

ADDENDUM – B
CUSTOMER OPTIONS REQUEST “COR”

181260052

253 Capistrano Dr, San Buenaventura, CA, 93004 aka Primero at Del Sol Phase 006 Lot 0052

Patricia Solano

Change Order #2

This “Addendum” is an addendum to the “Contract” dated **May 25, 2024**, between Buyer and Seller for the Property. This Addendum shall modify and/or supplement the Contract as set forth below. All capitalized terms shall have the same meaning as in the Contract unless defined herein. All other terms and conditions of the Contract shall remain in full force and effect.

1. Buyer hereby selects the following Options/Upgrades:

Plan: 0003 Elevation: 4E Garage: _____

Quantity	Option # and Description	Price (each)	Total Price
1	0STD0020 STD Primary Bath Shower Walls - Ceramic Tile to 90" - 6x6 Dal Tile - D190 White. Grout is Prism #11~Snow White.	\$0.00	\$0.00
1	0STD0040 STD Primary Bath Shower Floors - Ceramic Tile - 2x2 Dal Tile Color Wheel - D0790 Matte Arctic White.~Grout Prism #11 Snow White.	\$0.00	\$0.00
1	0STD0050 STD Tiled Soap Niche at Primary Bath Shower at predetermined location. Approximate finish dimension~at +/- 12"W x 16"H. Includes solid surface ledge~to match Primary Bath countertop.	\$0.00	\$0.00
1	AKE31200 UPG KitchenAid Stainless Steel Appliance Package - 30" Electric Cooktop with 5 Elements and Knob~Controls KCES550HSS, 30" Multifunction Over-the-Range~Microwave KMMF530PPS, 30" Single Wall Oven with~Air Fry Mode KOES530PSS, 44 dBA Dishwasher KDTM405PPS.	\$1,460.00	\$1,460.00

1	AKRF3040 OPT KitchenAid Stainless Steel Refrigerator - 36" Counter-Depth French Door Refrigerator with Internal~Water KRFC300ESS.	\$2,920.00	\$2,920.00
1	AWDE3000 OPT Laundry with Stacking Kit - Chrome Shadow - Maytag Electric Front Load Washer and Dryer with Stacking~Kit MED8630HC, MHW8630HC, W10869845.	\$3,000.00	\$3,000.00
1	BAM00000 STD Primary Bath Polished Edge Mirror (1) - Full Width of Cabinetry	\$0.00	\$0.00
1	CA000000 STD Kitchen Perimeter Cabinets ONLY - Shaker Thermofoil Door in Satin White. Includes Flat Sub Crown,~White Interior and White Metal Drawer Boxes with~standard Guides and Hinges. Includes Kitchen Perimeter~ONLY, Kitchen Island and Balance of House Cabinet~Finishes selected separately.	\$0.00	\$0.00
1	CA000100 STD Kitchen Island Cabinets ONLY - Shaker Thermofoil Door in Satin White. Includes Recycle Bin at predetermined~location, White Interior and White Metal Drawer~Boxes with standard Guides and Hinges. Includes~Kitchen Island ONLY, Kitchen Perimeter and Balance~of House Cabinet Finishes selected separately.	\$0.00	\$0.00
1	CA000400 STD Balance of House Cabinets - Shaker Thermofoil Door in Satin White. Includes White Interior and White~Metal Drawer Boxes with standard Guides and Hinges.~Includes Primary Bath, Secondary Baths and Linens~ONLY, Kitchen Perimeter and Kitchen Island Cabinet~Finishes selected separately.	\$0.00	\$0.00
1	CAA00010 UPG Knobs Throughout. Specify finish/style selection in notes. #484 BNBDL	\$540.00	\$540.00
1	CAA10200	\$1,045.00	\$1,045.00

	UPG Plywood Dovetail Drawers with Soft Close Guides and Soft Close Hinges at KITCHEN ONLY. White Metal~Drawer Boxes with Standard Guides and Hinges ~BALANCE OF HOUSE.		
1	CAA10210 UPG Plywood Dovetail Drawer Boxes with Soft Close Guides and Soft Close Hinges - BALANCE OF HOUSE.	\$1,315.00	\$1,315.00
1	CAD02000 OPT Upper Cabinets over STD Lower Linen Cabinets at 2nd Floor Hall. Cabinet style and finish to match~Balance of House Cabinets selection.	\$1,000.00	\$1,000.00
1	CAD02500 OPT Desk at Flex space. Includes Wood Top with grommet hole. Includes (1) Cat-6 Data Outlet. Cabinet~style and finish to match Balance of House Cabinets~selection.	\$4,170.00	\$4,170.00
779	CSTCT1P Custom Option - Primary <i>Extend STD Tile to CLG HT at Shower</i>	\$1.00	\$779.00
3,391	CSTCTGRP Custom Option - Countertop Group <i>All Bath Pullman Decks with 6" Splash (includes Primary Shower Seat and Niche Ledge) Vadara Quartz / Ostara Dawn GRP 2</i>	\$1.00	\$3,391.00
5,312	CSTCTKT Custom Option - Kitchen <i>Full Splash - AZ Spark White Glossy Hex 6x7, Trim-Pencil GRP 6 \$3017 GRT#11 Snow White Perimeter Deck with NO Splash and Island - Vadara Quartz / Ostara Dawn GRP 2 \$2295</i>	\$1.00	\$5,312.00
1	DRIC1010 UPG Primary Bedroom Double Sided Mirrored Wardrobe Door at Walk-In Closet	\$965.00	\$965.00
1	DTHD0010	\$345.00	\$345.00

	OPT Kwikset Halo Touchscreen Wi-Fi Enabled Smart Lock Entry Deadbolt in Satin Nickel.		
2	ELC00020 OPT Four (4) LED Surface Mount Fixtures with Dimmer Switch - SeaGull Traverse Lyte 6in Round 14550S-15.~Specify location on diagram. <i>Great RM and Primary BR - See Diagram</i>	\$790.00	\$1,580.00
1	ELL00010 OPT Dimmer Switch (1). Specify location on diagram. <i>Kitchen for J-Boxes - See Diagram</i>	\$130.00	\$130.00
2	ELL00140 OPT Junction Box with NO Switch (for wall sconce or pendant up to 50 lbs). Includes LED Surface Mount~Fixture - SeaGull Traverse Lyte 6in Round 14550S-15.~Specify location on diagram. <i>Island - See Diagram</i>	\$180.00	\$360.00
3	ELL00150 OPT Reinforced Junction Box Outlet with Fan/Light Dual-Slide Switch (for light fixtures up to 100~lbs or ceiling fans up to 70 lbs). Includes LED~Surface Mount Fixture - SeaGull Traverse Lyte~6in Round 14550S-15. For Interior Only. Specify~location on diagram. <i>BR4, BR2 and BR3 - See Diagram</i>	\$390.00	\$1,170.00
1	ELL00210 OPT Remove Kitchen Electrical Outlets at Backsplash. Install electrical outlets under light rail with~Legrand WH20GB506TR.	\$650.00	\$650.00
1	ELL00260 OPT Step Light Package - Includes (5) stair lights w/ (2) 3-way switches - Specification to be LED~Nora NSW-6619W, installed horizontally.	\$900.00	\$900.00
1	HCT00010 UPG Honeywell T6 Pro Smart Thermostat with Wifi - TH6220WF2006	\$250.00	\$250.00
1	INB00010	\$1,805.00	\$1,805.00

	OPT Insulation Package - Option adds Batt insulation to interior walls and between floors. This option~reduces sound transmission and is not intended~to be an energy saving option.		
1	INTPT000 STD Interior Paint - Sherwin Williams SW7008 Alabaster - Painters Edge Plus Flat throughout house with~ProMar 400 Enamel at Kitchen, Baths, Laundry and~Trim.	\$0.00	\$0.00
1	LVE00150 Wall Mounted Flat Screen TV Pre-wire - Includes recessed 15A 125V Electrical Outlet and 2" Flex Conduit.~Conduit to provide a pathway for future wires. <i>Great RM - See SST Diagrams</i>	\$365.00	\$365.00
1	LVS0005 Data/Phone Outlet - (1) Cat-6 cable <i>Flex - See SST Diagram</i>	\$155.00	\$155.00
1	PLA00025 UPG Kitchen Sink - Single Bowl Cast Iron Apron K-6489-0 (White) NOTE: Option is undermount with faucet~mounted on countertop.	\$1,360.00	\$1,360.00
1	PLA1M141 Kitchen Faucet Sleek U by Moen Stainless - 7864EVSRS with AC adapter 169031. Compatible with Amazon~Alexa and Google Assistant. Includes matching~Air Gap Moen 105895SRS and Air Switch.	\$585.00	\$585.00
1	PLA1M711 Soap Dispenser: Stainless - 3942SRS	\$165.00	\$165.00
1	PLBA0010 Brushed Nickel Finish Package - Brushed Nickel Moen Faucets "Genta" Series in all Baths, Brushed~Nickel "Genta" Coordinating Bath Accessories,~Toilet Levers remain Chrome, Brushed Nickel Shower~Enclosures and Chrome Drains at all Shower Locations,~Brushed Nickel Waste and Overflow Drains at all~Tub/Shower Locations, Brushed Nickel Kwikset Hawthorne~Entry Door Hardware and Kwikset Milan Interior Door Hardware~with painted hinges throughout Home.	\$1,420.00	\$1,420.00

1	PLW00200 Water System Package "A" - Reverse Osmosis Pentair GRO-2550 Point-of-use Reverse Osmosis System with~Kraus Purita FF-100 Faucet in Chrome, Stainless,~Matte Black or Brushed Gold finish. Specify finish~selection in notes. <i>Stainless Finish</i>	\$995.00	\$995.00
1	ST001000 OPT Paint Grade Kickboards. Painted to match trim.	\$1,290.00	\$1,290.00

Subtotal for this Addendum	\$39,422.00
Total Options from Previous Optional Items Addenda	\$0.00
Total Options	\$39,422.00

2. Additional Deposits. Buyer acknowledges that the refundability of the Additional Deposits for Options/Upgrades is subject to Paragraph 6 below and to Paragraph 10 of the Contract. Buyer will receive credit for Additional Deposits at Closing

Options/Upgrade Deposit: \$9,000.00 received on 06/21/2024 (Wire Transfer # 4052039)

3. Buyer’s Selections. The Options/Upgrades ordered by Buyer represent Buyer’s tastes and preferences. Buyer agrees such Options/Upgrades may not be desirable or acceptable to another prospective purchaser of the Property.

4. Amended Purchase Price. The total cost of the Options/Upgrades will be added to the Purchase Price. Accordingly, the Purchase Price is amended as follows:

Base Price	\$760,000.00
+ Elevation Premium	\$0.00
+ Lot Premium	\$11,000.00
+ Pre-Selected Options	\$0.00
+ Total Options	\$39,422.00
- Incentives <i>(if applicable)</i>	(\$0.00)
= New Purchase Price	\$810,422.00

5. Late Changes. Late changes are not permitted. Buyer understands that all changes requested by Buyer after the cutoff dates set forth in the Contract shall only be approved pursuant to Seller’s sole discretion and shall also be charged a \$500.00, non-refundable processing fee in addition to the cost of any changes.

6. **Additional Liquidated Damages.** If the Close of Escrow does not occur as provided above, Seller will be damaged and will be entitled to compensation for these damages, but such damages will be extremely difficult and impractical to ascertain, therefore Buyer desires to limit the amount of damages for which Buyer might be liable should Buyer breach the Contract or this Addendum. In addition, both Buyer and Seller wish to avoid the costs and lengthy delays which would result if the Seller filed a lawsuit or arbitration to collect its damages for breach of the Contract or this Addendum.

IF THE CLOSE OF ESCROW DOES NOT OCCUR AS PROVIDED ABOVE, IN ADDITION TO THE OTHER DEPOSIT AMOUNTS RETAINED BY SELLER UNDER THE CONTRACT, THE OPTION DEPOSIT PAID BY BUYER HEREUNDER FOR OPTION ITEMS THAT HAVE BEEN ORDERED, ARE UNDER CONSTRUCTION OR HAVE BEEN INSTALLED BY SELLER SHALL BE DEEMED TO CONSTITUTE A REASONABLE ESTIMATE OF SELLER'S DAMAGES UNDER THE PROVISIONS OF SECTION 1675 OF THE CALIFORNIA CIVIL CODE AND SHALL BE DEEMED LIQUIDATED DAMAGES PAYABLE TO SELLER. IF SUCH AMOUNTS, TOGETHER WITH ANY OTHER FUNDS DEPOSITED BY BUYER THAT ARE PAYABLE BY BUYER TO SELLER AS LIQUIDATED DAMAGES, EXCEED THE AMOUNT OF THREE PERCENT (3%) OF THE PURCHASE PRICE (ADJUSTED TO INCLUDE THE COST OF ALL OPTION ITEMS SET FORTH HEREIN), THE PARTIES ACKNOWLEDGE AND AGREE THAT SELLER SHALL BE PERMITTED TO RETAIN AND NOT BE REQUIRED TO REFUND TO BUYER AMOUNTS PAID BY BUYER PURSUANT TO THIS ADDENDUM BECAUSE THESE AMOUNTS HAVE BEEN PAID BY SELLER TO THIRD PARTIES FOR OPTION ITEMS REQUESTED BY BUYER AND ARE NOT RECOVERABLE BY SELLER AND, THEREFORE, CONSTITUTE A REASONABLE ESTIMATE OF SELLER'S DAMAGES. IF ANY SUCH AMOUNTS ARE THEN HELD BY SELLER, ALL SUCH AMOUNTS SHALL BE TRANSMITTED BY SELLER TO ESCROW HOLDER IMMEDIATELY UPON SELLER'S DELIVERY OF THE WRITTEN NOTICE TO ESCROW HOLDER DESCRIBED IN PARAGRAPH 10a(vi) OF THE CONTRACT AND SHALL THEREUPON BE HANDLED ACCORDING TO THE PROCEDURES SET FORTH IN SUCH SECTION. ANY DISPUTES ARISING WITH RESPECT TO THE DISPOSITION OF SUCH AMOUNTS SHALL BE RESOLVED IN ACCORDANCE WITH PARAGRAPH 10a(vi) OF THE CONTRACT. IF THE LIQUIDATED AND AGREED UPON DAMAGES ("LIQUIDATED DAMAGE AMOUNT") DO NOT EXCEED THREE PERCENT (3%) OF THE PURCHASE PRICE, THE BURDEN IS ON THE BUYER TO ESTABLISH THAT THE LIQUIDATED DAMAGE AMOUNT IS UNREASONABLE AS LIQUIDATED DAMAGES, AND IF THE LIQUIDATED DAMAGE AMOUNT EXCEEDS THREE PERCENT (3%) OF THE PURCHASE PRICE, THE BURDEN IS ON THE SELLER TO ESTABLISH THAT THE LIQUIDATED DAMAGE AMOUNT IS REASONABLE AS LIQUIDATED DAMAGES

7. **Incentives/Allowances.** Buyer understands "Incentives" and "Allowances" are subject to the terms of the Incentive/Allowance Addendum.

BUYER:

DocuSigned by:
Patricia Solano
Buyer Signature

6/24/2024 | 11:06:16 AM PDT
Date

Buyer Signature

Date

Buyer Signature

Date

Buyer Signature

Date

Buyer Signature

Date

APPROVED AND ACCEPTED FOR SELLER:

Shea Homes Limited Partnership,
a California limited partnership

By: Sandra Calderon
00939EB41E62483...
Name: Sandra Calderon
Its Authorized Agent

Dated: 6/24/2024 | 12:17:34 PM PDT

By: Cindy Lynch
5B88A0F74CBC416...
Name: Cindy Lynch
Its Authorized Agent

Dated: 6/24/2024 | 12:35:40 PM PDT

DS
PS
Buyer's Initials