First American Title Insurance Company
NATIONAL COMMERCIAL SERVICES

Kelly Simoneau
Escrow Officer
ksimoneau@firstam.com
3281 E Guasti Road, Suite 440
Ontario, CA 91761
Phone Number: (909)510-6206
FAX: (877)461-2088

City of Redlands, a municipal corporation
P.O. Box 3005
Redlands, CA 92373

July 09, 2019

Re: Property: 302 West Colton Avenue Redlands, CA 92374
File No: NCS-966720-ONT1 **(** KS**)**

Dear City Clerk:

Regarding the sale of your property referenced above, First American Title Insurance Company National Commercial Services will be handling your transaction. In connection with the above referenced transaction:

COMPLETE IN FULL and/or SIGN AND RETURN the enclosed items:

- California Withholding Package Information
- Loan Information Sheet
- Exchange Information Worksheet
- Owner's Affidavit
- Proceeds Disbursement Information
- Commission Information Worksheet
- Certification for Information Reporting on the Sale of Property (IRS 1099-S Reporting Form)
- Rent Statement

PLEASE SIGN AND RETURN, retain the copy for your records:

- Receipt for Natural Hazard Disclosure

ENCLOSED please find the following for your records:

- Entity Document Request List (please provide applicable documentation)
- Natural Hazard Disclosure Report
- Preliminary Title Report/Commitment for Title Insurance
- Escrow Acceptance Letter

Please note that all original recordable documents must be sent directly to escrow.
Should you have any questions or need further assistance, please contact the undersigned. We appreciate the opportunity to serve you.

Sincerely,

Kelly Simoneau
Escrow Officer
First American Title Insurance Company

KS/gg

Via Email

TAXABLE YEAR

2019 **Real Estate Withholding Certificate**

CALIFORNIA FORM

593-C

Part I – Seller/Transferor Information **Return this form to your escrow company.**

Name City of Redlands, a municipal corporation			SSN or ITIN
Spouse's/RDP's name (if jointly owned)			Spouse's/RDP's SSN or ITIN (if jointly owned)
Address (apt./ste., room, PO Box, or PMB no.) P.O. Box 3005			[X] FEIN [ ] CA Corp no. [ ] CA SOS file no. 95-6000766
City (If you have a foreign address, see instructions.) Redlands	State CA	ZIP Code 92373	Ownership Percentage %
Property address (if no street address, provide parcel number and county) 302 West Colton Avenue, Redlands, CA 92374			

To certify that you qualify for a full or partial withholding exemption, check all boxes that apply to the property being sold or transferred. (See instructions)

Part II – Certifications which fully exempt the sale from withholding:

1. [ ] The property qualifies as the seller's/transferor's (or decedent's, if sold by the decedent's estate or trust) principal residence within the meaning of Internal Revenue Code (IRC) Section 121.
2. [ ] The seller/transferor (or decedent, if sold by the decedent's estate or trust) last used the property as the seller's/transferor's(decedent's) principal residence within the meaning of IRC Section 121 without regard to the two-year time period.
3. [ ] The seller/transferor has a loss or zero gain for California income tax purposes on this sale. To check this box you must complete Form 593-E, Real Estate Withholding-Computation of Estimated Gain or Loss, and have a loss or zero gain on line 16.
4. [ ] The property is being compulsorily or involuntarily converted and the seller/transferor intends to acquire property that is similar or related in service or use to qualify for nonrecognition of gain for California income tax purposes under IRC Section 1033.
5. [ ] The transfer qualifies for nonrecognition treatment under IRC Section 351 (transfer to a corporation controlled by the transferor) or IRC Section 721 (contribution to a partnership in exchange for a partnership interest).
6. [ ] The seller/transferor is a corporation (or a limited liability company (LLC) classified as a corporation for federal and California income tax purposes) that is either qualified through the California Secretary of State (SOS) or has a permanent place of business in California.
7. [ ] The seller/transferor is a California partnership or a partnership qualified to do business in California (or an LLC that is classified as a partnership for federal and California income tax purposes and is not a single member LLC that is disregarded for federal and California income tax purposes).
8. [X] The seller/transferor is a tax-exempt entity under California or federal law.
9. [ ] The seller/transferor is an insurance company, individual retirement account, qualified pension/profit sharing plan, or charitable remainder trust.

Part III – Certifications that may partially or fully exempt the sale from withholding:
Real Estate Escrow Person (REEP): See instructions for amounts to withhold.

10. [ ] The transfer qualifies as a simultaneous like-kind exchange within the meaning of IRC Section 1031.
11. [ ] The transfer qualifies as a deferred like-kind exchange within the meaning of IRC Section 1031.
12. [ ] The transfer of this property is an installment sale where the buyer/transferee is required to withhold on the principal portion of each installment payment. Copies of Form 593-I, Real Estate Withholding Installment Sale Acknowledgement, and the promissory note are attached.

Seller/Transferor Signature

To learn about your privacy rights, how we may use your information, and the consequences for not providing the requested information, go to **ftb.ca.gov/forms** and search for **1131**. To request this notice by mail, call 800.852.5711.

Under penalties of perjury, I declare that I have examined the information on this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. I further declare under penalties of perjury that if the facts upon which this form are based change, I will promptly notify the REEP.

Seller's/Transferor's Name and Title City of Redlands, a municipal corporation Seller's/Transferor's Signature ____________ Date ____________

Spouse's/RDP's Name ____________ Spouse's/RDP's Signature ____________ Date ____________

Seller/ Transferor If you checked any box in Part II , you are exempt from real estate withholding.
If you checked any box in Part III, you may qualify for a partial or complete withholding exemption.
Except as to an installment sale, if the seller/transferor did not check any box in Part II or Part III of Form 593-C, the withholding will be 3 1/3% (.0333) of the total sales price or the optional gain on sale withholding amount from line 5 of Form 593, Real Estate Withholding Tax Statement. If the seller/transferor does not return the completed Form 593 and Form 593-C by the close of escrow, the withholding will be 3 1/3% (.0333) of the total sales price, unless the type of transaction is an installment sale. If the transaction is an installment sale, the withholding will be 3 1/3% (.0333) of the down payment.
If you are withheld upon, the REEP should give you one copy of Form 593. Attach a copy to the lower front of your California income tax return and make a copy for your records.

TAXABLE YEAR **2019**

Real Estate Withholding - Computation of Estimated Gain or Loss

CALIFORNIA FORM **593-E**

(You are required to complete this form if you claim an exemption due to a loss or zero gain or if you elect an optional gain on sale withholding amount.)

Part I – Seller/Transferor Information

Name City of Redlands, a municipal corporation	SSN or ITIN	
Spouse's/RDP's name (if jointly owned)	Spouse's/RDP's SSN or ITIN (if jointly owned)	
Address (apt./ste., room, PO Box, or PMB no.) P.O. Box 3005	☐ FEIN ☐ CA Corp no. ☐ CA SOS file no.	
City (If you have a foreign address, see instructions.) Redlands	State CA	ZIP Code 92373
Property address (if no street address, provide parcel number and county) 302 West Colton Avenue, Redlands, CA 92374		

Part II – Computation

1 **Selling price** .... 1 ______

2 Selling expenses .... 2 ______

3 **Amount realized**. Subtract line 2 from line 1 .... 3 ______

4 Enter the price you paid to purchase the property (If you acquired the property other than by purchase, see instructions, How to Figure Your Basis.) .... 4 ______

5 Seller/Transferor-paid points .... 5 ______

6 Depreciation........ 6 ______

7 Other decreases to basis .... 7 ______

8 Total decreases to basis. Add line 5 through line 7 .... 8 ______

9 Subtract line 8 from line 4 .... 9 ______

10 Cost of additions and improvements .... 10 ______

11 Other increases to basis........ 11 ______

12 Total increases to basis. Add line 10 and line 11 .... 12 ______

13 **Adjusted basis**. Add line 9 and line 12 .... 13 ______

14 Enter any suspended passive activity losses from this property .... 14 ______

15 Add line 13 and line 14........ 15 ______

16 **Estimated gain or loss on sale.** Subtract line 15 from line 3 and enter the amount here. If you have a loss or zero gain, skip lines 17 and 18.
Complete the Seller/Transferor Signature area below and check the box on Form 593-C, Real Estate Withholding Certificate, Part II line 3.
If you have a gain, go to line 17........ 16 ______

17 **Optional gain on sale withholding amount.** Check the applicable box for the filing type.

☐ Individual 12.3% ☐ Corporation 8.84% ☐ Bank and Financial Corporation 10.84%

☐ Non-California Partnership 12.3% ☐ S Corporation 13.8% ☐ Financial S Corporation 15.8%

Multiply the amount on line 16 by the tax rate for the filing type selected above and enter the result on line 17. This is the optional gain on sale withholding amount. If you elect the optional gain on sale withholding amount on line 17, get Form 593, Real Estate Withholding Tax Statement, and check the appropriate box on line 4 (Boxes B-G) for the Optional Gain on Sale Election, and transfer the amount on line 17 to Form 593, line 5.
Sign Form 593 to certify the election .... 17 ______

18 **Total sales price withholding amount.** Multiply the selling price on line 1 by 3⅓% (.0333) and enter the amount on line 18. This is the total sales price withholding amount.
If you select the **total sales price withholding amount** on line 18, check Box A "**3⅓% (.0333) x Total Sales Price**" on line 4 of Form 593, and transfer the amount on line 18 to Form 593, line 5........ 18 ______

Seller/Transferor Signature

Title and escrow persons and exchange accommodators are not authorized to provide legal or accounting advice for purposes of determining withholding amounts. Transferors are strongly encouraged to consult with a competent tax professional for this purpose.

To learn about your privacy rights, how we may use your information, and the consequences for not providing the requested information, go to **ftb.ca.gov/forms** and search for **1131**. To request this notice by mail, call 800.852.5711.

Under penalties of perjury, I declare that I have examined the information on this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. I further declare under penalties of perjury that if the facts upon which this form are based change, I will promptly notify the Real Estate Escrow Person (REEP).

Seller's/Transferor's Name City of Redlands, a municipal corporation Seller's/Transferor's Signature [signature] Date 7/16/19

It is unlawful to forge a Spouse's/RDP's signature. Spouse's/RDP's Name (if jointly owned) ______

Spouse's/RDP's Signature (if jointly owned) ______ Date ______

First American Title Insurance Company
NATIONAL COMMERCIAL SERVICES

3281 E Guasti Road, Suite 440
Ontario, CA 91761

RE: Escrow No.: **NCS-966720-ONT1** Date: **07/09/2019**
Officer: **Kelly Simoneau**

Property: **302 West Colton Avenue**
Redlands, CA 92374

LOAN / OWNER'S ASSOCIATION INFORMATION REQUEST

In order for us to obtain statements of account from your existing lender(s) or Owner's association, please provide us with the following information on your accounts. We must have accurate and complete information on your accounts, as some take up to 30 days to return our request. Please fill out and return this form as soon as possible.

Federal Regulation 545-132D requires authorization in writing from you before a lender can release any payoff information to an escrow holder. A delay in returning this signed and completed form could delay the close of this escrow.

FIRST TRUST DEED
Lender Name NOT APPLICABLE
Address
Loan Number
Phone Number Fax Number SS#/TIN

SECOND TRUST DEED
Lender name
Address
Loan Number
Phone Number Fax Number SS#/TIN

OWNER'S ASSOCIATION (if applicable)
Association Name
Management Co.
Address
Account Number
Phone Number Fax Number SS#/TIN

Our signatures below are to be considered instructions for obtaining statements; to comply with the instructions of the above named companies; and our authorization to pay from funds due us at the close of escrow said companies' fees, including, but not limited to: Statement Fees, Transfer Fees, Late Fees, Prepayment Penalties, Impound Account Shortages without our further approval.

Please Provide Your Forwarding Address below, so funds or documents may be sent to you after close of escrow.

City of Redlands / Attn: City Clerk
35 Cajon Street, Suite 2
Redlands, CA 92373

Effective Date: ____________

First American Title Insurance Company National Commercial Services
3281 E Guasti Road, Suite 440
Ontario, CA 91761

File No.: NCS-966720-ONT1 (KS)

Date: 07/08/2019

SELLER(S):

City of Redlands, a municipal corporation
P.O. Box 3005
Redlands, CA 92373

City of Redlands, a municipal corporation

By: Paul W. Foster

Paul W. Foster, Mayor

First American
Title Insurance Company
NATIONAL COMMERCIAL SERVICES

3281 E Guasti Road, Suite 440
Ontario, CA 91761
Ph - (909)510-6206
FAX - (877)461-2088

DATE: July 09, 2019 Escrow #: NCS-966720-ONT1

TO: Escrow Officer: Kelly Simoneau

EXCHANGE INFORMATION

We need the following information to process your escrow. Please complete this form and return to our office:

☐ I/We request that **First American Exchange Company** contact us to discuss a 1031 Exchange. Or, I/we may also contact First American Exchange directly at (877) 317-1031 to discuss a Tax-Deferred Exchange.

☐ I/We will contact My Exchange Company listed below regarding a Tax-Deferred Exchange. I/We will ask them to contact you.

Accommodator: ______________________________

Exchange Officer: ______________________________

Exchange Number: ______________________________

Phone and Fax Number: ______________________________

E-Mail Address: ______________________________

Final Date to Exchange: ______________________________

☒ I/We are certain that we will NOT be doing a 1031 Exchange Transaction for this property.

I/We hereby authorize you as Escrow Holder to discuss this file with my Exchange Company in order to process this escrow.

Name	Signature	Phone Number
Paul W. Foster, Mayor	Paul W. Foster	(909) 798-7510
Attest: Jeanne Donaldson, City Clerk	Jeanne Donaldson	(909) 798-7531

PLEASE COMPLETE AND RETURN

OWNER'S CERTIFICATION AND GAP INDEMNITY

A. The undersigned, City of Redlands ("Owner") which owns title to the real property located in the City of Redlands, County of San Bernardino, State of California (the "Property") described in the Commitment for Title Insurance issued under NCS-966720-ONT1 (the "Commitment"), and in consideration of First American Title Insurance Company (the "Company") issuing its policies of title insurance insuring an interest in the Property under said order number, hereby represents and certifies as follows:

1. That Owner is the owner of the Property and has not conveyed title to the Property to any third party and is not aware of any third party disputing the Owner's ownership of the Property;

2. That there are no delinquent real estate taxes or unpaid current real estate taxes; nor any pending or levied assessments on the Property, including but not limited to those for trees, sidewalks, streets, sewers and water lines;

3. That except as shown on the attached Exhibit A, within the last six (6) months (a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; (b) nor have any goods, chattels, machinery, apparatus or equipment have attached to the building(s) thereon, as fixtures; (c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof, (d) nor have any notices of lien been received, except as shown on said attached exhibit.

4. That the Owner is in sole possession of the Property, and that no other party has possession, or has a right of possession under any tenancy, lease or other agreement, written or oral, except as shown on the attached Exhibit B, and that in connection with any such possessory right, lease or other agreement, there are no rights of first refusal, rights or first offer, or options to purchase all or any portion of the Property.

5. That the covenants and restrictions, if any, shown in the Commitment have not been violated by the erection of the improvements on the Property or the use of the Property, and there are no known facts which would cause such violation, nor has Owner received any notices of any violations thereof.

6. That except as shown on the attached Exhibit C, the Owner is not a "retailer," "commission merchant," "dealer," or "broker" of "perishable agricultural commodities" as defined in 7 USC 449a(4).

7. In order to induce the Company to issue its policies of title insurance with full knowledge that the Company will rely upon the accuracy of the statements made herein, Owner hereby agrees to hold the Company harmless from and indemnify the Company against any and all loss, cost, damage or expense of every kind, including attorneys' fees, which the Company may suffer or incur or become liable for under its said policies directly or indirectly, due to its reliance on the accuracy of the foregoing representations or in connection with its enforcement of its rights under this certificate and indemnity.

B. The Owner acknowledges and agrees as follows:

1. The Company is unwilling to issue said policy or policies until the closing instrument(s) under which the proposed insured acquires an interest in the Property is/are filed for record in the appropriate recording office(s) (the "Recording Date");

2. The parties in the transaction have requested the Company to provide a so-called "New York Style Closing" which provides for the unconditional delivery, upon the closing, of the title policies concurrently with the delivery of the instrument(s) between the parties and the passing of consideration therefor;

3. In consideration of the Company issuing its policies without taking exception therein for matters which may arise between the most recent effective date of the Commitment (the "Effective Date") and the Recording Date, known as the "Gap Period", and which matters may constitute an encumbrance, lien or objectionable matter to or may affect said title (collectively, "Objections to Title"), the Owner agrees to promptly defend, remove, bond or otherwise dispose of any Objections to Title which may arise or be filed, as the case may be, against the Property during the Gap Period, and to hold the Company harmless from and indemnify the Company against all expenses, costs and reasonable attorneys' fees which may arise out of Owner's failure to so remove, bond or otherwise dispose of any of said Objections to Title.

Dated: 7/16/19

[Owner]

By: Paul W. Foster

Its: Paul W. Foster, Mayor

Attest:

Jeanne Donaldson

Jeanne Donaldson, City Clerk

EXHIBIT A

WORK AT PROPERTY

{Describe work, or if none, state "NONE"}

NONE

EXHIBIT B

PARTIES IN POSSESSION AT PROPERTIES

RIGHTS OF FIRST REFUSAL, RIGHTS OF FIRST OFFER OR OPTIONS TO PURCHASE

{Attach Rent Roll or list of leases and confirm that there are no ROFRs or ROFOs or Options}

NO ROFRs or ROFOs or OPTIONS

EXHIBIT C
PACA/PSA Act exceptions

NONE

First American
Title Insurance Company
NATIONAL COMMERCIAL SERVICES

3281 E Guasti Road, Suite 440
Ontario, CA 91761

PROCEEDS DISBURSEMENT

Dated: 07/08/2019

City of Redlands, a municipal corporation
P.O. Box 3005
Redlands, CA 92373

Order Number: NCS-966720-ONT1
Property Address: 302 West Colton Avenue, Redlands, CA 92374
Buyer/Borrower(s): Bakti Luminta

Seller(s): City of Redlands, a municipal corporation

The undersigned seller(s) or borrower(s) request that the proceeds from the sale or refinance of the above captioned property be sent in the following manner. Please select one and complete if necessary.

1. ___ Pick-up at First American Title Insurance Company National Commercial Services, 3281 E Guasti Road, Suite 440, Ontario, CA 91761

2. ___ Mail to the following address: __________

3. ___ Overnight via express mail service to the following address: __________

4. X Wire proceeds to: Union Bank 400 California Street, San Francisco, CA 94101
   Bank Name & Address
   122000496 — Bank ABA Routing Number
   2740026189 — Bank Account Number
   City of Redlands — Bank Account Name

5. ___ Other: __________

Seller(s)

City of Redlands, a municipal corporation

By: Paul W Foster

Paul W. Foster, Mayor

Date: 7 / 16 /20 19

Attest

Jeanne Donaldson

Jeanne Donaldson, City Clerk

First American
Title Insurance Company
NATIONAL COMMERCIAL SERVICES

3281 E Guasti Road, Suite 440
Ontario, CA 91761

COMMISSION INFORMATION SHEET

Date: **July 09, 2019**

Escrow: **NCS-966720-ONT1**

Property: **302 West Colton Avenue, Redlands, CA 92374**

In order that escrow may more efficiently process your transaction, we require the following information:

NOT APPLICABLE
____
Real Estate Company
____
Street Address
____
City, State, Zip
____
Phone Number   Fax Number
____
Agent
____
Email Address

Commission Amount or Percentage ____________________

____
Real Estate Company
____
Street Address
____
City, State, Zip
____
Phone Number   Fax Number
____
Agent
____
Email Address

Commission Amount or Percentage ____________________

Upon receipt of the above information, Escrow Holder will draw commission instructions for you to execute.

First American Title Insurance Company
National Commercial Services
3281 E Guasti Road, Suite 440
Ontario, CA 91761
(909)510-6206
Fax - (877)461-2088

To: **First American Title Insurance Company National Commercial Services**
Kelly Simoneau, Escrow Officer
Re: **302 West Colton Avenue, Redlands, CA 92374** ("Property")
Seller: **City of Redlands, a municipal corporation**

File No.: **NCS-966720-ONT1 (KS)**
Date: **July 09, 2019**

Give form to requestor. Do not send to the IRS.

INFORMATION REQUEST FORM – For IRS 1099-S Reporting For Real Estate Transactions

Print or type – follow all instructions carefully

Name (as shown on your income tax return) CITY OF REDLANDS

Business name/disregarded entity name, if different from above

Check appropriate box: ☐ Individual / Sole proprietor ☒ Corporation (exempt from 1099-S reporting) ☐ Partnership ☐ Trust/estate
☐ Limited liability company. For LLC, enter the tax classification (D=disregarded entity, C=corporation, S=S Corporation, P=Partnership ► ______
☐ Other (*i.e. Bankrupts, etc. – see instructions*) ► ______

Forwarding Street Address (your address after closing) 35 Cajon Street, Suite 2

Percentage Owned ☒ 100% ☐ Other: %

City, State, and Zip code Redlands, CA 92373

Number of sellers including you 1

Part I **Taxpayer Identification Number (TIN)**

Enter your taxpayer identification number ("TIN") in the appropriate box. The TIN provided must match the name given on Line 1 to avoid the imposition, under the Internal Revenue Code, of civil or criminal penalties for failing to furnish a correct TIN and to insure the TIN passes the IRS's Name/TIN matching software's TIN matching process which we utilize. For individuals, this is your social security number (SSN). However for a resident alien, sole proprietor, or disregarded entity, see "Specific Instructions" below. For other entities, it is your employer identification number (EIN). **Note:** If multiple sellers are involved, see "General Instructions" below.

Social security number

or

Employer identification number
95 6000766

Part II Certification of U.S. Person - ****IMPORTANT** SIGN HERE IF YOU ARE A U.S. PERSON**

Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am a U.S. citizen or other U.S. person (defined below).

Sign Here **U.S. person ►** Date ►

Part III Certification of Foreign Person - **IMPORTANT** SIGN HERE IF YOU ARE FOREIGN; SIGN ABOVE IF YOU ARE A U.S. PERSON

Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am a Foreign Person (defined below).

Sign Here Foreign person ► Date ►

GENERAL INSTRUCTIONS

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return on real estate with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer number (ITIN), adoptive taxpayer identification number(ATIN) or employer identification number (EIN).

Definition of a U.S. Person. For federal tax purposes, you are considered a U.S. person if you are:
- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Definition of a Foreign Person.

A foreign person includes a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, foreign estate, and any other person that is not a U.S. person. It also includes a foreign branch of a U.S. financial institution if the foreign branch is a qualified intermediary. In most cases, the U.S. branch of a foreign corporation or partnership is treated as a foreign person.

Requirement to Furnish TIN & Penalties for Failure

You are required by law to provide us with your correct taxpayer identification number ("TIN"). If you do not provide us with your correct taxpayer identification number ("TIN"), you may be subject to civil or criminal penalties imposed by law. If we disclose or use your TIN in violation of federal law, we may be subject to civil or criminal penalties imposed by law.

Multiple Sellers

Each seller must complete a separate form. Spouses who hold title as tenants in common, joint tenants, tenants by the entirety, or community property will be treated as a single seller unless we are instructed otherwise.

SPECIFIC INSTRUCTIONS

Please review chart "What Name and Number to Give" on page 2.

Individuals. You must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If more than one name is listed, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Note. ITIN Applicant: Enter your individual name as it was entered on your form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

Limited liability company (LLC). Check the "Limited liability company" box only and enter the appropriate code for the tax classification ("D" for disregarded entity, "C" for corporation, "P" for partnership) in the space provided and follow the instructions on the next page.

(Specific Instructions Continued on Next Page)

For Escrow Use Only – Additional File Information

[ ] Change [ ] Void [ ] Delete	No. of 1099-S Forms required for this file? [ ]	Is Name/Entity Party a 'Non-Record' Seller? [ ] Type is: [ ] H/W or Individual [ ] Trust/Business	Is Property part of an Exchange? [ ] YES [ ] NO

For Escrow Use Only – Required for 1099-S Data Entry Only (No entry in FAST)

	Contract Sales Price	Buyer's Part of Real estate Tax	Actual Settlement Date
[ ] Add [ ] Change [ ] Delete	$	$	

3281 E Guasti Road, Suite 440
Ontario, CA 91761

First American
Title Insurance Company
NATIONAL COMMERCIAL SERVICES

TO: FIRST AMERICAN TITLE COMPANY

ESCROW NO.: NCS-966720-ONT1

In order that rents for the property I am conveying may be correctly prorated through escrow, I hereby state that rentals as to amounts and dates to which they are paid, are as follows:

Unit	Tenant	Rate per month	Date paid to	Security deposit	Option to Purchase Y or N	Right of 1st Refusal Y or N
	not applicable					

Unless prior to date of recording I have notified you in writing of some change in tenancy, you are to assume I will collect all rents which fall due according to the foregoing statement prior to close of escrow, and you will prorate the rents accordingly. You will also pay the grantee the above security deposit (if any), charging my account.

DATED ______________________________ SELLER __________________________________

SELLER __________________________________

The above rent statement is hereby approved as a basis for rent prorations through this escrow.

DATED ______________________________ BUYER __________________________________

BUYER __________________________________

gg /07/09/2019

FANHD Commercial Resale Property Disclosure Reports

Disclosure Report Signature Page
For SAN BERNARDINO County

Property Address: 302 W COLTON AVE
REDLANDS, SAN BERNARDINO COUNTY, CA 92374
("Property")

APN: 0169-053-11-0000
Report Date: 07/08/2019
Report Number: 2508947

Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete FANHD Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action 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 transferor and his or her agent(s) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency

Yes___ No **X** Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes___ No **X** Do not know and information not available from local jurisdiction___

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes___ No **X**

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes___ No **X**

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes___ No **X**

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone)___ Yes (Liquefaction Zone)___

No___ Map not yet released by state **X**

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor(s)	Date	Signature of Transferor(s)	Date
Signature of Agent	Date	Signature of Agent	Date

☐ Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

☒ Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. OPERATING THROUGH ITS FANHD DIVISION.
Date 08 July 2019

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

Signature of Transferee(s)	Date	Signature of Transferee(s)	Date

TRANSFEREE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE FANHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

A. Commercial Natural Hazard Disclosure Report.
B. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only).
C. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
D. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Non-residential Building Energy Use.
E. Government Guides in Combined Booklet with Report. Refer to Booklet: Commercial Property Owner's Guide to Earthquake Safety. Government Guides are also available on the Company's "Electronic Bookshelf" at http://wwww.disclosures.com/.