

**SELLER DISCLOSURE STATEMENT †
IMPROVED PROPERTY**

SELLER: Hsuan-hua Chang

† To be used in transfers of improved residential real property, including multi-family dwellings up to four units, new construction, condominiums not subject to a public offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 and Section 43.22.432 for further explanations.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT

13662 179th Ave NE

CITY Redmond, COUNTY King ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE

ATTACHED EXHIBIT A. SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller is/ is not occupying the property.

I. SELLER'S DISCLOSURES:

* If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

1. TITLE

	YES	NO	DON'T KNOW
A.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- A. Do you have legal authority to sell the property? If not, please explain.
- *B. Is title to the property subject to any of the following?
 - (1) First right of refusal
 - (2) Option
 - (3) Lease or rental agreement
 - (4) Life estate
- *C. Are there any encroachments, boundary agreements, or boundary disputes?
- *D. Is there a private road or easement agreement for access to the property?
- *E. Are there any rights-of-way, easements, or access limitations that may affect Buyer's use of the property?
- *F. Are there any written agreements for joint maintenance of an easement or right-of-way?
- *G. Is there any study, survey project, or notice that would adversely affect the property?
- *H. Are there any pending or existing assessments against the property?
- *I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?
- *J. Is there a boundary survey for the property?
- *K. Are there any covenants, conditions, or restrictions which affect the property?

PLEASE NOTE: Covenants, conditions, and restrictions which purport to forbid or restrict the conveyance, encumbrance, occupancy, or lease of real property to individuals based on race, creed, color, sex, national origin, familial status, or disability are void, unenforceable, and illegal. RCW 49.60.224.

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2. WATER

YES NO DON'T KNOW 58
59

A. Household Water

(1) The source of water for the property is: Private or publicly owned water system

Private well serving only the subject property * Other water system

*If shared, are there any written agreements? YES NO DON'T KNOW 62

*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? YES NO DON'T KNOW 63
64

*(3) Are there any known problems or repairs needed? YES NO DON'T KNOW 65

(4) During your ownership, has the source provided an adequate year-round supply of potable water? YES NO DON'T KNOW 66

If no, please explain: _____ 67

*(5) Are there any water treatment systems for the property? YES NO DON'T KNOW 68

If yes, are they: Leased Owned 69

*(6) Are there any water rights for the property, associated with its domestic water supply, such as a water right permit, certificate, or claim? YES NO DON'T KNOW 70
71

(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? *N/A* YES NO DON'T KNOW 72

(b) If yes, has all or any portion of the water right not been used for five or more successive years? *N/A* YES NO DON'T KNOW 73

If yes, please explain: _____ 74

B. Irrigation

(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? YES NO DON'T KNOW 75
76

*(a) If yes, has all or any portion of the water right not been used for five or more successive years? *N/A* YES NO DON'T KNOW 77

*(b) If so, is the certificate available? (If yes, please attach a copy.) *N/A* YES NO DON'T KNOW 78

(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? *N/A* YES NO DON'T KNOW 79

If so, please explain: _____ 80

(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? YES NO DON'T KNOW 81

If so, please identify the entity that supplies water to the property: _____ 82
83

C. Outdoor Sprinkler System

(1) Is there an outdoor sprinkler system for the property? *N/A* YES NO DON'T KNOW 84
85

(2) If yes, are there any defects in the system? *N/A* YES NO DON'T KNOW 86

*(3) If yes, is the sprinkler system connected to irrigation water? *N/A* YES NO DON'T KNOW 87

3. SEWER/ON-SITE SEWAGE SYSTEM

A. The property is served by:

Public sewer system On-site sewage system (including pipes, tanks, drainfields, and all other component parts) 89
90

Other disposal system 91

Please describe: _____ 92

B. If public sewer system service is available to the property, is the house connected to the sewer main? YES NO DON'T KNOW 93
94

If no, please explain: _____ 95

C. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service? YES NO DON'T KNOW 96
97

D. If the property is connected to an on-site sewage system:

*(1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction? *N/A* YES NO DON'T KNOW 98
99

(2) When was it last pumped? _____ *N/A* YES NO DON'T KNOW 100
101

*(3) Are there any defects in the operation of the on-site sewage system? *N/A* YES NO DON'T KNOW 102

(4) When was it last inspected? _____ YES NO DON'T KNOW 103

By whom: _____ 104

(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms YES NO DON'T KNOW 105

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*B. If any of the following fixtures or property is included with the transfer, are they leased?
(If yes, please attach copy of lease.)

YES NO DON'T KNOW 158 159

Security System

160

Tanks (type):

161

Satellite dish

162

Other:

163

6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

A. Is there a homeowners' association?

164 165

Name of association

166

B. Are there regular periodic assessments?

167

per month year

168

Other

169

*C. Are there any pending special assessments?

170

*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?

171

172

7. ENVIRONMENTAL

*A. Have there been any drainage problems on the property?

173

*B. Does the property contain fill material?

174

*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?

175

176

D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?

177

178

*E. Are there any substances, materials, or products on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?

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*F. Has the property been used for commercial or industrial purposes?

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*G. Is there any soil or groundwater contamination?

183

*H. Are there transmission poles, transformers, or other utility equipment installed, maintained, or buried on the property?

184

185

*I. Has the property been used as a legal or illegal dumping site?

186

*J. Has the property ever been used as an illegal drug manufacturing site?

187

*K. Are there any radio towers in the area that may cause interference with telephone reception?

188

8. LEAD BASED PAINT (Applicable if the house was built before 1978.)

A. Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and reports available to the Seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

9. MANUFACTURED AND MOBILE HOMES

If the property includes a manufactured or mobile home,

*A. Did you make any alterations to the home?

If yes, please describe the alterations: Kitchen floor, bathroom floor, wood floor in dining area.

*B. Did any previous owner make any alterations to the home?

If yes, please describe the alterations:

*C. If alterations were made, were permits or variances for these alterations obtained?

10. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

*Are there any other existing material defects affecting the property that a prospective buyer should know about?

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B. Verification

The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the Property.

Date: 8/31/07 Date: _____
Seller: [Signature] Seller: _____

NOTICES TO THE BUYER

SEX OFFENDER REGISTRATION

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

PROXIMITY TO FARMING

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM. THE OPERATION OF A FARM INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

II. BUYER'S ACKNOWLEDGEMENT

Buyer hereby acknowledges that:

- A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.
- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.
- C. Buyer acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between Buyer and Seller.
- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT. BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

DATE: _____ DATE: _____
BUYER: _____ BUYER: _____

BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

DATE: _____ DATE: _____
BUYER: _____ BUYER: _____

BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

DATE: _____ DATE: _____
BUYER: _____ BUYER: _____

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

SELLER'S INITIAL: [Signature] DATE: 8/31/07 SELLER'S INITIAL: _____ DATE: _____