



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

REAL ESTATE TRANSFER DISCLOSURE STATEMENT  
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)  
(C.A.R. Form TDS, Revised 11/12)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF La Verne, COUNTY OF Los Angeles, STATE OF CALIFORNIA, DESCRIBED AS 25553 Brassie Lane, La Verne, CA 91750

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) December 4, 2013. 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: 1) Baseline Termite Inspection dated August 29, 2013; 2) Floor Plan sketch #1; 3) Floor Plan sketch #2 4) Seller 2-page Feature list

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 property.

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 checked="" type="checkbox"/> Sprinklers                                     | <input type="checkbox"/> Child Resistant Barrier   |
| <input checked="" type="checkbox"/> Microwave                 | <input checked="" type="checkbox"/> Public Sewer System                            | <input checked="" type="checkbox"/> Pool/Spa Heater:   |
| <input checked="" type="checkbox"/> Dishwasher                | <input type="checkbox"/> Septic Tank   | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input type="checkbox"/> Trash Compactor                      | <input type="checkbox"/> Sump Pump   | <input checked="" type="checkbox"/> Water Heater:  |
| <input checked="" type="checkbox"/> Garbage Disposal          | <input type="checkbox"/> Water Softener  | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups      | <input checked="" 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 checked="" type="checkbox"/> Burglar Alarms            | <input type="checkbox"/> Gazebo  | <input type="checkbox"/> Private Utility or  |
| <input checked="" type="checkbox"/> Carbon Monoxide Device(s) | <input checked="" 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 checked="" type="checkbox"/> Fire Alarm                | <input checked="" 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 ( <u>Same</u> )                                       |
| <input checked="" type="checkbox"/> Satellite Dish            | <input checked="" type="checkbox"/> Automatic Garage Door Opener(s)                | <input type="checkbox"/> Window Security Bars  |
| <input type="checkbox"/> Intercom                             | <input checked="" type="checkbox"/> Number Remote Controls <u>3</u>                | <input type="checkbox"/> Quick Release Mechanism on  |
| <input checked="" type="checkbox"/> Central Heating           | <input type="checkbox"/> Sauna   | Bedroom Windows  |
| <input checked="" type="checkbox"/> Central Air Conditioning  | <input checked="" type="checkbox"/> Hot Tub/Spa:                                   | <input type="checkbox"/> Water-Conserving Plumbing Fixtures  |
| <input type="checkbox"/> Evaporator Cooler(s)                 | <input type="checkbox"/> Locking Safety Cover                                      |  |
- Exhaust Fan(s) in property 220 Volt Wiring in property Fireplace(s) in LIVING ROOM  
 Gas Starter  Roof(s) Type: CONCRETE TILE Age: 20 YR. (approx.)  
 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 (X J) (X J)

Seller's Initials (X J) (X J)

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TDS REVISED 11/12 (PAGE 1 OF 3)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

Agent: Geoffrey Hamill Phone: 909.621.0500 Fax: 909.621.2601 Prepared using zipForm® software  
 Broker: Wheeler Steffen Sotheby's International Realty 500 W. Foothill Blvd. Claremont, CA 91711

25553 Brassie Lane

Property Address: La Verne, CA 91750

Date: December 4, 2013

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.): \_\_\_\_\_

\*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, including any lawsuits 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): EASEMENT ROAD

MAINTAINED BY CITY,  
12, 13, 14 - applicable

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.

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 X Kimball P. McCloud, Trustee Date 12/04/2013

Seller X Claire H. McCloud, Trustee Date 12/04/2013

Buyer's Initials (X [Signature]) (X [Signature])

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



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: Dining room chandelier in ACSB kitchen was replaced prior to January 21, 2014. Per my personal visual inspection of reasonably accessible areas property was furnished with Seller's personal property; otherwise, appears in condition as disclosed by Seller on Transfer Disclosure Statement and Seller Property Questionnaire. Buyer(s) advised to obtain professional advice/inspection of property condition, any hazardous materials, permits, square footage, and surroundings of their own choosing.

Handwritten initials and signatures in a circular stamp.

Agent (Broker Representing Seller) Wheeler Steffen Sotheby's Intl Realty By [Signature] Date 12/04/2013

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: See AVID and Home Inspection Report.

Agent (Broker Obtaining the Offer) IRN Realty By [Signature] Date 1/27/2014

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 Kimball P. McCloud, Trustee Date 12/04/2013
Seller Claire H. McCloud, Trustee Date 12/04/2013
Agent (Broker Representing Seller) Wheeler Steffen Sotheby's Intl Realty By [Signature] Date 12/04/2013
Agent (Broker Obtaining the Offer) IRN Realty By [Signature] Date 01/27/14

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.

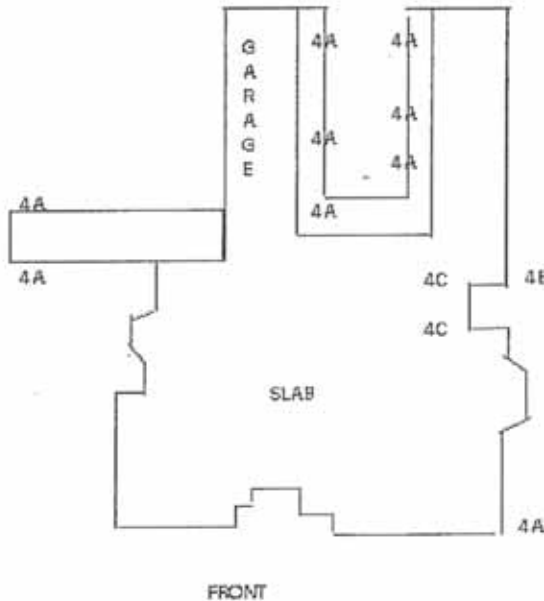
A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 25553	Street BRASSIE LN	City LA VERNE	Zip 91750	Date of Inspection 08/29/13	Number of Pages 4
<b>Baseline Termite Company</b> PO Box 192 Claremont CA 91711 Tel 909-574-3740 Fax 909-574-3641 <a href="mailto:baselinetermite@sbcglobal.net">baselinetermite@sbcglobal.net</a>				Report #: 19107 Registration #: PR 4236 Escrow #: <input type="checkbox"/> CORRECTED REPORT	
Ordered by: KIMBALL AND CLAIRE MCCLOUD 25553 BRASSIE LN LA VERNE CA 91750		Property Owner and/or Party of Interest: KIMBALL AND CLAIRE MCCLOUD 25553 BRASSIE LN LA VERNE CA 91750		Report sent to: WHEELER STEFFEN SOTHEBY'S INTERNATIONAL REALTY GEOFF HAMILL	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			GENERAL DESCRIPTION: 2-STORY SINGLE FAMILY HOME ATTACHED GARAGE INSULATED ATTIC OCCUPIED AND FURNISHED		
			Inspection Tag Posted: ATTIC		
			Other Tags Posted: NONE		
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/> If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked					

Diagram Not To Scale



I AM A REALTOR  
 [Signature] 01/27/14  
 [Signature] 01/27/2010  
 DATE

Inspected By: BILL ROBERTS

State License No. OPR 10627

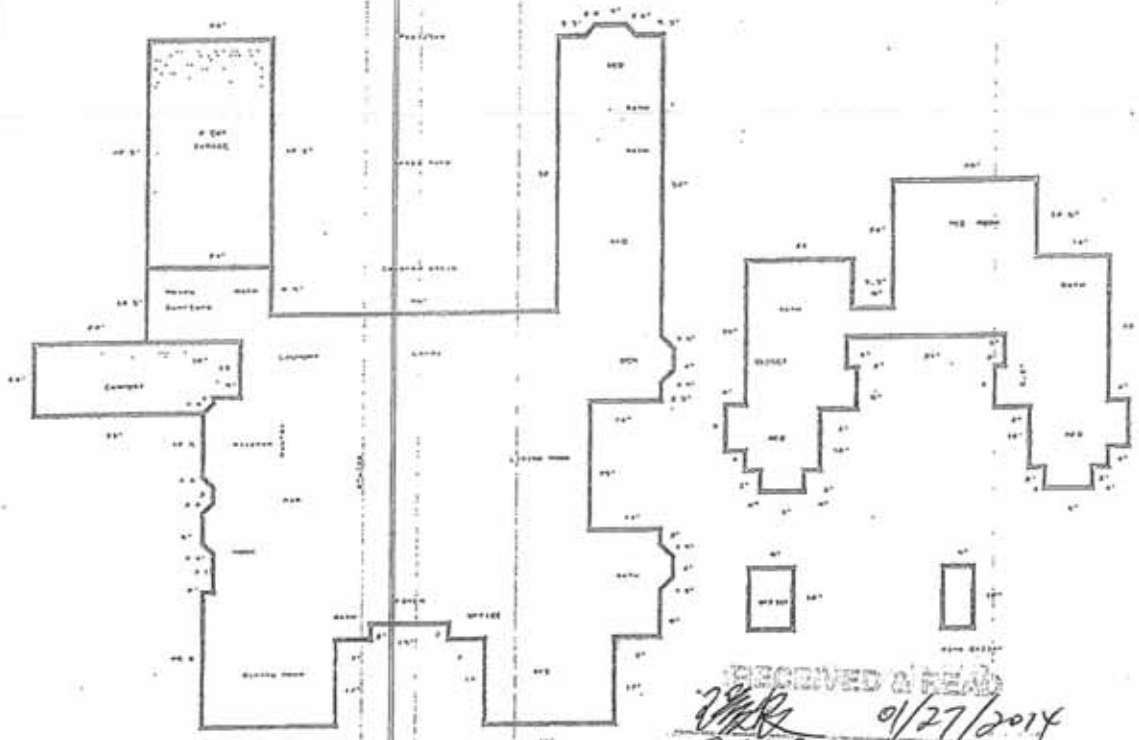
Signature:

*Bill Roberts*

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or [www.cesfboard.ca.gov](http://www.cesfboard.ca.gov) 43M-41 (Rev. 10/01)

IMPROVEMENTS SKETCH



RECEIVED & READ  
 [Signature] 01/27/2014  
 [Signature] 01/27/2014  
 [Signature]

SCALE: 1 inch = 31 feet

AREA CALCULATIONS

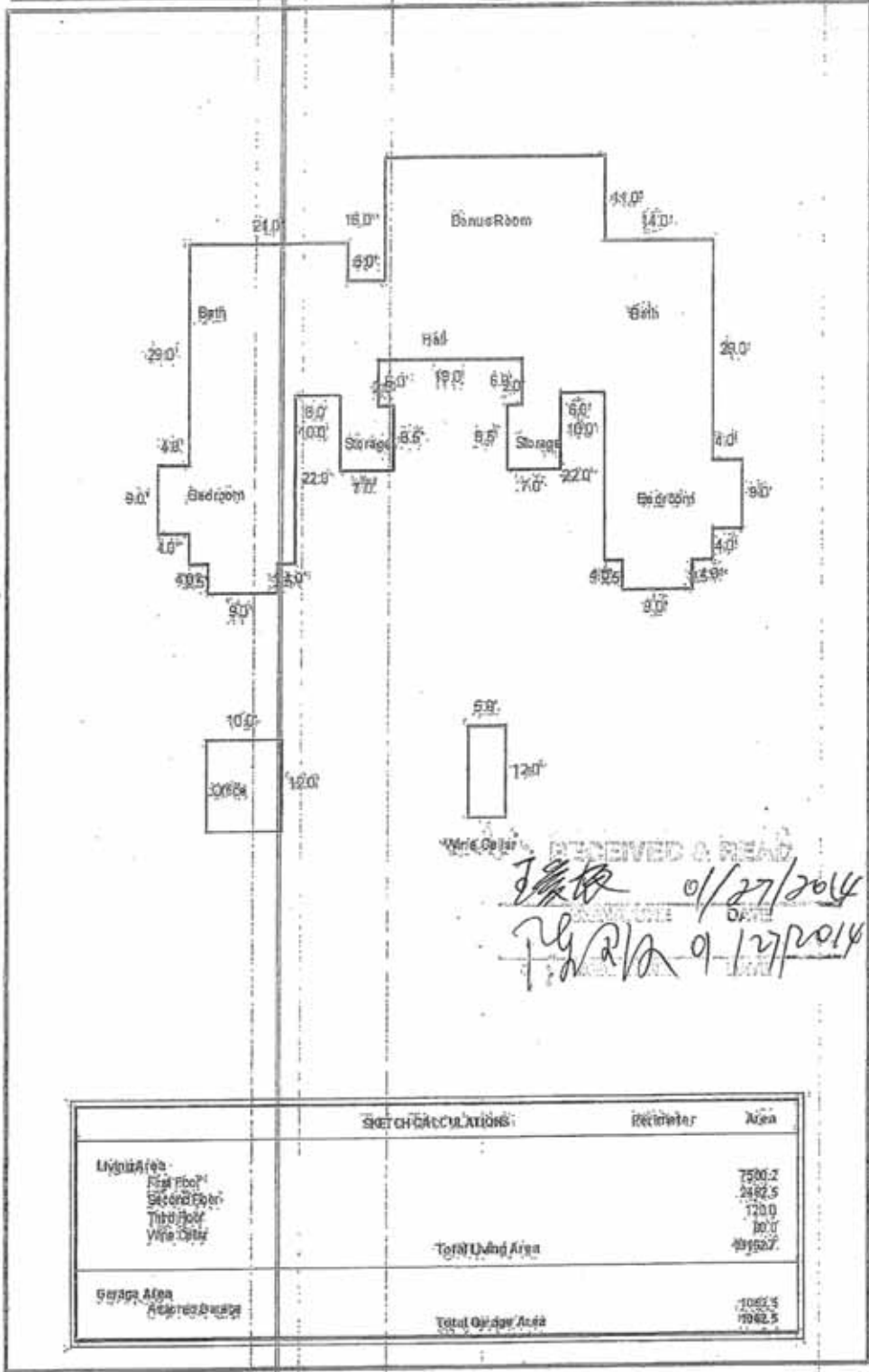
AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	7519.50	7519.50
GLA2	Second Floor	2591.00	2591.00
GLA3	Third Floor	108.00	108.00
GAR	Garage	1920.00	
	Carport	63.00	1563.00
OTH	Wine Cellar	72.00	72.00
TOTAL LIVABLE (rounded)			10119

LIVING AREA CALCULATIONS			
Breakdown			Subtotals
6.00	X	71.50	429.00
7.50	X	69.50	521.25
7.50	X	69.50	521.25
24.00	X	14.50	348.00
56.00	X	60.50	3368.00
6.00	X	75.50	453.00
2.50	X	4.00	10.00
5.00	X	64.50	322.50
7.00	X	63.00	441.00
2.00	X	12.50	25.00
2.00	X	6.00	12.00
14.00	X	21.00	294.00
2.50	X	4.00	10.00
2.00	X	26.50	53.00
20.00	X	3.00	60.00
21.00	X	3.00	63.00
1.00	X	3167.50	3167.50
TOTAL LIVABLE (rounded)			10119

SKETCH ADDENDUM

File No. 25500765

Borrower/City: MCCOMB  
 Property Address: 25505 SOMERSET BLVD  
 City: WYOMING (INCORPORATED) County: LEWIS & CLARK State: WYOMING Zip: 82504-5918  
 Lender: Bank of America North Real Estate



RECEIVED & READ  
 [Signature] 01/27/2014  
 [Signature] 01/27/2014

SKETCH CALCULATIONS:		Perimeter	Area
Living Area			7500.2
First Floor			2482.5
Second Floor			170.0
Third Floor			10.0
Wire Closet			120.0
Total Living Area			8992.7
Storage Area			1062.5
Wire Closet			120.0
Total Outdoor Area			1182.5

SKETCH ADDENDUM

File No. 2555098

Business/Class	MC1000		
Property Address	25551 BROWN BLVD		
City	REVERE (Unincorporated)	County	SUFFOLK
State	MA	Zip Code	01730-8918
Lender	Bank of America - Non Retail/LandSale		

