



SELLER DISCLOSURE STATEMENT

(TO BE USED BY A SELLER WHO IS LEGALLY EXEMPT FROM COMPLETING THE
REAL ESTATE TRANSFER DISCLOSURE STATEMENT)

1. Seller makes these disclosures with regard to the real property described as 891 BELL STREET, LAFAYETTE, CA, 94549, California ("Property").

NOTE: THE FOLLOWING ARE REPRESENTATIONS MADE BY SELLER AND ARE NOT REPRESENTATIONS OF THE REAL ESTATE AGENT(S). THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY ANYONE. THIS IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT ANY OF THE PRINCIPAL(S) MAY WISH TO OBTAIN.

A REAL ESTATE AGENT IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS, ONLY. IF SELLER OR BUYER NEEDS LEGAL, TAX OR INSURANCE ADVICE, THEY SHOULD CONSULT WITH THEIR OWN APPROPRIATE PROFESSIONALS. UNLESS SPECIFIED, IN WRITING, THE AGENT(S) HAVE NOT AND WILL NOT VERIFY ANY OF THE REPRESENTATIONS MADE BY SELLER.

2. Are you (Seller) aware of any of the following? (Explain any "yes" answers below):

A. The death of any person on the Property within the last 3 years? Yes No

B. An Order from a governmental health official identifying the Property as having been contaminated by methamphetamine? (If yes, attach a copy of the Order) Yes No

C. The release of any type of illegal controlled substance on or beneath the Property at any time Yes No

D. Whether the Property is located in or adjacent to an "industrial use" zone (in general a zone or district that allows manufacturing, commercial or airport uses)? Yes No

E. Whether the Property is affected by a nuisance created by an "industrial use"? Yes No

F. Whether the Property is located with 1 mile of a former federal or state ordnance facility (in general, an area once used for military training purposes which may contain potentially explosive munitions)? Yes No

G. Is the Property a condominium, or is part of a planned unit or common interest subdivision Yes No

H. Any insurance claims made by you or others regarding the Property within the last 5 years? Yes No

I. Any matters affecting title of the Property? Yes No

J. Any material facts that affect the value or desirability of the Property which are not otherwise disclosed to Buyer Yes No

K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3. Yes No

Explanation for each "Yes" answer above: ITEM H - TREE ROOF DAMAGE 2022 ABV. # 899

ITEM K - PARTIAL UPDATED PLUMBING FIXTURES

and/or if checked here see attached.

3. 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 authorizes any agent(s) representing any of the principal(s) in this transaction to provide a Copy of this statement to any actual or potential Buyer.

Date: 10-26-25

Seller: Thomas Portue

THOMAS PORTUE

Date: 10/26/25

Seller: Betty Portue

BETTY PORTUE

4. By signing below, Buyer acknowledges receiving, reading and understanding this Seller Disclosure form.

Date: _____

Buyer: _____

Date: _____

Buyer: _____