



ADDENDUM - GENERIC No. 02
(C.A.R. Form ADM-GEN, 6/25)

The following terms and conditions are hereby incorporated in and made a part of the: Residential Listing Agreement, OR Buyer Representation and Broker Compensation Agreement, Team Agreement, Other _____, dated 02/07/2026, between _____ ("Broker/Agent/Buyer/Tenant" Other _____ Rodrigo Sanchez ("Principal 1")), and _____ ("Broker/Agent/Seller/Housing Provider" Other _____ ("Principal 2")). The term "Housing Provider" also includes Landlord or Rental Property Owner.

Note: If the Principals intend to modify the compensation previously agreed in a listing or buyer representation agreement, use a Modification of Terms, (C.A.R. Form MT-LA or MT-BR).

TERMS TO SUBMIT AN OFFER

- 1.- Offer can't be assigned
 - 2.- 3% Initial deposit or more
 - 3.- 10 days to remove all contingencies
 - 4.- 21 days escrow
 - 5.- Buyer is aware of the existing condition to get a lot line adjustment and the seller gets resealed of any libilty to get it done
 - 6.- No retrofitting inspection
 - 7.- Send your best and final offer
 - 8.- Seller will no be entertaning in making any kind of repairs
 - 9.- There is no furnace unit and appliances.
 - 10.- Saturnino Garcia (Seller) is deceased, send your offer for the seller Rodrigo Sanchez only.
- Note: All this information is part of the listing supplements at the MLS.

By signing below, Principal 1 and Principal 2 acknowledge that each has received a copy of this Addendum - Generic, and each has read, understands, and agrees to its terms.

Principal 1 _____ Rodrigo Sanchez Date _____

Principal 1 _____ Date _____

Principal 2 _____ Date _____

Principal 2 _____ Date _____

© 2025, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY 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 made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the California Association of REALTORS®

ADM-GEN 6/25 (PAGE 1 OF 1)



ADDENDUM - GENERIC (ADM-GEN PAGE 1 OF 1)



The following terms and conditions are hereby incorporated in and made a part of the: Residential Listing Agreement, OR [] Buyer Representation and Broker Compensation Agreement, [] Team Agreement, [] Other _____, dated 02/07/2026, between Prospect 4 Realty ("Broker/Agent/Buyer/Tenant [] Other _____) Rodrigo Sanchez ("Principal 1"), and Patricia Alvarado ("Principal 2"). The term "Housing Provider" also includes Landlord or Rental Property Owner.

Note: If the Principals intend to modify the compensation previously agreed in a listing or buyer representation agreement, use a Modification of Terms, (C.A.R. Form MT-LA or MT-BR).

Through this document Patricia Alvarado (Owner of the vacant lot with APN # 5468-013-079 adjacent to the back section of 5228 Longfellow St, LA CA 90042) will be honoring the righth of use and become the owner of that specific area to the future owner of 5228 Longfellow st, LA CA 90042. The current owner of this property is Rodrigo Sanchez (Seller) and has been using the area in question for the past 37 years. Patricia Alvarado is willing to sign any document needed to legalize and pass the ownership of the area in question to the new owner. The area in question goes from the site surveyor's metal marker located outside on the left of the house toward the wooden fence with a 12.5 feet distance on the left side and 6.5 feet distance on the righth side of the property line. See attached map provided by a surveyor. The property is encroaching a small part of the kitchen, part of one of the bedrooms and the laundryroom. A lot line adjustment is required to be done by a surveyor, cost \$3,310.00 plus the Department and Building and Safety fee. The vacant lot with APN #5468-013-079 has a notice of a court pending action to be resolved. Patricia Alvarado is not the seller or the buyer on this transaction. After the closing of this transation the seller Rodrigo Sanchez will be released of any liabilities concerning future arrangments regarding this particular matter between Patricia Alvarado owner of APN # 5468-013-079 and the future owner of 5228 Longfellow st, LA CA 90042. Note: All this information is part of the listing supplements published at the MLS.

By signing below, Principal 1 and Principal 2 acknowledge that each has received a copy of this Addendum - Generic, and each has read, understands, and agrees to its terms.

Principal 1 _____ Rodrigo Sanchez Date _____
Principal 1 _____ Patricia Alvarado Date _____
Principal 2 _____ Date _____
Principal 2 _____ Date _____

© 2025, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY 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 made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.



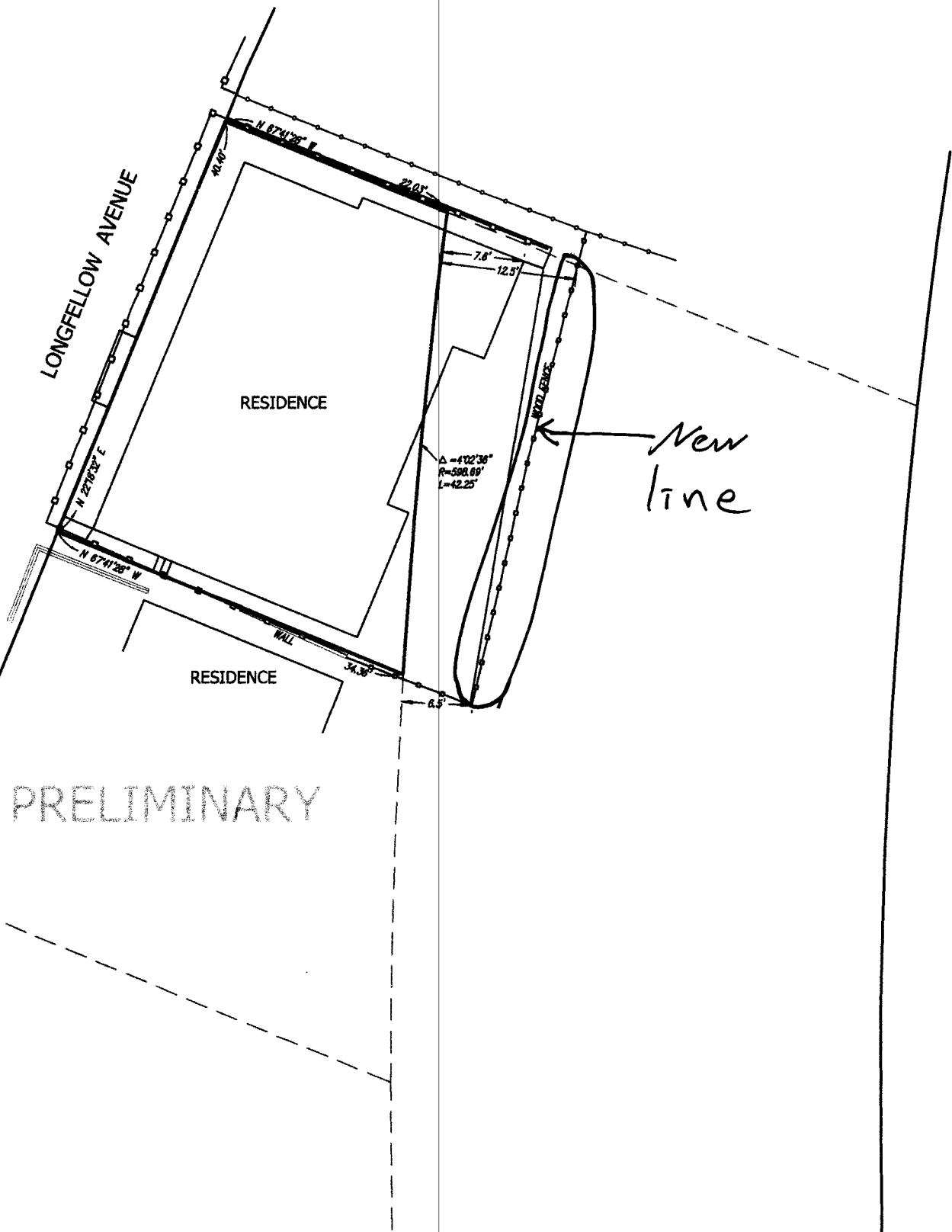
ADDENDUM - GENERIC (ADM-GEN PAGE 1 OF 1)

LONGFELLOW AVENUE

RESIDENCE

RESIDENCE

PRELIMINARY



New line



COURTESY NOTICE

CEIS CASE NO. : 1053690

DATE: July 15, 2025

ADDRESS: 5226 E LONGFELLOW ST 90042

NAME: SANCHEZ,RODRIGO AND

TELEPHONE: _____

CURRENT VIOLATION(S)

- | | |
|---|--|
| <input checked="" type="checkbox"/> BUILDING IN NEED OF MAINTENANCE | <input type="checkbox"/> BROKEN WINDOWS |
| <input type="checkbox"/> ROOF IN NEED OF REPAIR | <input type="checkbox"/> TRASH / DEBRIS |
| <input type="checkbox"/> EXCESSIVE VEGETATION | <input type="checkbox"/> AWNING / CANOPY IN NEED OF REPAIR |
| <input type="checkbox"/> GRAFFITI ON: _____ | <input type="checkbox"/> DISCONTINUE OPEN DISPLAY OF MERCHANDISE |
| <input type="checkbox"/> ABANDONED / INOPERATIVE AUTOS | <input type="checkbox"/> SIGN(s) IN NEED OF MAINTENANCE |
| | <input type="checkbox"/> WINDOW SIGNS EXCEED 10% ALLOWED BY CODE |

COMMENTS: INSPECTOR JOHNSON WAS AT THE SITE FOR A PACE AREA SURVEY. URBAN VISUAL BLIGHT VIOLATIONS WERE OBSERVED AND A COURTESY NOTICE WAS ISSUED FOR PEELING PAINT ON RAKE AND FASCIA BOARDS (TRIM BOARDS AT EDGE OF ROOF). NEEDS PAINT.

INSPECTOR: DUANE JOHNSON

TELEPHONE: (213)252-3988 x

PROJECT NAME: EAST TEMPLE 1

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

CERTIFICATES OF OCCUPANCY

Prior to 1930

Certificates were NOT issued for any structure or building.

In 1930

The Department started issuing Certificates of Compliance for all theatres, hospital, schools and garages.

In 1943

The Municipal Code was changed so as to require that a Certificate of Occupancy be issued for all categories with the exception of dwellings.

In 1946

In compliance with zoning regulations, the code was again changed to require the Issuance of a Certificate for all buildings and structures except those structures the architecture or which inhabits occupancy, such as retaining walls, wall signs, flagpoles, etc.