



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Glendale, COUNTY OF Los Angeles, STATE OF CALIFORNIA, DESCRIBED AS 330 North Howard street #201, Glendale, CA 91206.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) March 14, 2018. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures: _____

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is is not occupying the Home.

A. The subject property has the items checked below: *

| | | |
|---|---|---|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Wall/Window Air Conditioning | <input checked="" type="checkbox"/> Pool: |
| <input checked="" type="checkbox"/> Oven | <input type="checkbox"/> Sprinklers | <input type="checkbox"/> Child Resistant Barrier |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Public Sewer System | <input type="checkbox"/> Pool/Spa Heater: |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Sump Pump | <input type="checkbox"/> Water Heater: |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input type="checkbox"/> Washer/Dryer Hookups | <input type="checkbox"/> Patio/Decking | <input checked="" type="checkbox"/> Water Supply: |
| <input type="checkbox"/> Rain Gutters | <input type="checkbox"/> Built-in Barbecue | <input checked="" type="checkbox"/> City <input type="checkbox"/> Well |
| <input type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Private Utility or |
| <input checked="" type="checkbox"/> Carbon Monoxide Device(s) | <input type="checkbox"/> Security Gate(s) | Other _____ |
| <input checked="" type="checkbox"/> Smoke Detector(s) | <input checked="" type="checkbox"/> Garage: | <input checked="" type="checkbox"/> Gas Supply: |
| <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached | <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank) |
| <input type="checkbox"/> TV Antenna | <input checked="" type="checkbox"/> Carport | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Automatic Garage Door Opener(s) | <input type="checkbox"/> Window Security Bars |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Number Remote Controls _____ | <input type="checkbox"/> Quick Release Mechanism on |
| <input type="checkbox"/> Central Heating | <input type="checkbox"/> Sauna | Bedroom Windows |
| <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Hot Tub/Spa: | <input checked="" type="checkbox"/> Water-Conserving Plumbing Fixtures |
| <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> Locking Safety Cover | |
| Exhaust Fan(s) in <u>Kitchen/bathroom</u> | 220 Volt Wiring in <u>unknown</u> | Fireplace(s) in <u>no</u> |
| <input type="checkbox"/> Gas Starter | <input type="checkbox"/> Roof(s): Type: <u>unknown</u> | Age: <u>unknown</u> (approx.) |
| <input type="checkbox"/> Other: _____ | | |

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No. If yes, then describe. (Attach additional sheets if necessary): _____

(*see note on page 2)

Buyer's Initials (_____) (_____)

Seller's Initials M&L (_____)



Property Address: **330 North Howard street #201, Glendale, CA 91206**

Date: **March 14, 2018**

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s) below.

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
- Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): See disclosure attachment

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property Yes No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property Yes No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes ... Yes No
6. Fill (compacted or otherwise) on the property or any portion thereof Yes No
7. Any settling from any cause, or slippage, sliding, or other soil problems Yes No
8. Flooding, drainage or grading problems Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
11. Neighborhood noise problems or other nuisances Yes No
12. CC&R's or other deed restrictions or obligations Yes No
13. Homeowners' Association which has any authority over the subject property Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
15. Any notices of abatement or citations against the property Yes No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): Condo is part of an HOA

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Buyer's Initials (_____) (_____)

Seller's Initials (MS) (_____)



Property Address: 330 North Howard street #201 , Glendale, CA 91206

Date: March 14, 2018

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller The Gillingham Family Trust dated August 24, 1999 Date _____

Seller *Melvin D. Gillingham* Date 3-14-18

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION 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: See AVID attachment

Agent (Broker Representing Seller) Keller Williams VIP Properties By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)
Laura Coffey

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller _____ Date _____ Buyer _____ Date _____

Seller *Melvin D. Gillingham* Date 3-14-18 Buyer _____ Date _____

Agent (Broker Representing Seller) Keller Williams VIP Properties By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)
Laura Coffey

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

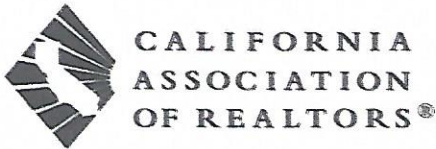
A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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REAL ESTATE BUSINESS SERVICES, INC.
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525 South Virgil Avenue, Los Angeles, California 90020



Reviewed by _____ Date _____



SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/16)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead.

I. Seller makes the following disclosures with regard to the real property or manufactured home described as 330 North Howard street #201, Assessor's Parcel No. 5643-014-067, situated in Glendale, County of Los Angeles California ("Property").

II. The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

III. Note to Seller: PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

IV. Note to Buyer: PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section VI.

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: **ARE YOU (SELLER) AWARE OF...**

1. Within the last 3 years, the death of an occupant of the Property upon the Property [] Yes [] No
2. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) [] Yes [] No
3. The release of an illegal controlled substance on or beneath the Property [] Yes [] No
4. Whether the Property is located in or adjacent to an "industrial use" zone [] Yes [] No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)
5. Whether the Property is affected by a nuisance created by an "industrial use" zone. [] Yes [] No
6. Whether the Property is located within 1 mile of a former federal or state ordnance location. [] Yes [] No
(In general, an area once used for military training purposes that may contain potentially explosive munitions.)
7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision. [] Yes [] No
8. Insurance claims affecting the Property within the past 5 years [] Yes [] No
9. Matters affecting title of the Property [] Yes [] No
10. Material facts or defects affecting the Property not otherwise disclosed to Buyer [] Yes [] No
11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3 [] Yes [] No

Explanation, or [] (if checked) see attached; Home is a Condo.

Buyer's Initials () ()

Seller's Initials MS ()



B. REPAIRS AND ALTERATIONS:

ARE YOU (SELLER) AWARE OF...

- 1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) Yes No
- 2. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? Yes No
- 3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) Yes No
- 4. Any part of the Property being painted within the past 12 months. Yes No
- 5. If this is a pre-1978 Property, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces completed in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule. Yes No

Explanation: See disclosure attachment

#5 unknown

C. STRUCTURAL, SYSTEMS AND APPLIANCES:

ARE YOU (SELLER) AWARE OF...

- 1. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances Yes No
- 2. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s) Yes No
- 3. An alternative septic system on or serving the Property. Yes No

Explanation: See disclosure attachment

D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

- 1. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No

Explanation: _____

E. WATER-RELATED AND MOLD ISSUES:

ARE YOU (SELLER) AWARE OF...

- 1. Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property Yes No
- 2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property Yes No
- 3. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood Yes No

Explanation: _____

F. PETS, ANIMALS AND PESTS:

ARE YOU (SELLER) AWARE OF...

- 1. Pets on or in the Property Yes No
- 2. Problems with livestock, wildlife, insects or pests on or in the Property Yes No
- 3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above Yes No
- 4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. Yes No
If so, when and by whom _____

Explanation: _____

Buyer's Initials () ()

Seller's Initials MDL ()



G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

- 1. Surveys, easements, encroachments or boundary disputes [] Yes [] No
- 2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage [] Yes [] No
- 3. Use of any neighboring property by you [] Yes [] No

Explanation: _____

H. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

- 1. Diseases or infestations affecting trees, plants or vegetation on or near the Property [] Yes [] No
- 2. Operational sprinklers on the Property [] Yes [] No
 - (a) If yes, are they [] automatic or [] manually operated.
 - (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system [] Yes [] No
- 3. A pool heater on the Property [] Yes [] No
 - If yes, is it operational? [] Yes [] No
- 4. A spa heater on the Property [] Yes [] No
 - If yes, is it operational? [] Yes [] No
- 5. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired [] Yes [] No

Explanation: #2 Fire Alarm

I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS:

ARE YOU (SELLER) AWARE OF...

- 1. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property. [] Yes [] No
- 2. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property [] Yes [] No
- 3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement [] Yes [] No

Explanation: See CC&RS

J. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

- 1. Any other person or entity on title other than Seller(s) signing this form [] Yes [] No
- 2. Leases, options or claims affecting or relating to title or use of the Property [] Yes [] No
- 3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood [] Yes [] No
- 4. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity [] Yes [] No
- 5. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? .. [] Yes [] No
- 6. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? [] Yes [] No

Explanation: _____

K. NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- 1. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks,

Buyer's Initials () ()

Seller's Initials MS ()



freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife

[] Yes [X] No

Explanation:

L. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- 1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property [] Yes [X] No
2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property. [] Yes [X] No
3. Existing or contemplated building or use moratoria that apply to or could affect the Property [] Yes [X] No
4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property [] Yes [X] No
5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals [] Yes [X] No
6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed [] Yes [X] No
7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property [] Yes [X] No
8. Whether the Property is historically designated or falls within an existing or proposed Historic District [] Yes [X] No
9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies [] Yes [X] No

Explanation:

M. OTHER:

ARE YOU (SELLER) AWARE OF...

- 1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. [] Yes [X] No
2. Any occupant of the Property smoking on or in the Property. [] Yes [X] 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 Buyer [] Yes [X] No

Explanation:

VI. [] (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller The Gillingham Family Trust dated August Date
Seller [Signature] Date 3-14-18

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer Date
Buyer Date

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Reviewed by _____ Date _____





Seller's Common Interest and Homeowners

Association (HOA) Disclosure

For Use on Properties Located in a Condominium or Planned Unit Development

Seller: The Gillingham Family Trust

Property Address: 330 N. Howard St. unit 201 Glendale CA 91206

Seller(s): Please complete the information below to the best of your knowledge:

1) **HOA #1 - Homeowners Association / Management Company**

Community / Association Name: THOA
Management Company Name: Cover & Brock Property Management
Property Manager Name: _____
Mgmt. Company Mailing Address: P.O. Box 7029
City: Pasadena State: CA Zip: 91109-7029
Office Phone: 626-795-3292

Current amount of the Homeowners Association Dues: \$ 444.00

Dues are paid: Monthly Quarterly Yearly

Are the Dues Current? YES NO

HOA #2 - Homeowners Association / Management Company (if Applicable)

Community / Association Name: _____
Management Company Name: NA
Property Managers Name: _____
Mgmt. Company Mailing Address: _____
City: _____ State: _____ Zip: _____
Office Phone: _____

Current amount of the Homeowners Association Dues HOA #2 \$ _____

Dues are paid: Monthly Quarterly Yearly

Are the Dues Current? YES NO

2) Are you aware of any litigation, settlements, judgments or other legal matters involving the Homeowners Association?

Yes No If "Yes" Please Describe: _____

3) Are you aware of any pending or anticipated change in the HOA dues or a future special assessment in the development?

YES NO *If YES, see item 11 below*

4) Are any portion of the dues a special assessment?

YES NO Unknown *If YES, see item 11 below*

Buyer is advised that the amount of the HOA dues and any assessments are as of the date the Seller(s) completed this form. They may increase from their current amounts, and/or the HOA may implement special assessments in the future. Buyer is advised to check with the HOA Management and/or Property Management Company regarding the current and/or future dues or assessments. Buyer should read all the HOA documents carefully.

5) **Homeowners Association Document Fees:** Buyer and Seller are aware that the fee for the Common Interest Disclosures may be required to be paid up front by the party designated in the Purchase Agreement. Buyer and Seller are aware that the Residential Purchase Agreement states that the Seller has three (3) days after acceptance of an offer to request the Common Interest Disclosures from the HOA.

Seller(s) Initials AGJ () Buyer(s) Initials () ()

Property Address: _____

6) **HOA Keys and Access:** Buyer is aware that they may be required to pay a deposit to the Homeowners' Association (HOA) to obtain keys to access HOA facilities. Buyer is advised to verify with the HOA Management Company the cost and method to obtain keys and access to the common areas and community facilities.

7) **Have you ever been notified by the Homeowners Association of a violation on this property?**
 YES NO *If YES, see item 11 below*

8) **Are you aware of any pending or proposed maintenance or repair projects that may affect this property or the common areas?** YES NO *If YES, see item 11 below*

9) **Are you aware of any nuisances or other factors that affect this property or common areas?**
 YES NO *If YES, see item 11 below*

10) **What parking facilities (Garage, Carport, Tandem Garage, Shared Garage, Other) does this property provide?**

a) How many of each? Garage _____ Carport Space #(s) 1 Tandem Garage _____
Shared Garage _____ Other (Describe) _____

b) Are there any parking restrictions? YES NO Unknown *If YES, see item 11 below*

11) **If the answer to questions 2 - 10 above was YES, please attach an Addendum to the Common Interest Disclosure and respond to each question. Please include copies of receipts or documents supporting any explanation for the Buyer(s) review.**

(If checked) Attached is an addendum to the Common Interest Disclosure with the Seller's answers and explanations.

12) **Roof:**
 Common / Shared Roof Individual Roof Roof Maintenance is Included in HOA Dues Roof Maintenance is Not Included in HOA Dues

13) **Items Included in HOA Dues for this Property:**

- | | | |
|---|--|---|
| <input type="checkbox"/> Alarm System | <input checked="" type="checkbox"/> Front Yard Landscaping & Maintenance | <input checked="" type="checkbox"/> Trash |
| <input type="checkbox"/> Cable TV | <input checked="" type="checkbox"/> Gas | <input checked="" type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Earthquake Insurance* | <input checked="" type="checkbox"/> Insurance * | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Electricity | <input checked="" type="checkbox"/> Landscape / Greenbelt Maintenance | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Exterior Building Maintenance | <input checked="" type="checkbox"/> Sewer | |

*Buyer(s) should be aware that Insurance is for the Exterior Structure of the complex and exterior of the unit only. Buyer(s) is advised to investigate insurance for interior of the unit, buyer's personal property and other uncovered items.

14) **Items Included in HOA Dues for the Common Areas:**

- | | | |
|---|---|--|
| <input type="checkbox"/> Alarm System for Common Areas | <input checked="" type="checkbox"/> Insurance for Common Areas | <input checked="" type="checkbox"/> Maid / Cleaning Service for Common Areas |
| <input type="checkbox"/> Cable TV for Common Areas | <input checked="" type="checkbox"/> Landscape / Greenbelt Maintenance | <input checked="" type="checkbox"/> Hot Water for Common Areas |
| <input type="checkbox"/> Clubhouse | <input checked="" type="checkbox"/> Maintenance for Common Areas | <input type="checkbox"/> On Site Security |
| <input type="checkbox"/> Concierge | <input checked="" type="checkbox"/> Pest Control for Common Areas | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Earthquake Insurance for Common Areas | <input type="checkbox"/> Private Road Maintenance | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Electricity for Common Areas | <input checked="" type="checkbox"/> Sewer Paid Common Areas | |
| <input checked="" type="checkbox"/> Gas for Common Areas | <input checked="" type="checkbox"/> Trash Paid Common Areas | |
| | <input checked="" type="checkbox"/> Water Paid Common Areas | |

Seller(s) Initials MSL () Buyer(s) Initials () ()

Property Address: _____


15) Association / Community Amenities: (Check all that apply)

- | | | |
|--|--|---|
| <input type="checkbox"/> 24 Hour Security | <input type="checkbox"/> Gym/Exercise Room | <input type="checkbox"/> Pier |
| <input type="checkbox"/> Banquet Facilities | <input type="checkbox"/> Hiking Trails | <input type="checkbox"/> Playground(s) |
| <input type="checkbox"/> Barbecue(s) | <input type="checkbox"/> Horse Trails | <input type="checkbox"/> Private Golf Course |
| <input type="checkbox"/> Basketball Court(s) | <input type="checkbox"/> Jogging Track | <input type="checkbox"/> Racquetball Court(s) |
| <input type="checkbox"/> Biking Trails | <input type="checkbox"/> Kennel | <input type="checkbox"/> Recreational / Multipurpose Room |
| <input type="checkbox"/> Billiard Room | <input type="checkbox"/> Meeting Room(s) | <input type="checkbox"/> Resident Manager |
| <input type="checkbox"/> Boathouse | <input type="checkbox"/> Onsite Property Management | <input type="checkbox"/> RV Parking Lot(s) |
| <input type="checkbox"/> Bocce Ball Court(s) | <input type="checkbox"/> Other Type of Court(s) (Explain Below) | <input checked="" type="checkbox"/> Swimming Pool(s) |
| <input type="checkbox"/> Business Center(s) | <input type="checkbox"/> Outdoor Cooking Area | <input type="checkbox"/> Spa(s) |
| <input type="checkbox"/> Card Room | <input type="checkbox"/> Paddle Tennis Court(s) | <input type="checkbox"/> Sauna(s) |
| <input type="checkbox"/> Community Garden | <input type="checkbox"/> Park(s) | <input type="checkbox"/> Security Patrol |
| <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Paseos / Walkways | <input type="checkbox"/> Sport Court(s) |
| <input type="checkbox"/> Dock | <input type="checkbox"/> Pets Not Permitted | <input type="checkbox"/> Storage Area(s) |
| <input type="checkbox"/> Fire Pit(s) | <input checked="" type="checkbox"/> Pets Permitted | <input type="checkbox"/> Tennis Court(s) |
| <input type="checkbox"/> Fitness Center(s) | <input type="checkbox"/> Pet Rules Apply | <input type="checkbox"/> Volleyball Court(s) |
| <input type="checkbox"/> Gated Community | <input type="checkbox"/> Pet Weight Limit | |
| <input type="checkbox"/> Greenbelt(s) | <input type="checkbox"/> Picnic Area(s) | |
| <input type="checkbox"/> Guard Gated Entry | | |

Other: _____

Buyer(s) and Seller(s) acknowledge receipt of this Common Interest Disclosure

Seller(s) acknowledge and represent that they have fully and truthfully filled out this disclosure, and all other disclosure documents, to the best of their knowledge. In addition, Seller(s) acknowledge that they did not rely upon either broker or their agents for any information regarding the filling out of this, or any other disclosure document, or the making or omission of any disclosure.

Seller Signature:  Date: 3-14-18

Seller Signature: _____ Date: _____

Buyer(s) are advised that there may be issues that impact the Buyer(s) and the subject property relating to the following: insurance; the existence of pending or future lawsuits, current or future assessments, and other matters that may impact Buyer(s) and/or the property. Buyer(s) shall take all necessary steps to identify and evaluate any such issues.

Buyer(s) are hereby advised to contact the Homeowners Association and/or Management Company regarding the information above and/or any other questions regarding the property and/or the tract / development. The real estate companies and agents make no representations as to the accuracy of this information(s) agree to hold the Brokers, Agents, and Real Estate Companies harmless with regard to any representations and disclosures made in this document. Brokers and their agents have not, and will not, independently verify this information and Brokers and brokers and their agents have made no other disclosures or representations regarding the issues contained in this document unless such disclosures have been made in writing in the Agent's Visual Inspection Disclosure or other document.

I have received, read and acknowledge receipt of a copy of this information:

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

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For Office Use Only
Reviewed by Broker & Designee:

Buyer and Seller Disclosure Notice

Regarding Possible Lawsuits, Private Transfer Fees and Rental Restrictions

(For Areas Outside of Santa Clarita)

Property Address: 3300 N. Howard St. Unit 201 Glendale CA 91206
 Is located within the _____ Tract/Development

Notice to Buyer(s): Over the years, tracts and/or HOAs have been involved with litigation regarding various issues, including but not limited to builder construction, material defects, earthquake claims with insurance or contractors. The reason for litigation and outcome is important information for buyers to be aware of, and if compensation was received by homeowners and if any recommended corrective work has been completed regarding the items in question. Buyers should understand that current owners may not have any knowledge of past litigation and agents and brokers may not have knowledge of each and every lawsuit or potential lawsuit involving a home, tract or the associated Homeowner's Association(s) (HOA). Buyers should be aware that some tracts are located in more than one HOA. All HOAs associated with a property should be a part of Buyer(s) investigations. Additionally, some tracts may have Community Enhancement or Private Transfer Fees, and some complexes may restrict the rental of units within the development. Private Transfer Fees will usually be indicated on title and some indicate "Charitable Endowment."

It is strongly recommended that the Buyer(s) fully investigate, per the Residential Purchase Agreement and Advisories, the existence of current, prior litigation, the threat of future litigation, Private Transfer and/or Community Enhancement Fees, Rental Restrictions, any and all concerns to determine if the property is suitable for their needs, use and enjoyment.

Buyer(s) agree to investigate the above matters regarding the subject property and Tract and any associated HOA(s) in which the property is located.

1. Are you, seller(s), aware of Mello-Roos Tax, Landscape Maintenance Districts, School Bonds, or other fees and/or assessments attached to, or associated with, Subject Property?

YES NO If YES, see item 5

2. Are you aware of any settlement received or judgments regarding a lawsuit involving you the Seller(s), the Subject Property, tract/development, or the Homeowner's Association?

YES NO If YES, see item 5

3. If yes to #2, were repairs or other remedial actions made to the Subject Property? *NA*

YES NO UNKNOWN If YES, see item 5

4. Were the repairs or remedial actions done with appropriate permits? *NA*

YES NO UNKNOWN If NO, see item 5

5. If the answer to questions 1 thru 5 above was YES, please attach an Addendum with an explanation regarding each item. Please attach any reports, estimates and/or invoices, etc. relating to the item disclosed and indicate if insurance is involved.

Notice to Seller(s): Sellers are advised you must disclose, under separate addendum or disclosure, any known past or present litigation, any threat of future litigation regarding the home, tract and/or HOA(s) that you are aware of. This disclosure should include any monetary or non-monetary awards to the Seller(s) and/or HOA(s), a description regarding scope of work, as well as turning over any lawsuit document(s) Seller(s) possess. Seller(s) should also disclose any known rental restrictions, Private Transfer or Community Enhancement type fees.

Date: 3-14-18

Date: _____

Seller: *Melinda J. Garcia*

Buyer: _____

Seller: _____

Buyer: _____

Residential Earthquake Hazards Report (2005 Edition)

| | |
|---|--|
| NAME The Gillingham Family Trust dated August 24, 1999 | ASSESSOR'S PARCEL NO. 5643-014-067 |
| STREET ADDRESS 330 North Howard street #201 | YEAR BUILT 1963 |
| CITY AND COUNTY Glendale Los Angeles | ZIP CODE 91206 |

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, answer "Don't Know." If your house does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

| | Yes | No | Doesn't Apply | Don't Know | Page |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|------|
| 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12 |
| 2. Is the house anchored or bolted to the foundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14 |
| 3. If the house has cripple walls: | | | | | |
| • Are the exterior cripple walls braced? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16 |
| • If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18 |
| 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20 |
| 5. If the house is built on a hillside: | | | | | |
| • Are the exterior tall foundation walls braced? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22 |
| • Were the tall posts or columns either built to resist earthquakes or have they been strengthened? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22 |
| 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24 |
| 7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26 |
| 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? | | | | | 36 |
| 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)? | | | | | 36 |

To be reported on the
Natural Hazards Disclosure
Report

If any of the questions are answered "No," the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have.

EXECUTED BY



(Seller)
The Gillingham Family Trust dated August 24, 1999

(Seller)

3-14-18
Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

The Homeowner's Guide to Earthquake Safety

47

Keep your copy of this form for future reference

Seller's Utility Questionnaire

Property Address: _____

We recommend contacting the providers 5 to 10 Business days prior to close of Escrow when stopping or starting service.

Please check the box for the current provide of the services below

Current Cable / TV Provider

- ATT U-Verse 800-288-2020 <http://www.att.com>
- Direct TV 800-750-4925 <http://www.directv.com/>
- Dish Network 800-200-3102 <http://www.dish.com/>
- Time Warner Cable: 866-550-3211 <http://www.timewarnercable.com>

Electricity / Power

- Included in HOA Dues
- ~~Southern California Edison 800-684-8123 www.sce.com~~

Gas Company

- Included in HOA Dues
- ~~The Gas Company 800-427-2200 www.socalgas.com~~

Trash Company

- Included in HOA Dues
- Blue Barrel Disposal 259 2398 <http://www.BlueBarrel.com>
- Burrtec Waste 222-2249 <http://www.Burrtec.com>
- Consolidated Disposal 257 2119 <http://www.consolidateddisposalservice.com>
- Santa Clarita Disposal 252 8208 <http://www.keepingscvclean.com>
- Waste Management 254-1547 <https://www.wm.com>

Water Company

- Included in HOA Dues
- Newhall Water 259 3610 <http://www.ncwd.org/>
- Santa Clarita Water 259 2737 <http://www.scwater.org/>
- Valencia Water 294 0828 <http://www.valenciawater.com/>

Gardener: Name: _____ Phone: _____

Pool / Spa: Name: _____ Phone: _____

Cleaning Service: Name: _____ Phone: _____

Security System

Name: NA Phone: _____ Current Amount: _____

Gate Codes NA Home Keys 5 HOA Keys one Garage Remotes 0 Fan 0



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