



In accordance with the terms and conditions of the: Purchase Agreement or Other _____
dated _____, on property known
as 612 North Columbus Avenue, Unit 201, Glendale, CA 91203 ("Property"),
between _____ ("Buyer")
and Emanuel Kohn, Silva Deirkrikorian ("Seller").

Buyer acknowledges receipt of the following written report(s), document(s), inspection report(s), disclosure(s), proposal(s), estimate(s), or invoice(s) ("Reports") checked below. Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.

Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value and desirability of the Property.

<u>Report, Document or Disclosure</u>	<u>Prepared By</u>	<u>Dated</u>
A. <input type="checkbox"/> Wood Destroying Pest Inspection		
B. <input checked="" type="checkbox"/> Home Inspection Report	<u>FORT SOUTH INSPECTION</u>	<u>1/20/22</u>
C. <input checked="" type="checkbox"/> Title: Preliminary Report	<u>CHICAGO TITLE</u>	<u>11/15/21</u>
D. <input type="checkbox"/> Roof Inspection		
E. <input type="checkbox"/> Sewer Lateral Report		
F. <input checked="" type="checkbox"/> Natural Hazard Disclosure Report	<u>FANH.D</u>	<u>12/1/21</u>
G. <input type="checkbox"/> Domestic Well Test		
H. <input type="checkbox"/> Septic/Private Sewage Inspection		
I. <input type="checkbox"/> Government Inspection or Report		
J. <input type="checkbox"/> Other Inspection or Report		
K. <input checked="" type="checkbox"/> Condominium/Planned Development (HOA or OA) Disclosures required by Civil Code § 4525	<u>COLUMBUS HOA</u>	<u>3/16/04</u>
L. <input type="checkbox"/> Condominium/Planned Development (HOA or OA) Disclosures not required by Civil Code § 4525		
M. <input type="checkbox"/> Lease Documents		
N. <input type="checkbox"/> Tenant Estoppel Certificates		
O. <input type="checkbox"/> _____		
P. <input type="checkbox"/> _____		
Q. <input type="checkbox"/> _____		
R. <input type="checkbox"/> _____		



NOTE: The following reports have been provided to the seller in previous transactions, and unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not be updated or reflect the current condition of the Property.

**Report, Document or Disclosure
from Previous Transactions**

Prepared By

Date

1. <input type="checkbox"/>	_____	_____	_____
2. <input type="checkbox"/>	_____	_____	_____
3. <input type="checkbox"/>	_____	_____	_____
4. <input type="checkbox"/>	_____	_____	_____
5. <input type="checkbox"/>	_____	_____	_____
6. <input type="checkbox"/>	_____	_____	_____
7. <input type="checkbox"/>	_____	_____	_____
8. <input type="checkbox"/>	_____	_____	_____

If any of the above reports recommends Buyer obtain additional investigations, you should contact qualified experts to determine if such additional investigations are necessary. If you do not do so, you are acting against Broker's Advice.

Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

Buyer understands and acknowledges that Broker/Agent has not and will not verify the information supplied in the Reports of third parties.

_____	_____
Buyer	Date
_____	_____
Buyer	Date

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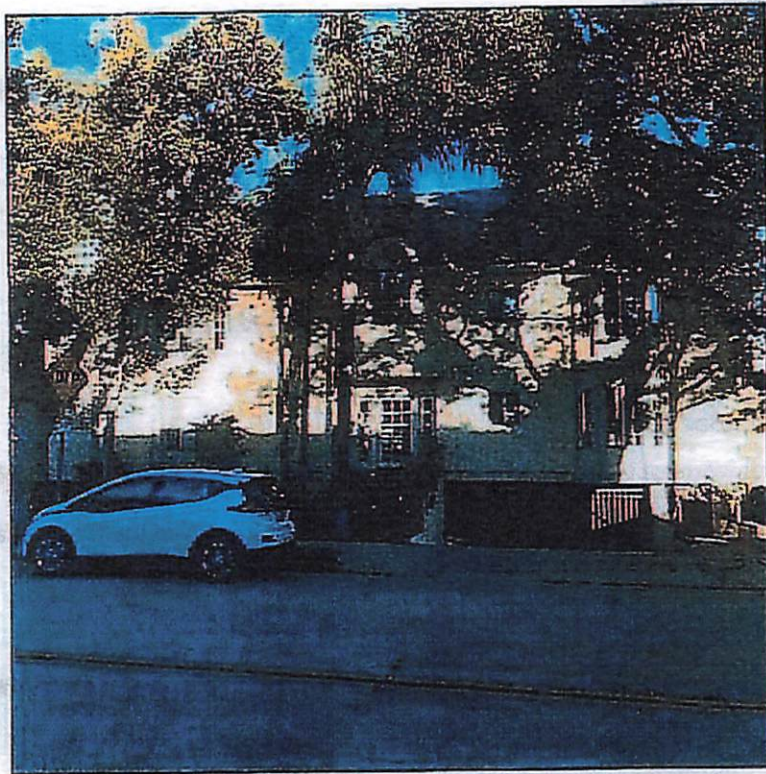
INSPECTION



FORT SOUTH

INSPECTION SERVICES, INC.

612 N Columbus Ave #201, Glendale, CA 91203



Received and Read

Date

Date



CHICAGO TITLE COMPANY

PRELIMINARY REPORT

Order No.: 112126401- DL
Property: 612 North Columbus Avenue #201
Glendale, CA 91203

In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

Countersigned By:

Authorized Officer or Agent
Steve Perry



By:

Randy Quirk, President

Attest:

Marjorie Nemzura, Secretary

Received and Read

Date

Date



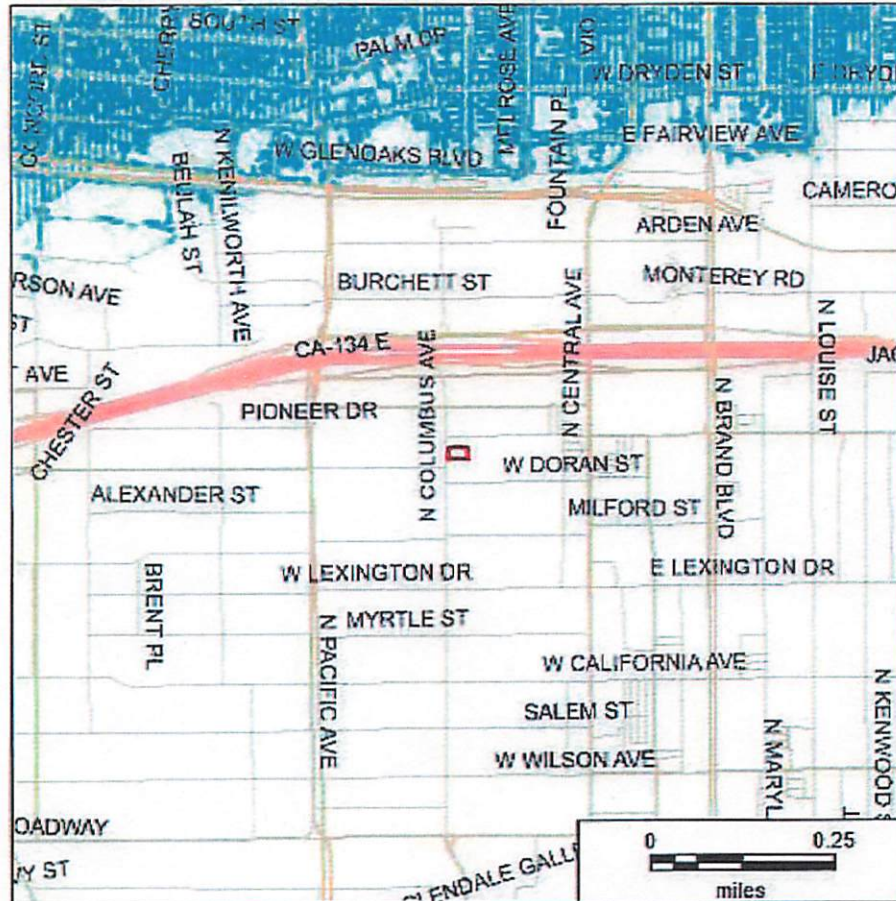
FANHD Residential Resale Property Disclosure Reports

Map of Statutory Natural Hazards For LOS ANGELES County

Property Address: 612 N COLUMBUS AVE #201
GLENDALE, LOS ANGELES COUNTY, CA 91203
("Property")

APN: 5637-002-061
Report Date: 12/01/2021
Report Number: 2964678

Map of Statutory Natural Hazard Zones



Subject Property

	Special Flood Hazard Area
	Area of Potential Flooding, Dam Failure
	Very High Fire Hazard Severity Zone
	Wildland Area, Substantial Forest Fire Risk
	Earthquake Fault Zone
	Seismic Hazard Zone, Landslide
	Seismic Hazard Zone, Liquefaction



This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

Received and Read

_____ Date _____
_____ Date _____

Recording Requested by:

INVESTORS TITLE COMPANY

When Recorded Mail to:

Pep Kranitz, Esq.
LAW OFFICES OF E.P. KRANTZ
4929 Wilshire Boulevard,
Suite 410
Los Angeles, California
90010

This is to certify that this is a true and correct copy
of the original recorded October 26, 2004

Instrument No. 04-2754522

INVESTORS TITLE COMPANY

By Annie Tsch

Space above this line reserved for Recorder's Use

TITLE(S)

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

Received and Read

Date _____

Date _____