

0012691



CITY OF SEASIDE REAL PROPERTY DISCLOSURE REPORT

Application Fee: As per APPROVED fee schedule. All fees are non-refundable.

A Real Property Disclosure Report is required to be completed prior to the sale of real property in the City of Seaside (Seaside Municipal Code Section 2.50.010). The purpose of the Report is to provide limited information to the prospective buyer(s) regarding the property regarding planning and building regulations. **Please note, this is not a home inspection report.** The Report is intended to be provided by the seller(s) to the prospective buyer(s) before a sale is completed. The information contained in the report provides limited information including: the approved use of record of the property according to City of Seaside and Monterey County Assessor's Office records, current zoning and general plan designations, any proposed specific plans, and whether structures on the site are conforming or nonconforming with respect to City zoning code standards.

Property Street Address: 1840 SOTO Assessor's Parcel Number: _____

Current Property Owner of Record / Seller(s) Contact Information

Name: CLAIRE & ROMAN KRISTL
Please print
Mailing Address: 39 Miramonte Rd. Carmel Valley Ca 93924
Please print
Contact: Office: 831 6200744 Fax: 831 6200711
Cell: 831 6016007 Email: KristL5@comcast.net

Real Estate Agent Contact Information (if applicable)

Name: James Frangella
Please print
Real Estate Firm: Tach Real estate
Please print
Mailing Address: 490 Orange St Ste B San Diego Ca 92108
Please print
Telephone: Office: 831 521 2099 Fax: _____
Cell: _____ Email: _____

Seaside Business License verified by Dennis (City staff)
Note: Real Estate Agents doing business in Seaside are required to have a current City business license.

Report Pick-up Information

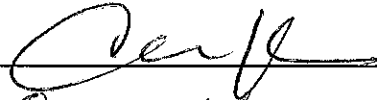
When the report is completed, please contact: Roman Kristl
How should report be sent (select one): Mail Fax Pick-up Email KristL5@comcast.net
Best day and time to contact upon completion: Anytime / day.

To be Completed by Staff

Date received: 5-30-14 Receipt No.: 00191876 Report No.: 0012691
Accepted by: Dennis Planning Staff: [Signature] Building Staff: [Signature]


Property Owner/Authorized Agent Statement

For the purpose of this Real Property Disclosure Report, I agree to defend, indemnify, and hold harmless the City of Seaside, its officers, agents, and employees from any and all claims and liability for personal injury, including death and property claims, including property damage caused by, arising out of, or in any way connected with the issuance of this permit. I hereby certify that I am the property owner or am authorized to act on the property owner's behalf. I hereby affirm under penalty of perjury that the information I have given is true.

Owner/Agent Signature:  Date: 5/30/2014

Owner/Agent: CLAIRE KRISTL
Please print

I (owner/authorized agent) do hereby certify that smoke detectors have been installed in accordance with S.M.C. Section 15.22 and the property (including all interior and exterior plumbing fixtures) is in compliance with the City's Water Conservation Ordinance in accordance with S.M.C. Section 13.18.080. *Compliance is required with the above provisions prior to conducting the field inspection and/or processing the Real Property Disclosure Report*

Owner/Agent Signature:  Date: 5/30/14

Owner/Agent: CLAIRE KRISTL
Please print

Please contact the City with any questions you may have:

CITY OF SEASIDE
RESOURCE MANAGEMENT SERVICES DEPARTMENT
SEASIDE CITY HALL
440 HARCOURT AVENUE
SEASIDE, CALIFORNIA 93955
(831) 899-6737
FAX (831) 899-6211
www.ci.seaside.ca.us

PLANNING DIVISION

To be completed by Planning Division staff – checked boxes apply to the subject property

Current Land Use Designations

The following land use designations and plans apply to the subject property.

General Plan Designation: **RMS – Medium-Density Single-Family Residential**

Zoning District: **RS-12 – Single-Family Residential**

Specific Plan Area (if applicable): **None**

Use of record

Land use is defined as the purpose for which land or a structure is designed, arranged, intended, occupied, or maintained (Seaside Municipal Code Chapter 17.70).

The use of record for this property is: **Single-Family Residence**

The existing use of the property is conforming (i.e., the use of the property is allowed in the underlying zoning district for the subject property)

The existing use of the property is non-conforming.

A non-conforming use is defined as a use of land that was legally established and maintained prior to the adoption or amendment of the current Zoning Code but does not conform to the allowed land uses for the applicable zoning district in the current Zoning Code. (See Seaside Municipal Code Chapter 17.62 for further information regarding non-conforming uses)

The existing land use is non-conforming because: _____

The use of the property has not been legally established and must be discontinued.

Please note: A property with a converted garage, addition(s), or modification(s) must have evidence of a finalized building permit and/or certification from the City in order to establish that the conversion, addition(s), and/or modification(s) was legally established. Without required permits the work cannot be legally established. Failure to obtain required permits and approvals will require removal of the modifications in question prior to further construction on the property.

* Information regarding site standards such as setbacks, lot coverage, floor area, height, and parking requirements are available on-line on the City's web site at www.ci.seaside.ca.us under the Planning Division page of the Resources Management Services Department. You may also contact the Planning Division at (831) 899-6737 with any questions.

BUILDING DIVISION

To be completed by Building Division staff

Building Permit History

The following building permits have been issued for the property.

Building Permit No.	Date Issued	Description	Date Finaled	Not Finaled
57-239	2-7-58	Build Frame Dwelling	5-15-58	
62-230	4-16-62	Water Heater	4-16-62	
71-92	3-3-71	Plumbing + Coas (water heater, Sink, fixtures, outlets)	3-3-71	
71-64	3-3-71	Electrical (Receptacles, Outlets fixtures)	3-3-71	
71-57	3-3-71	Add to Frame Dwelling	3-25-71	
83-393	6-28-83	Structural Rehab	8-10-83	
0012482	4-4-14	Remove/replace 100 Amp Panel	4-7-14	

Comments

No comments JDM 6/2/14

Other Information

In addition to Zoning and Building Code information, there are additional requirements that apply to the sale of residential property in Seaside.

1. Seaside Municipal Code Section 15.22 requires installation of smoke detectors in all bedrooms and in hallways or rooms adjacent to bedrooms prior to any sale of any residential property within the City. **Please note: installation of operable smoke detectors is the responsibility of the seller of residential property.** The compliance statement is required to be signed by the owner/agent.
2. Seaside Municipal Code Section 13.18.080 requires the seller to show proof of compliance to the City's Water Conservation Ordinance prior to the close of escrow. The seller shall provide written proof of compliance signed by the property owner and submitted to the City's Chief Building Official for review and approval.
3. For properties within the jurisdiction of the Monterey Peninsula Water Management District, inspection is required for change of property ownership. Please contact the Monterey Peninsula Water Management District for information regarding this requirement.

ADDITIONAL NOTES

1. This Real Property Disclosure Report provides certain information regarding this property. **The Report is not a home inspection report.** Should the Inspector observe violations or health/safety hazards, the City will proceed to gain compliance with all applicable laws.
2. Information contained in this report is considered to be correct as of the date of the report. Zoning and Building Code regulations are subject to change.
3. Errors or omissions in the Report shall not estop the City from abating any defects on the property by legal action against the seller, buyer, or any subsequent owner, heir, or assigns in interest. This report is not a home inspection report and does not review, consider, evaluate or guarantee the structural stability of any structure on the property. Property owners are responsible for maintaining structures that comply with required codes and ordinances.

Property Detail

Monterey, CA STEVE VAGNINI, ASSESSOR

Parcel # (APN): **012-854-021-000**Use Description: **RESID. SINGLE FAMILY**Parcel Status: **ACTIVE**Owner Name: **KRISTL ROMAN & CLAIRE A**Mailing Address: **39 MIRAMONTE RD CARMEL VALLEY CA 93924**Situs Address: **1840 SOTO ST SEASIDE CA 93955-3944 C015**

Legal

Description:

ASSESSMENTTotal Value: **\$290,000**Use Code: **1C**

Zoning:

Land Value: **\$100,000**Tax Rate Area: **010009**Census Tract: **138.00/2**Impr Value: **\$190,000**Year Assd: **2013**

Improve Type:

Other Value:

Property Tax: **\$3,103.16**Price/SqFt: **\$264.68**% Improved **65%**

Delinquent Yr

Exempt Amt:

HO Exempt?: **N****SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	05/23/2013	09/25/2012	08/11/1971	05/23/2013
Recorded Doc #:	2013032829	2012056550	197107190594	2013032829
Recorded Doc Type:	GRANT DEED	FORCLOSURE		
Transfer Amount:	\$320,000			
Sale 1 Seller (Grantor):	NATIONSTAR MORTGAGE TR			
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

PROPERTY CHARACTERISTICS

Lot Acres:	Year Built: 1958	Fireplace: Y
Lot SqFt:	Effective Yr: 1958	A/C:
Bldg/Liv Area: 1,209	Total Rooms: 10	Heating: WALL
Units: 1	Bedrooms: 4	Pool:
Buildings:	Baths (Full): 2	Park Type:
Stories:	Baths (Half):	Spaces:
Style:	Garage SqFt:	Site Infnce:
Construct:		Timber Preserve:
Quality: 5.5		Ag Preserve:
Building Class: D		
Condition:		
Other Rooms:		