DO NOT COVER UNTIL ABOVE IS SIGNED			
Frame electric rough			
Frame mechanical rough			
Frame plumbing rough			
Frame			
Shear walls			
Framing insulation			
DO NOT COVER UNTIL ABOVE IS SIGNED			
Path - exterior			
Path - Drywall - Interior			
Fire Department Approvals			
Sprinkler system			
Flood Extinguishing system			
Extinguishing system			
Fire alarm system			
Public Works/Engineering Approvals			
Public Right of Way			
Sewer			
Drain			
Finals - Division/Department			
Fire Department			
Hazardous Materials			
Health Department			
Public Works			
Planning/Zoning			
Final Gas Test			
Gas release to PG&E			
Electrical release to PG&E			
Building and Safety Division			
Final - Electrical			
Final - Plumbing			
Final - Mechanical			
Final - Building			
CERTIFICATE OF OCCUPANCY			

10/21/03 [Signature]

OCT 27 2003

From the date of the recordation of the transfer document, the applicant shall have one (1) year to complete all seismic retrofit work and submit a Seismic Retrofit Verification Application to the Building and Safety Division of the City of Berkeley. If the work is not completed at the end of one year, that portion which has been completed may be credited to the applicant upon submission of a Seismic Retrofit Verification Application, substantiating documentation, and receipts showing dollar amount of work completed up to that date. All other monies remaining in escrow will be returned to the City of Berkeley upon written request by the Finance Department.

Property Address 2830 Derby Street		Parcel # 222-2-2222-222-22	
Applicant's Name Erik Larson		Mailing Address 2830 Derby St, Berkeley CA 94705	
Title Company Chicago Title Co.		Title Company's Address 1320 Solano Ave, Albany CA 94706	
Property Use (check one): <input type="checkbox"/> Residential		Title Company's Phone # 974-4700	
Was work performed prior to October 17, 1989? <input type="checkbox"/> Yes <input type="checkbox"/> No		Escrow # 639359	
Applicant/Permit # 03-3844	Date Application Issued 08/29/03	Valuation of Seismic Work Listed on Application \$ 3,700.00	Did expenses exceed the valuation listed on the application? <input type="checkbox"/> Yes <input type="checkbox"/> No
Description and Cost of seismic work done:		Done/Yes	Not done/No
Replacement/Repair of foundation			\$
Replacement/Repair of rotted mudsills			\$
Bracing of basement or pony walls			\$
Bolting of mudsills to standard foundations			\$ 1,950.00
Installation of shear walls			\$ 1,750.00
Anchoring of water heaters			\$
Securing chimneys			\$
Securing stacks or water heaters			\$
Other (describe):			\$
Total Verified Amount			\$ 3,700.00
Date of APPROVED final seismic inspection:		10/21/03	
Applicant's Signature		Date Signed 10/22/03	
PROPERTY RECORDS	BUILDING AND SAFETY		4
Approved/Denied	Approved/Denied		
Comment:	Comment:		
Finance Department signature	Date	Building Inspector's signature	Date

2830 Derby St History

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I bought 2830 Derby in 1988 from Isadore Salkind . Mr. and Mrs. Salkind had lived in this house for at least 25 years and had raised their one son here.

When I bought the house, Mr. and Mrs. Salkind had done some renovations to the house.

1. The main staircase leading to the second floor was missing and sealed off.
2. They had put in the side entrance steps for access to the large front bedroom, which they had fixed up as a studio apartment, small kitchen, refrigerator, gas heater.
3. The Salkinds had closed the door at the top of the existing steps, so the house was now in two pieces.
4. The Salkinds accessed the second floor from a metal spiral staircase, which was located off the kitchen in the small red room currently used as a dining area.
5. The Salkinds added the small shower to the downstairs bathroom and installed an in room steam bath in or about 1977
6. The Salkinds moved the Living room wall out and installed the skylights. For this renovation they did have a local architect; the plans were given to me and are in the house at Derby St.
7. They added a second bathroom to the second floor to service their side of the house.
8. The Salkinds also built the small studio building in the garden on the sight of their old garage.

I do not know when or what order this work was done. I am just reporting that this was more or less how I inherited the house when I bought it in 1988. Many of the renovations but not all, were done by the owners themselves during their time in Derby Street.

Buyer _____ Date _____
 Buyer _____ Date _____

MY CAPITAL IMPROVEMENTS TO THE PROPERTY:

1. The first improvement I made to the house was to restore the main staircase from the first floor to the second floor. The work was done by Indian Rock Construction of Berkeley Ca. The stairs were from the Atlas Stair Bld. Company Inc. This work was done April 1990. I also replaced the door on the landing with a 10 lite French door with sandblasted dual tempered glass. When the door was installed, it replaced a small window previously on the east wall of the landing.
2. In Aug of 1990 I hired Indian Rock Construction to remove a kitchen in what is now the large front bedroom.

Received and Read
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 _____ 8/22/02
 7 pages

In the April 1997:

I put in a new rock garden and included a watering system. It is still in working order and is controlled by a small box on the wall in the basement between the water heater and the sub pump. The battery has to be changed periodically. Some of the tubes may need to be replaced or mended. If this worries you please investigate, it hasn't been a problem for me.

THINGS I KNOW ABOUT THE HOUSE

Basement:

This house is located on Derby creek, which runs under Derby Street. When it rains the water table rises. The Salkinds installed a submersible sub pump in or about 1986. I have never had any problem with water or the pump. The pump goes on when the water has filled the sump to a depth of 9 inches. The pump goes off when the water reaches a depth of 3.5 inches. The pump continues to cycle as required. I have not had any problems with this equipment and believe it is in working order. I have never had a water problem in the basement but I know that the Salkinds did have a flood, which is why there is now a sump pump.

In the basement next to the sub pump is the steam generator for the Steam bath; which is installed in the small downstairs bathroom. I have not used this in years. The steam bath is from the Thermasol Company LEONIA NJ. 800/631-1601. We used it when we first bought the house but lost interest in it over the years. The downstairs shower stall if not dried out properly would mildew badly and it wasn't worth the trouble. I didn't have the money to re do the shower stall and we just stopped using it except for a visiting guest.

Living room:

Woodstove:

There was an old inefficient wood stove in living room when I bought the house, Mr. Salkind had done the tile work. In Aug of 1990 I bought a new woodstove from Tubmakers in Berkeley. It is a "Lopi 380 floor model with brass door."

It works great and I often use it in the winter rather than use the forced air heating system in the house.

Things buyer should know about Lopi woodstove:

- The flue handle has come loose so I use a vice grip pliers as a handle and a board to hold it in place. It is easy to fix, but I just haven't since the work around was also a simple solution.
- Chimney should be swept. I usually have it every other year or so and it is time to do it again.

3. They retiled the smaller second floor bathroom and installed a new pine casement window with a sandblasted dual glazed window in that bathroom.
4. In the back of the house, they removed the metal spiral staircase and patched the floor on the second floor with fir to match the existing flooring. The walls were then insulated, wired, sheet rocked/taped and painted. There were six outlets installed in this new room, two of which are controlled by switches. The old windows were replaced with pine casement single-light doubled glazed windows. French doors were installed. The small deck on the second floor was built. There had been a small skylight on the roof where the small deck was built this was removed. The existing roll roofing and the sidewall shingles were stripped back to install new flashing under shingles and over a new roof membrane. On the sidewalls, the flashing was lapped by new felt paper. The roof deck sheeting was replaced with 3/4" tongue-and groove decking, installed with construction adhesive and galvanized ring-sank nails. Slope of this deck is to drain south toward the backyard. They constructed a redwood deck on top of the hot mop deck with 4x8 joists. The redwood decking is attached to the joists with nails except on the south wall near the French doors where three boards are attached with screws so to facilitate hosing out accumulated leaves.
5. On the ground floor room where the spiral stairs had been removed. Indian Rock opened up the doorway for a wider archway 7'6" and installed jambs and casing to match those of the existing windows.
6. In the back yard a 30'x13' wide deck was built.
7. As a final thought I had them use the spiral staircase on the outside deck to attach the second floor deck to the back yard deck. This was meant as an emergency exit and also looked very nice. I never let my own children on it because I believe it was dangerous to play on, but also was glad it was there in case of fire as a second or even third way out of the house.

In May 1992 I had Indian Rock Construction:

Install the dishwasher in the Kitchen and repair work on the front porch steps.

- There is a small water drip around the stack. It also comes and goes. I had Indian Rock look at the problem after the installation but they were never able to figure out the cause. It is not a big problem and has been infrequent. But Buyer should be aware of the possibility.

Skylight in Living room:

Skylight in living room leaks periodically. The previous owners installed this skylight. Skylight needs to be caulked when this is a problem. I had a big problem with it which was solved with having the skylight re caulked. I have not had a problem with it lately but Buyer should be aware this is a possibility depending on the rain and wind direction.

French doors in Living room:

When the weather gets wet the wood swells making locking this door difficult unless the lock plate on the door is moved. In the summer when the weather is very dry the door shrinks and the lock plate needs to be moved again to the original position. This takes removing two screws changing the position of the plate and re screwing the plate. Very easy to do.

Kitchen:

This is an old kitchen. Cabinets do not all close. The stove is not part of the sale of the house. The faucets need to have the washers changed periodically. The floor of the Kitchen is very cold in the winter. Vinyl tiles are very old and the new owners may want to replace them.

Small bathroom ground floor:

Shower stall, if it is used and special care is not taken to make sure door is left open to dry out the shower stall, will mildew. This was enough that I have discouraged my children from using it and it is really now just for infrequent guests. I would suggest it be re tiled.

There is a cracked window in this bathroom.

Toilet will continue to run if handle is not jiggled.

Red dining room:

Chandelier was never wired to work and is not part of the sale.

Front room off entry ground floor:

Fireplace has not been used while I have owned Derby Street home. The chimney has been swept over the years and a flue was installed when I bought the house in 1988 as part of the Reco requirements by the city of Berkeley.

Staircase to second floor:

This staircase was built and installed by Indian Rock construction in April of 1990. The bottom rail does not match the original staircase and so there is a spot on the floor that the new owners may want to have repaired

Landing on Staircase:

The new owners should be aware that given a strong wind and rain from the right direction water may appear from under this door on the landing. Infrequent problem, I use a towel to take care of the problem.

Door to outside and steps on side of house: The door was new and part of the work done in April 1990. Previous owner built the staircase. I am aware that it is showing its age. I do not know who built it or if it is to code. I have liked having the extra staircase for an emergency exit, having more ways out of the house.

Missing light fixture: There has never been a working light fixture on this landing during the time I owned this house.

Front Large Bedroom:

Gas heater: The gas heater in this bedroom is left from when this bedroom was a stand alone apt. It has been rendered inoperable. It is a Gas Wall Furnace model SFB-50213C with a built in Thermostat. We never used this. There are no forced air ducts on the second floor. The room is very comfortable when the door is left open and the heat from downstairs circulates up the staircase. This works even better when the wood stove is used.

Windows: The Bedroom windows all open. One of the windows on the front right, drops quickly and I believe has a broken rope inside the sash. I do not use the front window onto Derby St because of the noise from the cars. The side window in this room works well for ventilation and can open from the top or the bottom.

Missing light fixture: There has never been a working light fixture on this wall during the time I owned this house.

Small Bathroom second floor:

I had this room re done in 1990. I believe this is the original bathroom to the house. I did not replace the bathtub or the sink when the bathroom was re done. The shower is low in height and the tub is of good size. As my children got larger the larger second floor bathroom was used for showers and baths. This smaller bathroom was used for the toilet and sink. Water pressure was slower than the new bathroom. I had the pipes blown out several times but over the years we just stopped using the tub. There maybe a leak under the tub which is reached from the front porch. The tub has not been used recently in the last few years but it is a possibility. Buyer should be made aware that this should to be looked at.

Toilet in this bathroom is not original. I replace it in 1990. The toilet needs to have handle jiggled or it may continue to run.

Large Bathroom second floor:

The pervious owners put this bathroom in the house. Mr. Salkind did the tiling himself. The tub needs to re caulked regularly. Mr. Salkind also put in the vinyl floor.

Over the years the floor got wet and the flooring adhesive separated. I have had to re glue this and reminded shower users to be careful of the floor.

The small wall heater: the pervious owners installed these wall heaters. They are Thermador NLW built in heaters. I do not know if the are operable. We never used them.

Small room off Large Bathroom:

The small wall heater: the pervious owners installed these wall heaters. They are Thermador NLW built in heaters. I do not know if it is operable. We never used them.

Windows: work, nothing to report.

Second floor Bedroom:

By closing this door to the second floor landing the back of the house becomes self-contained.

Sleeping porch:

This room is all new construction done in Aug of 1990 by Indian Rock Construction.

I had a water problem from the roof of this room in winter of 00/01. Repaired by Caldwell Roland Roofing Co. of Berkeley Sept 2001.

French doors: They were installed new in Aug 1990. Because of their location in the house, they get both rain and sun. The new owners should be aware that given a strong wind and rain from the right direction water may appear from under this door.

Outside the house:

Tree work Tree work was just complete in early June 2002, buy Green Terra Tree Landscaping of Oakland.

Steps to front door Dry rot problem: had the steps completely rebuilt in June 2002.

Studio/ Laundry room in garden:

The pervious owners built this. I believe they were interested in putting another rentable apartment in here but never completed it. It does have the same gas heater's that are in the house. I do not know if it is operable. We never used it. It is plumbed and I believe a bathroom could be put in this building. I never investigated the possibility from a use permit position just that the frame work for the basic needs are in the studio.

Roof: The roof is old and I have not done any repair work to it. I have not seen any leaks.

Window's: work.

Door's: One light on the side door is broke and needs to be replaced.

Washer and Dryer : Maytag, bought new 6 years ago.

Animals & Insects: Raccoons and Possums visit my house. The Raccoons are seen walking across the skylights in the evenings making their way across the fences. I have never seen or heard them inside the house. The Possums like to gather the leaves in the back yard in the fall and make themselves a comfortable nest for the winter in the basement. I have had to call animal control to come and collect them twice.

I had honey bees make a home inside the sleep porch roof and had to have the bee man come and collect them.

I have had no evidence inside the house of mice or other rodents.

Attic:

It was insulated to meet RECO when we bought the house in 1988. I have not been in the attic ever.

In Closing:

I have owned Derby St. since 1988. I bought it for my family as a place to raise my children. It has been a wonderful house and it has been filled with many happy memories. I have for the last few years been away from Berkeley more and more. The house has not been lived in as it should and deserves. I hope for the family lucky enough to have it next to have as much fun and as many great times as we have had.

Best,

Dot Barad

Noah and Aaron Waterman

1

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Berkeley, COUNTY OF Alameda, STATE OF CALIFORNIA, DESCRIBED AS 2830 Babcock Street

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) June 4, 2002. 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 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: Structural Renewal d. 6.12.02
RAO d. 7/9.02, Biogen Home Inspection d. 6.15.02 Date

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 occupying the property.

A. The subject property has the items checked below (read across)

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|---|--|---|
| <input checked="" type="checkbox"/> Range | <input checked="" type="checkbox"/> Oven | NUMBER OF PAGES <u>5</u> |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Microwave |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups + W/D | <input type="checkbox"/> Smoke Detector(s) | <input type="checkbox"/> Garbage Disposal |
| <input type="checkbox"/> Burglar Alarms <u>not found</u> | <input type="checkbox"/> Satellite Dish | <input checked="" type="checkbox"/> DATE Cutters |
| <input checked="" type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Fire Alarm |
| <input checked="" type="checkbox"/> Central Heating | <input type="checkbox"/> Sprinklers | <input type="checkbox"/> Intercom |
| <input type="checkbox"/> Wall/Window Air Conditioning | <input type="checkbox"/> Sump Pump | <input type="checkbox"/> Evaporator Cooler(s) |
| <input type="checkbox"/> Sepsic Tank | <input type="checkbox"/> Built-in Barbecue | <input checked="" type="checkbox"/> Public Sewer System |
| <input checked="" type="checkbox"/> Patio/Decking | <input type="checkbox"/> Pool <input type="checkbox"/> Child Resistant Barrier* | <input type="checkbox"/> Water Softener |
| <input type="checkbox"/> Sauna | <input type="checkbox"/> Automatic Garage Door Opener(s)* | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Hot Tub <input type="checkbox"/> Locking Safety Cover* | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Spa <input type="checkbox"/> Locking Safety Cover* |
| <input type="checkbox"/> Security Gate(s) | <input type="checkbox"/> Solar | <input type="checkbox"/> Number Remote Controls |
| Garage: <input type="checkbox"/> Attached | <input checked="" type="checkbox"/> Water Heater Anchored, Braced, or Strapped* | <input type="checkbox"/> Carport |
| Pool/Spa Heater: <input type="checkbox"/> Gas | <input type="checkbox"/> Well | <input type="checkbox"/> Electric |
| Water Heater: <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Bottled | <input type="checkbox"/> Private Utility or Other |
| Water Supply: <input checked="" type="checkbox"/> City | <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows* | |
| Gas Supply: <input type="checkbox"/> Utility | Exhaust Fan(s) in <u>hatch</u> 220 Volt Wiring in _____ | |
| <input type="checkbox"/> Window Screens | <input type="checkbox"/> Gas Starter _____ | |
| | <input type="checkbox"/> Other: _____ | |
| | Roof(s): Type: <u>Comp-shingle</u> Age: <u>unknown</u> (approx.) | |

NAME John A. McK...
 NAME Shirley...

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No. If yes, then describe. (Attach additional sheets if necessary):

(* see footnote on page 2)

Buyer and Seller acknowledge receipt of a copy of this page.

Buyer's Initials [Signature]
 Seller's Initials [Signature]
 Reviewed by _____
 Broker or Designee _____ Date 9-3-02



Property Address: 283 Derby

Date: 6.4.02

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: damages in front sidewalk)

2

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

*This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with 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. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 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.

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, ^{maybe} 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 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 Football noise ... 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, including any lawsuits 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):

if maybe, some work done w/ permit; #9, water table is high, near Derby Creek, sump pump in basement;

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

Seller [Signature] Date June 4 2002

Seller _____ Date _____

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Buyer and Seller acknowledge receipt of a copy of this page.

Buyer's Initials [Signature]
Seller's Initials [Signature]

Reviewed by _____ Date [Signature]
Broker or Designee _____ Date _____



Property Address:

2000 W. 10th Street

Date: 8.4.02

3 5

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:

- Agent notes no items for disclosure.
- Agent notes the following items:

See Agents Disclosure

Agent (Broker Representing Seller)

Grubb Co.
(Please Print)

By

[Signature]
(Associate License or Broker Signature)

Date

7.18.02

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:

- Agent notes no items for disclosure.
- Agent notes the following items:

See attached at listing

Agent (Broker Obtaining the Offer)

Grubb
(Please Print)

By

[Signature]
(Associate License or Broker Signature)

Date

8

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

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

Seller

[Signature]

Date

08/29/02

Buyer

Date

Seller

Date

Buyer

Date

Agent (Broker Representing Seller)

Grubb Co.

By

[Signature]
(Associate License or Broker Signature)

Date

8.29.02

Agent (Broker Obtaining the Offer)

By

[Signature]
(Associate License or Broker Signature)

Date

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.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virga Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____
Broker or Designee



TDS-11 REVISED 10/01 (PAGE 3 OF 3)

MASTER COPY

IRIDIGH Sep 03 02 02:51p

(415) 626-9775

P-6
4

SEP-03-2002 11:32 FROM- THE CRUBB COMPANY +5106520114 T-876 P 006/006 F-002
 THE CRUBB COMPANY LLC
 11616101774017
 110-29-1992 11:35 FROM- THE CRUBB COMPANY +5106520114 T-828 P 007/012 F-036
 PROPERTY Address: 3000 17th St, #100
 Date: 6.7.02

III. AGENTS' 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:

- Agent notes no items for disclosure.
- Agent notes the following items:

See Agents' Disclosure

Agent (Broker Representing Seller) Crubb Co. By [Signature] Date 7.15.02
(Place Print) (Name of Licensed or Broker Representing)

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:

- Agent notes no items for disclosure.
- Agent notes the following items:

See attached addendum

Agent (Broker Obtaining the Offer) Crubb By [Signature] Date 8/15/02
(Place Print) (Name of Licensed or Broker Representing)

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.

VI. WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller [Signature] Date 8/29/02 Buyer [Signature] Date 9/3/02
 Agent (Broker Representing Seller) Crubb Co. By [Signature] Date 8.29.02
 Agent (Broker Obtaining the Offer) Crubb Co. By [Signature] Date _____
(Place Print) (Name of Licensed or Broker Representing)

SECTION 1923 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.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® IS A B.L.N.O REPRESENTATION IS MADE AS TO THE LOCAL LAW OR CITY OR COUNTY OF ANY JURISDICTION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

THIS FORM IS PREPARED BY THE NATIONAL ASSOCIATION OF REALTORS® AND IS SUBJECT TO THE CODE OF ETHICS.

Notified by [Signature] Date _____
 Broker or Designee



MASTER COPY

Property Address: 2830 Kirby Street

Date: 6.4.02

5

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:

Agent notes no items for disclosure.

Agent notes the following items:

See Agents Disclosure

Agent (Broker Representing Seller) Jimbly Co. (Please Print) By [Signature] (Associate-License or Broker Signature) Date _____

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:

Agent notes no items for disclosure.

Agent notes the following items:

See attached addendum

Agent (Broker Obtaining the Offer) [Signature] (Please Print) By [Signature] (Associate-License or Broker Signature) Date 8/15/02

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 [Signature] Date 8/27/02

Seller _____ Date _____ Buyer [Signature] Date 8/15/02

Agent (Broker Representing Seller) _____ By [Signature] (Associate-License or Broker Signature) Date _____

Agent (Broker Obtaining the Offer) [Signature] By [Signature] (Associate-License or Broker Signature) Date 8/22/02

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.

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REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____
Broker or Designee _____ Date _____



(Handwritten scribble)
(6)

AGENT'S DISCLOSURE
2830 DERRY STREET, BERKELEY

EXTERIOR

The house was once used as a duplex, hence the side stairs and door to the 2nd floor landing
Side stair railing is loose
There is some rotted wood at base of spiral stairs
One pane of glass is missing in studio door
Shingles are worn in some areas (south side) and a few are missing (on front porch)
Downspouts have peeling paint
Fence on east side has some rotted wood
There is traffic noise from Derby Street
The stove on the upstairs deck should not be used, decorative only
The spiral staircase is narrow, particularly because of vines winding around rails
Roof on studio appears very worn; there is a mildew smell in the studio
The front steps were recently rebuilt per the Termite Report

INTERIOR

There is a piece of wood flooring missing at base of stairwell
Portion of linoleum floor in kitchen is missing
Some kitchen cabinets do not stay closed
Seller refers to shower on 1st floor as needing retiling; there is no ventilation, which creates mildew
Some wall light fixtures are missing (see Seller's disclosure)
The sunroom, child's room and 2nd bath are accessible through another room

The closet in 3rd bedroom was used to make 2nd upstairs bath
There are no heating vents upstairs; several rooms have wall heaters
Kitchen windows are scratched
Hardwood floors are scratched, stained and worn throughout the house

RECEIVED AND READ 2
NUMBER OF PAGES

(Signature) 2/17/02
NAME DATE
(Signature) 2/17/02
NAME DATE

(Signature)
Faye Keogh
July 18, 2002

Buyer _____ date _____

(Signature) 8/29/02
Seller date

Buyer _____ date _____

Buyer _____ Date _____

Buyer _____ Date _____

(Signature)
9.3.02

AGENT'S DISCLOSURE
2830.DERBY STREET, BERKELEY

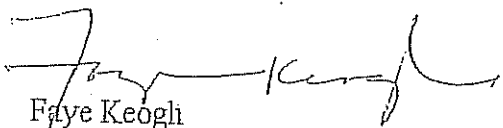
EXTERIOR

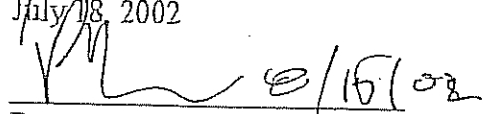
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The front steps were recently rebuilt per the Termite Report

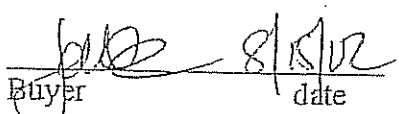
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Hardwood floors are scratched, stained and worn throughout the house


Faye Keogh
July 18, 2002

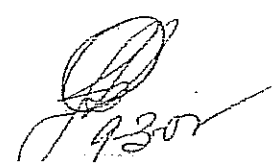

Buyer _____ date 8/15/02


Buyer _____ date 8/15/02

Buyer _____ Date _____

Buyer _____ Date _____

Seller _____ date _____



7

Buyers Agents Transfer Disclosure Statement on 2830 Derby Berkeley California 94705
Agent is not a licensed contractor and has no special expertise in evaluating a property's physical condition. Buyers are urged to obtain all professional inspections they deem appropriate and to consult / inspect all appropriate city or government agencies or departments or files, including specific property files to ascertain whether permits were obtained for any remodeling or retrofitting. Buyers are advised to visit the Departments of Permit and Planning and the Zoning Department of the City and the Rent Stabilization Board to check for any possible rental history. Precise property lines and the precise location of improvements and possible encroachments cannot be determined without a survey. Square footage is often quoted from the public tax records but is not verified by agents making or obtaining actual measurements and may not be accurate. Grubb Company makes no representations as to the accuracy of property lines, square footage or the possibility of encroachments. Trees, particularly large ones, can require ongoing care and maintenance and can create hazards during stormy conditions or high winds. School districts and particular schools are often overcrowded, and boundary lines and methods of assigning students change. Buyers should verify all information regarding schools directly with the appropriate school districts.

Buyer is advised to: 1) personally conduct a thorough visual inspection of all accessible areas of property 2) have the property inspected by a competent, professional home inspector. If further investigations are recommended by the home inspector, or it is otherwise deemed necessary, contact qualified experts to conduct such additional inspections as may be appropriate. If further inspections are recommended by these experts as a result of their investigations, Buyer is strongly advised to have these further inspections performed.

Buyer is also advised to retain other qualified experts to further inspect the property, including, but not limited to the soil, structure, foundation, roof, drainage, heating, plumbing, electrical, sewer or septic systems, pool and other conditions.

The kitchen floor has several linoleum tiles missing. There is hardwood flooring missing near the first riser of the steps leading upstairs. The hardwood floors show wear and there are some scratches on the floor of an upper bedroom set up as a babies room.

There are missing faceplates and sconces throughout the house.

This house is located on a busy street and has traffic noise.

The studio has a musty smell and the plants growing up the side of the studio and windows should be removed.

The step from the dining room to the deck (through the french doors) has a high riser and could be a trip hazard.

The exterior spiral staircase has no side panels and could be dangerous, particularly for children.

The sunroom flooring is not of oak like the rest of the house.

RECEIVED AND READ

NAME: Mark R. Keen DATE: 2/17/04
NAME: Susan Keen DATE: 2/17/04

Buyer _____ Date _____

Buyer _____ Date _____
By Buyers Agent Helene Barkin Helene Barkin Grubb Co. 8/22/02 Date

Buyer [Signature] Buyer [Signature] Date 8/27/02

Seller [Signature] Date 8/29/02

Sellers Agent [Signature] of Grubb Co. Date 8.28.02

[Signature]
9-302

SELLER'S SUPPLEMENT TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2830 Derby Street
Seller(s) Name Dorothy Barad
As of: (Date) 6.29.02

RECEIVED AND READ
NUMBER OF PAGES 4
NAME [Signature]
NAME [Signature]
DATE 6/27/02

This form supplements the Real Estate Transfer Disclosure Statement requirements of Civil Code § 1102 and is designed to give the Buyer(s) additional information regarding the subject property. The following representations are made by the Seller(s) and are NOT representations by Agent(s).

- 1. Any non-tempered glass on shower and/or sliding doors?
2. Any spark arrestors which have been installed?
3. Any animals kept on the property?
4. Any stains, odor or damage caused by animals kept on the property?
5. Any pools or spas requiring fencing?
6. Any abandoned tanks or systems (i.e., fuel oil, gas, oil, septic, leach fields)?
7. Any presently connected tanks, septic systems or leach lines?
8. Any quality problems with the home's water supply (i.e., sediment, discoloration, odor or pressure)?

Buyer
Date
Date

9. Any leaks or water intrusion (past or present) in the roof(s), chimney(s), around skylight(s) and windows or elsewhere from any source?
Location(s): When rain hits washed down vertically, some water collected

Describe/Date Specific Corrective Repairs: Don't try to start leaking, leak water if rain is accompanied by strong wind

- 10. Regarding driveway or private access:
(a) Any shared or common driveway or road?
(b) Any written or oral agreement to maintain driveway or road?
(c) Any forthcoming assessments?
(d) Any easements not of public record?
11. Are you aware of any of the following in the neighborhood at any time?
(a) Flooding or drainage problems.
(b) Settling, slippage, landslides or other soil problems.
(c) Recurrent or unusual odor problems.
(d) Contaminated soil or ground water.
(e) Any criminal activity on the subject property or in the immediate neighborhood?

Describe: 2. Near Derby Creek - high water table; installed sump pump in basement which took care of problem.

- 12. Proximity to any of the following:
(a) Pending real estate development in the area (such as condominiums, planned units development, subdivisions or property for commercial, industrial, sport, educational or religious use).
(b) Proposed or approved changes in public or private facilities.
13. Any current violations of the Covenants, Conditions and Restrictions (CC&Rs)?
14. Any deaths on the property in the last three years?
15. Any bonds and/or assessment obligations which are currently due that are not a part of the property tax bill?
16. Any disease which affects trees or plants on the property or within two hundred feet of property?
17. Any restrictions on the use of the premises other than those disclosed in writing?
18. Any boundary disputes, or third party claims affecting the property (rights of other people to interfere with the use of the property in any way)?
19. Any problems with retaining walls (such as leaning, bulging or cracking)? See Inspector's Report

Seller's Initials (DS) / Buyer's Initials [Signature]

92.02

SELLER'S SUPPLEMENT TO
REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2830 Derby Street

- | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| | Yes | No | Don't Know |
| 20. Any problems with existing underground sprinkler systems? <u>some leaks in rear garden P.P.M.</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. Any sump pump, underground drains, French drains, dry wells or surface disposal systems in the crawl space/sub area or elsewhere on the property? <u>In basement opposite water heater</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (a) If yes, please describe and give location _____ | | | |
| (b) Was sump pump installed with permit? _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Any damp soil and/or standing water in the sub area (under any building)? _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Any standing, collecting or ponding water on the property at any time? _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If so, where? _____ | | | |
| 24. Any repairs, replacements or ongoing maintenance to any of the following items: interior walls, ceilings; floors, exterior walls, insulation, roof(s), windows, doors, foundation, slab(s), driveways, sidewalks, walls/fences, electrical systems, plumbing/sewers/septics or other structural components? <u>Leaked</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, for each repair, replacement or ongoing maintenance, explain: _____ | | | |
| 25. Any concealed hardwood floors? _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, which rooms? _____ | | | |
| 26. Any insulation? <u>Attic</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. Any vapor or moisture barrier(s) (i.e., plastic covering) in the sub area or any other location? _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Is water directed away from structure? (i.e., drainage system, splash blocks, or other method) _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, please describe _____ | | | |
| 29. Any multiple dwelling units included in this sale? _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, number of units _____ Number of legal units _____ | | | |
| 30. Is a current 3R report available? _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

REPORTS, INSPECTIONS or ESTIMATES

1. Check applicable boxes, if any, of the following reports, inspections or repair estimates were made for you, previous owner(s) or prospective Buyer(s).

- | | | | | |
|--|---|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Pest Control | <input type="checkbox"/> Structural/Engineering | <input checked="" type="checkbox"/> House Inspection | <input type="checkbox"/> Roof | <input type="checkbox"/> Pool/Spa |
| <input type="checkbox"/> Well | <input type="checkbox"/> Septic | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Heating | <input type="checkbox"/> Air Conditioning |
| <input type="checkbox"/> Survey | <input type="checkbox"/> Soils/Drainage | <input type="checkbox"/> Geologic | <input type="checkbox"/> Energy Audit | <input type="checkbox"/> Environmental Hazards |
| <input type="checkbox"/> Plans | <input type="checkbox"/> Building Permits | <input type="checkbox"/> Berkeley Reco Compliance | | |

Please describe all checked boxes by type and approximate date(s) and indicate if copies are available.

Type of Report	Inspector	Date	Available
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

Seller's Initials RS / Buyer's Initials RJAS

9-3-02

SELLER'S SUPPLEMENT TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2830 Derby Street

2. Are you aware of any reports or inspections that pertain to any neighborhood properties or conditions which may materially affect the value or desirability of the subject property? If yes, explain: [] Yes [X] No

(NOTE: IT IS RECOMMENDED THAT BUYER OBTAIN A COPY OF ALL EXISTING REPORTS, INSPECTIONS OR REPAIR ESTIMATES.)

OWNERSHIP

- 1. Are you (Seller) a licensed real estate salesperson/broker? [] Yes [X] No [] Don't Know
2. Is the sale of this property subject to court confirmation (i.e., probate sale)? [] Yes [X] No [] Don't Know
3. Are you involved in any pending or contemplated bankruptcy procedures? [] Yes [X] No [] Don't Know
4. Are there any loans secured by the property where Notice(s) of Default have been or may be recorded? [] Yes [X] No [] Don't Know
5. Do you anticipate any liens or judgments against any title holder of the property including but not limited to Internal Revenue Service tax liens, etc.? [] Yes [X] No [] Don't Know
6. Any unrecorded Easements, Liens or Deeds of Trust? [] Yes [X] No [] Don't Know

IF THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS YES, EXPLAIN: (attach additional sheets if necessary)

Have all persons on title signed the listing agreement? [X] Yes [] No

SUPPLEMENTAL INFORMATION: In addition to the disclosure statements made herein, the following facts are known or suspected, which may materially affect the value or desirability of the subject property, now or in the future:

[Blank lines for supplemental information]

I ACKNOWLEDGE RECEIPT OF A COPY OF "THE HOMEOWNER'S GUIDE TO EARTHQUAKE SAFETY"

BUYER(S) HAS READ AND UNDERSTANDS ALL THREE PAGES OF THIS SELLER'S SUPPLEMENT TO THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT AND AGENT'S DISCLOSURE REGARDING ENVIRONMENTAL HAZARDS.

Seller's Initials (ES) / Buyer's Initials [Signature]

[Handwritten signature and number 9302]

SELLER'S SUPPLEMENT TO
REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2830 Anby Street

RESIDENTIAL SEISMIC SAFETY (GOVERNMENT CODE SECTION 8897 et seq.)

This Earthquake Disclosure is per "California Association of Realtors Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants" 1997 Edition.

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists or not, answer "Don't Know". If your home does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in the Homeowner's Guide to Earthquake Safety you can find information on each of these features. This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

	Yes	No	Doesn't Apply	Don't Know	
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3
2. Is the house anchored or bolted to the foundation?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4
3. If the house has cripple walls:					
a. Are the exterior cripple walls braced?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
5. If the house is built on a hillside:					
a. Are the exterior tall foundation walls braced?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or land sliding)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17

If any of the questions are answered "No", the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you have corrected one or more of these weaknesses, describe the work below on a separate page.

SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE SELLER'S KNOWLEDGE. AS SELLER OF THE PROPERTY DESCRIBED HEREIN, I HAVE ANSWERED THE QUESTIONS ABOVE TO THE BEST OF MY KNOWLEDGE IN AN EFFORT TO DISCLOSE FULLY ANY POTENTIAL EARTHQUAKE WEAKNESSES IT MAY HAVE.

D. B. Basu Seller June 29 2002 Date

Seller Date

I ACKNOWLEDGE RECEIPT OF THIS FORM, COMPLETED AND SIGNED BY SELLER. I UNDERSTAND THAT IF THE SELLER HAS ANSWERED "NO" TO ONE OR MORE QUESTIONS, OR IF SELLER HAS INDICATED A LACK OF KNOWLEDGE, THERE MAY BE ONE OR MORE EARTHQUAKE WEAKNESSES IN THIS HOUSE.

[Signature] Buyer 8/15/02 Date

[Signature] Buyer 8/15/02 Date

[Handwritten Signature]



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Berkeley COUNTY OF Alameda, STATE OF CALIFORNIA, DESCRIBED AS 2030 Darcy Street

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) JAN 25, 2004. 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: Metro Inspection Services 8/25/02, Termite Report - Structural Renewal 6/12/02; Home Inspection - Bryan Home Inspection 6/18/02. JLP Report 7/17/02

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 (read across):

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Oven | <input type="checkbox"/> Microwave |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Garbage Disposal |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Smoke Detector(s) | <input checked="" type="checkbox"/> Rain Gutters |
| <input type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> TV Antenna | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Intercom |
| <input checked="" type="checkbox"/> Central Heating | <input type="checkbox"/> Sprinklers | <input type="checkbox"/> Evaporator Cooler(s) |
| <input type="checkbox"/> Wall/Window Air Conditioning | <input checked="" type="checkbox"/> Sump Pump | <input checked="" type="checkbox"/> Public Sewer System |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Built-in Barbecue | <input type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Patio/Decking | <input type="checkbox"/> Pool | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Sauna | <input type="checkbox"/> Child Resistant Barrier* | <input type="checkbox"/> Spa |
| <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Automatic Garage Door Opener(s)* | <input type="checkbox"/> Locking Safety Cover* |
| <input type="checkbox"/> Locking Safety Cover* | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Number Remote Controls _____ |
| <input type="checkbox"/> Security Gate(s) | <input type="checkbox"/> Solar | <input type="checkbox"/> Carport |
| Garage: <input type="checkbox"/> Attached | <input checked="" type="checkbox"/> Water Heater Anchored, Braced, or Strapped* | <input type="checkbox"/> Electric |
| Pool/Spa Heater: <input type="checkbox"/> Gas | <input type="checkbox"/> Well | <input type="checkbox"/> Private Utility or Other _____ |
| Water Heater: <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Bottled | |
| Water Supply: <input checked="" type="checkbox"/> City | <input type="checkbox"/> Window Security Bars | |
| Gas Supply: <input type="checkbox"/> Utility | <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows* | |
| <input type="checkbox"/> Window Screens | | |
| Exhaust Fan(s) in <u>Bath</u> | 220 Volt Wiring in _____ | Fireplace(s) in <u>living room, woodstove in</u> |
| <input type="checkbox"/> Gas Starter | Roof(s): Type: <u>Comp Shingle</u> | Age: <u>unk known</u> (approx _____) |
| <input type="checkbox"/> Other: _____ | | |

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No. If yes, then describe. (Attach additional sheets if necessary): _____

(*see footnote on page 2)

Buyer's Initials ALC JTK JHK SKL
Seller's Initials [Signature]



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:

Agent notes no items for disclosure.

Agent notes the following items: See attached dated 2/1/04

Agent (Broker Representing Seller)

Grubb
(Please Print)

By

Helen Park
(Associate Licensee or Broker Signature)

Date

1/30/2004

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:

Agent notes no items for disclosure.

Agent notes the following items: See attached 5 - DOWNSTAIRS SHOWER IS PLASTER. Some DRY ROT ON BACK DECK.

PROPERTY LOCATED ON BUIST STREET NEAR CAMPUS. SOFT SPOT ON MAIN FRONT PORCH LANDING. SHINGLES ON REAR OF BUILDING ARE SEPERATING ON CORNERS. STUDIO IN REAR NEEDS ROOF AND FLOOR. GUTTERS ON MAIN HOUSE APPEAR WORN TO SIGHT. THERE IS A BOWING IN EITHER FLOOR. DOWNSTAIRS SHOWER IS PLASTER

Agent (Broker Obtaining the Offer)

Scott
(Please Print)

By

Scott
(Associate Licensee or Broker Signature)

Date

2-17-04

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.

<input checked="" type="checkbox"/> Seller	<u>[Signature]</u>	Date	<u>2/20/04</u>	<input checked="" type="checkbox"/> Buyer	<u>[Signature]</u>	Date	<u>2/23/04</u>
<input checked="" type="checkbox"/> Seller	<u>[Signature]</u>	Date		<input checked="" type="checkbox"/> Buyer	<u>[Signature]</u>	Date	<u>2/23/04</u>
Agent (Broker Representing Seller)	<u>Grubb</u>	By	<u>Helen Park</u>	Agent (Broker Representing Buyer)	<u>[Signature]</u>	Date	<u>1/20/04</u>
	(Please Print)		(Associate Licensee or Broker Signature)				
Agent (Broker Obtaining the Offer)	<u>ERI</u>	By	<u>Scott F. [Signature]</u>	Agent (Broker Representing Buyer)	<u>[Signature]</u>	Date	<u>2/17.04</u>
	(Please Print)		(Associate Licensee or Broker Signature)				

SECTION 1102.3 OF THE CIVIL CODE PROVIDE CONTRACT FOR AT LEAST THREE DAYS AFTER AFTER THE SIGNING OF AN OFFER TO PURCHASE WITHIN THE PRESCRIBED PERIOD.

Fax to
SCOTT

HT TO RESCIND A PURCHASE CLOSURE IF DELIVERY OCCURS THE CONTRACT, YOU MUST ACT

A REAL ESTATE BROKER IS QUALIFIED TO A CONSULT YOUR ATTORNEY.

IF YOU DESIRE LEGAL ADVICE,

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. THIS FORM IS AVAILABLE FOR USE BY THE ENTIRE REAL ESTATE INDUSTRY. IT IS NOT INTENDED TO IDENTIFY THE USER AS A REALTOR. REALTOR IS A REGISTERED COLLECTIVE MEMBERSHIP MARK WHICH MAY BE USED ONLY BY MEMBERS OF THE NATIONAL ASSOCIATION OF REALTORS WHO SUBSCRIBE TO THE CODE OF ETHICS.

NOTION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.



Published by the California Association of REALTORS®

Reviewed by [Signature] Date 3.5.04



CALIFORNIA
ASSOCIATION
OF REALTORS®

AGENT'S INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE §2079, ET SEQ.)
Intended for use with Property exempt from California Civil Code
§1102 disclosure requirements.

This inspection disclosure concerns the residential property situated in the City of Berkeley
County of Alameda, State of California, described as 2830 Darby
Berkeley, CA 94705 ("Property").

AGENT'S INSPECTION DISCLOSURE

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

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE
ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Agent notes no items for disclosure.

Agent notes the following items: see attached 1 page addendum

Agent (Broker Representing Seller) _____

Grubb Company
(Please Print)

By _____

Helen [Signature]
(Associate Licensee or Broker Signature)

Date

1/30/04

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:

Agent notes no items for disclosure.

Agent notes the following items:

SOME DRY ROT ON BACK DECK. ON BUSY STREET.
NEAR CAMPUS. SOFT SPOT ON FRONT PORCH LANDING, SHINGLES
ON REAR OF MAIN HOUSE ARE SEPARATING ON CORNERS.
STUDIO IN REAR NEEDS NEW ROOF & FLOOR. GUTTERS ON MAIN
HOUSE ARE LOOKING A BIT NORN. THERE IS A BOWING ON
THE KITCHEN FLOOR. DOWNSTAIRS BATHROOM SHOWER IS PLASTER

Agent (Broker Obtaining the Offer) _____

SCOTT LEVETT
(Please Print)

By _____

[Signature]
(Associate Licensee or Broker Signature)

Date

2-17-04

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE
PROPERTY FROM OTHER PROFESSIONALS CONSISTENT WITH THE APPROPRIATE PROVISIONS IN ANY
CONTRACT BETWEEN THEM.

I/we acknowledge receipt of a copy of this statement.

Seller _____ Date _____ Seller _____ Date _____

Buyer [Signature] Date 2/17/04 Buyer [Signature] Date 2/17/04

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR
ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE
TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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525 South Virgil Avenue, Los Angeles, California 90020

REVISED 10/99

OFFICE USE ONLY
Reviewed by Broker
or Designee
Date 2-5-04



FORM AID-11

The Grubb Company
Phone: (510) 652-2133

3070 Clemon Ave, Berkeley
Phone: (510) 652-0114

CA 94705
Helene Barkin

T4688113.2FX

Addendum to Transfer Disclosure Statement
2830 Derby Street

Studio linoleum floor is uneven

Heat in studio is only a wall unit

Door on mid-landing leaked with heavy rains, it is now caulked shut and has not leaked since

Soft spot on front porch

Kitchen window is scratched

Dry rot on back deck where old spiral staircase was removed


Door from kitchen nook to deck sticks sometimes


Water leaks into basement during heavy rains

Sprinkler system may need to be serviced, not all nozzles work

Kitchen Pantry non usable now given duct for heat upstairs runs through it

Flowering trees in front drop berries


Janet Larson
Seller
2/1/04


Erik Larson
Seller
2/1/04

Buyer AK STK
Date 2/17/04

Buyer AK STK
Date 2/17/04


3-5-04

Buyer _____ Date _____
Buyer _____ Date _____

February 1, 2004

Sellers Agents Transfer Disclosure Statement on 2830 Derby Berkeley, Ca 94705

The door, midway up the staircase on the landing, is kept locked and bolted by the sellers as the staircase it leads to on the exterior, is not in the best condition. Sellers reported that a couple of times after they moved in, during rains, some water came through under the door and pooled. The sellers have calked around the door and believe that is why they have not had any water pooling since.

In the studio, the linoleum floor does not appear to be in good condition in areas and feels mushy underfoot. The buyer is encouraged to lift any rugs or look under furniture to assess the condition of the linoleum and the condition of the sub-floor.

This property is located on a busy street and there is traffic that travels in front of the property on a regular basis.

The property is also in close proximity to multiple unit housing and University Housing and some Senior housing across the street.

There is a house just down from this property was in a fire before the sellers moved. They have been told by someone who identified that he purchased it and is planning to renovate.

This is an older home and there are cracks in the plaster of the stucco walls and ceilings.

The wood stove in the family room occasionally has a leak around the top where it goes into the ceiling. It seems to drip, land on the wood stove and seal itself again.

One time this year, around mid December, since the sellers have moved in, there was a leak that appeared from the skylight in the family room. They report that they have not experienced a recurrence since.

In the basement there are signs of water entry on the concrete closest to the neighbor _____ Date _____

In the master bedroom there is a separate gas wall heater.
There is no heat in the master bath.

Buyer _____ Date _____

The 2nd bathroom upstairs has heat coming from a separate wall unit.

The rest of the heat in the house is forced air.
Square footage on property tax records is different than square footage measured by appraiser when seller bought house - see enclosed documents. Both count different also.

Agent is not a licensed contractor and has no special expertise in evaluating a property's physical condition. Buyers are urged to obtain all professional inspections they deem appropriate and to consult / inspect all appropriate city or government agencies or departments or files, including specific property files to ascertain whether permits were obtained for any remodeling or retrofitting. Precise property lines and the precise location of improvements and possible encroachments cannot be determined without a survey. Square footage is often quoted from the public tax records but is not verified by agents making or obtaining actual measurements and may not be accurate. Grubb Company makes no representations as to the accuracy of property lines, square footage or the possibility of encroachments. Trees, particularly large ones, can require ongoing care and maintenance and can create hazards during stormy conditions or high winds. School districts and particular schools are often overcrowded, and boundary lines and methods of assigning students change. Buyers should verify all information regarding schools directly with the appropriate school districts. Buyer should contact police department to determine any concerns re: crime statistics in the area.

Buyer is advised to: 1) personally conduct a thorough visual inspection of all accessible areas of property 2) have the property inspected by a competent, professional home inspector. If further investigations are recommended by the home inspector, or it is otherwise deemed necessary, contact qualified experts to conduct such additional inspections as may be appropriate. If further inspections are recommended by these experts as a result of their investigations, Buyer is strongly advised to have these further inspections performed.

By Sellers Agent Helene Barkin Helene Barkin Grubb Co. February 1, 2004

Seller [Signature] Seller [Signature] Date 2/1/04

Buyer [Signature] Buyer [Signature] Date 2/17/04

Buyers Agent [Signature] of ERI Company Date 2/17/04

SCOTT LEVERETTE

[Signature]

The GRUBB Co.

1960 Mountain Boulevard, Oakland, CA 94611
3070 Claremont Avenue, Berkeley, CA 94705

SELLER'S SUPPLEMENT TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2830 Derby Street, Berkeley CA

Seller(s) Name Erk and Janet Larson

As of: (Date) 1/21/04

This form supplements the Real Estate Transfer Disclosure Statement requirements of Civil Code § 1102 and is designed to give the Buyer(s) additional information regarding the subject property. The following representations are made by the Seller(s) and are NOT representations by Agent(s).

- | | Yes | No | Don't Know |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. Any non-tempered glass on shower and/or sliding doors? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Any spark arrestors which have been installed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Any animals kept on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Any stains, odor or damage caused by animals kept on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Any pools or spas requiring fencing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Any abandoned tanks or systems (i.e., fuel oil, gas, oil, septic, leach fields)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Any presently connected tanks, septic systems or leach lines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Any quality problems with the home's water supply (i.e., sediment, discoloration, odor or pressure)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Any leaks, back-ups or recurring blockages in any sewer drainlines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Describe the condition, repairs and frequency of recurrence of the problem(s)
<u>Intermittent leak of mister basin toilet; wax ring replaced, no leak noticed since</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Any leaks or water intrusion (past or present) in the roof(s), chimney(s), around skylight(s) and windows
or elsewhere from any source? <u>Small intermittent leaks from skylight and around</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Location(s): <u>wood stove depending on rainfall and wind conditions</u> | | | |
| Describe/Date Specific Corrective Repairs: _____ | | | |
| 12. Regarding driveway or private access: | | | |
| (a) Any shared or common driveway or road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Any written or oral agreement to maintain driveway or road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Any forthcoming assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Any easements not of public record? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Are you aware of any of the following in the neighborhood at any time? | | | |
| (a) Flooding or drainage problems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Settling, slippage, landslides or other soil problems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Recurrent or unusual odor problems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Contaminated soil or ground water | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Any criminal activity on the subject property or in the immediate neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Describe: _____ | | | |
| 14. Proximity to any of the following: | | | |
| (a) Pending real estate development in the area (such as condominiums, planned units development, subdivisions or property for commercial, industrial, sport, educational or religious use) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Proposed or approved changes in public or private facilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Any current violations of the Covenants, Conditions and Restrictions (CC&Rs)? | | | |
| 16. Any deaths on the property in the last three years? | | | |
| 17. Any bonds and/or assessment obligations which are currently due that are not a part of the property tax bill? | | | |
| 18. Any disease which affects trees or plants on the property or within two hundred feet of property? | | | |
| 19. Any restrictions on the use of the premises other than those disclosed in writing? | | | |
| 20. Any boundary disputes, or third party claims affecting the property (rights of other people to interfere with the use of the property in any way)? | | | |
| 21. Any problems with retaining walls (such as leaning, bulging or cracking)? | | | |

Seller's Initials ERK/JL Buyer's Initials AKK/SJK/KE/SJK

The GRUBB Co.

1960 Mountain Boulevard, Oakland, CA 94611
3070 Claremont Avenue, Berkeley, CA 94705

SELLER'S SUPPLEMENT TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2830 Derby Street ; Berkeley

- | | Yes | No | Don't Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 22. Any problems with existing underground sprinkler systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Any sump pump, underground drains, French drains, dry wells or surface disposal systems in the crawl space/sub area or elsewhere on the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (a) If yes, please describe and give location <u>sump pump in basement</u> | | | |
| (b) Was sump pump installed with permit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Any damp soil and/or standing water in the sub area (under any building)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Any standing, collecting or ponding water on the property at any time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If so, where? _____ | | | |
| 26. Any repairs, replacements or ongoing maintenance to any of the following items: interior walls, ceilings, floors, exterior walls, insulation, roof(s), windows, doors, foundation, slab(s), driveways, sidewalks, walls/fences, electrical systems, plumbing/sewers/septics or other structural components? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, for each repair, replacement or ongoing maintenance, explain: <u>see attached</u> | | | |
| 27. Any concealed hardwood floors? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, which rooms? _____ | | | |
| What is the condition of the floors? _____ | | | |
| 28. Any insulation? <u>in attic</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Any vapor or moisture barrier(s) (i.e., plastic covering) in the sub area or any other location? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 30. Is water directed away from structure? (i.e., drainage system, splash blocks, or other method) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, please describe _____ | | | |
| 31. Any multiple dwelling units included in this sale? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, number of units _____ Number of legal units _____ | | | |
| 32. Is a current 3R report available? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 33. Any Homeowner's insurance claims in the last 5 years? <u>not in our 16 months of ownership.</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 34. Any water-related insurance claims in the last 5 years? <u>not in our 16 months of ownership.</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

REPORTS, INSPECTIONS or ESTIMATES

1. Check applicable boxes, if any, of the following reports, inspections or repair estimates were made for you, previous owner(s) or prospective Buyer(s).

- | | | | | |
|--|---|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Pest Control | <input type="checkbox"/> Structural/Engineering | <input checked="" type="checkbox"/> House Inspection | <input type="checkbox"/> Roof | <input type="checkbox"/> Pool/Spa |
| <input type="checkbox"/> Well | <input type="checkbox"/> Septic | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Heating | <input type="checkbox"/> Air Conditioning |
| <input type="checkbox"/> Survey | <input type="checkbox"/> Soils/Drainage | <input type="checkbox"/> Geologic | <input type="checkbox"/> Energy Audit | <input type="checkbox"/> Environmental Hazards |
| <input type="checkbox"/> Plans | <input type="checkbox"/> Building Permits | <input type="checkbox"/> Berkeley Reco Compliance | | |

Please describe all checked boxes by type and approximate date(s) and indicate if copies are available.

Type of Report	Inspector	Date	Available
Inspection Report	Metro Inspection Services	8/28/02	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Home Inspection Report	Brian Home Inspection	6/18/02	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Termite Report	Structural Renewal	6/12/02	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
JCP Report (Water Hazard Disclosure Report)	JCP Geologists	7/17/02	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Seller's Initials JGK Buyer's Initials JKS

SELLER'S SUPPLEMENT TO
 REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 2830 Darty Street, Berkeley

2. Are you aware of any reports or inspections that pertain to any neighborhood properties or conditions which may materially affect the value or desirability of the subject property? Yes No
 If yes, explain: _____

(NOTE: IT IS RECOMMENDED THAT BUYER OBTAIN A COPY OF ALL EXISTING REPORTS, INSPECTIONS OR REPAIR ESTIMATES.)

OWNERSHIP

	Yes	No	Don't Know
1. Are you (Seller) a licensed real estate salesperson/broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the sale of this property subject to court confirmation (i.e., probate sale)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you involved in any pending or contemplated bankruptcy procedures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any loans secured by the property where Notice(s) of Default have been or may be recorded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Do you anticipate any liens or judgments against any title holder of the property including but not limited to Internal Revenue Service tax liens, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Any unrecorded Easements, Liens or Deeds of Trust?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IF THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS YES, EXPLAIN:
 (attach additional sheets if necessary) _____

• Have all persons on title signed the listing agreement?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUPPLEMENTAL INFORMATION: In addition to the disclosure statements made herein, the following facts are known or suspected, which may materially affect the value or desirability of the subject property, now or in the future, including ongoing maintenance and repairs as well as any defects in the home that required significant repairs:

I ACKNOWLEDGE RECEIPT OF A COPY OF "THE HOMEOWNER'S GUIDE TO EARTHQUAKE SAFETY"

BUYER(S) HAS READ AND UNDERSTANDS ALL THREE PAGES OF THIS SELLER'S SUPPLEMENT TO THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT AND AGENT'S DISCLOSURE REGARDING ENVIRONMENTAL HAZARDS.

Seller's Initials JLW Buyer's Initials AK JSB

D
 504



CHICAGO TITLE COMPANY

RECEIVED
JAN 28 2004

INITIAL
LB
INITIAL
KJ
1-29-04
Helene John

PRELIMINARY REPORT

Dated as of: January 9, 2004 at 5:00 PM

Order **RECEIVED AND READ**

NUMBER OF PAGES 12

NAME [Signature] DATE 2/29/04

NAME [Signature] DATE 2/29/04

Regarding: 2830 Derby Street
Berkeley, California

CHICAGO TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms are available upon request.

Please read the exceptions shown or referred to in Schedule B and the exceptions and exclusions set forth in the attached list of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

The form of policy of title insurance contemplated by this report is:

California Land Title Association Standard Coverage Policy

Buyer _____ Date _____

Buyer _____ Date _____

Visit Us On The Web: westerndivision.ctt.com

Title Department:



Escrow Department:

CHICAGO TITLE COMPANY
590 Ygnacio Valley Road, Suite 300
Walnut Creek, California 94596
(925)974-4700

CHICAGO TITLE COMPANY
1320 Solano Avenue
Albany, California 94706
(510) 527-2453 fax: (510) 528-2294
Escrow No.: 000674422

James T. Kile
TITLE OFFICER

Tonya Hamlet
ESCROW OFFICER

SCHEDULE B
(continued)

Order No: 674422 JTK

Your Ref:

G 7. Deed of Trust to secure an indebtedness in the original amount shown below

Amount	:	\$74,000.00
Dated	:	SEPTEMBER 12, 2002
Trustor	:	ERIK LARSON AND JANET LARSON,
Trustee	:	DOUGLAS E. MILES
Beneficiary	:	CHASE MANHATTAN BANK USA, N.A.
Address	:	1500 NORTH 19TH STREET MONROE, LA 71201
Loan No.	:	NOT SHOWN
Recorded	:	SEPTEMBER 18, 2002, SERIES NO. 2002417531, OFFICIAL RECORDS

H SUPPLEMENTAL NOTE:

None of the above exceptions preclude attachment of a CLTA 100 endorsement to an ALTA loan policy issued pursuant to this report and a CLTA 116 endorsement will reflect that there is located on said land a SINGLE FAMILY DWELLING known as 2830 DERBY STREET, BERKELEY, CALIFORNIA.

I NOTE:

According to the Public Records, no Deed conveying the property described in this Report has been recorded within a period of two years prior to the date of this Report, except as shown herein:

Title of the Vestee herein was

Acquired By	:	GRANT DEED
From	:	DOROTHY BONNIE BARAD, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY
To	:	ERIK LARSON AND JANET LARSON, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
Recorded	:	SEPTEMBER 18, 2002, SERIES NO. 2002417529, OFFICIAL RECORDS

J JTK/pka
01/23/04

SCHEDULE B
(continued)

Order No: 674422 JTK

Your Ref:

CREDITORS' RIGHTS NOTE

NOTE: If a 1970 ALTA Owner's or Lender's or 1975 ALTA Leasehold Owner's or Lender's policy form has been requested, the policy, when approved for issuance, will be endorsed to add the following to the Exclusions From Coverage contained therein:

Loan Policy Exclusion:

Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

- (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
- (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
- (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure
 - a. to timely record the instrument of transfer; or
 - b. of such recordation to impart notice to a purchaser for value or a judgment or lien creditor

Owner's Policy Exclusion:

Any claim, which arises out of the transaction vesting in the Insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

- (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
- (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure
 - a. to timely record the instrument of transfer; or
 - b. of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

NOTE

The land referred to in this Preliminary Report was identified in the order application only by street address or assessor's parcel number. This land has been located on the attached map. The use of a street address or assessor's parcel number creates an uncertainty as to the correct legal description for the land involved in your transaction. Please review the map. Is the correct land located on the map? If your transaction involves other land or more land or less land than that located on the map you should immediately advise your title officer or escrow officer.