

SELLER'S DOCUMENTS AND DISCLOSURE ITEMS

1130 Oxford Street, Berkeley, CA

APN: 61-2558-17

1. **Notice of Sale and Bidding Instructions, Pre-bid Questionnaire, Mandatory Bid Form, Purchase and Sale Agreement, Board Resolution No. 25-053**
2. **Chicago Title Company Preliminary Title Report.** Property Address 1130 Oxford Street, Berkeley, Ca. Effective Date: July 2, 2025 7:30 AM.
3. **Property Profile.** Chicago Title. Pages 1-7.
4. **Plat Map**, showing block four map of Grand View Terrace, Berkeley Ca. Dated July 17, 2025.
5. **Map of Grand View Terrace**, Berkeley CA, dated May 1907. Pages 1-2
6. **Property Information Sheet and Seller's Mandatory Disclosures Statement.** Pages 1-4
7. **Alan Kropp & Associates**, Inc. Geotechnical Consultants. Landslide Deformation Hazard Study Report. Dated September 12, 2019. Pages 1-444
8. **Development Yield Study**, 1130 Oxford Street. July 31, 2025. Studio KDA. Pages 1-7
9. **Topographic Survey Map.** Oxford School. Berkeley Unified School District. Berkeley California. Telamon Engineering Consultant dated May 28, 1997.
10. **Project: Roof Replacement and Accessories.** Berkeley Unified School District. Drawn by: Justin Schalesky. Skyline Engineering. Dated April 2005. Pages 1-6.
11. **Washington and Oxford Elementary Schools Heating Controls Upgrade.** Dorel Anghel Mechanical. Dated January 21, 2010. Pages 1-7.
12. **Oxford Elementary School Modernization.** VBN Architects. Dated December 31, 1999. Pages 1-60.
13. **Oxford Elementary School Plans.** Wong and Kami Architects. Dated June 26, 1964. Pages 1-53
14. **R-1 Single-Family Residential District**, Berkeley Municipal Code, 23.202.050.
15. **Hillside Overlay Zone**, Berkeley Municipal Code, 23.210.020.

16. **Commercial Property Owner's Guide to Earthquake Safety.** 2022 Edition. Pages 1-39
17. **JCP-LGS Commercial Resale Property Disclosure Report** dated June 10, 2025. Map of Statutory Natural Hazards.
18. **JCP-LGS Commercial Resale Property Disclosure** Report dated June 10, 2025, Natural Hazard Disclosure ("NHD") Statement and Acknowledgement of Receipt.
19. **1130 Oxford Street Utility Bills** combined PDF containing PG&E and EBMUD. Pages 1-12
20. **City of Berkeley Microfiche File**, 1130 Oxford. Pages 1-47.
21. **City of Berkeley Zoning File**, 1130 Oxford
22. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.** Exemption letter. Dated July 31, 2025. Pages 1-2.

Purchaser:

_____ Date: _____

Print name: _____