

Tax Records Analysis & Area Info

Prepared especially for:

Client

Property Located at:

**95 Brevinsville Drive
San Ramon, CA 94583**



Prepared by:

Riley Scrivner



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95 BREVENSVILLE DR**SAN RAMON 94583 Area: 44**

List Price: \$745,000 **Listing Date:** 09/26/03
Status: PEND **Pending Date:** 10/03/03
Prior Price: \$745,000 **Sold Date:**
Sale Price: \$0 **Days on Mkt:** 07
Off-Mkt Date: 10/03/03 **Days on MLS:** 07

Single Family Residential Property**Property Information**

Bedrooms: 3 **Dwelling Type:** DE
Baths: 3 / 0 **Apx Lot SqFt:** 10600
Apx SqFt: 2221 P **Apx Lot Acre:** 0.24
Year Built: 1998 **Dist/Subdiv.:**
Age: 5 **Builder:**
Stories: 1 STY **Model:**
Garages: 3 **Complex:**
Fireplaces: 1 **Pool on Premises:** N
Rooms: 10 **New Subdivision:**
HOA: N **Dues:** \$ 0 **Litigation Pend:** N
HOA Name: 0 **Ph:**

CURRENTLY PENDING W CONTINGENCIES
GREAT FOR ENTERTAINING THREE BEDROOMS PLUS
DEN COULD BE FOURTH BEDROOM... GREAT HOME!!
PLEASE GO SHOW AND SELL..CALL FIRST, SMALL
CHILDREN, DOG IS FRIENDL

MLS No.: **Listing Type:** ER **Pt of Sale Ord:** N
APN: CCC 2111100604 **City Tnsfr Tax:** N
CSO: **Dual/Variable:** Y **Zoning:** R
List Agent:
List Office:
Office Phone: **Ext:**
Agent's Phone:

Occupied by: O **Name:** WHBO **Occ. Phone:** **Lock Box:** Y WATERPIPE
Showing Info: CALL FIRST AND GO
Directions: ALCOSTA 2WESTSIDE2BREVENSVILLE **Cross Street:** WESTSIDE **Thomas Bros:** 693F1

Features

Bath Includes Shower Over Tub Tub in Master Bath	W/W Carpeting	Dishwasher Garbage Disposal Microwave Ice Maker Hook-Up	Roof Tile	Upper Level 3 Bedrooms
Baths Partial Other	Foundation Slab	Tile Counter Island Eat In Kitchen	Rooms Family Room Formal Dining Room	Views Mt. Diablo
Cooling Central 1 Zone A/C	Garage/Parking Other Attached Garage	Laundry In Laundry Room	Special Zones None	Water/Sewer Water - Public
Equipment Additional Stereo Speakers Built-In Window Covering	HOA Amenities None	Listing Disclosure None	Stories One Story	Yard Description Front Yard Back Yard Side Yard Sprinklers Front Sprinklers Back Patio
Exterior Stucco	Heating Forced Air 1 Zone	Lot Description Up Slope	Street Level 3 Bedrooms 1 Master Bedroom Suite	
Fireplaces - Features Gas Burning Gas Starter	Inspection Reports None	Pool None	Style Ranch	
Floor Tile	Kitchen Features 220 Volt Outlet Self-Cleaning Oven Double Oven Hood Over Range	Possession COE	Terms Cash Conventional	

School District: San Ramon 552-5500 **Elementary:** SRVSD **Middle:** SRVSD **Senior High:** SRVSD
Selling Office: **Selling Office Phone:**
Selling Agent: **Selling Agent's Phone:**

Information Deemed Reliable, But Not Guaranteed

Property Profile*

Primary Owner: STEPHEN & SARAH

Secondary Owner:

Mail Address: 95 BREVENSVILLE DR
SAN RAMON CA 94583

Site Address: 95 BREVENSVILLE DR
SAN RAMON CA 94583

Assessor Parcel Number: 211-110-060

Phone: - -

Census Tract: 3451.10

Housing Tract Number:



Lot Number:

Page Grid:

Legal Description: T7336 L60

Property Characteristics



Bedrooms - 3	Year Built - 1998	Square Feet - 2,221 SF
Bathrooms - 3.0	Garage - YES / 2	Lot Size -
Total Rooms - 10	Fireplace -	Number of Units - 0
Zoning -	Pool - /	Use Code - Single Family Residential



Transfer Date - 03/15/2000	Seller - , DEJONG BRUCE ,	Document # - 2000-051131BK-PG: -
Transfer Value - \$504,500		Cost Per Square Feet - \$227
First Loan Amount - \$403,200	Lender - COMUNITY LENDING MTG	

Assessment & Tax Information




Assessed Value - \$535,271	Percent Improvement - 59.56%	Homeowner Exemption -
Land Value - \$216,485	Tax Amount - \$6,398.22	Tax Rate Area - 17-122
Improvement Value - \$318,786	Tax Status - Current	-

Transaction History

Mortgage Record

Recording Date	03/26/2002	Document #	2002-104570BK-PG: -
Loan Amount:	\$472,500	Loan Type	Unknown
TD Due Date	04/01/2032 IR:5.87%	Type of Financing	Adjustable Rate
Lender Name	BANK OF AMERICA		
Lender Type	Bank		
Borrowers Name	STEPHEN ,SARAH A		
Vesting			

Prior Transfer

Recording Date	03/15/2000	Document #	2000-051131BK-PG: -
Price	\$504,500	Document Type	Grant Deed
First TD	\$403,200	Type of Sale	Full-Computed from Transfer Tax
Lender Name	COMUNITY LENDING		
Buyer Name	STEPHEN , SARAH		
Buyer Vesting	Joint Tenancy		
Seller Name	, DEJONG BRUCE ,		

Legal Description

Abbreviated Description: T7336 L60
City/Muni/Twp: SAN RAMON

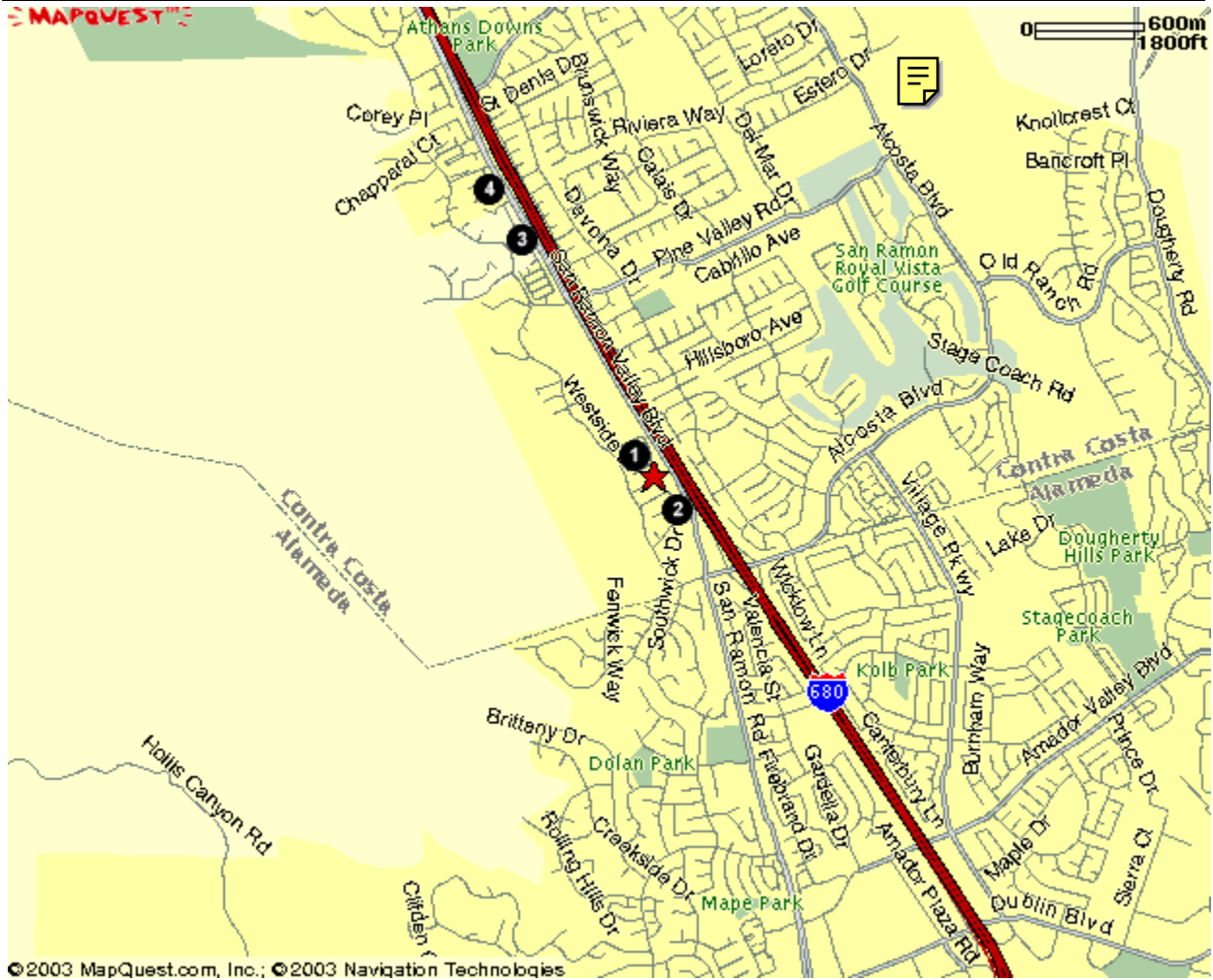
Prior Transfer

Recording Date	07/24/1998	Document #	98-173466BK-PG: -
Price	\$419,500	Document Type	Grant Deed
First TD	\$335,250	Type of Sale	Full-Computed from Transfer Tax
Lender Name	TEMPLE INLAND MTG CORP		
Buyer Name	BRUCE		
Buyer Vesting			
Seller Name	STANDARD PACIFIC CORP, ,		

Legal Description

Lot: 60 Map Ref: MB394 PG7
Abbreviated Description: SUBDIVISION7336
City/Muni/Twp: SAN RAMON

Sales Comparables Map



- 1: 112 PALMER ST
- 3: 39 TERRACED HILLS WAY
- 5: 2300 MILLENIUM LN

- 2: 79 FOSTER DR
- 4: 141 MINERVA WAY

Sales Comparables

- 1 112 PALMER ST** APN: 211-120-019
- | | | |
|---------------------------|----------------------|-------------------|
| Transfer Date: 08/28/2003 | Bld/Area: 2640 | Lot Area: |
| Price: \$780,000 | Rm/Bed/Bath: 9/4/3.0 | Proximity: .16Mi. |
| Cost/Sq Feet: \$295 | Year Built: 1998 | Pool: |
-
- Document #: 2003-428629 Document Type :Grant Deed Price Code: Full-Computed from Transfer Tax
Legal: Lot:79 Map Ref:MB395 PG32Abbreviated
Land Use: Single Family Residential Description:SUBDIVISION8704 City/Muni/Twp:SAN RAMON
Buyer Name: LODGE, KELLY LODGE, CYNTHIA Seller Name: VU, THOMAS THAN DINH THE THOMAS THAN DINH VU
& PHUONG THI NGU,
Loan Amount: \$180,000 Lender Name:AMERICAS WHOLESALE LENDER
- 2 79 FOSTER DR** APN: 211-110-011
- | | | |
|---------------------------|-----------------------|-------------------|
| Transfer Date: 06/27/2003 | Bld/Area: 2221 | Lot Area: |
| Price: \$750,000 | Rm/Bed/Bath: 10/4/3.0 | Proximity: .18Mi. |
| Cost/Sq Feet: \$338 | Year Built: 1998 | Pool: |
-
- Document #: 2003-306821 Document Type :Grant Deed Price Code: Full-Computed from Transfer Tax
Legal: Lot:11 Map Ref:MB394 PG7Abbreviated
Land Use: Single Family Residential Description:SUBDIVISION7336 City/Muni/Twp:SAN RAMON
Buyer Name: VIVEIROS, LUIS VIVEIROS, EMILIA Seller Name: TAPANGCO, GERALD FREY, LINDA C
Loan Amount: \$525,000 Lender Name:AMERICAS WHOLESALE LENDER
- 3 39 TERRACED HILLS WAY** APN: 211-190-033
- | | | |
|---------------------------|-----------------------|-------------------|
| Transfer Date: 10/21/2003 | Bld/Area: 2100 | Lot Area: |
| Price: \$689,000 | Rm/Bed/Bath: 10/4/2.5 | Proximity: .78Mi. |
| Cost/Sq Feet: \$328 | Year Built: 2001 | Pool: |
-
- Document #: 2003-522220 Document Type :Grant Deed Price Code: Full-Computed from Transfer Tax
Legal: Lot:89 Map Ref:MAP426 PG43Abbreviated
Land Use: Single Family Residential Description:SUBDIVISION8188 City/Muni/Twp:SAN RAMON
Buyer Name: WILKINS, KELY , Seller Name: REIBOLDT, MARK A REIBOLDT, GINA M
Loan Amount: \$551,200 Lender Name:WORLD SAVINGS BANK FSB
- 4 141 MINERVA WAY** APN: 211-130-018
- | | | |
|---------------------------|-----------------------|--------------------|
| Transfer Date: 11/26/2003 | Bld/Area: 2554 | Lot Area: |
| Price: \$757,000 | Rm/Bed/Bath: 10/4/3.0 | Proximity: 1.17Mi. |
| Cost/Sq Feet: \$296 | Year Built: 1998 | Pool: |
-
- Document #: 2003-575566 Document Type :Grant Deed Price Code: Full-Computed from Transfer Tax
Legal: Lot:18 Map Ref:MB396 PG19Abbreviated
Land Use: Single Family Residential Description:SUBDIVISION8026 City/Muni/Twp:SAN RAMON
Buyer Name: YARAHMADI, HASHEM MOHEBALI, Seller Name: MATTHEW, RAJIV ,
MANSOUREH
Loan Amount: \$322,000 Lender Name:ACCUBANC MORTGAGE
- 5 2300 MILLENIUM LN** APN: 223-140-030
- | | | |
|---------------------------|----------------------|--------------------|
| Transfer Date: 08/08/2003 | Bld/Area: 1950 | Lot Area: |
| Price: \$637,000 | Rm/Bed/Bath: 8/3/2.5 | Proximity: 1.86Mi. |
| Cost/Sq Feet: \$327 | Year Built: 2002 | Pool: |
-
- Document #: 2003-388921 Document Type :Grant Deed Price Code: Full-Computed from Transfer Tax
Legal: Lot:558 Map Ref:MB439 PG49-58Abbreviated
Land Use: Single Family Residential Description:SUBDIVISION #8158 City/Muni/Twp:UNINCORPORATED
Buyer Name: STRANGE, CHRISTOPHER STRANGE, Seller Name: CENTEX HOMES, ,
KIMBERLY Z
Loan Amount: \$509,200 Lender Name:UNION BANK OF CALIFORNIA NA

****Sales Comparables...Please Note: This is a very important page****

Market Analysis

Total Area Sales	5	Median # of Bedrooms	4
Median Lot Size		Median # of Baths	3.0
Median Living Area	2221 SF	Median Year Built	1998
PriceRange - 2 Yrs	\$637,000 to \$780,000	Age Range	1 years to 5 years
Median Value	\$750,000	Median Age	5 Years



Nearby Homes...Here are some of the Neighbors

STEPHEN & SARAH

95 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 3

Bathrooms: 3.0

Square Feet: 2221 SF

Lot Size:

Year Built: 1998

Garage: YES

QUILALANG RODEL C & LILIBETH C

93 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 4

Bathrooms: 3.0

Square Feet: 2915 SF

Lot Size:

Year Built: 1998

Garage: YES

CHUONG ROBERT & CHRISTINA

91 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 4

Bathrooms: 3.0

Square Feet: 3176 SF

Lot Size:

Year Built: 1998

Garage: YES

CLOUSE CHRISTOPHER TRE

89 BREVENSVILLE DR
SAN RAMON CA 94583

Tel:

Bedrooms: 3

Bathrooms: 3.0

Square Feet: 2915 SF

Lot Size:

Year Built: 1998

Garage: YES

NOAH RAY M & LINDA K

87 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 4

Bathrooms: 3.0

Square Feet: 2221 SF

Lot Size:

Year Built: 1998

Garage: YES

POOLE MICHAEL A & DOROTHY S

96 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 5

Bathrooms: 3.0

Square Feet: 3176 SF

Lot Size:

Year Built: 1998

Garage: YES

CHAN ANNA SAM

85 BREVENSVILLE DR
SAN RAMON CA 94583

Tel:

Bedrooms: 4

Bathrooms: 4.0

Square Feet: 3113 SF

Lot Size:

Year Built: 1998

Garage: YES

HIERMATH MAHANTESH S & LAXMI M

98 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 4

Bathrooms: 4.0

Square Feet: 3295 SF

Lot Size:

Year Built: 1998

Garage: YES

CHIU MINDY

92 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 3

Bathrooms: 3.0

Square Feet: 2915 SF

Lot Size:

Year Built: 1998

Garage: YES

BENAVIDEZ FRANK & MELISSA

90 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 4

Bathrooms: 3.0

Square Feet: 2221 SF

Lot Size:

Year Built: 1998

Garage: YES

BEHROUZ BAHRAM & ROSA

83 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 3

Bathrooms: 3.0

Square Feet: 2896 SF

Lot Size:

Year Built: 1998

Garage: YES

HO FAN

88 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 4

Bathrooms: 3.0

Square Feet: 2896 SF

Lot Size:

Year Built: 1998

Garage: YES

KINNEY BRAD P & LILLIAN G

86 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 3

Bathrooms: 3.0

Square Feet: 2640 SF

Lot Size:

Year Built: 1998

Garage: YES

CHAN HING FOON PHILIP

81 BREVENSVILLE DR
SAN RAMON CA 94583

Tel: - -

Bedrooms: 5

Bathrooms: 4.0

Square Feet: 3295 SF

Lot Size:

Year Built: 1998

Garage: YES

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Demographic Profile

Neighborhood Demographics

95 BREVENSVILLE DR, SAN RAMON CA 94583-4790
CONTRA COSTA COUNTY

Population	ZIP 94583	National
2000	44,803	281,411,751
2001	45,800	285,401,915
2006	49,844	302,182,821
Growth Rate	1.7%	0.7%
Growth Centie	72%	51.4%

Households	ZIP 94583	National
2000	16,975	105,475,618
2001	17,367	107,074,756
2006	18,894	113,732,265
Household Growth Rate	1.7%	0.9%
Average Household Size	2.63	3.0

Families	ZIP 94583	National
2000	12,167	71,784,668
2006	13,509	76,681,689
Family Growth Rate	1.7%	1.0%

Age Distribution	ZIP 94583	National
0-4	7.2%	6.1%
5-9	7.4%	6.8%
10-14	7.5%	7.5%
15-19	5.8%	7.3%
20-24	3.9%	6.2%
25-44	34.6%	28.0%
45-64	27.3%	24.4%
65-84	5.4%	12.1%
85+	0.8%	1.6%

Median Age	ZIP 94583	National
-------------------	------------------	-----------------

2001	37	37.9
Male/Female Ratio	49.2%/ 50.8%	50.0%/ 50.0%

Household Income	ZIP 94583	National
-------------------------	------------------	-----------------

Base	\$17,367.00	\$3,221.53
% <\$15K	2.7%	18.6%
% \$15K-25K	3.7%	15.5%
% \$25K-50K	14.7%	30.3%
% \$50K-100K	38.4%	26.5%
% \$100K-150K	23.3%	5.2%
% >\$150K	17.2%	2.7%

Median Household Income	ZIP 94583	National
--------------------------------	------------------	-----------------

2001	\$86,010.00	\$37,790.00
2006	\$95,253.00	\$42,589.00
Per Capita Income	\$40,359.00	\$18,351.29

Household Income Centile	ZIP 94583	National
---------------------------------	------------------	-----------------

National	99.0%	50.0%
State	96.0%	50.1%

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Public Schools Report

Country Club Elementary

.46Mi. **from subject property**

7534 Blue Fox Way
San Ramon, CA 94583-3721
925-803-7430

- Kindergarten - Grade 6
- Student Teacher Ratio: 1:24.4
- Full Time Equivalent Administrators: 34

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
98	110	100	100	111	97	636



Dublin Elementary

1.07Mi. **from subject property**

7997 Vomac Rd.
Dublin, CA 94568-1409
925-833-1204

- Kindergarten - Grade 5
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators: 29

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
64	74	63	80	51	59	391



Pine Valley Intermediate

.88Mi. **from subject property**

3000 Pine Valley Rd.
San Ramon, CA 94583-3324
925-803-7420

- Grade 7 - Grade 8
- Student Teacher Ratio: 1:26.3
- Full Time Equivalent Administrators: 47

Grade Membership

GR - 6	GR - 7	GR - 8	Total
316	313	303	955



Dublin High

1.23Mi. from subject property

8151 Village Pkwy.
Dublin, CA 94568-1656
925-833-3300

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:22.2
- Full Time Equivalent Administrators: 57

Grade Membership

GR - 9	GR - 10	GR - 11	GR - 12	Total
288	246	259	213	1,006



4 Year Completion Rate:	99.60%
Total Graduates (Previous Year):	169
Dropouts:	3
Score Verbal:	1,025
%of Students Taking SAT:	40.60%
SAT Average Score Verbal:	493
SAT Average Score Mathematics:	532
Enrollment in intermediate Algebra or Algebra II	125
Enrollment in any other 3rd or 4th year advanced Math Course in	59
Grade 9-12	
Enrollment in first year Chemistry courses Grades 9-12	78
Enrollment in first year Physics courses Grades 9-12	24
Number of 12th grade graduates from previous year completing all	64
required Courses required for entry into the University of California	
(UC) and/or California State University (CSU) with a grade of "C"	
or better:	

DUBLIN UNIFIED

7471 LARKDALE AVE
DUBLIN , CA 94568-1500
TEL: 925-426-5500

- Grade Span KG-12
- Pupil Teacher Ratio: 18.9:1
- Total Enrollment: 3,792
- Number of High School Graduates: 225
- Number of High Teachers: 200
- Number of Teacher Aids: 34
- Number of Guidance Counselors: 4
- Number of School Administrators: 10
- Number of Schools : 7

SAN RAMON VALLEY UNIFIED

699 OLD ORCHARD DR
DANVILLE , CA 94526-4331
TEL: 925-837-1511

- Grade Span KG-12
- Pupil Teacher Ratio: 22.8:1
- Total Enrollment: 19,526
- Number of High School Graduates: 1,291
- Number of High Teachers: 842
- Number of Teacher Aids: 145
- Number of Guidance Counselors: 20
- Number of School Administrators: 31
- Number of Schools : 26

About School Report

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within this district, please contact Student Services office of your assigned district.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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Private Schools Report

ST PHILIP LUTHERAN SCHOOL

.65Mi. from subject property

8850 DAVONA DRIVE
DUBLIN, CA 94568-
510-829-3857
Gender: Coed

- Prekindergarten - Grade 8
- Lutheran Church - Missouri Synod Adventist
- Student Teacher Ratio: 1:9.96
- Full Time Equivalent Administrators : 11.3

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
76	17	19	12	12	11	13	11	8	188

ST RAYMOND SCHOOL

.95Mi. from subject property

11557 SHANNON AVE
DUBLIN, CA 94568-
510-828-4064
Gender: Coed

- Kindergarten - Grade 8
- Roman Catholic Adventist
- Student Teacher Ratio: 1:23.37
- Full Time Equivalent Administrators : 12.6

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
35	35	34	34	35	34	34	25	295

VALLEY CHRISTIAN ELEMENTARY

1.64Mi. from subject property

7508 INSPIRATION DRIVE
DUBLIN, CA 94568-
510-828-4850
Gender: Coed

- Kindergarten - Grade 6
- Christian (no specific denomination) Adventist
- Student Teacher Ratio: 1:18.27
- Full Time Equivalent Administrators : 37

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total
137	98	103	97	81	79	81	676

FOUNTAINHEAD MONTESSORI SCH

1.86Mi. from subject property

6901 YORK DRIVE
DUBLIN, CA 94568-
510-829-2963
Gender: Coed

- Prekindergarten - Kindergarten
- Other Adventist
- Student Teacher Ratio: 1:7.38
- Full Time Equivalent Administrators : 1.6

Grade Membership

PK	KDGN	Total
120	12	132

LITTLE KIDS LEARNING CENTER

1.87Mi. from subject property

11760 DUBLIN BOULEVARD
DUBLIN, CA 94568-
510-828-2081
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian Adventist
- Student Teacher Ratio: 1:5.71
- Full Time Equivalent Administrators : 0.9

Grade Membership

PK	KDGN	Total
40	5	45

HACIENDA-HEADS UP! ELEMENTARY

3.49Mi. from subject property

4671 CHABOT AVE.
PLEASANTON, CA 94588-
510-463-2885
Gender: Coed

- Grade 1 - Grade 5
- Nonsectarian Adventist
- Student Teacher Ratio: 1:7
- Full Time Equivalent Administrators : 6

Grade Membership

GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
14	12	11	3	2	42

STEPPING STONES LEARNING CENTER**3.78Mi. from subject property**

2691 CROW CANYON RD
 SAN RAMON, CA 94583-
 510-820-8820
 Gender: Coed

- Prekindergarten - Grade 5
- Nonsectarian Adventist
- Student Teacher Ratio: 1:13.47
- Full Time Equivalent Administrators : 2.4

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
57	7	5	5	5	5	5	89

DIABLO HILLS COUNTRY SCHOOL**3.94Mi. from subject property**

50 CREEKSIDE
 SAN RAMON, CA 94583-
 510-831-1210
 Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian Adventist
- Student Teacher Ratio: 1:22.4
- Full Time Equivalent Administrators : 0.6

Grade Membership

PK	KDGN	Total
100	14	114

TEDDY BEARS CHILDREN'S CENTER**3.94Mi. from subject property**

210 PORTER DRIVE SUITE 110
 SAN RAMON, CA 94583-
 510-838-4148
 Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian Adventist
- Student Teacher Ratio: 1:9
- Full Time Equivalent Administrators : 1

Grade Membership

PK	KDGN	Total
33	9	42

ADVENTURES IN LEARNING**4.31Mi. from subject property**

3200 HOPYARD ROAD
 PLEASANTON, CA 94588-
 510-462-7123
 Gender: Coed

- Kindergarten - Kindergarten
- Other Adventist
- Student Teacher Ratio: 1:15
- Full Time Equivalent Administrators : 1

Grade Membership

KDGN	Total
15	15

THE CHILD DAY SCHOOL**4.48Mi. from subject property**

18868 BOLLINGER CANYON ROAD
 SAN RAMON, CA 94583-
 510-820-2515
 Gender: Coed

- Prekindergarten - Grade 1
- Nonsectarian Adventist
- Student Teacher Ratio: 1:9
- Full Time Equivalent Administrators : 1

Grade Membership

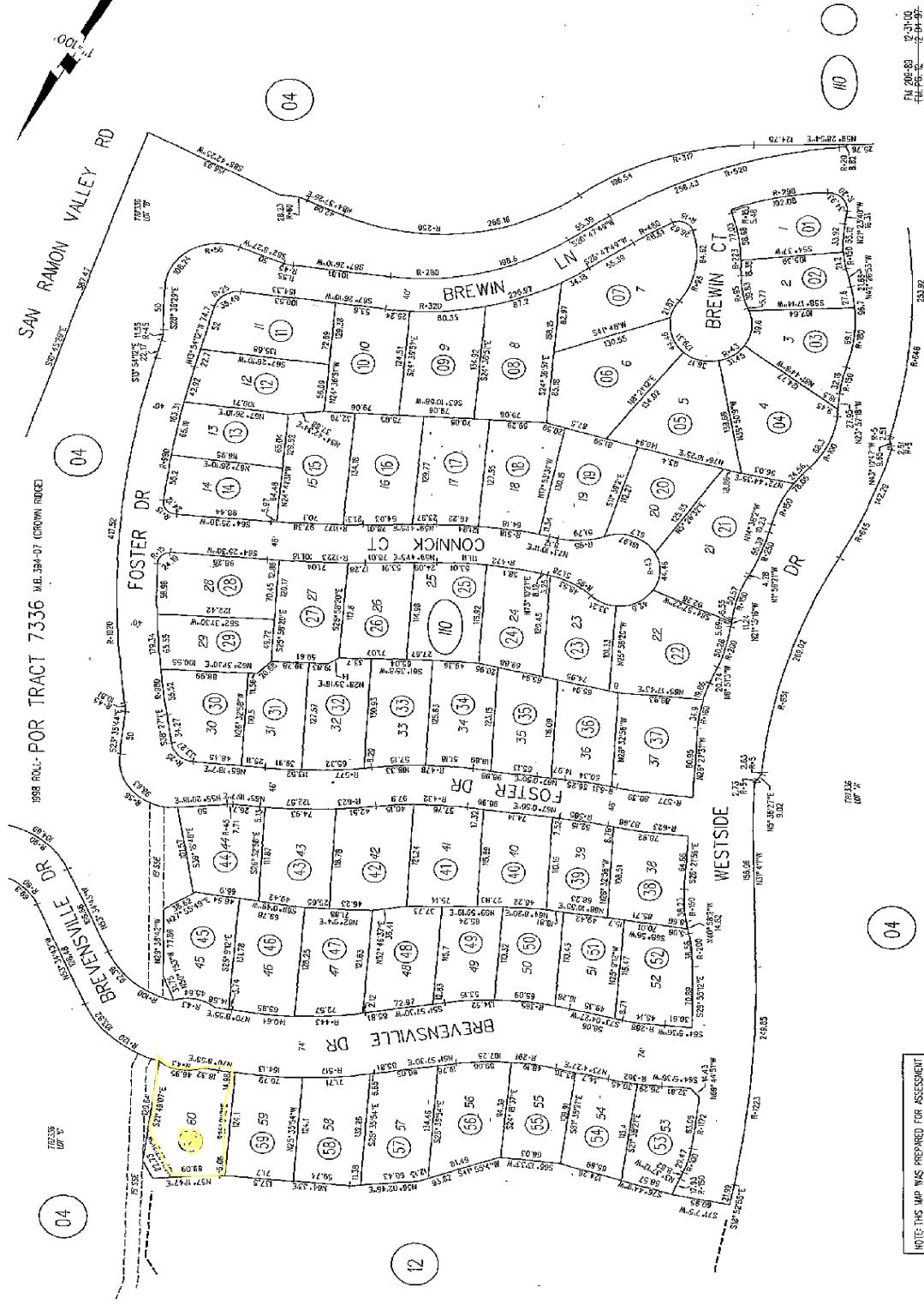
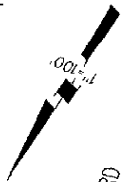
PK	KDGN	GR - 1	Total
91	8	1	100

About School Report**PrivateSchools**

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

Plat Map

Y-17



PL 200-83 12-31-00
 RECORDED
 ASSESSOR'S MAP
 BOOK 271 PAGE 11
 CONTRA COSTA COUNTY, CALIF.

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. IT IS NOT GUARANTEED FOR THE ACCURACY OF THE INFORMATION DEPICTED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

The Natural Hazard Brief is offered without liability by DisclosureSource, who suggests you thoroughly investigate any natural hazard disclosure company offering their services in conjunction with the sale or purchase of real property.

The Natural Hazard Brief is intended to increase public knowledge of hazardous conditions that may affect real property. The information listed below is not guaranteed. DisclosureSource assumes no liability (express or implied) for any error in the listed information or any misinterpretation or misuse of the information.

The Natural Hazard Brief may not be used as a substitute disclosure under California Civil Code § 1103.2. Information on our complete line of disclosure products and service is available by contacting DisclosureSource Customer Support (800) 880-9123 or visiting our website at www.disclosuresource.com

Property Address: 95 BREVENSVILLE DR, SAN RAMON CA 94583			
Tax Assessor Identification #: 211-110-060		Tracking #: 06013_196895_59800_4	
INQUIRY RESULTS	Yes	No	*Not Determined
FLOOD HAZARDS: Is the property located within			
A Designated Special Flood Hazard Area?		✓	
An Area Of Potential Flooding?			✓
FIRE HAZARDS: Is the property located within			
A Very High Fire Severity Zone?		✓	
Wildland Area That May Contain Substantial Forest Fire Risks and Hazards?		✓	
GEOLOGIC HAZARDS: Is the property located within			
An Alquist-Priolo Earthquake Fault Zone?		✓	
A Seismic Hazard Zone?			✓
*A delineation in this field indicates additional research is necessary to accurately complete your inquiry			
ORDER FORM			
Escrow has opened for the above referenced property. Please provide the report(s) requested below and invoice the file.			
<input type="checkbox"/>	Standard: Basic NHD Report (6 Zones & NHDS). Also includes: Toxic Mold, 1915 Bond Act Assessment, \$49 Mello Roos, Megan's Law, Military Ordinance, Airport Proximity		
<input type="checkbox"/>	Expanded: Meeting the higher standard of care. Includes all standard disclosures PLUS Local Disclosures and Reference Maps		\$59
<input type="checkbox"/>	The Premium report: A powerful disclosure tool for agents and sellers. Receive the benefits of the Expanded Report combined with our Environmental Information Report		\$79
DELIVERY OPTIONS			
<input type="checkbox"/>	Copies delivered to Escrow and Seller's Agent (default)	<input type="checkbox"/>	E-Mail to: 1) _____
<input type="checkbox"/>	All copies delivered to Escrow		2) _____
<input type="checkbox"/>	Fax To Escrow	<input type="checkbox"/>	Fax To Agent: 3) _____
ESCROW INFORMATION			
Company: _____	Escrow Officer: _____		
Address: _____	Escrow #: _____		
City/State: _____	Zip: _____		
Phone: _____	Fax: _____		