



**REAL ESTATE TRANSFER DISCLOSURE STATEMENT**  
(CALIFORNIA CIVIL CODE §1102, ET SEQ)  
(C.A.R. Form TDS, Revised 10/03)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF THE SEA RANCH, COUNTY OF SONOMA, STATE OF CALIFORNIA, DESCRIBED AS 314 LANDS END CLOSE, THE SEA RANCH CA 95497. 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) \_\_\_\_\_. 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 property.

**A. The subject property has the items checked below (read across)**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Range  | <input checked="" type="checkbox"/> Oven   | <input checked="" type="checkbox"/> Microwave  |
| <input checked="" type="checkbox"/> Dishwasher   | <input type="checkbox"/> Trash Compactor   | <input checked="" type="checkbox"/> Garbage Disposal                                   |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups                                   | <input checked="" type="checkbox"/> Smoke Detector(s)  | <input checked="" type="checkbox"/> Rain Gutters                                       |
| <input type="checkbox"/> Burglar Alarms  | <input type="checkbox"/> Satellite Dish  | <input type="checkbox"/> Fire Alarm  |
| <input type="checkbox"/> T.V. Antenna  | <input type="checkbox"/> Central Air Conditioning  | <input type="checkbox"/> Intercom  |
| <input type="checkbox"/> Central Heating   | <input type="checkbox"/> Sprinklers  | <input type="checkbox"/> Evaporator Cooler(s)  |
| <input type="checkbox"/> Wall/Window Air Conditioning                                      | <input type="checkbox"/> Sump Pump   | <input type="checkbox"/> Public Sewer System   |
| <input checked="" type="checkbox"/> Septic Tank  | <input type="checkbox"/> Built-in Barbecue   | <input type="checkbox"/> Water Softener  |
| <input checked="" type="checkbox"/> Patio/Decking  | <input type="checkbox"/> Pool <input type="checkbox"/> Child Resistant Barrier*                                    | <input type="checkbox"/> Gazebo  |
| <input type="checkbox"/> Sauna   | <input type="checkbox"/> Automatic Garage Door Opener(s)*  | <input checked="" type="checkbox"/> Spa <input type="checkbox"/> Locking Safety Cover* |
| <input checked="" type="checkbox"/> Hot Tub <input type="checkbox"/> Locking Safety Cover* | <input type="checkbox"/> Not Attached  | <input type="checkbox"/> Number Remote Controls _____                                  |
| <input type="checkbox"/> Security Gate(s)  | <input type="checkbox"/> Solar   | <input type="checkbox"/> Carport   |
| Garage: <input type="checkbox"/> Attached  | <input type="checkbox"/> Water Heater Anchored, Braced, or Strapped*   | <input type="checkbox"/> Electric  |
| Pool/Spa Heater: <input type="checkbox"/> Gas  | <input type="checkbox"/> Well  | <input checked="" type="checkbox"/> Private Utility or <u>SEA RANCH WATER</u>          |
| Water Heater: <input type="checkbox"/> Gas   | <input type="checkbox"/> Bottled   | Other _____  |
| Water Supply: <input checked="" type="checkbox"/> City                                     | <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows* |  |
| Gas Supply: <input checked="" type="checkbox"/> Utility                                    |  |  |
| <input checked="" type="checkbox"/> Window Screens   |  |  |
| Exhaust Fan(s) in <u>KITCHEN</u>   | 220 Volt Wiring in _____   | Fireplace(s) in <u>KITCHEN</u>   |
| <input type="checkbox"/> Gas Starter _____   | <input type="checkbox"/> Roof(s): Type: <u>COMB.</u>   | <u>BDRM</u>  |
| <input type="checkbox"/> Other: _____  | Age: <u>APR MAY 07</u> (approx.)   |  |

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 footnote on page 2)

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Buyer's Initials ( ) ( )  
Seller's Initials ( ES ) ( )  
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



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

Agent: Spanek Real Estate Inc Phone: (408)4463000 Fax: (408) 2554688 Prepared using WINForms® software  
Broker: Spanek Real Estate 19135 Brook Lane, Saratoga CA 95070

Property Address: 314 LANDS END CLOSE, THE SEA RANCH CA 95497

Date: 4/20/09

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

\*This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with 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. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 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.

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):

ALL LOT AND HOME OWNERS ARE MEMBERS OF THE SEA RANCH ASSOCIATION AND ALL MEMBERS ARE PART OWNERS OF HUGE AREAS OF COMMON LAND, POOLS, TENNIS COURTS, ETC.

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 *Lena Humbler*  
LENA HUMBLER

Date 4/20/09

Seller \_\_\_\_\_

Date \_\_\_\_\_

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )  
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



Property Address: 314 LANDS END CLOSE, THE SEA RANCH CA 95497

Date: 6/20/09

**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:**

Agent notes no items for disclosure.

Agent notes the following items:

Owner has done many up grades since 1982 - new roof & siding, new up grade kitchen, one of the best cul de sac lots at Sea Ranch, see inspectors reports for details!

Agent (Broker Representing Seller) Spanek Real Estate Inc.  
(Please Print)

By Denis Spanek  
(Associate Licensee or Broker Signature)  
Denis Spanek

Date 7-2-09

**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:**

Agent notes no items for disclosure.

Agent notes the following items:

Agent (Broker Obtaining the Offer) \_\_\_\_\_  
(Please Print)

By \_\_\_\_\_  
(Associate Licensee or Broker Signature)

Date \_\_\_\_\_

**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 Lena Humber Date 6/20/09 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
LENA HUMBER

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

Agent (Broker Representing Seller) Spanek Real Estate Inc.  
(Please Print)

By Denis Spanek  
(Associate Licensee or Broker Signature)  
Denis Spanek

Date 6-22-09

Agent (Broker Obtaining the Offer) \_\_\_\_\_  
(Please Print)

By \_\_\_\_\_  
(Associate Licensee or Broker Signature)

Date \_\_\_\_\_

**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® (C.A.R.). 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. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



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

