



First American Title

First American Title Company

Three Lagoon Drive, Suite 270
Redwood City, CA 94065

Escrow Officer: MaryAnn Trujillo/ Russell Watts
Phone: (650)226-2255
Fax No.: (866)407-7909
E-Mail: matrujillo@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Property: 43 Adam Way
Atherton, CA 94027

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this 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 below 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 and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A 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.

Buyer(s)

READ & APPROVED

SIGNATURE DATE

SIGNATURE DATE

Seller

READ & APPROVED

Marilyn J. Meyer

SIGNATURE DATE 2/24/2015

SIGNATURE DATE

Property Address: 43 ADAM WAY
 AHERTON, CA 94027-3901
 Parcel Number: 059-312-080

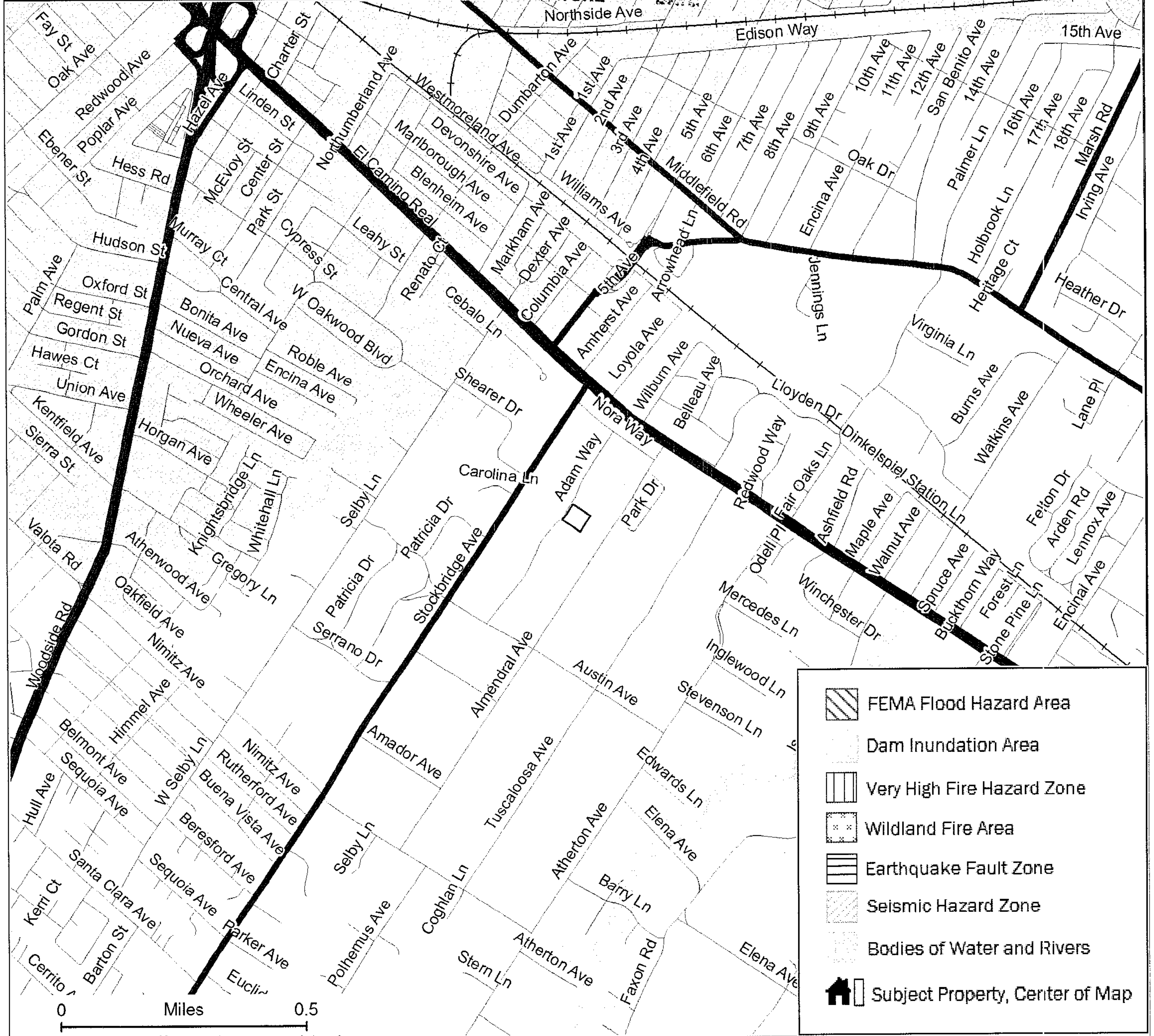
READ & APPROVED

Buget(s)

Date: 2/23/2015
 Order Number: 150222-00022

SIGNATURE _____ DATE _____

Statutory Natural Hazard Disclosures



- IS IS NOT Located in a FEMA Special Flood Hazard Area.
- IS IS NOT Located in a Dam Inundation Area.
- IS IS NOT Located in a Very High Fire Hazard Severity Zone.
- IS IS NOT Located in a Wildland Fire Area.
- IS IS NOT Located in an Alquist-Priolo Earthquake Fault Zone.
- IS IS NOT Located in a Seismic Hazard Zone.

This map is for your aid in locating natural hazard areas in relation to the subject property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure under California Civil Code § 1103.2**

Property Address: 43 ADAM WAY
ATHERTON, CA 94027-3901
Parcel Number: 059-312-080

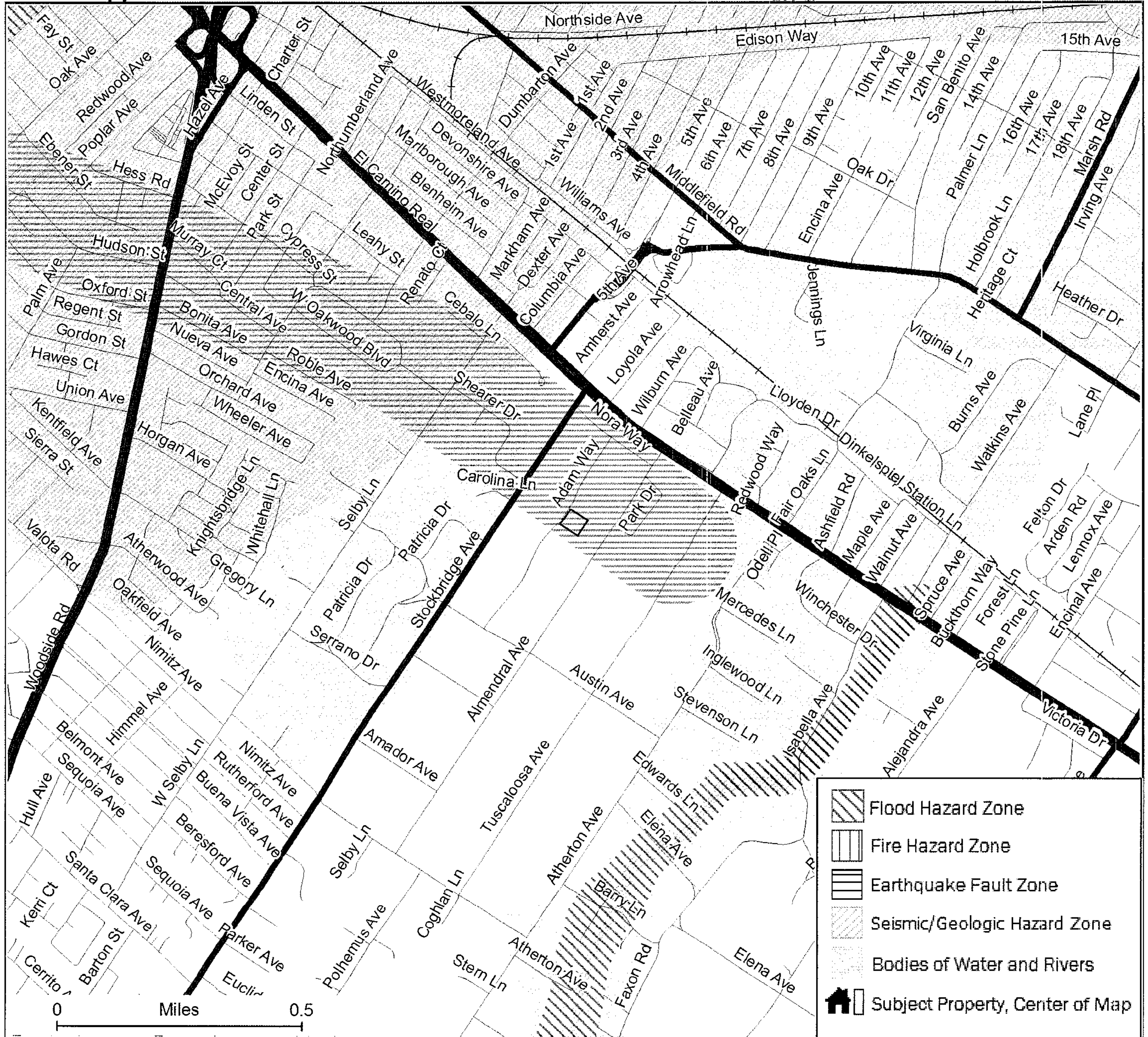
READ & APPROVED

Date: 2/23/2015
Order Number: 150222-00022

SIGNATURE _____ DATE _____

Local/Supplemental Natural Hazard Disclosures

SIGNATURE _____ DATE _____



- IS IS NOT in a Supplemental Flood Hazard Zone.
- IS IS NOT in a Supplemental Fire Hazard Zone.
- * IS IS NOT in a Supplemental Earthquake Fault Zone.
- IS IS NOT in a Supplemental Seismic/Geologic Hazard Zone.

This map is for your aid in locating natural hazard areas in relation to the subject property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure under California Civil Code § 1103.2**

* Please read the report for further information



**C.L.U.E.® - COMPREHENSIVE LOSS UNDERWRITING EXCHANGE
HOME SELLER'S DISCLOSURE REPORT**

Date of Order: 02/23/2015
Date of Receipt: 02/23/2015
C.L.U.E.® Ref #: 15054161303343
Recap: Risk - 0 Claim(s) reported.

SEARCH REQUEST

Risk Address: 43 ADAM WAY , ATHERTON, CA 94027-3901

REPORTED CLAIM HISTORY FOR RISK

The C.L.U.E.® Home Seller's Disclosure Report is specifically designed for use only in the real estate disclosure process. This report provides a five-year insurance loss history reported by insurance companies that are associated with the risk address shown in the Search Request section of this report. This report is a reflection of the C.L.U.E.® database at the time of the date of order.

No claim losses were reported to LexisNexis on the Risk Address listed above .

Buyer(s)

READ & APPROVED

SIGNATURE DATE

SIGNATURE DATE

seller

READ & APPROVED

Marilyn J Meyer

SIGNATURE DATE

2/24/2015

SIGNATURE DATE

Prepared by: COMPREHENSIVE LOSS UNDERWRITING EXCHANGE - LexisNexis Risk Solutions, LLC

To challenge the accuracy of specific information an insurance company provided or to enter a statement explaining the loss more fully, contact LexisNexis Consumer Center, P.O. Box 105108, Atlanta, GA 30348-5108, Telephone: 1-888-497-0011(toll free) Monday-Friday 8:00 a.m. to 7:00 p.m. EST, www.consumerdisclosure.com . Please note that you can only challenge losses for which you were the policyholder.

"C.L.U.E." is a registered trademark of LexisNexis Risk Solutions, LLC.

2/25/15

RENOVATIONS COMPLETED ON 43 ADAM WAY

- 3 car garage roof -- 8/27/2001 (Hornstein Roofing)
- Solar Power (8KW) -- 12/12/2002 (Solarwise Power)
- Sun room -- 4/6/2005 (Bay Area Sunrooms)
- Pool House Renovation -- 5/22/2007
- Main House + Pool House Roof -- 2/14/2007 (Del Rio Roofing)
- New Hot Water Tank -- 5/13/2008
- Front Fence + Landscaping + Lighting (Front) -- 2014

up to 2011 2011 to 2015 not tallied yet.

\$440,000 + Spent on Remodel, etc. since purchase in 1970

Buyer(s)

READ & APPROVED

 SIGNATURE DATE

 SIGNATURE DATE

READ & APPROVED

Marilyn Meyer
 SIGNATURE DATE
Feb 25-2015
 SIGNATURE DATE

WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

Building No. 43	Street Adam Way	City Atherton	ZIP 94027	Date of Inspection 2/26/2015	Number of Pages Page 1 of 8
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**510 Madera Ave
San Jose, CA 95112
(855) 331-1900 • Fax (408) 993-1944**

Registration #: PR1452	HomeGuard #: 181436	Escrow #:
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Ordered By: Svetlana & John Raleigh Raleigh Real Estate 902 Fallen Leaf Way Redwood City, CA 94062	Property Owner/Party in Interest: Peter Samuelson 43 Adam Way Atherton, CA 94027	Report Sent to:
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COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
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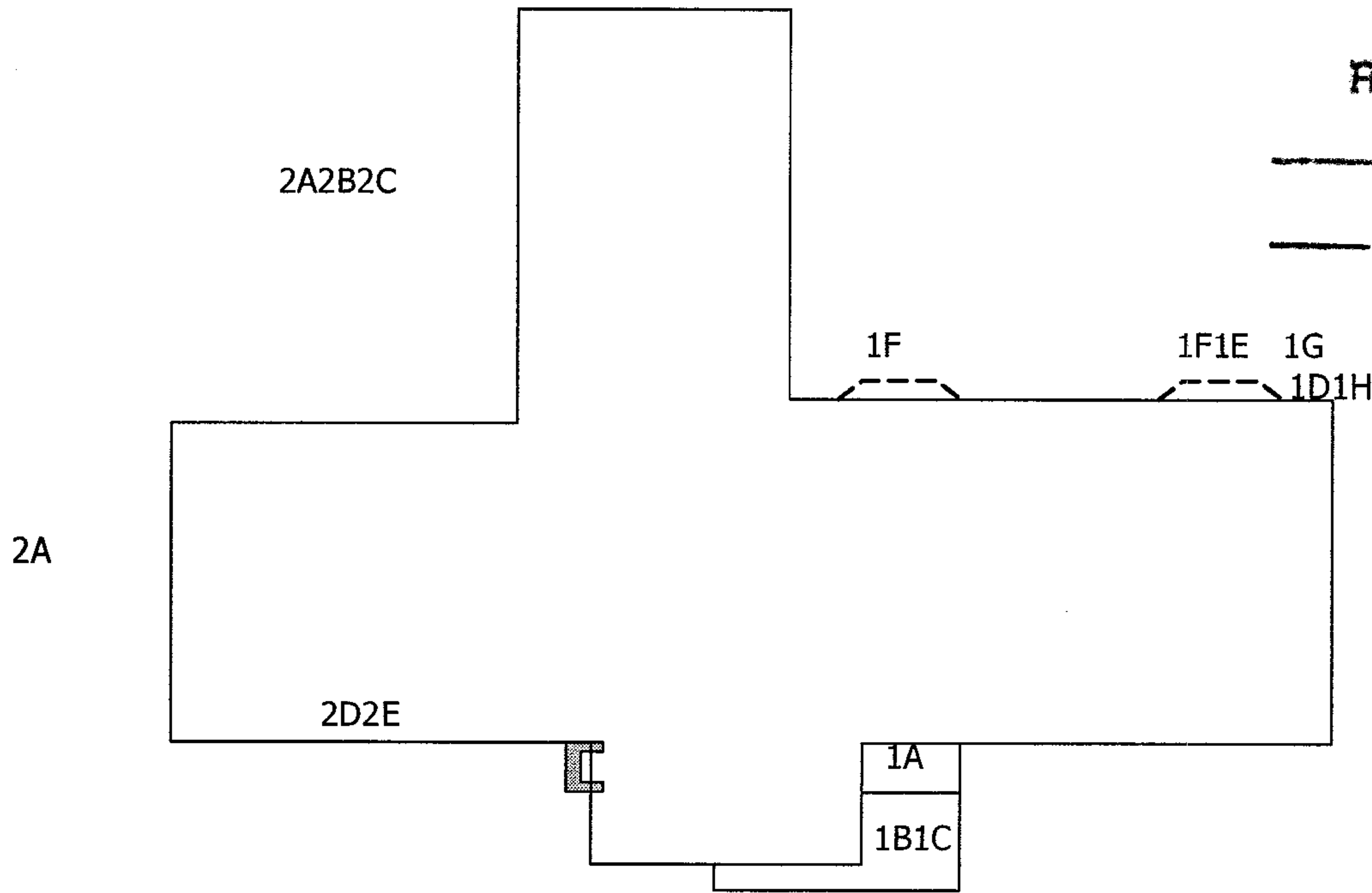
General Description: One story, single family wood framed residence with stucco and wood exterior.	Inspection Tag Posted: Water Heater Closet Other Tags Posted: Pacific Coast 08/06/11
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An inspection has been made of the structure(s) shown on the diagram 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 <input type="checkbox"/>	Drywood Termites <input checked="" type="checkbox"/>	Fungus / DryRot <input checked="" type="checkbox"/>	Other Findings <input checked="" type="checkbox"/>	Further Inspection <input type="checkbox"/>
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If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Key to Items on diagram: [1] Section 1 Items [2] Section 2 Items [3] Unknown Further Inspection Items



Buyer(s)
READ & APPROVED (8 pages)

SIGNATURE	DATE
SIGNATURE	DATE

Inspected by: **Urbito C Lara Jr.** License#: **OPR12264** Signature: *Urbito C. Lara Jr.*

You are entitled to obtain copies of all reports and completion notices on this property filed with the board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

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)561-8700, (800) 737-8188 or www.pestboard.ca.gov.



AUTHORIZATION AGREEMENT

43 Adam Way, Atherton - Report No. 181436

To schedule work, email or fax this signed Authorization Agreement, or call directly:

email: HGrepairs@HomeGuard.com

Fax: (408) 280-2763

Direct: (855) 331-1900

NOTICE TO OWNER

"Under the California Mechanics Lien law, any structural pest control operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim of lien against your property, certain claimants such as subcontractors and material suppliers are required to provide you with a document intitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid. You can protect yourself from such claim by requiring your contractor to supply you with a payment and performance bond prior to commencing any work of improvement and/or requiring your contractor to provide you with an unconditional lien release signed by each material supplier, subcontractor, and laborer involved in that project phase before making payment on the completed phase of the project."

This job has been bid as if all section one items are being performed. If the owner would like to select individual items, it may require HomeGuard Incorporated to provide a new price for these items. The minimum service charge is \$225 regardless of the price on the individual item.

Section 1:

<u>1A</u>	<u>\$275</u>	<u>1B</u>	<u>\$575</u>	<u>1C</u>	<u>\$3,500</u>	<u>1D</u>	<u>\$375</u>	<u>1E</u>	<u>\$2,500</u>	<u>1F</u>	<u>\$195</u>	<u>1G</u>	<u>\$1,100</u>
<u>1H</u>	<u>\$125</u>	Section 1	\$8,645										

Section 2:

<u>2A</u>	<u>Owner</u>	<u>2B</u>	<u>T&M</u>	<u>2C</u>	<u>\$225</u>	<u>2D</u>	<u>Owner</u>	<u>2E</u>	<u>\$100</u>	Section 2	\$325
											Plus non-bid items.

NOTICE

"The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept HomeGuard Incorporated's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, HomeGuard Incorporated will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

BUYER(S)
READ & APPROVED (3 pages)

SIGNATURE DATE

SIGNATURE DATE



Svetlana Raleigh (DRE #01835276)
 Raleigh Real Estate
 902 Fallen Leaf Way, Redwood City, CA 94062

TDS INSPECTION ATTACHMENT

PROPERTY ADDRESS:

43 ADAM WAY, ATHERTON

The Real Estate Transfer Disclosure Statement ("TDS") completed by Seller(s) on 02/17/2015 pursuant to California Civil Code Section 1102.3 is hereby amended to include the following inspection reports that were completed after the TDS was completed by the Seller(s)

<u>Termite Inspection Report, by HomeGuard, Inc</u>	Dated <u>02/26/2015</u>	Pgs <u>8+3</u>
<u>_____</u>	Dated _____	Pgs _____
<u>_____</u>	Dated _____	Pgs _____
<u>_____</u>	Dated _____	Pgs _____
<u>_____</u>	Dated _____	Pgs _____
<u>_____</u>	Dated _____	Pgs _____
<u>_____</u>	Dated _____	Pgs _____

Buyer

Date

Buyer

Date

Marilyn Moyer
Seller

2/26/2005
Date

Seller

Date

AGENT'S ADDENDUM TO AVID

FOR PROPERTY LOCATED AT: 43 Adam Way, Atherton

Agent (Broker Representing Seller) Svetlana Raleigh, Raleigh Real Estate

Inspected the Guest house behind the 3-car garage and below is what was noted during the visual inspection.

1. Crack in interior wall at the corner
2. Marks on walls
3. Stains at skylight
4. Screen door has holes.
5. Gap at backsplash at kitchen sink
6. Nail holes in walls in the kitchen.
7. Stains on the shower floor
8. Caulk is needed at the top of shower
9. Cracks in bathroom wall
10. Missing bulb at bathroom light

Inspected the Pool house - No problems noted.

Garage (full of stored items), Workshop, and green houses were not inspected.

Agent (Broker Representing Seller): *Svetlana Raleigh* Date: 2/26/15
Svetlana Raleigh, Raleigh Real Estate

Seller: *Maulipo & Meyer* Seller: _____ Date: Feb 26 2015

Purchaser: _____ Purchaser: _____ Date: _____

Agent (Broker Obtaining the Offer): _____ Date: _____

Company Name: _____