

ADDENDUM FOR CAR FORM PPA

1.C. The purchase price shall be _____

1.D. Close of Escrow shall occur in 30 days or soon after acceptance.

3.A. Initial Deposit shall be a minimum of 5% of the purchase price. Buyer's deposit shall be in the form of a Cashier's check and presented to Seller's agent within three days from Acceptance. Cashier's check shall be payable to the Jutta Herold Trust. Funds will be held in the Jutta Herold Trust account and recorded with Escrow.

3.E.(1) No loan contingency.

3.J. No appraisal contingency.

3.G & 3.H Amounts to reflect amended 1.C and 3.A.

9.A.(1) Seller shall pay for standard natural hazard zone disclosure report. 9.A.(3) Seller shall pay for the City of Redondo Beach Inspection Report, and all related reports, if report(s) is required by code. 9.B. (1) Seller shall pay for smoke alarm, carbon monoxide device, and water heater bracing.

9.C. (1) (a) Buyer and Seller shall each pay own escrow fees. 9.D (1) and (2) Buyer and Seller to split 50/50 County / City Transfer Tax if applicable. 9.D (3) and (5) seller will pay for. 9.D (10) Seller will not pay for a home warranty.

13.D. Vesting title may occur within 10 days of acceptance. Consult your attorney for guidance.

Any and all inspections or investigations of the property shall be performed and completed at the Buyers expense within 10 calendar days of acceptance.

Seller to select Escrow and Title services. Escrow Holder to be Peninsula Escrow. Title Company to be Provident Title. Buyer to provide evidence of having secured new utility account number(s) prior to close of Escrow.

Seller passed away at the property.

The parking space is #177 and is located under building 640 on level P1

Property is being sold AS-IS, Where-Is, in its current condition, without any warranties, guarantees, or representations of any kind. No Seller credits will be considered, no termite work, no fumigation, no repairs, no permits other than on record. Trustee is acting in a fiduciary capacity. Seller has never lived on the property. Seller makes no disclosures and/or representations as to condition of the property. As such, Seller is exempt and may not sign any disclosures as part of this sale as is their purview.