



RECEIPT FOR REPORTS No.

(C.A.R. Form RFR, Revised 12/21)

In accordance with the terms and conditions of the Purchase Agreement OR ☐ Other _____
dated _____, on property known
as A 10 unit apartment building, Pasadena, ("Property"),
between _____ ("Buyer")
and C. Eugene Smith, Family Trust, C. Eugene Smith, Family Trust ("Seller").

- 1. ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges receipt of the report(s), document(s), inspection report(s) disclosure(s), proposal(s), estimate(s), or invoices(s) ("Reports") checked below. Unless otherwise specified in paragraph 6, Buyer acknowledges being able to access any and all Reports delivered via a link.
- 2. REPORTS NOT VERIFIED BY BROKER OR SELLER:** 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.
- 3. BUYER OWN INVESTIGATIONS:** 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.
- 4. LIST OF REPORTS ORDERED BY BUYER OR SELLER FOR THIS TRANSACTION:**

Report, Document or Disclosure	Delivered via Link	Prepared By	Dated
A. ☒ Wood Destroying Pest Inspection	☒	KING TERMITE	4/2/24
B. ☒ Home Inspection Report	☒	Fort South	5/7/24
C. ☒ Title: Preliminary Report	☐	CHICAGO TITLE	5/1/24
D. ☐ Roof Inspection	☐		
E. ☐ Sewer Lateral Report	☐		
F. ☒ Natural Hazard Disclosure Report	☒	FIRST AMERICAN	5/10/24
G. ☐ Domestic Well Test	☐		
H. ☐ Septic/Private Sewage Inspection	☐		
I. ☐ HVAC Inspection	☐		
J. ☐ Government Inspection or Report	☐		
K. ☐ Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	☐		
L. ☐ Contractual Condominium/Planned Development Disclosures	☐		
M. ☐ Lease Documents	☐		
N. ☐ Tenant Estoppel Certificates	☐		
O. ☒ PERMIT REPORT	☒	LA PERMITREPORT.COM	5/24/24
P. ☐	☐		
Q. ☐	☐		
R. ☐	☐		



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5. **LIST OF REPORTS FROM PREVIOUS TRANSACTIONS:** The following Reports are being provided by Seller from 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 have been updated or reflect the current condition of the Property.

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

Delivered via Link

Prepared By

Dated

A. ☐	_____	☐	_____	_____
B. ☐	_____	☐	_____	_____
C. ☐	_____	☐	_____	_____
D. ☐	_____	☐	_____	_____
E. ☐	_____	☐	_____	_____
F. ☐	_____	☐	_____	_____
G. ☐	_____	☐	_____	_____

6. **REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

A. ☐ All Reports Delivered via link.

B. ☐ _____

C. ☐ _____

7. **ADDITIONAL INVESTIGATION RECOMMENDATIONS:** 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.

8. **REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** 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

Date

Buyer

Date

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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