

INSTRUCTIONS TO BUYER AGENTS

May 22, 2026

<ul style="list-style-type: none"> Property Address for Court Approved Sale: 	<p>304 Fairmount Ave. Oakland, CA 94611 APN: 10-804-17</p>
<ul style="list-style-type: none"> SELLER DISCLOSURES: 	
<p>Overbid Location if Applicable:</p>	<p>Department 520 Alameda Superior Court 24405 Amador Street Hayward, CA 94544</p>
<ul style="list-style-type: none"> Instructions: 	<ul style="list-style-type: none"> All offers must include the following signed documents: (1) Addendum No. 1-A to Residential Purchase Agreement and Joint Escrow Instructions; (2) Use of Non-Standard Forms signed by Buyer; Signed Disclosure Packet; and copy of cashier's check made payable to Gerard F. Keena, Referee. Offers for purchase must be submitted to Ruben Martinez with Fiduciary Real Estate Services, Inc. via email at offers@fiduciaryrealestateservices.com. The Court-Appointed Partition Referee has sole discretion to determine the best-qualified buyer and backup buyers, consistent with Code of Civil Procedure §873.610. Read Addendum No. 1-A to the Residential Purchase Agreement and Joint Escrow Instructions carefully, as it details the sale process that must be approved by the Court. The Partition Referee's selected buyer is subject to confirmation by the Superior Court of California, County of Alameda, pursuant to Code of Civil Procedure §873.720 which governs the motions to confirm or set aside partition sales. The Seller reserves the right to withdraw the property from the market or to make other changes regarding marketing or sale of the property, unless otherwise directed by court order. The sale of the property must be approved by the Court and may be subject to overbid at the Sale Approval Hearing pursuant to Code of Civil Procedure §873.730. <p style="text-align: center;">Earnest Money Deposit is to be deposited into the Receivership trust account.</p>
<ul style="list-style-type: none"> Confirmation Hearing 	<ul style="list-style-type: none"> The confirmation hearing will be conducted in the courtroom of the Alameda County Superior Court, Department 520, The Honorable Jamilah A. Jefferson presiding. The date of the hearing will be announced when known.
<ul style="list-style-type: none"> Property Limitations 	<ul style="list-style-type: none"> The property will be sold as is, where is, with all faults, no representations or warranties expressed or implied.
<ul style="list-style-type: none"> Escrow Holder 	<ul style="list-style-type: none"> Stewart Title Guarantee Company has provided a Preliminary Title Report, a copy of which is provided in the seller's disclosure package. Escrow # Order No. 26000430344 Sharon La Fountain escrow officer. Sharon.LaFountain@stewart.com

<ul style="list-style-type: none">• As-Is	<ul style="list-style-type: none">• All contingencies to be removed with the offer.
<ul style="list-style-type: none">• Financial Responsibility	<ul style="list-style-type: none">• Buyer to pay All Escrow closing fees including: County & City Transfer Tax; Escrow Fees; Title Fees; government required fees (sewer lateral compliance, sidewalk compliance, etc.)• Seller to pay agreed upon buyer broker commission at closing.

This information and material are being made available to assist you in your analysis of this opportunity. It is your responsibility to conduct your own Due Diligence. Please contact Ruben Martinez by email at ruben@fiduciaryrealestateservices.com. Backup contact is Jordan Blakeley with Bay Area Receivership Group by email at jblakeley@bayarearg.com