

## SELLER PROPERTY QUESTIONNAIRE (C.A.R. Form SPQ, Revised 12/18)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS) it is used information when a TDS is completed or when no TDS is required.	
t. Seller makes the following disclosures with regard to the real property of me 6017 Brougham Street Assessor's Percel No. situated in Quarte Hill County of Assessor's Percel No.	3204-013-007 California ("Property")
II. The following are representations made by the Seller. Unless otherwise specified in wallicensee or other person working with or through Broker has not verified information.	www.ided hy Seller. A real estate
broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal attorney.	용명화 발생하네요요요요요 들었다는 경인도 없다는 것 같다.
III. Note to Seller: PURPOSE To tell the Buyer about known material or significant items affect Properly and help to eliminate misunderstandings about the condition of the Property	ing the value or desirability of the
<ul> <li>Answer based on actual knowledge and recollection at this time</li> <li>Something that you do not consider material or significant may be perceived differently by</li> </ul>	a Buyer
<ul> <li>Think about what you would want to know if you were buying the Property today.</li> <li>Read the questions carefully and take your time</li> </ul>	
<ul> <li>If you do not understand how to answer a question, or what to disclose or how to me.</li> </ul>	
question, whether on this form or a TDS, you should consult a real estate attorney in Co cannot answer the questions for you or advise you on the legal sufficiency of any answers	alifornia of your choosing: A broker
IV. Note to Buyer: PURPOSE. To give you more information about known material or slugge	cant items affecting the value or
desirability of the Properly and help to eliminate misunderstandings about the condition of the Pro <ul> <li>Something that may be material or significant to you may not be perceived the same way.</li> </ul>	perty by Res Seller
<ul> <li>If something is important to you, be sure to out your concerns and questions in writing (C).</li> </ul>	A.R. form BMI)
<ul> <li>Sellers can only disclose what they actually know Seller may not know about all materials</li> <li>Seller's disclosures are not a substitute for your own investigations, personal judgments of</li> </ul>	or significant items
V. SELLER AWARENESS: For each statement below, enswer the question "Are you issuer	i aware of" by checking either
"Yes" or "No." Provide explanations to answers in the space provided or attach additional or A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:	omments and check section VI. RE YOU (SELLER) AWARE OF
<ol> <li>Within the last 3 years, the death of an occupant of the Property upen the Property.</li> </ol>	☐ Yes [/] No
<ol><li>An Order from a government health official identifying the Property as being contaminated methamphetamine (If yes, attach a copy of the Order)</li></ol>	
<ol><li>The release of an illegal controlled substance on or beneath the Property.</li></ol>	. CVAS ja No
Whether the Property is located in or adjacent to an industrial use zone     (In general, a zone or district allowing manufacturing, commercial or emportuses.)	
<ol> <li>Whether the Property is affected by a nuisance created by an industrial user zone</li> <li>Whether the Property is located within 1 mile of a former federal or state orithmos located</li> </ol>	THE INTO
(In general, an area once used for military training purposes that may contain potentially exposes.)	
<ol> <li>Whether the Property is a condominium or located in a pleaned unit development or efficiencement of efficiency.</li> </ol>	Tra/ko
<ol><li>Insurance claims affecting the Property within the past 5 years</li></ol>	□7e177e
Matters affecting title of the Property     Material facts or defects affecting the Property not otherwise disclosed to Bayer	EXERT:
Explanation, or [] (If checked) see attached;	
8. REPAIRS AND ALTERATIONS:	RE YOU (SELLER) AWARE OF _
<ol> <li>Any alterations, modifications, replacements, improvements, remodeling or material</li> </ol>	ZVes Cite
repairs on the Property (including times resulting from Horne Wartanty claims).  2. Any alterations, modifications, replacements, improvements, remarkating, or	
material repairs to the Property done for the purpose of energy of realest efficiency improvement or renewable energy?	Tayes 13 No
with overlight to selection and the selection of the sele	
Mult-H	and the property of the proper
Buyer's Initials ( / \( \alpha \) / \( \alpha \) / \( \alpha \) / \( \alpha \) ( \( \alpha \) ( \( \alpha \) \( \alpha \) ( \alpha \) ( \( \alpha \) ( \alpha \) ( \( \alph	
E 2005-2015, CAMOCIALISM REAL TRANSPORT	
SPO REVISED 12/16 (PAGE 1 OF 4)  SELLER PROPERTY QUESTIONNAIRE (SPO PAGE 1 OF 4)	Reserved.
James States (their), lot. 617 in Section 6. 1990 Proceedings & 5 and 5	Fac Section 1980

4. Any part of the C	nan <u>Auri 2</u> Paol	7,2018 Zvez ZNo
of lead-based paint surfaces completed in complete any renovations. (i.e., sanding cutting demonstrate	144C	I Yes,∠INo
Explanation: 1) Post Post a Collection Rule  Planters . Window Covertage, Past 265  C. STRUCTURAL, SYSTEMS AND APPLIANCES: Doot (66) 673-6550  1. Defects in any of the following Manual Manual Collections (1980) 673-6550		Block RYAWARE OF
waste disposal or septic system, sump pumps, well, roof, gutters, chirarey, frequency, reasing, all crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, which walls, ceitings, floors or appliances.  2. The leasing of any of the fell.		
2. The leasing of any of the following on or serving the Property solar system, water purifier system starm system, or propane tank (s).  3. An alternative applic system on or serving the Property.  Explanation () faceth faplaces Microscott Property.  [2] Shwosher replaced by Lea Replaces.		☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No
D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:  1. Financial relief or assistance, insurance or settlement, sought or received, from any factorial, statistical or private agency, insurer or private party, by past or present, diserved the Property due to any actual or alleged damage to the Property ansing from a feed, estiliquake, fire, other classes.	DU (SEL) EQ	AWARE OF_
Explanation to Vts ago a pipe leaked under hal word of towns twing carpet and preplaced in	(	d Yes Li No Garas Le Gal
WATER-RELATED AND MOLD ISSUES:     Water intrusion into any part of any physical structure on the Property leaks from or in any appliance, pipe, slab or root, standing water, dramage, facility, underground water.	NU (SELL) ER	AWARE OF
Any problem with or infestation of mold, middle, funds or spores, past or present, on or affecting the Property     Rivers, streams, flood channels, underground springs, high water table, floods, or tries, on or affecting the Property or neighborhood     Explanation:	$m^{pp}$	I yes I no I yes I no I yes I no
Problems with livestock, widdle insects or pasts on or in the Property     Past or present odors, upper faces, devolved in a control of the Property	VesiLen	AWARE OF. I Yes I No. I Yes I/No.
due to any of the above  4. Past or present treatment or eradication of pasts or oders, or repair of damage due to any of the above.  If so, when and by whom:  Explanation: 1) ICS Treat a day and So all (CSI):		I Yes Jaho
G. BOUNDARIES, ACCESS AND PROPERTY USE BY CITIERS:  1. Surveys, savements, encroaching of bases.	MEETTEN	AWARE DE L
2. Use or access to the Property or any part of it, by amone other than you, with or without permission, for any purpose, including but not similar to, using or maintaining roads, driveways or other forms of increase or other travel or drainage.		Pes (2) No Per (2) No I Say (2) No
C REVISED 12/16 (PAGE 2 OF 4) SELLER PROPERTY QUESTIONNAME (SEC) PAGE 2 RE A	( (24-4)	



Property Address 6017 Brougham Street, Quartz Hill, CA 9353	6	Date: <i>April 27, 2016</i>
Use of any neighboring property by you     Syplanation		□ Yes ⊅No
		and the second s
H. LANDSCAPING, POOL AND SPA:	ĀRI	YOU (SELLER) AWARE OF
Diseases or infestations affecting frees, plants or vegeta Operational sprinklers on the Property  (a) if yes, are they automatic or Limanually operated  in the property of	tion on or near the Property	□ Yes □ No ☑ Yes □ No
3. A pool heater on the Property  If yes, is if operational?	lation not covered by the sprinkler sy	stem □ yes No □ Yes □ No
4. A spa heater on the Property If yes, is it operational?  5. Past or present defects, leaks, cracks, repairs or other providental, pond stream drainage or other providental.	to	Æyes □No
waterfall, pond, stream, drainage or other water-related of equipment, including pumps, filters, heaters and cleaning Explanation 5) Sem replaced 5 + 100	roblems with the sprinklers, pool, spa decor including any ancillary a systems, even if repaired	
The second of th	os spa juntertav	
I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS	AND OFFICE ENERGY AND	
1. Any pending or proposed dues increases and a series	ARE	YOU (BELLER) AWARE OF
availability issues, or litigation by or against or these or you Association or Architectural Committee affecting the Prop. 2. Any declaration of restrictions or Architectural Committee made on or to the Proporties.	(4.4)	
Any improvements made on or to the Procedy with page.		
Committee requirement	ons or Architectural	Les responses de la company
Explanation		AND THE CONTRACTORS
The second secon		
TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS:  1. Any other person or emity on title other than Seller(s) signs	ARE)	OU (SELLER) AWARE OF
Lesses opaurs or claims affecting or relating to fille or tast     Past present pending or freesterner baseline existences.	of the Property	547/4
STREET, OF CHIEF OF the Property Street Comment Comments	If fillings, or government hearings	one Consumer of the Consumer o
provides upgreen sees, progered by a sale or the Propert progenizations, interest beset makes at any other to the	y, in favor of private parties, chantal	ie desta de proposition de la company. La company de La Company (La Company)
<ol> <li>Any PACE lien (such as HERQ or SCEIP) or other lien on storan alteration, modification, replacement, improvement, in the cost of any alteration, modification, replacement, improvement, in the cost of any alteration, modification, replacement, improvement.</li> </ol>		aentyk L∑Vesj⊠No
repair of the Property being paid by an assessment on the I Explanation:		Li Yan / No
	The state of the s	Programme and the second section of the second
K. NEIGHBORNICOD;		The section of the se
1. Neighborhood noise, pursupos or other produces some	ARE Y cas such as, but not levited to, the	n (seller) anate (b
Received Diseas Scribers Darks, prints charges of the series	, treins, light red, subvery, trucks,	
Databes sporting everys cars perspective and the	tenment complexes or facilities.	
equipment air compressors, generators, pool equipment of pipelines, cell phone towers, high voltage transmission lines.		
rs to the large $GG_{ik}(\chi_{G_{i}})$		A AND
REVISED 12/15 (PAGE 3 OF 4)	States a parcel of	W. W
SELLER PROPERTY QUESTION	NAIRE (SPO PAGE 3 OF 4)	

of Nort: Selter has not triced put project	-4-40
years at his no current knowledge of &	the state of the state of
	Please
L. GOVERNMENTAL: 1. Ongoing or contemplated or insat do	U (SELLER) AWARE C
Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property.  Existence of pendency of any contemplate in a second contemplate in a	□ Yes Zí
Existing or conformalisted building or the apply to or could affect the Property	Li Yes 📈 Li Yes 🎵
a. Floposed construction recontinuation or closure of production of the state of th	
6. Existing or proposed Government requirements of section the December 1971	. T. Yes JAN
7. Any protected habital for places traces are removed	Yes An
Property  8. Whether the Property is historically designated or falls within an existing or proposed.	∐ Yes ∠N
The transfer	IJ Yes Ziv
Explanation	TO THE VALUE
M. OTHER: \	
1 Reports inspections disclosures warrantes mointenance and are You	(SELLER) AWARE OF
or boundary disputes affecting the Bronach, rove of proposed, or (ii) easements, encroachments	
(ii) Ves Drovide and such documents to their name of the control o	TARREST DA NO
(If yes, provide any such documents in your possession to Buyer.)	
3 Any past or present known material facts protection.	The Carlo Harris Sales
2. Any decupant of the Property smoking on or in the Property. 3. Any dast or present known material facts or other significant, items affecting the value or desirability of the Property not otherwise disclosed to Riving.	□Yes⊿No
3 Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to River.	□Yes⊿No
3 Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to River.	□Yes⊿No
Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation	☐ Yes ZNo
3 Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation  SET CHECKED ADDITIONAL COMMENTS. TO	☐ Yes ZNo
3 Any past or present known material facts or other significant items affecting the value or destrability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The affected addendum contains an explanation where to specific questions answered "yes" above Refer to line and questions an explanation.	☐ Yes ☑ No ☐ Yes ☑ Au ☐ Yes ☑ Au  Buttoned conversions
Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CNECKED) ADDITIONAL COMMENTS. The attached advandum contains an explanation onse to specific questions answered "yes" above. Refer to line and guestion number in explanation er represents that Seller has provided the answers and, if any, explanations and comments on the	Dives No
Any past or present known material facts or other significant items affecting the value or destrability of the Property not otherwise disclosed to Buyer.  Explanation  [IF CHECKED] ADDITIONAL COMMENTS: The attached advancium brodains an explanation or onse to specific questions answered "yes" above. Refer to the and question number in explanation or er represents that Selfer has provided the answers sett, if any, explanations and comments on this ends and that such information is true and correct to the test of Selfer's browledge as of the determination.	El Yes Aio El Yes Aio additional comments  Sim and any attache
Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS. The stracked adduction contains an explanation or represents that Selfer has provided the answers set. If any explanations and comments on this ende and that such information is true and correct to the test of Selfer's provided as a filtration included the substantial provided by this torn is placed to the test of Selfer's provided as of the date locative that a real estate the substantial information is glacines information requested by this torn is incorporate that a real estate the suppose.	El Yes Aio El Yes Aio additional comments  Some and any attache
Any past or present known material facts or other significant items affecting the value or destrability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CNECKED) ADDITIONAL COMMENTS: The stacked advendum contains an explanation storage to specific questions answered "yes" above. Refer to line and question number in explanation or represents that Selfer has provided the answers and, if any, explanations and comments on the nowledges (i) "Selfer's obligation to disclose information requested by this form is independent to a selfer that a real estate licensee may have in this transaction, and (ii) nothing that any such real to passive Soller from histography own duty of disclosure.	El Yes Aio El Yes Aio additional comments  Some and any attache
Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation  [IF CNECKED] ADDITIONAL COMMENTS: The attached addendum ordains an explanation or onse to specific questions answered "yes" above. Feder to the and question number in explanation er represents that Selfer has provided the answers self, if any, explanations and comments on the ends and that such information is true and correct to the test of Selfer's incordedge as of the determination of the control of the	El Yes And Editional Environments  form and any attache eligned by Seller, Selle ligned by Seller, Selle
Any past or present known material facts or other significant items affecting the value or destrability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The stacked advendum contains an explanation conse to specific questions answered "yes" above. Refer to the and question number in explanation or represents that Selfer has provided the answers and, if any, explanations and comments on the ends and that such information is true and correct to the best of Celler's impostagle as of the determination that a real estate licenses may have in this transaction, and (ii) nothing that any such real to selfer the obligation for disclosure that a real estate licenses may have in this transaction, and (ii) nothing that any such real to selfer to may his far own duty of disclosure.	Tyes Aid  Tyes Aid  Tyes Aid  By Yes Aid  Both and any attache signed by Seller, Selle
Any past or present known material facts or other significant items affecting the value or destrability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The stacked advendum contains an explanation conse to specific questions answered "yes" above. Refer to the and question number in explanation or represents that Selfer has provided the answers and, if any, explanations and comments on the ends and that such information is true and correct to the best of Celler's impostagle as of the determination that a real estate licenses may have in this transaction, and (ii) nothing that any such real to selfer the obligation for disclosure that a real estate licenses may have in this transaction, and (ii) nothing that any such real to selfer to may his far own duty of disclosure.	El Yes Aio El Yes Aio El Yes Aio estate comments Series any attache signed by Seller, Seile cent from any cury estate keenes does c
Any past or present known material facts or other significant items affecting the value or destrability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The affected additional contains an explanation or otherwise disclosed to Buyer.  (IF CHECKED) ADDITIONAL COMMENTS: The affected additional contains an explanation or onset to specific questions answered "yes" above Refer to line and question number it explanation are represents that Seller has provided the answers and, if any, applications and comments on the ended and that such information is but and correct to the best of Seller's knowledges as of the date involvedges (I) Seller's obligation to disclose information requested by this form is interest at the Seller refleves Seller from history own duty of disclosure.  Desire Contain Date of Contain Date and Contain Date of Seller's Engineer Date of Contain Date of	Ci Yes / No. Ci Ye
Any past or present known material facts or other significant items affecting the value or destrability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The affective addendum contains an explanation or onse to specific questions answered "yes" above interest to line and question number in explanation or represents that Selfer has provided the answers and, if any, explanations and comments on the ends and that such information is true and correct to the best of Selfer's incomedige are of the delegance of the delegance (i) Selfer's obligation to disclose information requested by this from a independent of to selfer head estate licenses may have in this transaction, and (ii) nothing that any such realizable relieves Selfer from histography of disclosure.  **Paint Danson Date of Da	If Yes / No.  If
Any past or present known material facts or other significant items affecting the value or destrability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The affectived advendum contains an explanation storage to specific questions answered "yes" above freser to line and question number in explanation of the ends and that such information is true and convent said, if any, explanations and convents on the ends and that such information is true and convent to the best of Solid's Introducing are of the delectionary have in this transaction, and the nothing that any auth real of Question the property of	Tyes / No.  Tyes /
Any past or present known material facts or other significant items affecting the value or destrability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The affected addendum contains an explanation or property of the pro	Tyes Tho  Tyes Tho  Tyes Tho  Dyes Tho  Both Brass controls  Some and any attache  signed by Seller, Selle  set to Transaction  All 27, 2016  Physics Seller Property  The Seller Property  The Seller Property
Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The affectived addendum contains an explanation or conse to specific questions answered "yes" above refer to size and question number in explanation of the represents that Selfer has provided the answers and, if any explanations and comments on the ends and that such information is true and correct to the best of Selfer's policytic information requested by this form is independent to the best of Selfer's obligation to discharge information requested by this form is independent to the Selfer has been as the selfer form his first own duty of discharge.  The Carrotte Date and Carr	Tyes Tho  Tyes Tho  Tyes Tho  Dyes Tho  Both Brass controls  Some and any attache  signed by Seller, Selle  set to Transaction  All 27, 2016  Physics Seller Property  The Seller Property  The Seller Property
Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The affected addengum contains an explanation property to specific questions answered "yes" above. Refer to size and question number in explanation are represents that Selfer has provided the answers and, if any explanations and comments on the ends and that such information is true and correct to the best of Selfer's increasing and of the desired provided as the stress of the desired provided by this form as independent in a real estate licenses may have in this transaction; and (ii) nothing that any such real as to Selfer information in the stress of the selfer information to disclosure.  Carolina and that such information is true and correct to the best of Selfer's increasing and the desired power that a real estate licenses may have in this transaction; and (ii) nothing that any such real are selfer information to disclosure.  Carolina and that are selfer from history own duty of disclosure.  Carolina and that are selfer from history own duty of disclosure.  Carolina and that are selfer from history own duty of disclosure.  Carolina and that are selfer from the food within the selfer selected as the selfer formation and th	Tyes Tho  Tyes Tho  Tyes Tho  Dyes Tho  Both Brass controls  Some and any attache  signed by Seller, Selle  set to Transaction  All 27, 2016  Physics Seller Property  The Seller Property  The Seller Property
Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CNECKED) ADDITIONAL COMMENTS: The strathed addendum contains an explanation or property of the property not otherwise disclosed to Buyer.  (IF CNECKED) ADDITIONAL COMMENTS: The strathed addendum contains an explanation of consents to specific questions answered 'yes' above Refer to me and question involves in explanation or represents that Selfer has provided the answers and, if any explanations and comments on the ends and that such information is true and correct to the best of Selfer's bookedge as of the date and that such information is true and correct to the best of Selfer's bookedge as of the date involved get in the strategy of the strategy o	Tyes Tho  Tyes Tho  Tyes Tho  Dyes Tho  Both Brass controls  Some and any attache  signed by Seller, Selle  set to Transaction  All 27, 2016  Physics Seller Property  The Seller Property  The Seller Property
Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation  (IF CHECKED) ADDITIONAL COMMENTS: The affective attendum contains an explanation or onse to specific questions answered "yes" above. Refer to line and question number in explanation or represents that Selfer has provided the answers and, if any, explanations and comments on the newledges (I). Selfer's obligation to disclosure that a real establishment in the state and content to the best of Selfer's increasing as of the described of the selfer reflexes believes believed to the best of Selfer's increasing the selfer may have in this transaction, and (I) nothing that any each real location reflexes believes believed that have disclosure.  **Desire** Consense Date of Congress Consense form.**  **Desire** Consense Date of Congress Consense form.**  **Desire** Consense Date of Congress Congress Consense form.**  **Desire** Consense Date of Congress Congr	Tyes Tho  Tyes Tho  Tyes Tho  Dyes Tho  Both Brass controls  Some and any attache  signed by Seller, Selle  set to Transaction  All 27, 2016  Physics Seller Property  The Seller Property  The Seller Property



## **AGENT VISUAL INSPECTION DISCLOSURE** (CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

ASSOCIATION For use by an agent when a transfer disclosure statement is
OF REALTORS required or when a setter is exempt from completing a TDS
(C.A.R. Form AVID, Revised 11/13)

This inspection disclosure concerns the residential property situated in the City of	Quertz Hill	, Coursy of
. State of California, described as	6017 Brougham St.	(Promonds #)
This Property is a duplex, triplex, or fourplex. This AVID form is for unit #	Additional AMD frame of	_("Property ); equired for other
Things, coloured to a combiner, relinent, or sometiment, this WARN south is for that the	ACCORDING MAID LOUGH C	equanous for ourse
Inspection Performed By (Real Estate Broker Firm Name) R	E/MAX of Velencia	
California law requires, with fimited exceptions, that a real estate broker or salespers competent and differnt viewal inspection of reasonably and normally accessible areas disclose to the prospective purchaser material fects effecting the value or desirability of duty applies regardless of whors that Agent represents. The duty applies to residential units, and manufactured homes (mobilehomes). The duty applies to a stand-alone dissubdivision or a planned development) or to an attached dwelling such as a conduminopition to purchase, a ground lease or a real property sales contract of one of those property	of certain properties offered to t that property that the inspecti- rael properties containing one etached dwelling (whether or ratum. The duty also applies to	r sale and ther on reveals. The to-four dwelling not located in a
California law does not require the Agent to inspect the following:  Areas that are not reasonably and normally accessible  Areas off site of the property  Public records or permits  Common areas of planned developments, condominiums, stock cooperatives and the	ike	
Agent inspection Limitations: Because the Agent's duty is limited to conducting a reasonably and normally accessible areas of only the Property being offered for sale, do. What follows is a non-exclusive list of examples of limitations on the scope of the Age	there are several things that the	
Roof and Attic: Agent will not climb onto a roof or into an attic.		
Interior: Agent will not move or look under or behind furniture, pictures, wall hang chimneys or into cabinets, or open tocked doors.	ings or floor coverings. Agent	will not look up
Exterior: Agent will not inspect beneath a house or other structure on the Property, of plants, busines, shrubbery and other vegetation or fences, walls or other barriers.	fimb up or down a hilfside, mov	e or look behind
Appliances and Systems: Agent will not operate appliances or systems (such as, spa, heating, cooling, septic, sprantier, communication, entertainment, well or water) to		tumbing, pool o
Size of Property or Improvements: Agent will not measure square footage of lot of lines, easements or engreachments.	or improvements, or identify or	locate boundary
Environmental Hexards: Agent will not determine if the Property has mold, ashestos or any other hazardous substence or analyze soil or geologic condition.	, lead or lead-based paint, rado	on formaldehydi
Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect or zoning, identify proposed construction or development or changes or proximity to tr	t public records. Agent will not ransportation, schools, or law e	guarantee view nforcement.
Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual an analysis of or determine the cause or source of the disclosed matter, nor determine	Linspection, or by others, Agen e the cost of any possible repai	t will not provid ir.
het this means to your An Agent's inspection is not intended to take the place of any full and complete disclosure by a seller. Regardless of what the Agent's inspection relificinis Law specifies that a buyer has a duty to exercise reasonable care to protect thich are known to or within the diligent attention and observation of the buyer. Therefore not the Property meets their needs and intended uses, as well as the cost to remodiculto; (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAINED PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) OFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FALS TIVICE OF BROKER.	veals, or what disclosures are introverted to the self. This duty ener, in order to determine for the dy any disclosed or discovered N ADVICE ABOUT, AND INS INEVIEW ANY FINDING	made by sellers compasses fact mselves whether defect, BUYER PECTIONS OF SOF THOS
	V.	111
yer's friklists (X (M (A)) (X	Seller's Initials (	LEO
rosucision of this sorm, or any portion energic, by photocopy macrining or any other link, including facesmile or computerized formats. Copyright © 2007-2913,	de an ant periode manifoliographic des des modernes des experios actuals consendandes products in commisse des rese y	^
JFORMA ASSOCIATION OF REALTORSM, INC. ALL RIGHTS RESERVED Reviewed by	Date	<b>(=)</b>

60 Property Address: 9	17 Brougham St. Hents HBE, CA Date: May 3, 2016
If this Property is i	duplex, triplex, or fourplex, this AVID is for unit #
医乳腺性结合 医毛上皮 美国 医二氏性 化二十二十二十二二十二二十二二十二二十二二十二十二十二十二十二十二十二十二十二	ned Sy (Real Estate Broker Firm Name) RE/MAX of Valencia
	ime: 05/02/2016 11:30PM Weather conditions: Sunny
THE UNDERSIG	esent Mark, Karla, Justin, Sean Wagner, James Baker NED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REA Y ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:
	common areas): Peeling pain observed on siding of house.
Living Room:	Dead bugs observed near fireplace
Dining Room:	
Kitchen:	Burners on stove wouldn't turn on or light. Carbon Monoxide Alarm was located in kitchen versus of first floor.
Other Room:	
	A Section 1994 Additional and Department of the Contract of th
Hall/Stairs (exc	uding common areas):
Bedroom #_ <u>f</u>	: Master: Back portion addition of master appears to have expired permits with county. The attic acididn't work.
Bedroom # _2_	: First Downstairs Bedroom: Small upper room was observed with no ladder to get up there.
Bedroom #_3	
Bath# 1 :	Master Bath: The shower head appeared to leak when turning on the faucet.
Batheli _2_;	Upstairs Hall Bath
Same 3	Guest Bathroom downstairs

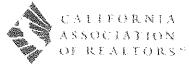
AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)
Produced with approved by applicable 18070 Fitner: Mile Road, Fraser, Michigan 48028 18092-201000, Dan

Œ

Property Address:				ry 3, 2016
f this Property i	s a duplex, triplex, or fourplex, this A'	VID is for unit #		
Other Room:	Portion of back patio has expire	d permits from Los Angeles	County	ting and the second
Other,	Some windows did not open an	d close that easily.		
Other:	Roof: Some roof tiles appeared	to be out of place		
Other:	Pool: No egress ladder was fou expansion joint around perimet	ind for entry to and from po ar of pool.	ol. Some cracked are	as noted to mastic in
Garage/Parkir	g (excluding common areas): Dog	gy door on Interior garage o	loor noted.	نوب در با در میشود به این در در میشود به این میشود به میشود به میشود به میشود به این میشود به این به میشود به در در در میشود به در در میشود به در در میشود به در میشود به میشود به میشود به میشود به در میشود به در در میشود
	Door above doggy door near go was foose and hanging. The ga	irage ceiling is not a fire wal irage door sagged in middle	I. The garage door ha when opening and cl	osing.
Exterior Build	ing and Yard Front/Sides/Back: Co parking appeared to have faded	racked fascia boards noted : I paint and some rust.	eround perimeter of h	ouse. The gate to the RV
Other Observ	ed or Known Conditions Not Speci agent disclosure and buyers sh and all concerns they have.	fled Above: <u>NOTE: 1 don't k</u> rould consult any and all app	now what the above oppopriate professional	bservations means in this sand entitles to satisfy an
Real Estate Br By Mark Bolen Reminder: No testing of any ADVICE ABOR	roperty on the date specified abovoker (Firm who performed the Inspecified (Signature of Associate Licensider ) It all defects are observable by a naystem or component. Real Estatut AND INSPECTIONS OF THE PR	Mark Bolender  see or Broker)  eal estate licensee conduct  a Licensees are not home in  OPERTY FROM OTHER APP	REMAX of Valence Date  ng an Inspection. The	05/05/2016 02:17 PM PDT inspection does not incluse. BUYER SHOULD OBTA
Mark Bolen Reminder: No testing of any ADVICE ABOL DO SO, BUYE	oker (Firm who performed the Inspection (Signature of Associate Licensider it all defects are observable by a naystern or component. Real Estate	e.  lign)  Mark Bolender  see or Broker)  sal estate licensee conducti a Licensees are not home in OPERTY FROM OTHER APP CE OF BROKER.	REMAX of Valence Date  ng an inspection. The appectors or contracter ROPRIATE PROFESS	05/05/2016 02:17 PM PDT inspection does not inclu
Mark Bolen Reminder: No testing of any ADVICE ABOL DO SO, BUYE I/we acknowle	oker (Firm who performed the Inspective (Signature of Associate Licenter der Licenter de	e.  lign)  Mark Bolender  see or Broker)  sal estate licensee conducti a Licensees are not home in OPERTY FROM OTHER APP CE OF BROKER.	REMAX of Valence Date  ng an Inspection. The spectors or contractor ROPRIATE PROFESS is disclosure.	e inspection does not incluses. BUYER SHOULD OBTA
Mark Bolen Reminder: No testing of any ADVICE ABOY LIWE acknowle SELLER SELLER	(Signature of Associate Licensoler (Firm who performed the Inspection (Signature of Associate Licensoler It all defects are observable by a new system or component. Real Establit AND INSPECTIONS OF THE PRIR IS ACTING AGAINST THE ADVICTION OF THE ADVICTION OF THE ADVICTION OF THE ADVICT	e.  Mark Botender  See or Broker)  sal estate licensee conduct a Licensees are not home in OPERTY FROM OTHER APP DE OF BROKER, and and received a copy of the Devid B C Carolyn M	REMAX of Valence Date  ng an Inspection. The REPORTATE PROFESS is disclosure.  arson Carson	e inspection does not incluses. BUYER SHOULD OBTA
Mark Bolen Reminder: No testing of any ADVICE ABOY LIWE acknowle SELLER SELLER	(Signature of Associate Licensoler (Firm who performed the Inspection (Signature of Associate Licensoler It all defects are observable by a new system or component. Real Establit AND INSPECTIONS OF THE PRIR IS ACTING AGAINST THE ADVICTION OF THE ADVICTION OF THE ADVICTION OF THE ADVICT	e. align) Mark Bolender See or Broker)  eat estate licensee conducti a Licensees are not home in OPERTY FROM OTHER APP OF BROKER, and and received a copy of th Devid B C	REMAX of Valence Date  ng an Inspection. The REPORTATE PROFESS is disclosure.  arson Carson	e inspection does not include the BUYER SHOULD OBTA
Mark Bolen Reminder: No testing of any ADVICE ABOU DO SO, BUYE I/we acknowle SELLER SELLER BUYER X	(Signature of Associate Licensoler (Firm who performed the Inspection (Signature of Associate Licensoler It all defects are observable by a new system or component. Real Establit AND INSPECTIONS OF THE PRIR IS ACTING AGAINST THE ADVICTION OF THE ADVICTION OF THE ADVICTION OF THE ADVICT	e.  Mark Botender  See or Broker)  sal estate licensee conduct a Licensees are not home in OPERTY FROM OTHER APP DE OF BROKER, and and received a copy of the Devid B C Carolyn M	REMAX of Valence Date  ng an Inspection. The REPORTATE PROFESS is disclosure.  arson Carson	e inspection does not incluses. BUYER SHOULD OBTA BONALS. IF BUYER FAILS  Date 5/19///
Mark Bolen Reminder No Reminder No Robins ADVICE ABO DO SO, BUYE I/we acknowle SELLER SELLER BUYER X Real Estate Bn	roperty on the date specified above over (Firm who performed the Inspecified as (Signature of Associate Licented) and the Inspecified are observable by an a system or component. Real Estate IT AND INSPECTIONS OF THE PRICE ACTING AGAINST THE ADVICE ON THE LAW have read, upderstart and the Inspecified as the Inspection of the Inspection	e. light Bolerder  Mark Bolerder  see or Broker)  eal estate licensee conducti a Licensees are not home in OPERTY FROM OTHER APP IE OF BROKER, and and received a copy of th  Devid B C  Carolyn M  OS0002018 14 04 15 Gilberto A	REMAX of Valence Date  ng an Inspection. The REPORTATE PROFESS is disclosure.  arson Carson	Date 5/19/// Date 5/19///
Mark Bolen Reminder: No Reminder: No Reminder: No Robing of any ADVICE ABO DO SO, BUYE I/we acknowle SELLER SELLER BUYER X Real Estate Bn	roperty on the date specified above over (Firm who performed the Inspecified as (Signature of Associate Licented) and the Inspecified are observable by an a system or component. Real Estate IT AND INSPECTIONS OF THE PRICE ACTING AGAINST THE ADVICE ON THE LAW have read, upderstart and the Inspecified as the Inspection of the Inspection	e. aign)  Mark Botender  See or Broker)  see or Broker)  see at estate licensee conduction to the conduction of the cond	REMAX of Valence Date  ng an Inspection. The REPORTATE PROFESS is disclosure.  arson Carson	Date Date  05/05/2016 02:17 PM PDT  inspection does not include the properties of the policy of the
Mark Bolen  Mark Bolen  Mark Bolen  Mark Bolen  Reminder: No testing of any ADVICE ABOU DO SO, BUYE  I/we scionogle  SELLER  SELLER  BUYER X  Real Estate Bri  By  Real Estate Bri	roperty on the date specified above over (Firm who performed the Inspecified as (Signature of Associate Licented) and the Inspecified are observable by an a system or component. Real Estate IT AND INSPECTIONS OF THE PRICE ACTING AGAINST THE ADVICE ON THE LAW have read, upderstart and the Inspecified as the Inspection of the Inspection	e. light Bolender  Mark Bolender  see or Broker)  sal estate licensee conducti a Licensees are not home in OPERTY FROM OTHER APP E OF BROKER. Ind and received a copy of th  David B C  Carolyn M  OSOSSONS 1404 15 Gilberto A	REMAX of Valence Date  ng an Inspection. The REPORTATE PROFESS is disclosure.  arson Carson	Date 5/19/16 Date 5/19/16 Date 5/19/16 Date 5/19/16 Date 5/19/16 Date 5/19/16
Real Estate Br  Mark Bolen Reminder No testing of any AOVICE ABOU DO SO, BUYE Live acknowle SELLER BUYER X Real Estate Br By Real Estate Br By Mark Balance Accorded town Accorded to the town ACCORDED TOWN	Competty on the date specified above over (Firm who performed the Inspecified (Signature of Associate Licens over the first of the Inspecified of the Inspecified (Signature of Associate Licens over the Inspecified of the United States (Title 17 U.S. Code) forted or computerized formula. Copyright 92007, CASCOSIA	e. light Bolender  Mark Bolender  see or Broker)  sal estate licensee conducti a Licensees are not home in OPERTY FROM OTHER APP IE OF BROKER. Ind and received a copy of th  David B C  Carolyn M  OS0002016 14:04 15 Gillberto A  Licensee or Broker Signature)  see unsuffected reproduction of this is Licensee or Broker Signature)	REMAX of Valence Date  Ing an inspection. The spectors or contracte PROPRIATE PROFESS is disclosure.  BYSON Carson George  REMAX of Valencia  ORIGINAL RICHIS RICHI	Date 5/19///
Real Estate Br Reminder: No Reminder: No Reminder: No Reminder: No Reminder: No ADVICE ABO DO SO, BUYE  I/we acknowle SELLER SELLER BUYER X  BUYER X  Real Estate Bri By Mark Balanda The copyright laws notating faculation Nos FORMAN (FINANCE) ADEQUACY OF A REANSACTIONS: 1 Insile form in available	roperty on the date specified above over (Firm who performed the Inspecial Control of Associate Licenselect (Signature of Associate Licenselect (Signature of Associate Licenselect (Signature of Associate Licenselect (Associate Licenselect (Signature of Associate Licenselect (Associate (Associate Licenselect (Associate Licenselect (Associate Licenselect (Associate (Associate Licenselect (Associate (Asso	e. Licensee or Broker Bounder  Licensees are not home in OPERTY FROM OTHER APPLE OF BROKER.  Indiand received a copy of the Devid B C.  Carolyn M.  OS0052018 14 04 15 Gilberto A.  Licensee or Broker Signature)  See unauthorized reproduction of this fell programme of Broker Signature.  Licensee or Broker Signature.  See unauthorized reproduction of this fell program ASSOCIATION OF REALTY DIGITION OF REALTY DIGITION OF REALTY ACTION. A REPAL ESTATE BROKEN IN ILLI TAN APPROPRIATE BROKEN IN ILLI	REMAX of Valence Date  Ing an inspection. The appectors or contractor ROPRIATE PROFESS  is disclosure.  arson Carson George  REMAX of Valencia  com, or any portion thereof, by OKSS, NC, ALL RIGHTS RE NO REPRESENTATION IS IR IS THE PERSON CUAL SIGNAL.	Date 5/19/// Date 6/19/// Date
Real Estate Br  Mark Bolen Reminder: No Reminder: No Resting of any ADVICE ABOU DO SO, BUYE  Uwe acknowle SELLER SUYER X  Real Estate Br  By Mark Balance This FORM HAS E  OFFICIAL ST  This form is available which may be used  Published REAL EST	Comparity on the date specified above over (Firm who performed the Inspecified (Signature of Associate Licens over the first of the Inspecified are observable by a magnetic over the Inspecified are observable over the Inspection of the United States (Title 17 U.S. Code) for the Inspection of the United States (Title 17 U.S. Code) for the Inspection of the Inspecti	e. licensee or Broker)  see or Broker see conducting Licensees are not home in OPERTY FROM OTHER APPLIES OF BROKER.  Indiand required a copy of the Devid B C.  Carolyn M.  OSOS/2018 14-04 15 Gillberto A.  Carolyn M.  OSOS/2018 14-04 15 Gillberto A.  Carolyn M.  Caro	REMAX of Valence Date  Ing an inspection. The appectors or contractor ROPRIATE PROFESS  is disclosure.  arson Carson George  REMAX of Valencia  com, or any portion thereof, by OKSS, NC, ALL RIGHTS RE NO REPRESENTATION IS IR IS THE PERSON CUAL SIGNAL.	Date 5/19/// Date 6/19/// Date

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)
Produced with approximal by application 18070 Filtern Mile Road Finance, Michigan 48026 18090 2010 0011 12000

George



F:37

## REAL ESTATE TRANSFER DISCLOSURE STATEMENT. (CALIFORNIA CIVIL CODE \$1102, ET SEQ.) (C.A.R. Form TDS, REVISED 414)

THIS DISCLOSURE STATEMENT	CONCERNS THE	RFAL DOCUMENTY	SITUATED IN T	HE CITY OF
Quartz Hill DESCRIBED AS	, COUNTY OF	Los Angeles Street Overtz Hill CA	,STATE O	F CALIFORNIA,
THIS STATEMENT IS A DISCLOSU	RE OF THE COM	ITTON OF THE ARC	W PERCHASI	PROPERTY IN
COMPLIANCE WITH SECTION 1102 WARRANTY OF ANY KIND BY THE S	ELLERISI OR ANY	agentisi redresen	TIMO ANY PRINCI	, IT IS NOT A PALISI IN THIS
TRANSACTION, AND IS NOT A SUBST	TTUTE FOR ANY IN	SPEC <b>TIONS OR WAR</b>	CANTIES THE PROF	icipal(s) may
i. Coori	ITO HTIW MOITAMIC	IER DISCLOSURE FOR	ans .	
This Real Estate Transfer Disclosure Stati disclosures, depending upon the details of the heris on residential property.	iment is trade pursib 8 padinider reat extate	ent to Section 1102 of the transaction (for example is	re Civil Code Othe pecial study zone and	r statutes require I purchase money
Substituted Disclosures: The following dis-	i visures er i priver disc	losures required by law, i	ncluding the Natural I	lezard Disclosure
Report/Statement that may include export a made in connection with this real extractions matter is the came.	nnbyektors nedfreeske Jer, end ale merded k	o fre, flood, or special as c satisfy the disclosure obli	isessment information igations on this form,	t, have or will be where the subject
Inspection reports completed persular to the Additional inspection reports or disclosures.	म्ह (१०११/५१), एर्ड इसके दर १८७	elpt fo <b>r deposit</b>		± 1
- , нистапна пакрастон теркті, ы феросулет.				
The Seller discloses the following into a	W SELLER'S IN		this is sufficient	nty nasovetky
Buyers may rely on this information in	deciding whether an	d on what terms to can	rchase the subject	property Seller
hereby authorizes any agem(s) represent person or entity in connection with any ac-	tual or anticipated sa	ie of the overenv.		
THE FOLLOWING ARE REPRESENTA' OF THE AGENT(S), IF ANY, THIS INFO	rmatikon is a disc	E SELLERIS) AND AN LOSUKE AND IS NOT	e not the repr Intended to be	ESENTATIONS PART OF ANY
CONTRACY BETWEEN THE BUYER AS	oele:			
A. The subject property has the items checked  Y page	Selena. Visital Parataus Ala Cara	ranger of the second of the se	M	
Voren Microwave	A Comments  Fortier Seven Division		- ZGCold Resistant I IV Paolβao Hostor	iories
✓ Dishwasia: Arash Compactor	Septo Yark (Sump Pump		(V (geo ( ) Social ( ) ( Nagari Mondae	
√Gartage Disposal √Washer/D <b>ryer Hookinse</b>	L Maker Statement L Patrici Decision		V Ope Caper     May Supply	Electro
Hain Gutters Burgter Alarme	Pareto		V Cay 1965 7 Provide Utility or	
V Certoun Monorate Develor(s) VSmoke Detector(s) Fire Alarm	Conductory Constitution Computer Constitution After Constitution Con	25 and	Other Class Europey AV 1989   Bosted	en e
TV Artenna Setema (Nati	Cerpori	e Deser Operation	V Various Scients Vivolena Secondo Se	
Intercem y/Central Heating	Viscopus Red Sound		Guick Retrese N Bedroom Wirelo	lechanism on
Y Certital Air Consissaning Evaporator Cooler(a) / j j j j	Li Hot Turu/Spa Li Locking Salate C		( ) Philipt-Consumous Pi	urning Fattern
nhaise Feries on <u>DeUNIONALLANDA</u> Visas Station Cont.	Z20 Voll Willing en (Plantie) Type 12	aust Hlu	Envelocets to 1	MAN KOOM
Other consequently a consequently of the consequent	and the party of the state of	er a stranger en en en en en en en	7.0	
re there, to the best of your (Soller's) knowledge, a stooms sheets if necessary).	ery of the above that me	est in operating condition?	I You by No lines, to	m tercela (Alach
see note th page 1)				5 0 7 A .
Supere Mileses (GG ) (KG )			elers Heats ( Liv	ar <b>64</b> ) :
THE STATE OF THE S		united the second secon		
(DS REVISED ANA (PAGE 1 OF 5) REAL ESTATE TRAI	ISFER DISCLOSUR	december). Nacht) Thamatata Bi		WEED STORY DOUBLESS
atori katan Kedip, Jan 11715 Strettierd Cords Pelastols, (IA 1956) Secon Robert - Proposed admir authoritie	ny dia ny anakana 19072 Farana 1886 W	Protect 664 835-93		(Market

Properly Address: 6017 Brougham Street, Quartz Hill, CA. 93536	Taster Ju	es 87, 9514
Are you (Seller) aware of any significant defects/malfunctions in a space(s) below	ny of the following? Lives Who If yes	check appropriate
intendi Walls   Ceilings   Floors   Exterior Walls   Insulatio	n Roof(s) Fillingtons Fillings Files	
(Describe Brokers   Wells/Fences   Electrical Systems (Describe Brokers + tile on County ). It any of the above is checked, explain (Attach additional sheets if nece Cant find ladger to left 6.	S/and	(BRB) Chibonen
If any of the above is checked explain (Attach applications)		9
can't find lagger to lot to	(en in technology	and the second second
grade a construction of the construction of th		
Tinstallation of a listed appliance, device, or amenity is not a preconditional device, garage door opener, or child-resistant pool barrier may not be in carbon monoxide device standards of Chapter 8 (commencing with Section 19890) of P. 2.5 (commencing with Section 19890) of P. 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Divisionary not have quick-release mechanisms in compliance with the 1995-1101.4 of the Civil Code requires all single-family residences built on or building fixtures after January 1, 2017 Additionally on and after January 1, 1994, that is aftered or improved is required to be equipped with water Fixtures in this dwelling may not comply with section 1701.4 of the Civil Co. Are you (Seller) aware of any the following 1. Substances, materials, or products which may be an environmental formaldehyde, radon gas, tead-based paint mold, firet or chemical	compliance with the safety standards relation 13260) of Part 2 of Division 12 of, a Part 3 of Division 12 of, a Part 3 of Division 13 of, or the pool safety so to 104 of, the Health and Safety Code. Wis edition of the California Building Standa perore January 1, 1994, to be equipped will y 1, 2014, a single-family residence built on conserving plumbing factures as a conditional.	ng to, respectively, utomatic reversing trandards of Arbele adow security bars rds. Gode. Section water-conserving or before January of final approval.
off the subject property	그 사람들은 여러 있는 아니라 다른 사람들이 되었다.	TYES MNO
<ol><li>Features of the property shared in common with adjoining landown whose use or responsibility for maintenance mey have an effect on</li></ol>	the subject promerty	iv/ves Who
<ol><li>Any encroachments, easements or similar matters that may affect.</li></ol>	your interest in the subject property	Yes MAIO
<ol> <li>Room additions, structural modifications, or other attentions or rep</li> <li>Room additions, structural modifications, or other attentions or rep</li> </ol>	airs made without necessary permits.	Vyes Myou
<ol><li>Fill (compacted or otherwise) on the property or any portion thereof</li></ol>		_Vea √y/6
<ol> <li>Any settling from any cause, or slippage, sliding, or other soil proble</li> <li>Flooding, drainage or grading problems</li> </ol>	umsenerge geber de la voit	⊡Yes (ÇNo ⊓Yes M/No
<ol><li>Major damage to the property or any of the structures from fire, earl</li></ol>	hquake, iloods, orlandsjides	⊇Yes ∰lio
10. Any zoning violations' nonconforming uses, violations of "setback" r 11. Neighborhood noise problems or other nuisances.		. []Yes (/INc . []Yes ((INc
12. CC&R's or other deed restrictions or obligations		- Ofee #Ho∭
<ol> <li>Homeowners' Association which has any authority over the subject</li> <li>Any "common area" (facilities such as pools, tennis courts, walking)</li> </ol>	propeny s, or other arres co-owned in unityided	∵ Dixee Δμο,-
interest with others)		. [] Yes (/)lo
<ol> <li>Any notices of abatement or citations against the property</li> <li>Any lawsuits by or against the Seller threatening to or affecting the</li> </ol>	his real properly, claims for demages by I	
Selfer pursuant to Section 910 or 914 threatening to or affecting the pursuant to Section 900 threatening to or affecting this real pro-	s real property, claims for breach of werrar	aty .
protection agreement pursuant to Section 903 threatening to or affe	cong this real property, including any lawsu	ds -
or claims for damages pursuant to Section 910 or 914 alleging a "correnon areas" (facilities such as pools, tennis courts, walkways, or		
viith others)	Anna Anna ann an an Anna an Anna an Anna an An	⊟¥w CJ/lo
f the answer to any of these is yes, explain. (Altach additional sheets if has	esent)	
		Total County of the County of
		The state of the s
1. The Seller certifies that the property, as of the clase of excrew, will	be in compliance with Section 131168 o	f the Heath and
Safety Code by having operable strate delector(s) which are approve	ed, listed, and histolled in accordance wit	N the State Fire
Mershal's regulations and applicable local standards.  2. The Seller certifies that the property, as of the close of occoor, where the close of occoors, where the close occoors are considered to the close of occoors, where the close occoors are closed to the close of occoors, where the close occoors are closed to the close occoors.	If he in completice with Section 1921) of	the Heath and
Salaty Code by having the water heater lead(s) brocks, anothered, or	simpsed at place in accordance with apple	XIDH REV
Shared block undle-East, west, and water		77 <i>a.</i>
uyers Initials (GG) 14 KG)	Seller's Indians ( / A - 1) ( A - A - A - A - A - A - A - A - A - A	
		"' <b>'^}</b>
DS REVI <b>SED W4 (PAGE 2 OF 3)</b>		
REAL ESTATE TRANSFER DISCLOSURE ST	- Markett Harriston	1969 - 1777
SR) available from any title co.		puller H
and market and the first of the		- to Code

Property Address. 5017 Brougham Street, Quartz Hill, CA 93536	Tale April 37, 2016
Seller Certifies that the information herein is tour and correct to the best Seller	of the Soller's broadedter as at the class stated by the Soll.
David Parison 1 24	Deta, 0027/2016
Setter // Anti-	
CERONACEMSON CONTON	The state of the s
III ACEAITE MOREA	Troll place college
III. AGENT'S INSPECT	HUN VISULUSUKE
THE UNUERSIGNED, BASED ON THE ABOVE MOURE	OF THE COLUMN TO BE THE PARTY OF THE SECTION
THE PROPERTY IN CONJUNCTION	ON WITH THAT INQUIRY, STATES THE FOLLOWING:
See attached Agent Visual Inspection Disclosure (AVID Form) Agent notes no items for disclosure.	
Agent notes the following items:	This of See nothis which
Touth L will chart the	
They was mode by sa	USP LISTING POST OLUMB PETENTIVED
That Sight sure a licensed Prolesportion	l to combat a chang implehon.
Agent (Broker Representing Seller) James Baker Really, Inc.	61 MANUEL DOLLA Clare Del 27/2010
(Please Prim)	(Associate Licensee of Broker Signature)  James Baker
IV. AGENT'S INSPECT	/ 기본 전 기본
(To be completed only if the agent who has obtain	ned the offer is other than the agent above.)
THE UNDERSIGNED, BASED ON A REASONABLY COMP	PETENT AND DILIGENT VISUAL INSPECTION OF THE
ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FO	OLLOWING:
See attached Agent Visual Inspection Disclosure (AVID Form) Agent notes no items for disclosure	
Agent notes the following items:	
The second second of the second secon	
RI	MTH + W
Agent (Broker Obtaining the Offer MANK Polyder Print)	By Associate Licensee of Broker Starshine)
(Consect title)	
V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PRO	DFESSIONAL ADVICE AND/OR INSPECTIONS OF THE
PROPERTY AND TO PROVIDE FOR APPROPRIATE PE	
SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION	
IWE ACKNOWLEDGE REQUIPT OF A COPY OF THIS STAT	
Seller Med 91 (24) 07 Date 0427/2016 61	
Seles Maryn Callon Das	sholzola
Carolya C <u>ari</u> sen	DIM
Agent (Broker Representing Seller) Jemes Baker Really, Inc.	BY LIMITURY TOROUTION
(Please Pilnt)	/ James Baker
11. N/R/1/	Muc 3.5.10.16
Agent (Broker Obtaining the Offer) MADK Bulled -	(Appoints Liverian & Broker September)
SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUY CONTRACT FOR AT LEAST THREE DAYS AFTER THE DEL	AMERY OF THIS DISCLOSURE IF DELNERY OCCURS
AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF Y	OU WISH TO RESCIND THE CONTRACT, YOU MUST
ACT VITABLE THE PRESCRIBED FEROD.	
A REAL ESTATE BROKER IS QUALIFIED TO ADVISE OF	N REAL ESTATE IF YOU DESIRE LEGAL ADVICE,
CONSTRUCTOR ATTERNEY	
CONTROLL  1014: Calcium Amenican of REALTONIA, see THIS FORM NAS BEEN APPROVED BY THE C  10 THE LEVAL VALUE YOUR ACCURACY OF ANY PROVIDEN REALY SPECIAL TRANSPORTER.	
K4K34C11013-F (C10)	
Published and Coultied by REAL ESTATE BUSINESS SERVICES, INC.	
" a supersequent that Existence Assemblated of REALTORIES	
525 South Virgis America, Los Angeles, California 90/20	Bertaland by Date
TOS REVISED AFM (PAGE 3 OF 3) HEAL ESTATE TRANSFER DISCLOSURE	STATEMENT (TOP PAGE 1 OF 3)
Complement with a part countril by Abut signs (ISAVII) is received the short	us Create Microsope difficit States and Company Company



AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)
For use by an agent when a transfer disclosure attachment a required or when a seller is exempt from completing a TOS

(C.A.R. Form AVID, Revised 11/13)
This inspection disclosure concerns the residential property situated in the City of Gostfe plat County of Los Angeles , State of California, described as State Street
This Property is a duplex, triplex, or fourplex. This AVID form is for unit # Additional AVID forms recognized for other
Inspection Performed By (Real Estate Broker Firm Name)  California taw requires with impred expections at the control of the c
competent and diligent visual inspection of reasonably and normally accessible areas of certain properties ofered for sale and their disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-tour dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether is not located in a option to purchase, a ground lease or a real property sales contract of one of those properties.
California law does not require the Agent to inspect the following.  Areas that are not reasonably and normally accessible  Areas off site of the property  Public records or permits
<ul> <li>Common areas of planned developments, condominums, stock consensives and the like.</li> </ul>
of reasonably and normally accessible areas of only the Properly being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's diffe.
atex and Attic: Agent will not climb onto a roof or into an after
interior: Agent will not move at look under at behind furniture, pictures, wall harigings or floor coverings. Agent will not look up chimneys or into cribinals, or open locked doors.
Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other regetabon or tences, walls or other barriers.
Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to electrical plumbing, pool or spa, heating, cooling, septic, sprinkler communication, entertainment, well or water to detain the first terms of the contract
lines, easements or enuroschments. Agent will not measure square footage of lot or improvements, or identity or locate boundary-
Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.
Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or anywhite to transportation.
an analysis of or determine the cause of source of the disclosed matter, nor determine the cause of source of the disclosed matter, nor determine the cause of source of the disclosed matter, nor determine the cause of source of the disclosed matter, nor determine the cause of source of the disclosed matter, nor determine the cause of source of the disclosed matter, nor determine the cause of source of the disclosed matter, nor determine the cause of source of the disclosed matter, nor determine the cause of source of the disclosed matter.
a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself of herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.
Seller's Initials ( G. G.) ( K.G.)  The capyright large of the United States (Title 17 U.S. Code) forbid the unsultarized reproduction of this form, or any parties thereof, by photocopy machine or any other results, including faceline or computatived formats. Capyright © 2007-2013.  CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.  AVID REVISED 11/13 (PAGE 1 OF 3)
AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)  THE RASHY, Face 41715 However's Circle Polyment, CASASSI

If this Property	ris a duplex, triplex, or fourplex, this AVID is for unit #
inspection Per	formed By (Real Estate Arober Elem Marra)
Other persons	offine 4/29/16 1:00 PM Weather conditions. (LCOY) Surgery present. Name.
THE UNDERS	IGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY
Entry (excludin	in common areas). Coursed auch   Gride artin done to 10 5 1 0 1
li	le entry
Living Room:	High certies / Brick fuglice/file floors/ part CK / Cuthins
Dining Room:	High cedus/file floor/ part OK/ Cutains
Kitchen:	File floor/ paid OK/ dark wood cabinets / istand / Carden Wooda tile away / gan over / range / nucroine/ duty morning dryposal
Other Room:	Book fact onen/family room / file floor Builton from hos
Hall/Stairs (exclu	uding common areas) Staucoux How mule mater Loft area from
Bedroom#	Marke: Toule doors / wown moude Carpet ) face
Bedroom # Z:	South: Toft above/no/adder
Bedroom # 3:	North: access to backyard (suder) / Bullyins
Both#	Half: OK gizle conffice for Exhaut fan
Bath# 2:	Hall Down: Ville Hoor Joingle Sout Window
Bath# 3: ]	North Op: tile for I downer sink/walkin closet
Other Room:	Indoor bandy: gas/electric tookys/the flow/extrains fan
Buyer's initials (G (G Copyright 9 2013 CALEC AVID REVISED 5/1/2)	PINA ASSOCIATION OF REAL TYPES BUT
2. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	

Troperty Address	8017 Brougham Street Quartz HBI, CA 93536		
l this Property i Other Room:	s a duplex triplex or fourplex, this AVID is furthers / gugar	s for unit #  2/ Jumine in back	Company of the compan
Other:	Wagner in grown of	ord of spal bull	E .
Other:	+ tile/forced Wrap-around gut		
Other:	Scaleyard / Port egg	upnut/diamog	
Garage/Parkir			m-gated / Black-
Exterior Buik	ng (excluding conunon areas): 3~   Willaw W   Ross   1 thing and Yard Front/Sides/Back Sull Bridly and Call	lainer / Falling doors	ille ray fertuin lextex
Other Obsen	Brick apped playing bed or known conditions not specified when header double-gray	DNCK HUKB	The state of the s
areas of the	ure is based on a reasonably compete Property of the date specified above. Broker (First who performed to hypothon)	ant and unigent visual inspection of	reasonably and normally acceptable of Realty, Inc.  Date 04/27/2016
James 8a Reminder: A testing of ar ADVICE ABO	iker Kot all defects are observable by a real c IV system or component. Real Fet 20 i b	or Broker) 2state licenses conducting an inspec 2states are not home inspectors or o	tion. The inspection does not include
DO SO, BUY	OUT AND INSPECTIONS OF THE PROPE (ER IS ACTING AGAINST THE ADVICE Of (ledge that live have read (understand a	F BROKER.	ROLESSIONALS. IF BUYER FAILS TO
SELLER BUYER BUYER	George Henles	2	Date 9
Real Estate By	Broker (Firm Representing Seller)  My W Wasscrate Lie	James Baker Re Rossas or Broker Signature)	Date _S \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Real Estate By	MMI-(Associate Lic	MAOKID SLIND	Parte 5:/0:/6
THIS FORM H ADEQUACY O TRANSACTION	ans of the United States (Tale 17 U.S. Code) forbid the I rate of computerized formals. Copyright \$2007, CALIFO AS SEEN APPROVED BY THE CALIFORNIA ASSOCIA F. ANY PROVISION IN ANY SPECIFIC TRANSACT NS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSU	ATION OF REALTORING (C.A.P.), NO REPARENCY. ICAN A REAL ESTATE BROWER IN THE SECRE	FATIGINATE STADE AS TO THE LEGAL VALUETY OR SEASON OF STADE OF POMISE ON REAL ESTATE
Public REAL a such	abble for use by the entire real estate industry. It is not sed only by members of the NATIONAL ASSOCIATION their and Distributed by: ESTATE BUSINESS SERVICES, INC. SYSTAY Of the CALIFORNIA ASSOCIATION OF REAL 71 comb Virgil Avenue. Les Arguese, California 2003(4)		A.T. White is a supplement of Devilee Described Profit No.