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CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 1

(C.A.R. Form ADM, Revised 6/25)

The following terms and conditions are hereby incorporated in and made a part of the Purchase agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Other _____, dated _____, on property known as 1479 Belleau Road Glendale, CA 91206 ("Property/Premises"), between _____ ("Buyer/Tenant") and U.S. Bank, N.A. as Trustee of the Catherine P. Jackson Trust ("Seller/Housing Provider"). The term "Housing Provider" also includes Landlord or Rental Property Owner. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."

FORM USE NOTES: This form is intended to be used in Buyer-Seller or Tenant-Housing Provider transactions. For all other situations requiring an addendum, use an Addendum - Generic (C.A.R. form ADM-GEN).

- A change or addition to a previously provided Seller Property Questionnaire (SPQ), Real Estate Transfer Disclosure Statement (TDS), or other disclosure, may be made on an Amendment to Prior Disclosure (C.A.R. Form APD), and it may give the Buyer a right to rescind.
- To change the terms of already executed agreement, use the Amendment to Existing Agreement (C.A.R. form AEA).

1. This is a Trust Sale and the property is being sold "as is" with no representation or warranties, implied or expressed, made by Seller or Seller's agents and/or representatives.
2. Buyer's exact vesting shall be as follows (including marital status along with type of ownership):
3. All retrofitting required prior to close of escrow by any local ordinance or state law shall be at Buyer's expense.
4. If Buyer elects to purchase a home protection plan or warranty, it shall be at Buyer's expense with coverage and company to be selected by Buyer.
5. Title company to be Chicago Title Company - Taline Baghdassarian. Escrow Holder to be Atlas Escrow, Inc. - Grace Yu.
6. CAR Trust Advisory and U.S. Bank, N.A. Seller's Addendum to be included with the Purchase Agreement.
7. All appliances (stove, refrigerator, washer/dryer, dishwasher and wine cooler) to be included without any warranty or guarantee.

By signing below, Buyer and Seller acknowledge that each has received a copy of this Addendum, and each has read, understands, and agrees to its terms.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Housing Provider X Signed by: Gen Lee 470FBF4B090E40F... U.S. Bank, N.A. as Trustee of the Catherine P. Date 11/6/2026

Seller/Housing Provider _____ Date _____

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ADM REVISED 6/25 (PAGE 1 OF 1)

EQUAL HOUSING OPPORTUNITY

Re/Max Tri-City Realty, 1055 East Colorado Blvd., Suite 500 Pasadena CA 91106 Phone: **6265363135** Fax: **6266835768** **1479 Belleau**
Sonia E. Amin
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: 4386F204-7FC5-8387-8078-EFE342F784D7

Seller's Addendum

This Seller's Addendum to the Purchase Agreement dated _____ , 2026, pertaining to the purchase and sale of the Property at:

1479 Belleau Rd, Glendale CA 91206 (the "Property") is entered into between U.S. Bank National Association, as Trustee of the Catherine P. Jackson Trust ("Seller") and _____ ("Buyer") on _____ , 2026.

1. Addendum Controls. The following provisions supplement the Purchase Agreement and, to the extent that any of the terms of the Purchase Agreement are inconsistent with the terms of this Addendum, the terms of this Addendum shall supersede and control.

2. Condition Of Property. The Property, including the improvements, fixtures, appliances and personal property, if any, is not new, and is being purchased "as is" with all faults and any defects.

3. Environmental Laws. Buyer acknowledges and represents that neither Seller nor any person or party on behalf of Seller has made any warranty or any representations with regard to the presence, potential presence, release, or threatened release of Hazardous Substances (defined below) in, on, under or about the Property or compliance with Environmental Laws (defined below). Hazardous Substances shall mean any substance, chemical, waste or material that is or becomes regulated under applicable law because of its toxicity, infectiousness, carcinogenic and/or mutagenic effect, radioactivity, explosiveness, ignitability, corrosiveness or reactivity, including asbestos, urea formaldehyde, polychlorinated biphenyls, nuclear fuel or materials, radioactive materials, explosives, known carcinogens, petroleum products and by-products; any substance, chemical, waste or material regulated by any Environmental Laws; and/or any substance that is otherwise hazardous to human health or the environment. For purposes of this Section, Environmental Laws means the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, the Superfund Amendments and Reauthorization Act of 1986, the Resource Conservation and Recovery Act, the Toxic Substances Control Act, as such acts may be amended from time to time, and any other Federal, state, county, municipal, local or other law, statute, code, ordinance, rule or regulation which relates to or deals with human health or the environment in the jurisdiction in which the property is located.

4. Inspection of Property. Buyer shall have the right and duty to inspect the property or to have the property inspected by a person of Buyer's choice, at Buyer's expense. Seller makes no covenant, representations, or warranty as to the suitability of the property for any purpose whatsoever or as to the physical condition of the property. Buyer shall have the right to make a pre-closing inspection of the property, to determine that the property is in the same condition as of the date of this Agreement. Seller agrees to provide reasonable access to the property to buyer and inspectors representing buyer. Buyer agrees to indemnify and hold harmless Seller from any loss or liability resulting from the Buyer's inspections of the property. Buyer further agrees to restore the property to its condition as of the effective date of this contract as a result of Buyer's inspections and activities. All information and facts discovered or disclosed to Buyer from Buyer's inspections of the Property shall be confidential. Upon Seller's request Buyer shall, at Buyer's expense, release to Seller all reports and other written work generated as a result of the inspections. Buyer agrees not to disclose such information or facts to any governmental or quasi-governmental entity without Seller's prior written consent and such consent shall not be unreasonably withheld. The provisions of this paragraph shall survive the expiration of this Agreement.

5. Final Settlement. It is understood the Buyer accepts the property "as is." Any warranties, express or implied, of the physical condition of the property contained in the Purchase Agreement are void. The Seller has no further responsibility or liability with respect to the condition of the property. Buyer hereby waives, releases, acquits, and forever discharges Seller, its employees, agent, or Trustee or any other person acting on behalf of Seller, of and from any and all claims, actions, causes of action, demands, rights, damages, costs, expenses, or compensation whatsoever, direct or indirect, known or unknown, foreseen or unforeseen which Buyer now has or which may arise in future on account of or in any way

Seller's Addendum

growing out of or in connection with any physical characteristics or existing conditions. This provision shall survive delivery of the deed.

6. Related Parties. The Buyer represents that neither he/she/it is an officer, director, employee or immediate family member (hereinafter referred to as "Related Party") of U.S. Bancorp, or any of its subsidiaries or affiliates nor is he/she/it acting on behalf of any such Related Party. Buyer represents that he/she/it shall not engage in any transactions involving a Related Party or any individuals or organizations affiliated with or related to a Related Party without specific prior approval of U.S. Bank.

7. Miscellaneous. The Property shall be conveyed by a Fiduciary Deed or by the instrument which best represents the capacity of the Seller.

8. U.S. Bank's Capacity. This Agreement is being executed by U.S. Bank in the capacity set forth in this Agreement and U.S. Bank shall have no liability in its individual capacity on any agreement, warranty or indemnity contained herein.

9. Third Parties. Buyer and Seller warrant that they have not dealt with any finder, broker or realtor in connection with the transaction provided in this Agreement other than those stated in the Purchase Agreement. If any other person shall assert a claim to a finder's fee or brokerage commission on account of alleged employment as a finder or broker in connection with the transaction provided in this Agreement, the party whom the finder or broker is the basis for such claim shall indemnify and hold the other party harmless from and against any such claim and all costs, expenses and liabilities incurred in connection with such claim or any proceeding brought on such claim, including, but not limited to, counsel and witness fees and court costs in defending against such claims.

Signed by:

By: Gen Lee 11/6/2026
470FBF4B090E40F...

Seller Gen Lee, Assistant Vice President Date
U.S. Bank National Association Trustee of
the Catherine P. Jackson Trust

Buyer Date

(Secondary Signature) Date

Buyer Date

CALIFORNIA ASSOCIATION OF REALTORS®

TRUST ADVISORY

For Properties Being Sold by the Trustee of a Trust

(C.A.R. Form TA, Reviewed 6/25)

Property is being held in a revocable or irrevocable trust for the benefit of those persons or entities named as beneficiaries in the trust. For the purpose of the sale of Property, the trustee of the trust is treated as the Seller. Even if Seller is exempt from some obligations, Seller must still comply with many others. This Advisory is intended to inform Buyer and Seller of their rights and obligations independent of those established by the contract between them. **If Property is placed in a trust, any trustee must complete a TDS and other disclosures that would be required of other owners if: (i) any such trustee is a natural person AND (ii) the trust is a revocable trust, AND (iii) the trustee either is the former owner of Property or was an occupant in possession of Property within the preceding year. The disclosures are required of any trustee who meets the above requirements even if other trustees do not.**

1. **SELLER MAY BE EXEMPT FROM THE FOLLOWING:**
   - **A.** (1) **Disclosure Statements:** Seller, unless specified in **paragraph 1A(2)**, does not have to complete, sign and provide Buyer with a Real Estate Transfer Disclosure Statement or Natural Hazard Disclosure Statement (C.A.R Forms TDS and NHD). **Seller remains obligated to make the disclosures and comply with the items specified in Paragraph 1.**
     (2) If Property has been placed in a trust, the trustee(s) of the trust is considered the Seller for the purpose of complying with disclosure laws. Seller must complete, sign and provide Buyer with a TDS if **(i)** the Seller is a natural person, AND **(ii)** the trust is a revocable trust, AND **(iii)** the trustee is either a former owner of the Property or was an occupant in possession of the Property within the preceding year.
   - **B. Other Exemptions:** Unless **paragraph 1A(2)** applies, Seller is exempt from providing Buyer with a Mello- Roos district lien disclosure, an Improvement Bond Act of 1915 notice, a Supplemental Property Tax notice, a Notice of Private Transfer Fee pursuant to California Civil Code § 1102 et seq. and completing and providing either a Homeowner's or Commercial Property Owners Guide to Earthquake Safety, including any corresponding form.
   - **C. Exempt Seller Disclosures:** Even exempt Sellers have statutory or contractual obligations to make certain disclosures and may, or are required by contract to, use an Exempt Seller Disclosure (C.A.R. Form ESD) and is strongly encouraged to do so.
2. **SELLER MUST COMPLY WITH THE FOLLOWING:**
   - **A. Known Material Fact Disclosures:** Seller is obligated to disclose known material facts affecting the value and desirability of the Property even if the specific Real Estate Transfer Disclosure Statement Form is not required to be completed.
   - **B. Hazard Zones:** Seller is not exempt from applicable statutory obligations to disclose earthquake fault zones, seismic hazard zones, state fire responsibility areas, very high fire hazard severity zones, special flood hazard areas and flood hazard zones pursuant to the Public Resources Code, Government Code and United States.
   - **C. Smoke Alarms:** The sale is not exempt from the State requirements that, for residential one to four units, operable smoke alarms (smoke detectors) be in place. It is negotiable between Buyer and Seller who is to pay for the cost of compliance.
   - **D. Water Heaters:** The sale is not exempt from the State requirement that water heaters be properly anchored, braced or strapped and that Seller provide a written statement of compliance to Buyer.
   - **E. Lead-based Paint:** The Seller is not exempt from the federal obligation to: **(i)** disclose known lead-based paint and lead-based paint hazards; **(ii)** provide Buyer copies of reports or studies covering lead-based paint and hazards on the Property; **(iii)** provide Buyer with the pamphlet “Protect Your Family From Lead In Your Home;” and **(iv)** give Buyer a 10-day opportunity to inspect for lead-based paint and hazards, if the Property contains residential dwelling units and was constructed prior to 1978.
   - **F. Carbon Monoxide Devices:** The sale is not exempt from the State requirement that for all dwelling units in a residential one to four unit property, the owner must install a carbon monoxide device approved and listed by the State Fire Marshal in the dwelling unit if the dwelling unit has a fossil fuel burning heater or appliance, fireplace, or an attached garage.
   - **G. Water Conserving Plumbing Fixtures: The Sale is not exempt from the State requirement that (i) single family residences built before January 1, 1994 be equipped with water conserving plumbing fixtures by January 1, 2017 and multi-family and commercial properties be equipped with water conserving plumbing fixtures by January 1, 2019; (ii) Sellers disclose to Buyers the requirements of the law; and (iii) sellers disclose to Buyers whether the Property contains any non-compliant plumbing fixtures. See C.A.R. Form WCMD for further information.**

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H. Tax Withholding: The sale is not exempt from providing information pertaining to the withholding obligation under either the federal "FIRPTA" or the California withholding requirements upon the sale of real property. **Federal:** For federal purposes, a non-resident alien includes a fiduciary. A trustee is treated as a non-resident even if all beneficiaries are citizens or residents of the United States. State: The trust may be exempt from withholding (but not the completion of the real estate withholding certificate) if: **(i)** the trust was revocable prior to the decedent's death; **(ii)** the Property was last used as the decedent's principal residence; and **(iii)** the trustee is electing to treat the trust as part of the decedent's estate under IRC § 645 (see Instructions for FTB Form 593-C).

I. Megan's Law Database Disclosure: The sale is not exempt from the requirement that residential sales contracts contain the following notice regarding the availability of information about registered sex offenders: "Notice: Pursuant to § 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides." (Neither Seller nor Brokers are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's inspection contingency period. Brokers do not have expertise in this area.)

3. OTHER CONSIDERATIONS:

A. Local Law: Local law may impose obligations on the transfer of real property (such as the installation of low flow toilets or shower heads, emergency gas shut-off valves or installation of smoke detectors). Local law should be consulted to determine if sales by a trustee of a trust are exempt from such requirements.

B. Death: If the Property is being sold because of the death of an occupant of the Property, and if Buyer has concerns about the manner, location or details of the death, then Buyer should direct any specific questions to Seller.

4. BROKERS:

A. Inspection: The sale is not exempt from the Broker's obligation to conduct a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to Buyer material facts revealed by such an inspection in the sale of residential property containing one-to-four dwelling units. Brokers may do so on C.A.R. Form AVID.

B. Agency: The sale is not exempt from the obligation to provide agency relationship disclosure and confirmation forms in the sale of residential property containing one-to-four dwelling units, commercial Property and vacant land.

By signing below, the undersigned acknowledge that each has received a copy of this Trust Advisory, and each has read and understands its terms.

Seller X Signed by: Gen Lee 470FBF4B090E40F... *U.S. Bank, N.A. as Trustee of the Catherine P. Jackson* Date 11/6/2026

Seller _____ Date _____

AT TIME OF LISTING

Real Estate Broker *Re/Max Tri City Realty*

By Signed by: Sonia E. Amin B8ABC7563B43416... *Sonia E. Amin* Date 11/6/2026

AT TIME OF SALE

Buyer _____ Date _____

Buyer _____ Date _____

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