ADDENDUM TO PURCHASE AGREEMENT

“SELLER is acting as Trustee of a Trust. All documents executed by Seller and any representations contained therein are made by Seller in said representative capacity, irrespective if the words “Trustee, Co-Trustee, Interim Trustee or Successor Trustee” appear after Seller’s signature or in any signature block. Seller is not signing nor acting in their individual capacity. A Representative Capacity Signature Disclosure (C.A.R. Form RCSD) will be provided. Buyer acknowledges that Seller is an exempt Seller pursuant to California Civil Code §1102.2(d). Buyer is familiar with the Trust Advisory (C.A.R. Form TA).

BENEFICIARY NOTIFICATION AND VOIDABILITY OF SALE

The Seller may elect to give notice of this Agreement via a Notice of Proposed Action pursuant to the provisions of California Probate Code §16500- §16504. If Seller elects to utilize this procedure, Seller shall provide a Notice of Proposed Action to persons or entities entitled to notice pursuant to the Probate Code (hereinafter collectively referred to as “Interested Parties”) either: 1) after acceptance of offer; or 2) after Buyer has removed all contingencies. Said Notice of Proposed Action will set forth the terms of the sale. If any Interested Party objects to the terms of the sale, this Agreement is Voidable at the option of the Seller and Buyer shall have no recourse against Seller. Interested Parties have Forty-Five (45) days from the date of service to respond to any Notice of Proposed Action. Escrow period may be extended for notice to Interested Parties and Court hearings (in the event an Objection is received).

In the event an Interested Party contests the sale, Seller may bring the sale to the Probate Court for Court Confirmation, with the potential for overbid, or may void the Agreement. Buyer and Seller agree to submit to the process and parameters delineated by the Court and the California Probate Code regarding the confirmation of sale of real property.

Buyer shall have three (3) days after receipt of notification of an Objection by an Interested Party to elect to cancel this Agreement. If Buyer elects to cancel, Seller shall refund deposit money held, less applicable costs. Buyer acknowledges that they have had the opportunity to seek advice of legal counsel pertaining to the specific provisions implicated by the Probate Code as well as all other provisions of this Agreement. Buyer has read and understood all provisions of this Agreement.

WHEN COURT CONFIRMATION IS SOUGHT

A. Seller shall file a Petition to confirm the sale, of the Property with the court. Seller shall notify Buyer in writing of the court confirmation hearing date, time and location. Broker strongly recommends that Buyer personally appear at the hearing to protect Buyer's positions in the event of overbidding.

B. The Court and/or the California Probate Code may require a legal notice to be published in a local newspaper advertising the sale of the Property. If publication is required, Buyer understands that Seller is unable to accepts Buyer's offer until after expiration of the period set forth in the published notice. In such case, acceptance of this offer prior to publication is VOIDABLE by Seller.

C. If the Court approves the sale of Buyer, all deposit money held on behalf of Buyer shall be applied toward the costs, shall be returned to Buyer. If the sale is confirmed by the court, an Order Confirming Sale to Buyer will be issued by the court. Buyer shall pay the balance of the purchase price with Ten (10) Days from receipt of such Order by Escrow Holder or Buyer.

D. The purchase price offers must be at least 90 percent of the referee's appraised or re-appraised value of the Property, unless exempt. If the purchase price is less than the 90 percent of the referee's appraised value, Buyer may increase the purchase price to the minimum amount required or may withdraw from this transaction and receive a refund of Buyer's deposit, less applicable costs.

AS-IS ADDENDUM AND ADVISORY

Buyer represents that they will have inspected the property either visually or through their duly authorized agent, and on the basis thereof, Buyer will rely solely on their findings. Buyer further agrees to purchase the property in its AS-IS condition without representation or warranty as to zoning or special use, conformity of the improvements or use thereof to current zoning, building or occupancy laws, the condition or suitability of earth underlying the property for the existing or any future use, the condition of the roof or other parts of any structures, the condition or suitability of any improvement thereon for occupancy, the condition or operability of any utility system or appliance, the prior existence or existence of septic tanks, hazardous materials, and other non-conforming or unpermitted structures, and **without other repair or rehabilitation work to be performed by Seller or any other concessions granted by the Seller**. The sale of the Property is on an as-is condition basis with all faults as of the date of the Close of Escrow. Seller has no obligation to make repairs, replacements or improvements or to compensate Buyer for same.

The parties hereto understand that they must rely solely on their own counsel. Buyer represents that they will have had the opportunity to and will have in fact conducted (or elected not to conduct at Buyer's own risk) a thorough investigation of each aspect of the property by a

licensed contractor of Buyer's choice and that Buyer is relying on their own assessment of said contractor's investigation of the property.

This in no way restricts Buyer's option to decline to purchase subject property based upon Buyer's findings at Buyer's completion of inspections of subject property per the terms and conditions of the Purchase Contract.

Buyer acknowledges that Buyer has satisfied or will have satisfied before the contingencies are removed, Buyer's questions regarding fees, utilities, taxes, assessments, inspections, (HOA or city) requirements, permits, current and past building violations and any fees that may be charged by the City, County and State of California and any other jurisdictional entity."