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LOCAL OPTION

REAL ESTATE TRANSFER DISCLOSURE STATEMENT REGARDING AIRPORT NOISE, FOR THE CITIES OF PACIFICA, SOUTH SAN FRANCISCO, SAN BRUNO, and MILLBRAE

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF __San Bruno_____, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS 265 N. San Anselmo Ave., San Bruno, CA 94066_____. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NO. _1646__ OF THE San Burno Municipal__ CITY OR COUNTY CODE AS OF October 31, 2026. 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. SELLERS 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) AS REQUIRED BY THE CITY OF _San Bruno_____ or COUNTY OF SAN MATEO 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.

1. San Francisco International Airport is the fifth largest airport by volume in the United States and the seventh largest by volume in the world.

2. The property is subject to noise from aircraft overflight.

3A. Per Pacifica Ordinance No. 619-C.S., at its closest point is located 2.5 miles from San Francisco International Airport and its closest point, the 1983 CNEL contour area is 4.1 miles from San Francisco International Airport.

3B. Per South San Francisco Ordinance No. 1289-2001 San Francisco International Airport is within 3.75 miles of all residential property in South San Francisco.

3C. Per San Bruno Ordinance No. 1646, at their closest point, dwelling units in the City of San Bruno are located approximately 0.25 miles from the San Francisco International Airport's outer perimeter of its developed area. At their farthest point, dwelling units within San Bruno are located approximately 4.0 miles from the San Francisco International Airport's outer perimeter of its developed area.

4. After January 1, 1993, if the subject property is constructed or reconstructed after its total or partial destruction, or if it is reconstructed or renovated at a cost equal to 25% or more of the current market value of the home, it must be insulated against aircraft noise to meet FAA noise insulation program standards, as required by amendments to the local building codes.

5. If the subject property has already received noise insulation pursuant to the FAA Noise Insulation Program, the owner may not deliberately or willfully act to reduce or destroy the effectiveness of the noise mitigation measures.

6. The attached maps for each above mentioned city outline the 1983 65 CNEL Noise Contour. The city ordinances require that these specific maps are made part of the disclosure. Additional information may be obtained from resources including, but not limited to the following Aircraft Noise Insulation offices:

   City of Pacifica Aircraft Noise Insulation Office: 170 Santa Maria Avenue, Pacifica, CA, 94044, (650) 738-7341

   City of San Bruno Aircraft Noise Insulation Project: 881 W. San Bruno Avenue, San Bruno, CA, 94066, (650) 877-8689

   City of South San Francisco Aircraft Noise Insulation Project: 2850 Galway, South San Francisco, CA, 94080, (650) 877-8600

   County of San Mateo Aircraft Noise Insulation Office: 455 County Center, Second Floor, Redwood City, CA, 94063, (650) 363-4417

   The San Francisco International Airport's website www.flyquietsfo.com will allow you to locate your property relative to the 65 CNEL Noise Contour.

☐ If this box is checked, the subject property falls within the Aircraft Noise Footprint based on the FAA 1983 CNEL Noise Exposure Map.

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.

DocuSigned by:
Seller Michael G. Dab, Trustee Date 10/31/2026
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Seller _____ Date _____

II.

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.

DocuSigned by:
Seller Michael G. Dab, Trustee Date 10/31/2026 Buyer _____ Date _____
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Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Robert Hernandez By DocuSigned by: Robert Hernandez Date 11/1/2026
Private Capital Ventures, Inc. (Associate Licensee or Broker-Signature)

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

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

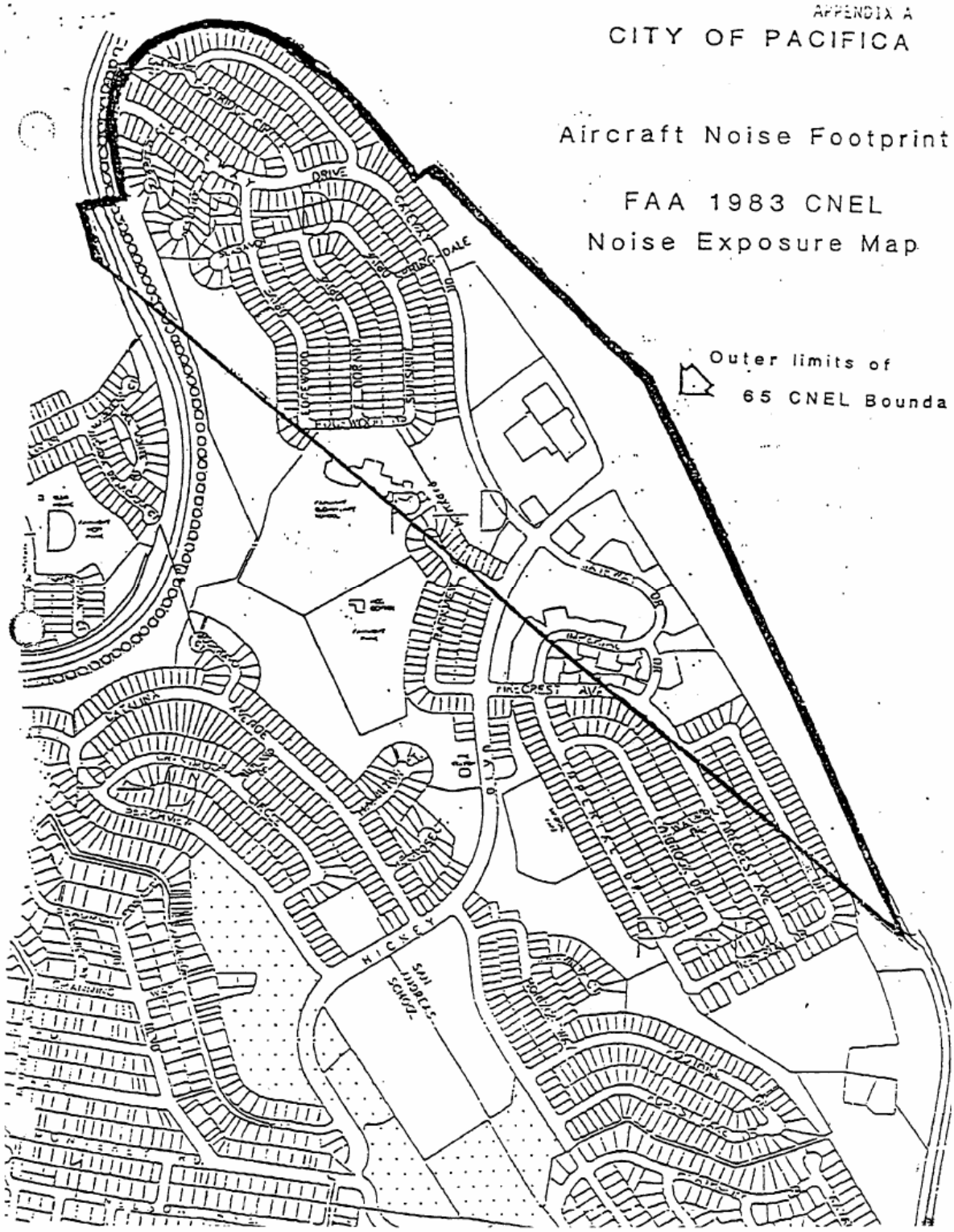
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APPENDIX A

CITY OF PACIFICA

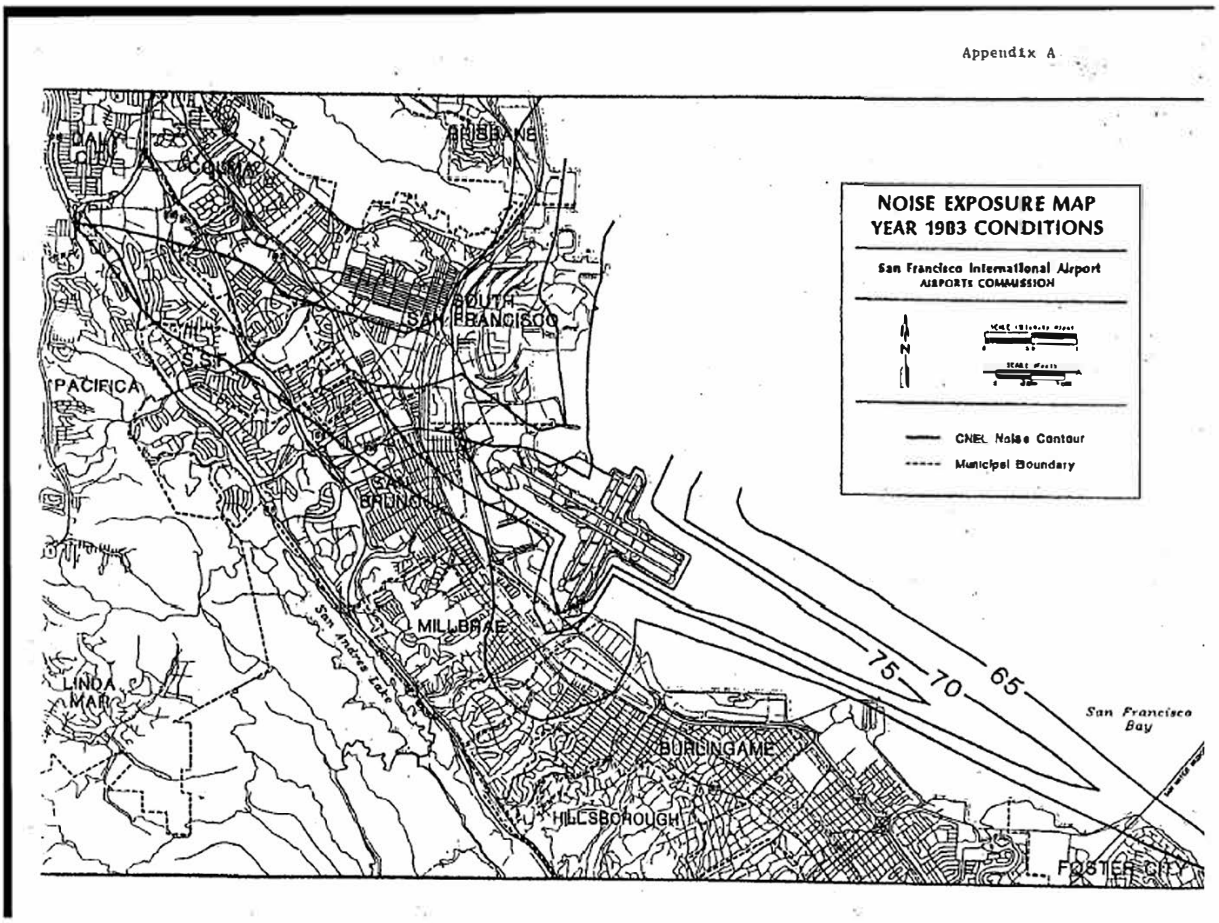
Aircraft Noise Footprint

FAA 1983 CNEL
Noise Exposure Map



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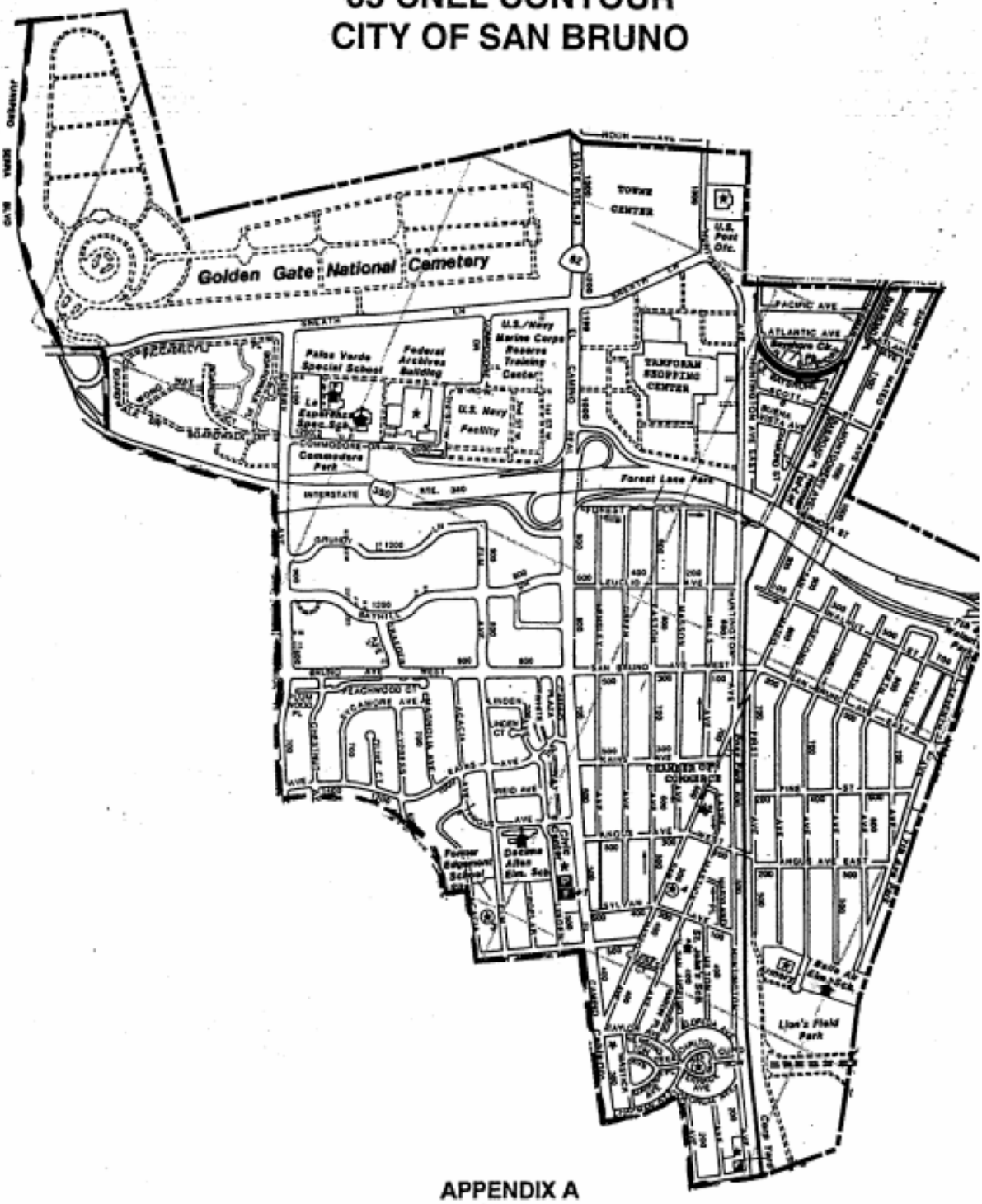
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FAA 1983 NOISE EXPOSURE MAP AREA
65 CNEL CONTOUR
CITY OF SAN BRUNO



APPENDIX A
ORDINANCE 1646

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CITY OF MILLBRAE

REAL ESTATE TRANSFER NOISE DISCLOSURE OF AIRPORT NOISE (Ordinance No. 667)

FACT SHEET

The City of Millbrae, together with other cities in San Mateo County, entered into a Memorandum of Understanding (MOU) with the San Francisco International Airport to address numerous issues related to the Airport's Expansion Project.

This MOU requires that each city signator to the Agreement who had applied for noise insulation funds adopt an ordinance requiring certain real estate disclosure requirements in connection with the transfer of residential property.

For property located in the City of Millbrae, the following information is required to be disclosed in connection with sales of residential dwellings:

1. The City of Millbrae is immediately adjacent to the San Francisco International Airport.

2. The San Francisco International Airport is the fifth largest airport by volume in the United States and the seventh largest by volume in the world.

3. The property is subject to noise from aircraft.

For property located within the 65 CNEL Aircraft Noise Footprint based upon the Federal Aviation Administration (FAA) 1983 CNEL Noise Exposure Map, the following disclosures shall be made in connection with sales of residential dwellings:

1. The property is located within the 65 CNEL Aircraft Noise Footprint of the 1983 FAA CNEL Noise Exposure Map for Millbrae, California.

2. If the property is constructed after January 1, 1983, or is renovated at a cost equal to 25% or more of the current market value of the home, it must be insulated against aircraft noise to meet FAA noise insulation program standards.

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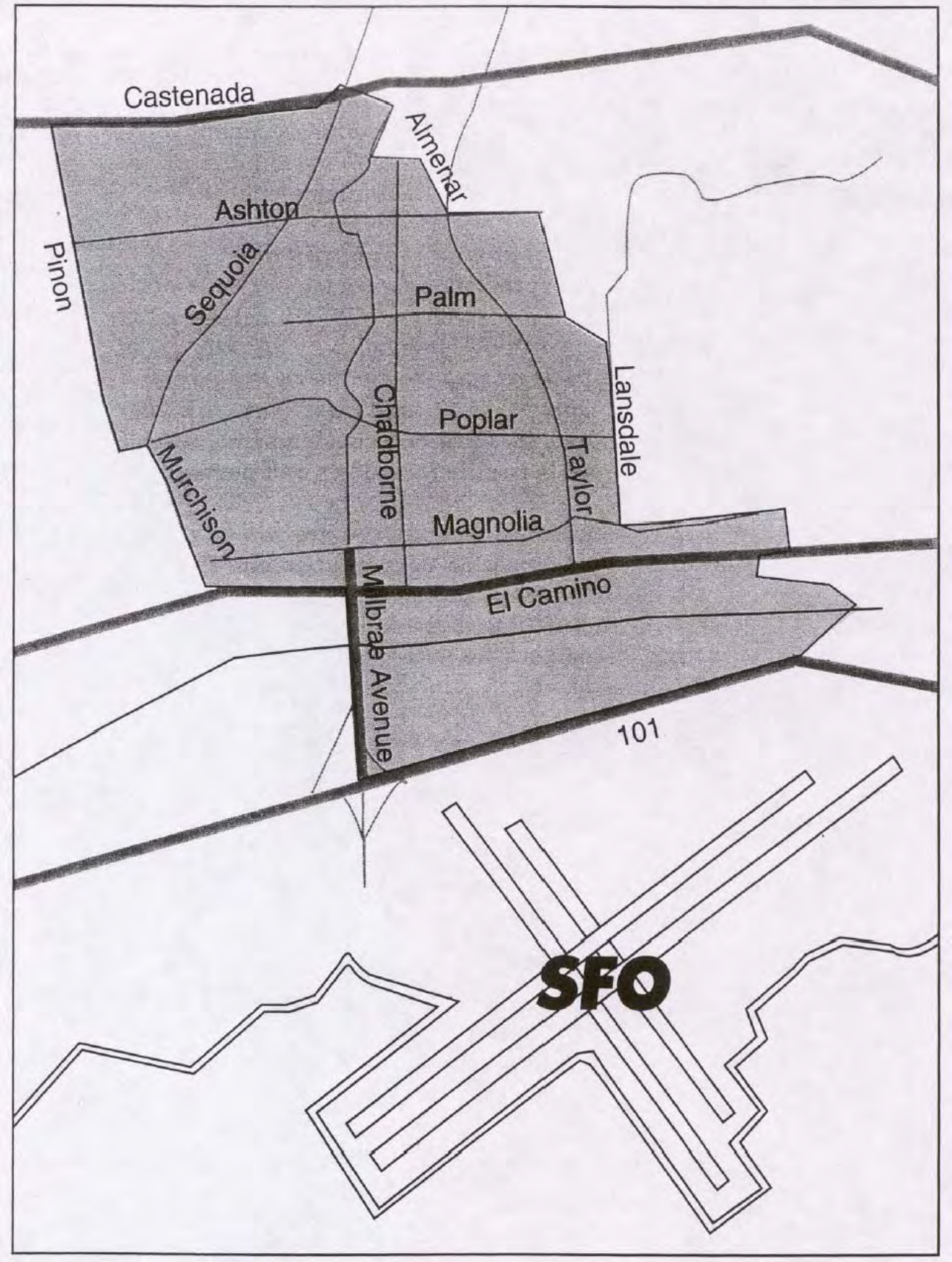
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Almenar 805 - 870	Laurel 30 - 461
Ashton 5 - 451	Lerida 94
S. Ashton 89 - 329	Lewis 15 - 291
Aviador 191 - 356	Magnolia 180 - 490
Barclay 201 - 273	S. Magnolia 10 - 15
Beverly 211 - 330	Marcella 210 - 391
Broadway 10 - 460	Mateo 9 - 72
S. Broadway 5 - 25	Millbrae 210 - 391
Castenada 200 - 370 (even numbers only)	Nadina 406 - 451
Cedar 306 - 326	Palm 300 - 362
Chadbourne 60 - 1101	Pine 300 - 341
Corte Ana 3 - 14	Pinon 801 - 875
Corte Comoda 3 - 14	Poplar 65 - 431
Cuardo 234 - 343	Roblar 300 - 308
El Camino Real 219 - 381	San Jose 301 - 345
El Paseo 120 - 398	San Pablo 336 - 349
Elder 12 - 435	Santa Paula 304 - 352
Hawthorne 800 - 856	Sequoia 601 - 1034
Hazel 4 - 560	Silva 11 - 65
Hemlock 705 - 1007	Spruce 1 - 85
Hermosa 42 - 60	Taylor 200 - 871
Hillcrest 104 - 881	Victoria 10 - 222
La Cruz 1 - 289	Willow 2 - 270
Lansdale 301 - 311	

The above listed homes are in the area depicted in the map below.

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NOISE INSULATION PROGRAM CONTACT NUMBERS

County of San Mateo
David F. Carbone
Senior Planner/Program Coordinator Planning and Building Division
455 County Center, Second Floor
Redwood, City, CA 94063
TEL: 650.363.4417
FAX: 650.363.4849
Email: dcarbone@co.sanmateo.ca.us

Daly City
Debbie Baioni
Aircraft Noise Soundproofing Office
333 90th Street
Daly City, CA 94015
650.991.8279

Pacifica
Anna Wlasiuk
Aircraft Noise Insulation Office
170 Santa Maria Avenue
Pacifica, CA 94044
650.738.7341

San Bruno
Maria Apodaca
Noise Insulation Demonstration House
567 El Camino Real
San Bruno, CA 94066
650.877.8689

South San Francisco
Jeff Baca
2850 Galway
South San Francisco, CA 94080
650.877.8600

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