

2014 EAST 9TH STREET, UNIT B, AUSTIN, TEXAS 78702
SELLER LETTER TO BUYERS

We have a lot of memories in this home and it strikes a rare balance between cozy and open. The living room is filled with light thanks to south facing windows and large west facing windows that stay bright throughout the day. The trees outside soften the light, bringing privacy and a calm, natural feel into the space. It always felt peaceful, never exposed.

The open concept living and kitchen area makes the home feel larger than it is and works beautifully for everyday life, whether cooking, relaxing, or hosting friends. The south facing deck and the roof deck have been some of our favorite features. The roof deck in particular offers a full 360 view of Austin and the city skyline. It is a perfect spot for sunsets, quiet mornings, or evenings with friends.

Downstairs, the bedrooms stay dark and cool, which makes them ideal for restful nights. Out front, the small enclosed gravel area has been a surprisingly special space. It is private, tucked away, and perfect for a moment of quiet or a touch of greenery. This home has been thoughtfully designed to feel bright, calm, and comfortable all at once.



Plat of

2014 EAST 9TH STREET CONDOMINIUMS

page 1 of 4

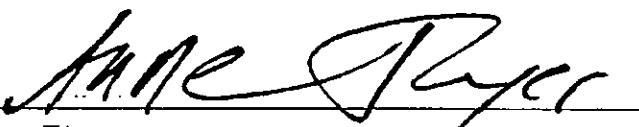
LEGAL DESCRIPTION

LOT 9, BLOCK 18, GRANDVIEW PLACE,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 3 PAGE 17 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Prepared: July 25, 2018 from survey
performed June 19, 2018 and site and building
plans by Ochona Development and Architecture
May 31, 2017



THIS PLAT CONTAINS THE INFORMATION
REQUIRED BY SECTION 82.059 OF THE
TEXAS UNIFORM CONDOMINIUM ACT



8-14-18

Anne Thayer

Registered Professional Land Surveyor No. 5850

EXHIBIT E

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
1019090 (512) 442-0990

Texas Licensed Surveying Firm No. 10050700

Plat of **2014 EAST 9TH STREET CONDOMINIUMS**
page 2 of 4; boundary survey

EAST 10TH STREET (40')

S74°41'54"E 180.34'

(S74°20'E 180')

S74°24'24"E 180.11'

S74°37'28"E 90.24'

S74°11'43"E 89.86'

LOT 3

BLOCK 18
GRANDVIEW PLACE
VOLUME 3 PAGE 17

LOT 2 (S74°20'E) 45'

LOT 4 (S74°20'E) 45'

LOT 5 (S74°20'E) 225'

LOT 6 (S74°20'E) 225.11'

LOT 7 (S74°43'E) 45.09'

LOT 8 (S74°20'50"E) 45.00'

LOT 9 (S74°20'50"E) 45.00'

LOT 10 (S74°20'50"E) 45.00'

LOT 11 (S74°20'50"E) 45.00'

LOT 12 (S74°20'50"E) 45.00'

LOT 13 (S74°20'50"E) 45.00'

LOT 14 (S74°20'50"E) 45.00'

LOT 15 (S74°20'50"E) 45.00'

LOT 16 (S74°20'50"E) 45.00'

LOT 17 (S74°20'50"E) 45.00'

LOT 18 (S74°20'50"E) 45.00'

LOT 19 (S74°20'50"E) 45.00'

LOT 20 (S74°20'50"E) 45.00'

ipf

EAST 10TH STREET (40')

ipf

89.86'

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

ipf

ipf

PROSPECT AVENUE

(S05°45'E)
S05°39'41"E
266.93'
45.49'

(S05°45'E)
S05°39'41"E
(S74°20'50"E)
182.09'
(S74°20'E 182')

LEGEND

- ① ipf
- ② 1/2" Iron Rod Found
- ③ 1/2" Iron Pipe Found
- ④ Calculated Point
- ⑤ Iron Rod Set with Plastic Cap
- ⑥ Marked "Holt Carson, Inc."
- ⑦ (Record Bearing and Distance)

MILL STREET (40')

(S22°48'40"W 145.43')
(S22°48'40"W 15.00')

SCALE: 1" = 50'

(S22°49'W 130.43')
(S22°48'40"W 145.43')
(S22°48'40"W 15.00')

1/2" iron rod

1/2" iron bars

(S74°20'E 380.80')

(S74°34'17"E 380.80')

(S74°20'E 381.82')

(S74°20'E 381.82

Plat of

2014 EAST 9TH STREET CONDOMINIUMS

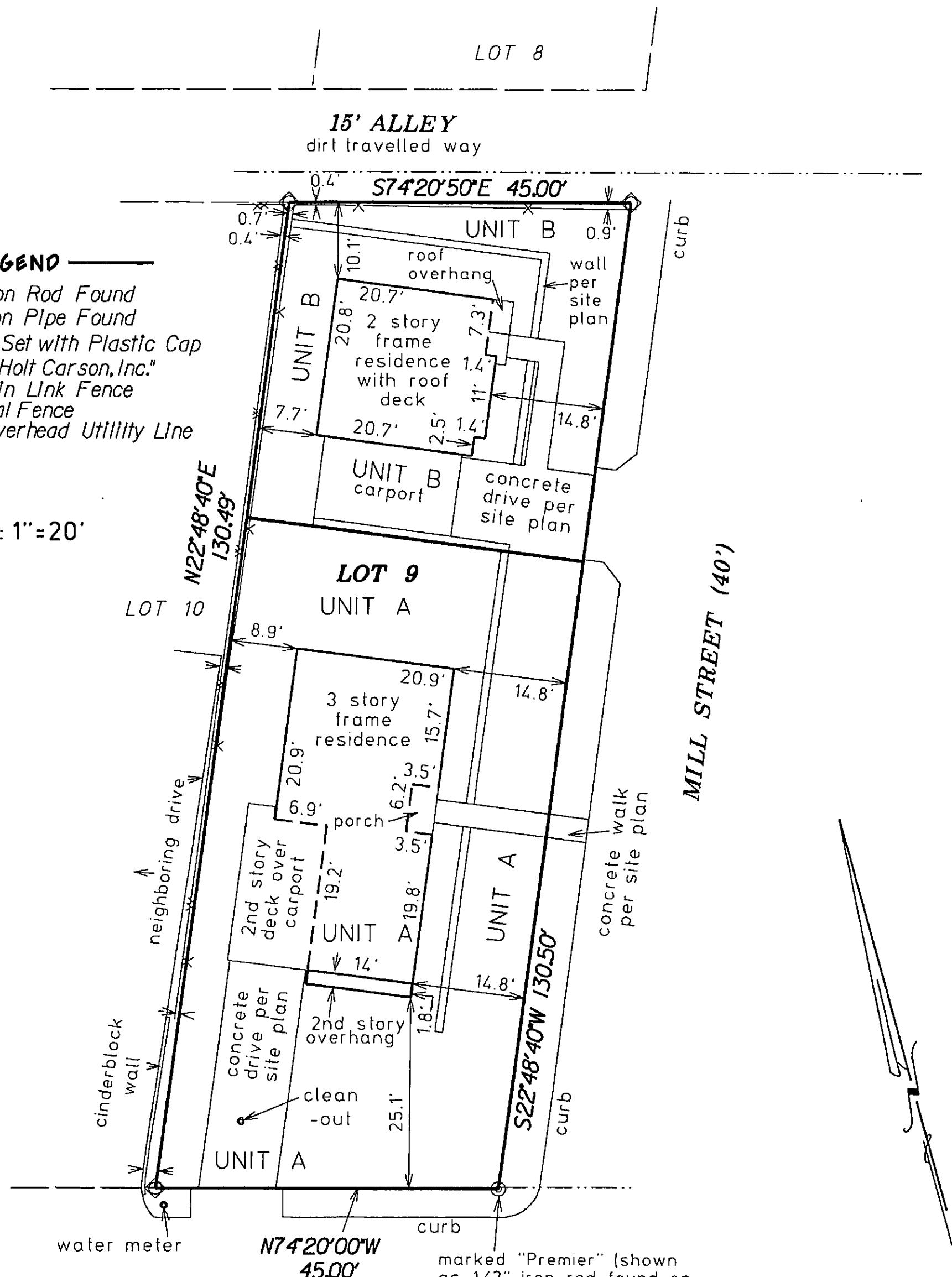
page 3 of 4; as-built conditions

This survey was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

- LEGEND

- $\frac{1}{2}$ " Iron Rod Found
- $\frac{1}{2}$ " Iron Pipe Found
- ◇ $\frac{1}{2}$ " Iron Rod Set with Plastic Cap
Marked "Holt Carson, Inc."
- x— Chain Link Fence
- xx— Metal Fence
- ...•...— Overhead Utility Line

SCALE: 1"=20'



EAST 9TH STREET (40')

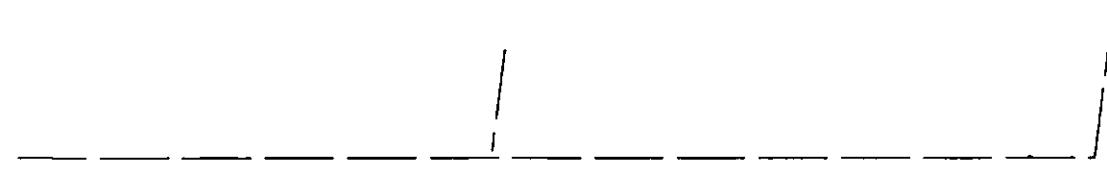
marked "Premier" (shown
as 1/2" iron rod found on
map of survey no.
16-08519TOPO
dated 2-27-17 by
Robert T. Paul Jr.
RPLS 4984,
Premier Surveying, Inc.)

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704

Plat of

2014 EAST 9TH STREET CONDOMINIUMS

page 4 of 4; UNIT DIMENSIONS



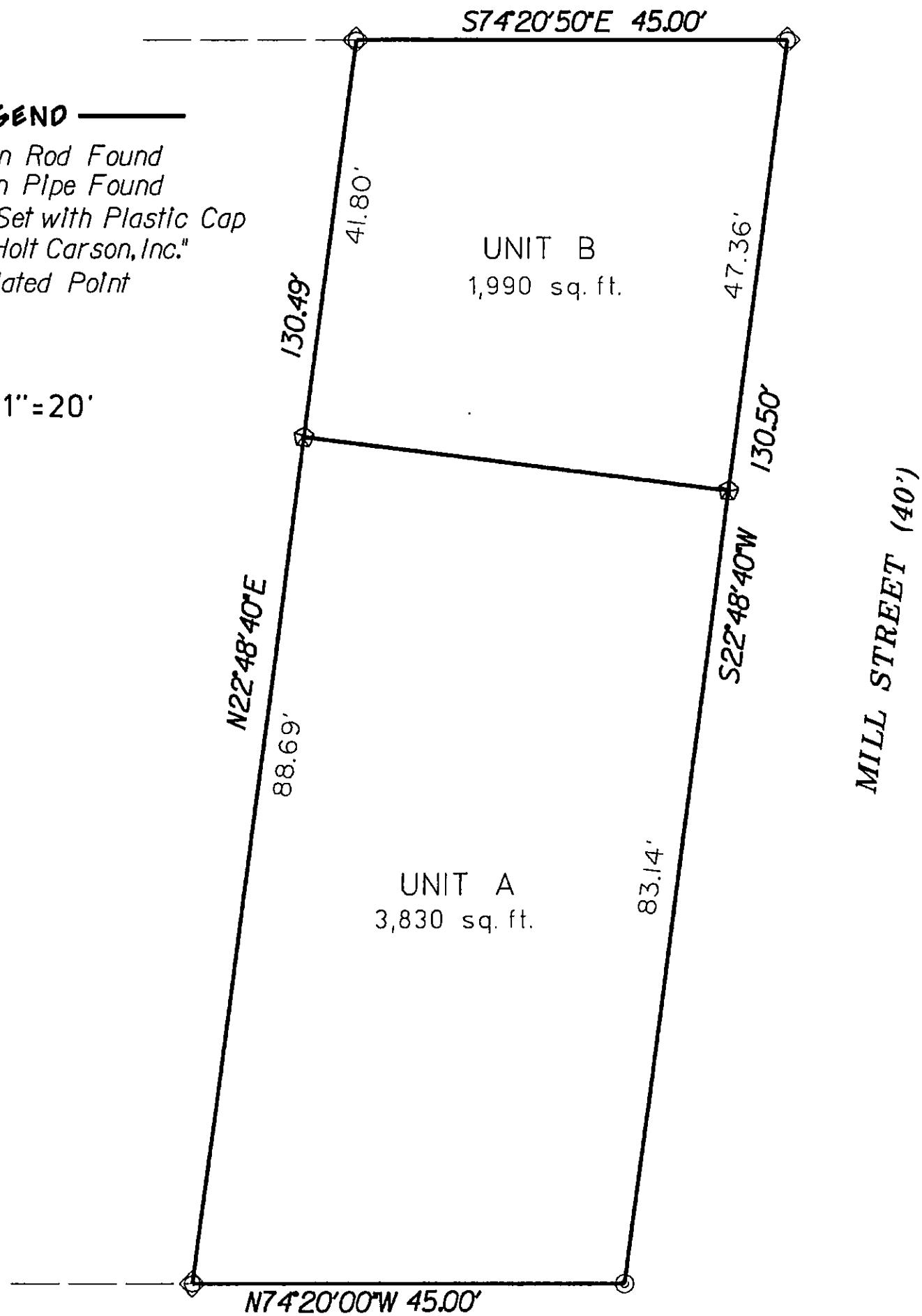
15' ALLEY

S74°20'50"E 45.00'

LEGEND

- ◎ 1/2" Iron Rod Found
- ◎ 1/2" Iron Pipe Found
- ◇ 1/2" Iron Rod Set with Plastic Cap
Marked "Holt Carson, Inc."
- ★ Calculated Point

SCALE: 1"=20'



EAST 9TH STREET (40')

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704

1019090 (512) 442-0990

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT**(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**Date: 1/8/2026

GF No. _____

Declarant: **Gen Furukawa**Description of Property: **UNT B 2014 E 9TH ST CONDOMINIUMS PLUS 34.0 % INT IN COM AREA**County Travis, TexasDate of Survey: 8/14/2018

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replatting, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

none

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Gen Furukawa</u>.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</p>	<p>My name is <u>Emi Tokita-Furukawa</u>.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</p>
<p>I declare under penalty of perjury that the foregoing is true and correct.</p>	
<p>Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>8</u> day of <u>January</u>, <u>2026</u>.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>13</u> day of <u>January</u>, <u>2026</u>.</p> <p>Signed: Signed by: <u>Gen Furukawa</u> <small>A8DE9AE6DCA6437...</small> Declarant</p> <p>Signed: Signed by: <u>Emi Tokita-Furukawa</u> <small>F9A08903FF2F431...</small> Declarant</p>	



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 2014 East 9th Street, Austin, Texas 78702

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller Is Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property? **2.5 years** (approximate date) Never occupied the Property.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	✓			Natural Gas Lines	✓			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			✓
Carbon Monoxide Det.	✓			Fuel Gas Piping:			✓	Rain Gutters	✓		
Ceiling Fans	✓			-Black Iron Pipe			✓	Range/Stove	✓		
Cooktop	✓			-Copper			✓	Roof/Attic Vents			✓
Dishwasher	✓			-Corrugated Stainless Steel Tubing			✓	Sauna			✓
Disposal	✓			Hot Tub			✓	Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System			✓	Smoke Detector – Hearing Impaired			✓
Exhaust Fans	✓			Microwave	✓			Spa			✓
Fences	✓			Outdoor Grill			✓	Trash Compactor			✓
Fire Detection Equip.	✓			Patio/Decking	✓			TV Antenna	✓		
French Drain			✓	Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures	✓			Pool			✓	Window Screens			✓
Liquid Propane Gas:		✓		Pool Equipment			✓	Public Sewer System	✓		
-LP Community (Captive)		✓		Pool Maint. Accessories			✓				
-LP on Property	✓			Pool Heater			✓				

Item	Y	N	U	Additional Information				
Central A/C	✓			<input checked="" type="checkbox"/> electric	<input type="checkbox"/> gas	number of units:	1	
Evaporative Coolers		✓		number of units:				
Wall/Window AC Units		✓		number of units:				
Attic Fan(s)		✓		if yes, describe:				
Central Heat	✓			<input checked="" type="checkbox"/> electric	<input type="checkbox"/> gas	number of units:	1	
Other Heat		✓		if yes describe:				
Oven	✓			number of ovens:	1	<input type="checkbox"/> electric	<input checked="" type="checkbox"/> gas	<input type="checkbox"/> other:
Fireplace & Chimney		✓		<input type="checkbox"/> wood	<input type="checkbox"/> gas logs	<input type="checkbox"/> mock	<input type="checkbox"/> other:	
Carport	✓			<input checked="" type="checkbox"/> attached	<input type="checkbox"/> not attached			
Garage		✓		<input type="checkbox"/> attached	<input type="checkbox"/> not attached			
Garage Door Openers				number of units:		number of remotes:		
Satellite Dish & Controls	✓			<input type="checkbox"/> owned	<input checked="" type="checkbox"/> leased from	DirecTV		
Security System	✓			<input type="checkbox"/> owned	<input checked="" type="checkbox"/> leased from	ADT Security		

Solar Panels	✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from	
Water Heater	✓	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____	number of units: 1
Water Softener	✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from	
Other Leased Item(s)	✓	if yes, describe:	
Underground Lawn Sprinkler	✓	<input type="checkbox"/> automatic <input type="checkbox"/> manual	areas covered:
Septic / On-Site Sewer Facility	✓	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: City Well MUD Co-op Unknown Other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: **Flat roof** Age: **2 years** (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Yes No Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary):

We have had a little bit of water dripping inside one of the living room windows when it rains. We had our roofing company make a repair and haven't heard anything further from our current tenant. The roofers informed us that if it continues, it may be a drainage issue or related to the window caulk.

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement	✓	
Ceilings	✓	
Doors	✓	
Driveways	✓	
Electrical Systems	✓	
Exterior Walls	✓	

Item	Y	N
Floors	✓	
Foundation / Slab(s)	✓	
Interior Walls	✓	
Lighting Fixtures	✓	
Plumbing Systems	✓	
Roof	✓	

Item	Y	N
Sidewalks	✓	
Walls / Fences	✓	
Windows	✓	
Other Structural Components	✓	

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

(Walls/Fences) There are 1 or 2 supporting wood panels that have fallen down.

(Windows) One window has experienced slight leakage in the last year. We have implemented repairs but still in the process of making sure it was fully fixed. We have not received any notification from tenant that the issue has persisted.

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring	✓	
Asbestos Components	✓	
Diseased Trees: oak wilt	✓	
Endangered Species/Habitat on Property	✓	
Fault Lines	✓	

Condition	Y	N
Radon Gas	✓	
Settling	✓	
Soil Movement	✓	
Subsurface Structure or Pits	✓	
Underground Storage Tanks	✓	



Hazardous or Toxic Waste	✓	Unplatted Easements	✓
Improper Drainage	✓	Unrecorded Easements	✓
Intermittent or Weather Springs	✓	Urea-formaldehyde Insulation	✓
Landfill	✓	Water Damage Not Due to a Flood Event	✓
Lead-Based Paint or Lead-Based Pt. Hazards	✓	Wetlands on Property	✓
Encroachments onto the Property	✓	Wood Rot	✓
Improvements encroaching on others' property	✓	Active infestation of termites or other wood destroying insects (WDI)	✓
Located in Historic District	✓	Previous treatment for termites or WDI	✓
Historic Property Designation	✓	Previous termite or WDI damage repaired	✓
Previous Foundation Repairs	✓	Previous Fires	✓
Previous Roof Repairs	✓	Termite or WDI damage needing repair	✓
Previous Other Structural Repairs	✓	Single Blockable Main Drain in Pool/Hot Tub/Spa*	✓
Previous Use of Premises for Manufacture of Methamphetamine	✓		

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Previous Roof Repairs) We experienced a leak in our living room during heavy rain. We had the entire roof repaired 2 years ago and have had no issue with ceiling leaks since.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in a flood pool.

Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?* yes no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____

Manager's Name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ mandatory voluntary
 Any unpaid fees or assessment for the Property? Yes (\$ _____) No
 If the Property is in more than one association, provide information about the other associations
 below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? yes no If yes, describe

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.
 A buyer should obtain inspections from inspectors chosen by the buyer.*

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

<input type="checkbox"/> Homestead	<input type="checkbox"/> Senior Citizen	<input type="checkbox"/> Disabled
<input type="checkbox"/> Wildlife Management	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Disabled Veteran
<input type="checkbox"/> Other: _____		<input type="checkbox"/> Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Gen William Furukawa

Signature of Seller

2026-01-20

Date

Emi Britt Tokita-Furukawa

Signature of Seller

2026-01-20

Date

Printed Name: Gen Furukawa

Printed Name: Emi Tokita-Furukawa

ADDITIONAL NOTICES TO BUYER:

(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

(2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the

local government with ordinance authority over construction adjacent to public beaches for more information.

- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: City of Austin Utilities

Phone #: (512) 494-9400

Sewer: City of Austin Utilities

Phone #: (512) 494-9400

Water: City of Austin Utilities

Phone #: (512) 494-9400

Cable: DirecTV

Phone #: (888) 684-8639

Trash: City of Austin Utilities

Phone #: (512) 494-9400

Natural Gas: Texas Gas Service

Phone #: (800) 700-2443

Phone Company: _____

Phone #: _____

Propane: _____

Phone #: _____

Internet: ATT

Phone #: (800) 331-0500

This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate.
YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date

Printed Name: _____

Printed Name: _____



Insured

CONTRACT - INVOICE

Ace Roofing Company

9705 Burnet Road, Suite 415 • Austin, Texas 78758
512-836-ROOF (7663) • Fax: 512-366-9339

Date 11/8/23

Job Complete Date _____

Name Gen + Emi Furukawa

Address 2014 E. 9th St. #B

Claim # _____

City Austin State TX Zip Code 78702 Phone 401 419 3401 (C)

Email gen-furukawa@gmail.com Owner agrees to pay the sum of - (\$19,400.00)

Labor and Material Specifications

- Recover material 60 Mill TPO
- Manufacturers warranty limited
- Felts/Underlayment syn. 1" ISO
- Tear off remove deck/flat roof
- Shingle style 60 Mill Versaco TPO
- Shingle color Grey
- New metal 2" Face Wall Coping
- Fasteners galvanized screws
- Ridge 2" face wall/galvanized
- Vent stacks Flash at scuppers
- Low profile vents N/A
- Turbines 5" Metal Drip Edge
- Ridge Vent
- Decking \$80 per 4X8 radiant

Clean up and haul away All was be

Magnetically sweep WORK areas

2 year workmanship warranty -

5 year unconditional workmanship warranty

Additional Specifications: \$19,400

Install 60 MILL TPO w/ 1" ISO Boards, 26' x 26', on roof and walls. Overlay on walls and wood deck and flat roof roof tearoff. Fully adhered system, with mechanically attached ISO board. Drip edge to terminate at ladder entrance. All work per

Payment will be due on completion

Versaco MFG.
Specs. 2 day JOB

All materials will be as specified. Work to be completed in a workmanlike manner according to accepted industry standards and practices. This contract represents the entire understanding and agreement of all parties involved. Additional work not herein specified will increase final cost.

Insurance Contingency Agreement - Owner agrees to pay insurance proceeds to contractor upon completion of work. Contract void if claim is not accepted/paid by insurance company.

Texas law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of this Texas law for a person or business paid wholly or partly from proceeds of a property insurance claim to knowingly allow the insured person to fail to pay. Or assist the insured person's failure to pay, the applicable insurance deductible. See SECTION 2. Business & Commerce Code, is amended to read as follows: Section 27.02. "Goods or Services Paid for by Insurance Proceeds: Payment of Deductible Required"

Ace Roofing Company

Maston Naslund
Authorized agent
512-970-0062

Owner