



PRDS® REAL ESTATE TRANSFER DISCLOSURE

STATEMENT ("TDS") (Page 1 of 3)

Revision Date 5/06

Print Date 5/06



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Jose, COUNTY OF Santa Clara, STATE OF CALIFORNIA,

DESCRIBED AS 2604 Camloop Dr. THIS STATEMENT

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

I. COORDINATION WITH OTHER DISCLOSURE FORMS:

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

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

Inspection reports completed pursuant to the contract of sale or receipt for deposit.

Additional inspection reports or disclosures:

Property, pest, radon inspections 12/09

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):

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

[* See related note, page 2] Exhaust Fan(s) in kit baths 220 Volt Wiring in kit, grg, kiln outlet. Fireplace(s) in FR, LR (approx.) 20

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.):

Buyer and Seller acknowledge receipt of a copy of this page. Seller's Initials (xw) (xw) Buyer's Initials () ()

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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 [x] Floors [] Exterior Walls [] Insulation [] Roof(s) [] Windows [] Doors [] Foundation [] Slab(s) [x] Driveways [] Sidewalks [] Walls/Fences [] Electrical Systems [] Plumbing/Sewers/Septics [] Other Structural Components

Describe:

discoloration of hardwood floor in family room near door, cracks to sidewalk, walk ways

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..... [x] 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..... [x] Yes [] No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property..... [x] Yes [] No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits.. [] Yes [x] No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes..... may not match current code [] Yes [x] No
6. Fill (compacted or otherwise) on the property or any portion thereof..... [] Yes [x] No
7. Any settling from any cause, or slippage, sliding, or other soil problems..... [] Yes [x] No
8. Flooding, drainage or grading problems..... [] Yes [x] No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides..... [] Yes [x] No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements..... [] Yes [x] No
11. Neighborhood noise problems or other nuisances..... [] Yes [x] No
12. CC&R's or other deed restrictions or obligations..... [x] Yes [] No
13. Homeowners' Association which has any authority over the subject property..... [] Yes [x] No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)..... [] Yes [x] No
15. Any notices of abatement or citations against the property..... [] Yes [x] 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 [x] No

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

1 Asbestos test 2 fences 3 12 easements and CC&R's reviewed

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 x [Signature]

Date 12/10/09

Seller x [Signature]

Date 12/10/09

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

Seller's Initials (x CW) (x SW)

Buyer's Initials () ()

Property: 2604 Camloop Dr.

San Jose

Date 12/10/09

PRDS® REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Page 3 of 3):

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:

(A) Some wear & spots to hardwood @ patio cover may not meet code
(C) Window in master has chips on outside pane

Agent (Broker Representing Seller) Coldwell Banker By Mark Burns Date 12/10/09
 (Please Print) (Associate Licensee or Broker-Signature)

IV. AGENT'S INSPECTION DISCLOSURE:

(To be completed only if the agent who has obtained the offer is other than the agent above.)

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

- 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)

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(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

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

Seller X [Signature] Date _____ Buyer _____ Date _____

Seller X [Signature] Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Coldwell Banker By Mark Burns Date 12/10/09
 Mark Burns (Please Print) (Associate Licensee or Broker-Signature)

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

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

NOTE: EXEMPT TRANSFERS (TDS not required) include, but are not limited to, the following: transfers by a fiduciary of a decedent's trust or estate; transfers by foreclosure of trustee's sale or by deed in lieu of foreclosure; transfers to a spouse or a direct blood relative; transfers among co-owners; transfers requiring a "public report" (Bus. & Prof Code § 11018.1) or pursuant to Bus. & Prof Code § 11010.4.