



# SQUARE FOOTAGE AND LOT SIZE DISCLOSURE AND ADVISORY

(C.A.R. Form SFLS, 12/20)

Property Address: 17333 Brookhurst St #D5, Fountain Valley, CA 92708 ("Property")

- 1. DIFFERENT SOURCES OF SQUARE FOOTAGE MEASUREMENTS:** Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyer is using square footage to determine whether to purchase the Property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities; such calculations should not be relied upon by Buyer and the accuracy of any such figures should be independently verified by Buyer with their own experts including, but not limited to, a licensed appraiser.
- 2. PROPERTY (LOT) SIZE, DIMENSIONS, CONFIGURATIONS, AND BOUNDARIES:** Fences, hedges, walls, retaining walls, and other barriers or markers may not correspond with any legally-defined property boundaries, and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. If lot size, dimensions, property configurations, boundary lines, and locations of improvements are important to Buyer's decision to purchase or the price Buyer is willing to pay, then Buyer should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property.
- 3. BROKER OBLIGATIONS:** Brokers and Agents do not have expertise in determining the exact square footage and lot size. Broker has not and will not verify the accuracy of any numerical statements regarding square footage, room dimensions, or lot size, or the location of boundaries.
- 4. DISCLOSURE OF MEASUREMENTS AND SOURCES:** Square footage and/or lot size numbers inserted into the spaces below, if any, were taken from the referenced source and may be approximations only. Other measurement sizes may exist from other sources.

Source of Information	Sq. Footage	Lot Size	Additional Information	If checked, report attached
Public Record	752	±	from Realtor.	<input checked="" type="checkbox"/>
Multiple Listing Service				<input type="checkbox"/>
Seller			Measurement comes from the following source:	<input type="checkbox"/>
Appraisal #1				<input type="checkbox"/>
Appraisal #2				<input type="checkbox"/>
Condominium Map/Plan				<input type="checkbox"/>
Architectural Drawings				<input type="checkbox"/>
Floor Plan/Drawings				<input type="checkbox"/>
Survey				<input type="checkbox"/>
Other				<input type="checkbox"/>
Other				<input type="checkbox"/>

By signing below, Seller: (i) represents that Seller is not aware of any other measurements of the Property; and (ii) acknowledges that Seller has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Seller is encouraged to read it carefully.

Seller Andrew Pham Date 1-17-22  
Seller \_\_\_\_\_ Date \_\_\_\_\_

By signing below, Buyer acknowledges that Buyer has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Buyer is encouraged to read it carefully. IF NO INFORMATION IS PROVIDED AND/OR ANY OF THESE MEASUREMENTS ARE MATERIAL TO BUYER, BUYER IS STRONGLY ADVISED TO INVESTIGATE THE VALIDITY, ACCURACY, OR EXISTENCE OF ANY MEASUREMENTS PROVIDED HEREIN OR OTHERWISE. IF BUYER DOES NOT DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS AND AGENTS.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

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525 South Virgil Avenue, Los Angeles, California 90020



SFLS 12/20 (PAGE 1 OF 1)

## SQUARE FOOTAGE AND LOT SIZE DISCLOSURE AND ADVISORY (SFLS PAGE 1 OF 1)



MLS Beds 2	MLS Baths 2	Sale Price \$390,000	Sale Date 06/07/2017
MLS Sq Ft 752	Lot Sq Ft N/A	Yr Built 1986	Type CONDO

**OWNER INFORMATION**

Owner Name	Pham Andrew	Tax Billing Zip	92844
Owner Name 2		Tax Billing Zip+4	2348
Mail Owner Name	Andrew Pham	Owner Vesting	
Tax Billing Address	13312 Gilbert St	Owner Occupied	No
Tax Billing City & State	Garden Grove, CA	No Mail Flag	

**LOCATION INFORMATION**

Zip Code	92708	Location Influence	
Carrier Route	C027	TGNO	
Zoning	R-4	Census Tract	992.50
Tract Number	12393	Topography	
School District	Huntington Beach Un	Township Range Sect	
Comm College District Code	Coast	Neighborhood Code	

**TAX INFORMATION**

APN	932-181-91	Tax Appraisal Area	
Alternate APN	167-221-73	Lot	1
Exemption(s)		Block	
% Improved	15%	Water Tax Dist	Orange Co
Tax Area	21002	Fire Dept Tax Dist	
Legal Description	TR 12393 LOT 1 UNIT 26 OF PROJECT LOCATED ON AP 167-221-73 TOGETHER WITH AN UND 1/27 INT IN LOT 1		

**ASSESSMENT & TAX**

Assessment Year	2021	2020	2019
Assessed Value - Total	\$409,959	\$405,756	\$397,800
Assessed Value - Land	\$347,218	\$343,658	\$336,919
Assessed Value - Improved	\$62,741	\$62,098	\$60,881
YOY Assessed Change (\$)	\$4,203	\$7,956	
YOY Assessed Change (%)	1.04%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$4,666		
2020	\$4,761	\$95	2.04%
2021	\$4,789	\$28	0.59%

Special Assessment	Tax Amount
Ocsd Sewer User Fee	\$343.00
Mwd Water StdbY Chg	\$10.08
Mosq/Fire Ant Assmt	\$4.62
Vector Control Chg	\$0.66
Total Of Special Assessments	\$358.36

**CHARACTERISTICS**

County Land Use	Condominium	Cooling Type	Central
Universal Land Use	Condominium	Patio Type	
Lot Frontage		Garage Type	Garage
Lot Depth		Garage Sq Ft	210
Lot Acres		Parking Type	Garage/Carport
Lot Area		Parking Spaces	MLS: 1
Lot Shape		Roof Type	

*SINE*  
*B 47 20*



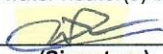
**WATER HEATER AND SMOKE DETECTOR  
STATEMENT OF COMPLIANCE  
(C.A.R. Form WHSD, Revised 11/10)**

Property Address: 17333 Brookhurst St #D5, Fountain Valley, CA 92708

NOTE: A seller who is not required to provide one of the following statements of compliance is not necessarily exempt from the obligation to provide the other statement of compliance.

**WATER HEATER STATEMENT OF COMPLIANCE**

- STATE LAW:** California Law requires that all new and replacement water heaters and existing residential water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake motion. "Water heater" means any standard water heater with a capacity of no more than 120 gallons for which a pre-engineered strapping kit is readily available. (Health and Safety Code §19211d). Although not specifically stated, the statute requiring a statement of compliance does not appear to apply to a properly installed and bolted tankless water heater for the following reasons: There is no tank that can overturn; Pre-engineered strapping kits for such devices are not readily available; and Bolting already exists that would help avoid displacement or breakage in the event of an earthquake.
- LOCAL REQUIREMENTS:** Some local ordinances impose more stringent water heater bracing, anchoring or strapping requirements than does California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable water heater bracing, anchoring or strapping requirements for your property.
- TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code §19211 requires the seller of any real property containing a water heater to certify, in writing, that the seller is in compliance with California State Law. If the Property is a manufactured or mobile home, Seller shall also file a required Statement with the Department of Housing and Community Development.
- CERTIFICATION:** Seller represents that the Property, as of the Close Of Escrow, will be in compliance with Health and Safety Code §19211 by having the water heater(s) braced, anchored or strapped in place, in accordance with those requirements.

Seller  Andrew Pham Date 11/17/22  
(Signature) (Print Name)

Seller \_\_\_\_\_ Date \_\_\_\_\_  
(Signature) (Print Name)

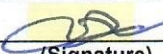
The undersigned hereby acknowledge(s) receipt of a copy of this document.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
(Signature) (Print Name)

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
(Signature) (Print Name)

**SMOKE DETECTOR STATEMENT OF COMPLIANCE**

- STATE LAW:** California Law requires that (i) every single-family dwelling and factory built housing unit sold on or after January 1, 1986, must have an operable smoke detector, approved and listed by the State Fire Marshal, installed in accordance with the State Fire Marshal's regulations (Health and Safety Code §13113.8) and (ii) all used manufactured or mobilehomes have an operable smoke detector in each sleeping room.
- LOCAL REQUIREMENTS:** Some local ordinances impose more stringent smoke detector requirements than does California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable smoke detector requirements for your property.
- TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code §13113.8(b) requires every transferor of any real property containing a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract (installment sales contract), to deliver to the transferee a written statement indicating that the transferor is in compliance with California State Law concerning smoke detectors. If the Property is a manufactured or mobile home, Seller shall also file a required Statement with the Department of Housing and Community Development (HCD).
- EXCEPTIONS:** Generally, a written statement of smoke detector compliance is not required for transactions for which the Seller is exempt from providing a transfer disclosure statement.
- CERTIFICATION:** Seller represents that the Property, as of the Close Of Escrow, will be in compliance with the law by having operable smoke detector(s) (i) approved and listed by the State Fire Marshal installed in accordance with the State Fire Marshal's regulations Health and Safety Code §13113.8 or (ii) in compliance with Manufactured Housing Construction and Safety Act (Health and Safety Code §18029.6) located in each sleeping room for used manufactured or mobilehomes as required by HCD and (iii) in accordance with applicable local ordinance(s).

Seller  Andrew Pham Date 11/17/22  
(Signature) (Print Name)

Seller \_\_\_\_\_ Date \_\_\_\_\_  
(Signature) (Print Name)

The undersigned hereby acknowledge(s) receipt of a copy of this Water Heater and Smoke Detector Statement of Compliance.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
(Signature) (Print Name)

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
(Signature) (Print Name)

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WHSD REVISED 11/10 (PAGE 1 OF 1)

**WATER HEATER AND SMOKE DETECTOR STATEMENT OF COMPLIANCE (WHSD PAGE 1 OF 1)**



**I found the booklet, *The Homeowner's Guide to Environmental Hazards and Earthquake Safety*(with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update:**

- |  |  |
|--|--|
| <input type="checkbox"/> Helpful             | <input type="checkbox"/> Clearly written |
| <input type="checkbox"/> Too detailed        | <input type="checkbox"/> Confusing       |
| <input type="checkbox"/> Not detailed enough |  |
- 
- The booklet helped me to locate earthquake weaknesses in my home.
  - I have strengthened my home to resist earthquakes.
  - I plan to fix my home's earthquake weaknesses.
  - The booklet helped me find out that my home did not have any earthquake weaknesses.

The year my home was built was 1986.

Comments: \_\_\_\_\_  
 \_\_\_\_\_

***We Want To Hear From You!***

California Seismic Safety Commission  
 1900 K Street, Suite 100  
 Sacramento, California 95814-4186

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: 17333 Brookhurst St #D5, Fountain Valley, CA 92708

Date _____	Time _____	_____	_____
		(Buyer's signature)	(printed name)
Date _____	Time _____	_____	_____
		(Buyer's signature)	(printed name)
Date _____	_____	_____	_____
	(Buyer's Agent's signature)	(printed name)	(Broker's name)

**NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)**

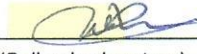

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if the HERS booklet is provided to the Buyer by the Seller or Broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10 Official C.A.R.\* Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: 17333 Brookhurst St #D5, Fountain Valley, CA 92708

Date <u>1-17-22</u>	Time <u>11:00 AM</u>	<u></u>	<u>Andrew Pham</u>
		(Seller's signature)	(printed name)
Date _____	Time _____	_____	_____
		(Seller's signature)	(printed name)
Date <u>01/17/2022</u>	_____	<u></u>	<u>Berkshire Hathaway HomeService</u>
		(Seller's Agent's signature)	(Broker's name)

**NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)**

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Revised 09/10 Official C.A.R.\* Publication 09/10





BERKSHIRE HATHAWAY  
HomeServices  
California Properties

**AFFILIATED BUSINESS ARRANGEMENT  
DISCLOSURE STATEMENT NOTICE**

This is to give you notice that Berkshire Hathaway HomeServices, California Properties, has a business relationship with Castlehead Inc. Escrows and Orange Coast Title. Because of this relationship, this referral may provide Berkshire Hathaway HomeServices, California Properties a financial or other benefit. The cost of service provided by the above named entities will be determined by agreement practices of the real estate industry, the laws and regulations of the real estate industry, and the laws and regulations of the various state and federal regulatory agencies. Set for below is an estimated charge or range of the charges for the following:

**CASTLEHEAD INC. ESCROWS:** Fees are based on services provided and the sales price of the property. Fees range from \$300 to \$1,700 or more.


**ORANGE COAST TITLE:** Title fees are filed with the State Department of Insurance. Fees are based on the sales price and services provided and range from \$300 to \$2,000 or more.

You are not required to use Castlehead Inc. Escrows or Orange Coast Title as a condition for purchase of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

**ACKNOWLEDGEMENT**

I/We have read this disclosure form and understand that Berkshire Hathaway HomeServices, California Properties, is referring me/us to purchase the above-described settlement services and may receive a financial or other benefit as the result of this referral. Once again, thank you for your consideration. We will work hard to justify your faith in Berkshire Hathaway HomeServices, California Properties.

I/We approve, accept, confirm, and acknowledge this Addendum to be part of the Real Estate Purchase Contract and Receipt for Deposit.

  
\_\_\_\_\_  
Seller

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

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BUYER'S MOLD DISCLOSURE

There is the potential of microorganisms present on or within this property that could be classified as fungi or mold. As your real estate agent, it is beyond our scope of employment and knowledge to attempt to make any definite determination as to the actual presence of, to attempt a classification, or determine the quality of any such organisms. Mold and fungi microorganisms may not or in the future present health problems to you and your family and could affect future value. Should you believe this is a concern to your family's health, or for any other reason, you are advised and must employ a professional inspection service capable of completing a scientific investigation of the surface and air particles present within the property.

HOLD HARMLESS OF BROKERS,  
SALESPERSONS AND EMPLOYEES

We, the undersigned, having read both the above paragraph and Chapter VI-Mold of the Homeowners' Guide to Earthquake Safety and Environmental Hazards, do hereby agree to hold harmless our real estate brokers, their agents and employees from any liability of any kind whatsoever related to the presence, later discovery of, or any health problems that are related to the presence of mold or fungi on or within the property located at:

17333 Brookhurst St # D5  
City of Fountain Valley

\_\_\_\_\_  
BUYER'S SIGNATURE DATE

\_\_\_\_\_  
BUYER'S SIGNATURE DATE