

**KELLER WILLAMS INGLEWOOD ADDENDUM "KWI ADM"**

*This is intended to be a legally binding document – Read it carefully*

The following terms and conditions are incorporated in, and made a part of, the \_\_\_\_\_ dated \_\_\_\_\_ on the property described as \_\_\_\_\_ (the "Property") in which \_\_\_\_\_ is referred to as Buyer and in which \_\_\_\_\_ is referred to as Seller.

**1. Permits:** Broker(s) make no representation that any or all additions or modifications to Property have been made with permits and/or have certificates of occupancy (C of O's). Broker(s) make no representation that the property is or is not built to code. Should property have additions and and/or modifications built without permits and/or C of O's, they may not have been done to code or may not be permitted for current usage. If discovered by a Governmental agency, Buyer understands said agency may require improvements to be brought up to code or to be removed. Buyer is strongly advised to investigate these matters in conjunction with Buyer's physical investigation contingency period.

**2. Roof Inspections:** Buyer herein acknowledges that Broker(s) are not licensed roofers. Roofs may leak for various reasons, including, but not limited to, damage, age, disrepair, wind, rain, sun and other elements, improper maintenance or construction. Buyer is advised to obtain a professional roof inspection, at Buyer's expense, in conjunction with Buyer's physical investigation contingency period. Seller is required to disclose all material defects regarding roof, including repairs to roof, if material, but pursuant to the Purchase Agreement. Seller is not responsible for unknown defects that may exist regarding roof.

**3. Airport Noise:** Buyer is aware of the existence and proximity of the Los Angeles International Airport, Santa Monica Airport, Van Nuys Airport and Bob Hope Airport (Burbank-Glendale-Pasadena Airport) to the Property. Buyer is aware that airport noise exists throughout much of the Los Angeles area. Many local airports have plans for expansion. Such expansion may impact the Property. For additional information, Buyer is advised to contact the following: Santa Monica Airport, (310) 458-8591; Los Angeles International Airport, (855) 463-5252; Van Nuys Airport, (818) 442-6500; Bob Hope Airport, (818) 840-8840.

**4. Square Footage:** Buyer acknowledges that all information that has been provided concerning the size of the residence (including the location of property corners and/or the property's dimension), is an approximation only, has not been independently verified by Broker, has been determined solely by the party identified as the source of that information and may be inaccurate. Broker therefore strongly recommends that Buyer independently verify any information regarding the size of the residence and/or the property upon which it is situated, regardless of the source of that information. Buyer hereby agrees to release and hold harmless Broker from and against any and all claims or damages relating to or arising from such information.

**5. Schools:** Buyer is aware that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest to the Property. Various factors, including, but not limited to, open enrollment policies, overcrowding and class size reductions may affect which public schools serves the Property. Buyer is advised to contract the local school or school district for additional information.

**6. Views:** Buyer is aware that present views from the Property may be affected by future development or the growth of vegetation on adjacent properties. Broker recommends that Buyer contact adjacent landowners and consult the proper professional advisor to satisfy him/herself in that regard.

**7. Private Waste Disposal System:** If the Property is service by a private waste disposal system (the "System"), it is strongly recommended that a qualified professional be retained to inspect the System. Buyer is aware that Broker has no expertise regarding such a System and therefore acknowledges that Broker makes no representation or warranty regarding its condition, capacity or future expansion, nor whether the System is adequate for use by Buyer. Buyer is aware that any changes in the use of the System may adversely affect its efficacy.

**8. Los Angeles City Historic Preservation Overlay Zone:** In 2015, the City of Los Angeles approved two Interim Control Ordinances (ICOs) which either prohibit the demolition and substantial alterations of home in the various Historic Preservation Overlay Zones (HPOZs) or limit the scale of new construction in said areas. Spaulding Square, Hancock Park and Windsor Square, as well as other areas located throughout the City of Los Angeles are subject to this ordinance. Broker (s) do not have the expertise in this area to advise Buyers of the impact of these ordinances on the Property. Buyer is advised to contact the City of Los Angeles to investigate whether these HPOZs or ICOs will impact Buyer's ability to make alternations to the Property

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**9. Designated Cultural Heritage Properties:** Buyer is advised that the City of Beverly Hills and the City of Los Angeles, as well as other cities in surrounding areas have designated properties built by certain Architects as Cultural Heritage Monuments. Further, Buyer is advised that the Property may be located in a protected historical conservancy area or may have been or may be subsequently designated as a Cultural Heritage landmark or Monument. If the subject property has been so designated, Buyer is advised that any changes or modifications to the property must be approved by the City's Cultural Heritage Commission as well as the City's Planning department, Department of Building and Safety and other such appropriate City departments. Such designation may impact Buyer's ability to remodel or develop the Property. Real Estate Brokers and their agents do not have the expertise to advise Buyer as to what modifications will be permitted. Buyer is not relying on any representations or guarantees of Seller or Real Estate Brokers or their agents as to what can and cannot be replaced, modified or changed at such properties. Buyer is advised to contact the appropriate governmental agency in the City in question during Buyer's investigation period to verify what alterations will be permitted, if any

**10. Hancock Park/Beverly Center-Paramount Studios Expansion:** Buyer is advised that the 25 year development plan for Paramount Studios was approved in 2013 and is moving forward. Paramount Studio is currently bordered by Melrose Avenue, Grover Street, Van Ness Avenue and Willoughby Avenue. In addition Paramount Studios owns additional acreage surrounding the studio that will be part of the expansion. The development will be constructed in intervals with final completion expected around 2038. Seller and Real Estate Brokers do not have the expertise to determine the impact this expansion will have on the Property. Buyer is advised to do an independent investigation of this matter during buyer's investigation contingency period. Buyer may contact Paramount Studios at (323) 956-5000 and Buyer is encouraged to contact the appropriate governmental agencies for any further information regarding this project.

**11. Hancock Park/Beverly Center- Marlborough School:** Buyer is advised that the Marlborough School is in the process of expanding its campus. Construction has begun on this project and the projected completion date is currently set for the opening of the 2016-2017 school year. The project is known as the Arden Project. For further details, buyer is advised to contact the school Development Office at (323) 935-1147.

**12. Mulholland Scenic Parkway Specific Plan:** Buyer is aware that all property situated in the City of Los Angeles bounded on the East by the Hollywood Freeway, on the West by the Los Angeles City/County boundary line, and within approximately one-half mile North or South of Mulholland Drive is subject to the Mulholland Scenic Parkway Specific Plan (City of Los Angeles Ordinance #167943). If the Property lies within this Specific Plan area, Buyer is advised to obtain a copy of the ordinance and to investigate the impact the Specific Plan may have on Property. Buyer may obtain an official copy of the ordinance by contacting the Los Angeles City Ordinance Division at (213) 978-1133.

**13. Westside-Sunset Specific Plan:** In 1996, the City of West Hollywood implemented a 20-year plan for the development of Sunset Boulevard from Hayvenhurst Drive on the East to Sierra Alta Way on the West. The implementation of the various stages of this plan may, at various times, adversely impact parking, traffic flow, views and/or light for certain properties. For information regarding this plan, Buyer is advised to contact the Planning Department for the City of West Hollywood at (323) 848-6475.

**14. Universal Studios Expansion:** Buyer is aware that Universal Studios plans to expand its offices, studio and other commercial space at Universal City. Broker(s) are unable to advise Buyer regarding the details of this Project. Buyer is advised to contact Universal Studios for details of this project at (818) 777-1000.

**15. Westside- 20<sup>th</sup> Century Fox Studios Expansion:** Buyer is advised that 20<sup>th</sup> Century Fox is expanding and increasing the size and density of its studio facilities. This may adversely impact traffic in the area of the Property as well as having other impact on the Property. Buyer is advised to investigate this matter and its impact on the Property. For further information Buyer may contact the 20<sup>th</sup> Century Fox Construction Manager at (310) 369-3900.

**16. Methane Gas:** Buyer is advised that the Property may be located in an area designated as a high risk or potentially high risk methane gas area, and may therefore be subject to the Los Angeles City Methane Gas Ordinance. Buyer is advised to obtain additional information regarding this matter from the Los Angeles City Ordinance Division at (213) 978-1133.

**17. Los Angeles Department of Water and Power-Open Reservoirs:** Buyer has been advised that properties in the areas surrounding an open reservoir may be impacted by existing or future plans to modify open reservoirs in order to comply with Federal and State Clean Water Acts and other such laws.

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Buyer is advised to contact the Los Angeles Department of Water and Power and the Water Quality Hotline at (213) 367-3182 for additional information.

**18. Subway System – Light Rail – Metro Rail:** Buyer is informed that the property may be situated in or near one of the areas in which public authorities are contemplating or planning the location of a public rail transportation line. Any such rail line could adversely or beneficially affect the value or desirability of the Property. Buyer is advised that areas somewhat distant from the actual rail line may also be impacted. This potential impact includes, but is not limited to, the construction of ventilation units for the subway system, adjustment of traffic patterns due to construction, and construction or implementation of adjunct transportation facilities such as shuttle connections. Buyer is strongly advised to independently investigate the potential impact of any rail line on the Property. Information on public transportation rail lines may be obtained from the MTA hotline, (213) 922-6235.

**19. Landfill Disclosure:** Buyer is advised that the Property may be in the vicinity of a landfill site. Buyer agrees to make own investigation of this fact and its effects, if any, on the value and the Buyer's use and enjoyment of the Property. Buyer is specifically advised that the Property is in the vicinity of the  Sunshine  Lopez  Chiquita  other \_\_\_\_\_ landfill site. Buyer is advised that there is proposal to extend the Sunshine Canyon Landfill located in the North San Fernando Valley above Granada hills. For further information regarding this issue Buyer may contact BFI Industries of California at (800) 521-6301, or the 12th District city council office.

**20. Baseline Mansionization Ordinance:** Buyer is advised that the City of Los Angeles has adopted a Baseline Mansionization Ordinance (Los Angeles City Ordinance #179883) which may affect Buyer's intended use of the subject property. For those properties subject to the Ordinance (generally all single-family residentially zoned properties not located in a Hillside area or Coastal Zone) the Ordinance imposes restrictions on the square footage allowable for both new construction and additions to existing structures on the property. Buyer is advised to obtain a copy of this ordinance and to contact the appropriate City agency directly to determine its impact, if any, on the subject property. Buyer may also visit the following website: <http://zimas.lacity.org>. In addition to the above referenced ordinance, the City of Los Angeles has adopted interim ordinance #179184 potentially impacting square footage requirements for single-family residentially zoned properties in the Sunland-Tujunga area. Buyers purchasing in this area are advised to obtain a copy of this ordinance and to contact the appropriate City agency to determine its impact, if any, on the subject property. Broker does not have expertise in this area and strongly recommends that Buyer verify, prior to removing inspection contingencies, whether these Ordinances will have any effect on the Buyer's intended use of the subject property.

**21. Hillside Ordinance:** Buyer is advised that Hillside Property in the city of Los Angeles and other cities may be subject to and impacted by local ordinances providing for special Hillside property requirements. If the Property is a Hillside Property, Buyer is advised to obtain a copy of these ordinances to determine their impact, if any, on the Property. Information regarding the Los Angeles Hillside Property ordinances can be obtained from the city of Los Angeles Dept of Building and Safety: information regarding the Beverly Hills Hillside Ordinance can be obtained from the City of Beverly Hills, Department of Building & Safety.

**22. Santa Monica Real Estate Transfer Disclosure:** Buyer is informed that if real property has been designated by the City of Santa Monica as a landmark, structure of merit, or a contributor to a historic district, or has been identified in the City's Historic Resources Inventory or any update thereto, the owner or the selling agent of the real property shall, in any real property transaction, provide the buyer of the real property with notice informing the buyer of the property's historic status. The owner or the selling agent shall provide the notice to the buyer as soon as practicable before transfer of title. The buyer shall execute a receipt therefore as furnished by the City and said receipt shall be delivered to the City Clerk as evidence of compliance with the provisions of this Chapter.

**23. Defective Furnaces:** Buyer is advised that there is a consumer warning in California regarding certain gas fired attic furnaces manufactured by Consolidated Industries and sold under a various brand names between 1984 and 1992 as being the cause of residential fires. Buyer is advised to have this matter investigated by a qualified professional. For further information regarding this issue Buyer may contact the Consumer Product Safety Commission's toll-free hotline at (800) 638-2772 or online at <http://www.cpsc.gov/>

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**24. Active and/or Abandoned Oil Wells, Westchester, Ladera Heights, Inglewood, Culver City, El Segundo, View Park/Windsor Hills and the adjacent areas located in the City of Los Angeles** may have active and/or abandoned oil wells, includes oil wells which were used for production, exploration, injection, etc., and which may have been abandoned or are still in use. The requirements for abandonment of such wells have become more stringent since the 1970s. In some situations, formerly abandoned wells must be re-abandoned pursuant to such newer, more stringent, requirements. **Further information on these wells can be obtained from:** <http://www.consrv.ca.gov/dog>

**25. Hollyhills Storm Drain Construction:** Buyer is aware that the Property may be situated in or near an area affected by construction of the Hollyhills Drain Project. Implementation of the various phases of construction of this project may result in temporary restrictions to local traffic and emergency services. For additional information regarding the project, contact the Hollyhills Drain Project Manager at (626) 458-5152

**26. Flooring Disclosure:** Neither Seller nor Broker make any representation or guarantee as to the type or condition of the flooring located underneath existing carpeting or other floor covering, except as may be noted in writing by Seller. Buyer is advised to do his/her own independent investigation of the flooring during Buyer's physical inspection period, if this is an important factor to Buyer. Buyer understands that any investigation of the flooring must be done in a manner that will not damage the existing floor covering. Seller is required to disclose any adverse conditions regarding flooring underneath the existing floor covering that are known to Seller, however, Buyer understands that Seller is NOT responsible for damaged flooring underneath existing floor covering unless Seller was aware of such condition and failed to disclose this to Buyer. If Buyer is informed that "hardwood floors" exist at Property, Buyer understands that this is NOT a representation or guarantee that all flooring underneath existing carpeting is hardwood and is not a representation or guarantee as to the condition of said hardwood.

**26. Pest Control Reports:** In the event that Seller obtains more than one Pest Control report pursuant to the current sale of the Property, Seller is required to provide copies of all such reports to Buyer. Seller's ability to comply with the Pest Control provisions of the Purchase Contract may be impacted by the existence of any discrepancies contained within said reports. Buyer is aware that the Structural Pest Control Report deals with wood destroying pests (termites) and does not apply to the presence or absence of rodents, insects, or any other such "pests".

**27. Purchase or Sale by One Spouse:** If one spouse is purchasing or selling the Property as his or her sole and separate property, Buyer and Seller are aware that the Title Insurance Company may require said spouse to obtain written approval from the other spouse in order to obtain Title Insurance on the Property.

**28. Value:** Buyer and Seller acknowledge and agree that while Broker(s) often provide information regarding comparable properties to the Property, the value of the Property is subjective and Broker(s) cannot guarantee the current market value of the Property. Furthermore, Broker(s) make no representation of any kind as to the future value of the Property.

**29. Escrow Process Complexity:** The Purchase Agreement indicates a specific closing date; however, the complexity of a real estate transaction may necessitate an extension of this closing date. Any such extension should be in writing signed by Buyer and Seller. In addition, California law may, in some circumstances, permit a reasonable period of time beyond the date set for close of escrow for one or the other party to comply with the terms of escrow and sale. Due to these possibilities, it is suggested that Buyer and Seller remain as flexible as possible with regard to all plans based on the exact closing date.

**30. Mandatory Government Retrofit Items (City of Los Angeles):**

**a) Water Conservation Certificate of Compliance (for property located in the City of L.A.):** Buyer and Seller are aware of Los Angeles Municipal code Section 122.03 requiring the Seller of Residential property to provide Buyer with a Certificate of Compliance that all applicable items have been retrofitted with the water saving devices specified in said code section. Property shall have ultra-low flow toilets in all bathrooms prior to close of escrow, as well as required flow restrictor shower-heads per city ordinance.

**b) Impact Hazard Glazing (for property located in the City of L.A.):** Buyer and Seller are aware of City of Los Angeles Ordinance No. 161.136 requiring that all external sliding glass doors (the sliding part only) must be tempered glass or "impact hazard glazed" with a safety film approved by the City of Los Angeles prior to the close of escrow.

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**c) Smoke Detector/Water Heater Compliance:** Buyer and Seller are aware of California Health & Safety Code Sections 13113.8(b) and 19211 requiring Sellers of real property to provide buyer with a written statement indicating that the Property is in compliance with the applicable local ordinance regarding installation of smoke detectors and water heater bracing, anchoring or strapping. Los Angeles City ordinance requires installation of smoke detectors in every bedroom and hallway adjacent to bedroom. Single family residences may have battery operated smoke detectors, but all multi dwelling units, including condominiums and town-homes, must be hardwired. Los Angeles City ordinance requires all water heaters to be double strapped as per city ordinance specifications.

**d) Gas Shutoff Valve Ordinance (for property located in the City of Los Angeles):** Buyer and Seller are aware of the Los Angeles City ordinance that requires the installation of a Seismic Gas shutoff Valve on residential and commercial buildings prior to the close of escrow. Said ordinance requires a permit from the Department of Building and Safety as well as an inspection by the Department. Questions concerning this ordinance should be directed to the Los Angeles Department of Building and Safety at their toll free number (888) 524-2845. Further, the City of West Hollywood has enacted a Seismic Safety Gas Shut Off-Valve Ordinance that requires Seller's compliance.

**Other Cities may have similar retrofit requirements.** Brokers and Seller do not have expertise in this area. Broker (s) recommend that Buyer and Seller consult with the appropriate government agencies in the particular City in question to determine the retrofit requirements for that area.

**31. Report of Residential Property Records and Pending Special Assessment Liens:** If the subject property is residential and located in the City of Los Angeles, Seller shall pay for and deliver to Buyer, prior to close of escrow, a "Report of Residential Property Records and Pending Special Assessment Liens" in accordance with Los Angeles City Ordinance No. 144.942. Buyer and Seller acknowledge that Broker(s) is not responsible for the timely delivery of said report. Other Cities, including, but not limited to, Beverly Hills, Santa Monica, and Culver City also have a requirement that Seller pay for and deliver to Buyer, prior to close of escrow, a report concerning the City records pertaining to the Property.

**32. Potable Water to Support Future Improvement to Property:** Buyer is made aware in the County of Los Angeles there are requirements effective January 1, 2003, for the expansion and development of real estate. Buyer is advised to do an independent investigation of the "Potable Water Availability Requirements for Residential and Commercial Development" including whether "public" or "certified" well water source is available and the performance of soil evaluation "percolation" tests for private sewerage disposal. Buyer, in unincorporated areas of the County of Los Angeles, should contact the County of Los Angeles Department of Health Services Environmental Health or the Los Angeles County Department of Public Works (website [www.Ladpw.org](http://www.Ladpw.org)). Other cities may have similar requirements. Brokers do not have expertise in this area. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance.

**33. Homeowner's Insurance:** Buyer is aware that he/she may have a problem obtaining new Homeowner's Insurance regarding the Property if there has been a prior insurance claim made arising from water penetration or leaks therein, as well as other prior insurance claims. Broker strongly recommends that Buyer inquire of Seller with regard to whether such a claim has been made and with his/her insurance broker regarding whether there will be any problem procuring insurance for the Property.

**34. Rent Control /Stabilization Ordinances:** Buyer has been informed that Los Angeles City is subject to a rent control ordinance. Currently, all single family residences are exempt from this ordinance. In addition, multi-units including town homes and condominiums where the original Certificate of occupancy was issued after October 1, 1979, are exempt. Buyer's ability to increase rent, evict tenants and other related matters may be restricted by said ordinance. Buyer may also be required to pay monetary relocation assistance to any tenants who are evicted by Buyer for any reason. This relocation assistance may amount to several thousand dollars based upon the category of tenant involved. Broker(s) strongly recommend Buyer/Lessee contact the City of Los Angeles Housing Department at (866) 557-7368 to determine the effect of the local ordinances on subject property.

If the Property is located outside the city of Los Angeles, Buyer is advised to check with the appropriate governmental entity to determine the existence of any Rent Control Ordinance. In addition to the City of Los Angeles, numerous other cities have Rent Stabilization Ordinances, including, but not limited to, Santa Monica, West Hollywood and Beverly Hills. Real Estate Brokers and their agents do not have the expertise to advise the parties with regard to the specific impact of these ordinances on the subject property.

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Buyer and Seller are advised to contact the appropriate governmental entity charged with enforcing any such ordinance in the area in question to verify whether subject property is subject to such ordinance and, if so, what impact such an ordinance will have on the rights and duties of Seller and Buyer. These ordinances potentially impact various issues including rents, ability to raise rents, eviction procedures, relocation fees, handling of security deposits and many other matters. Buyer is advised to contact the following departments: City of West Hollywood Rent Stabilization Board, (323) 848-6450; City of Santa Monica Rent Control Board, (310) 458-8751; City of Beverly Hills Rent Stabilization Board, (310) 285-1031.

**35. Carbon Monoxide Detector:** California law (Health and Safety Code sections 13260 to 13263 and 17296 to 17296.2) requires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all other types of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2013. The January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others. The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are no other owner exceptions from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties. Some localities maintain their own retrofit or point of sale requirements which may include the requirement that carbon monoxide detector(s) be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding a point of sale or retrofit requirements when transferring property. Brokers do not have expertise in this area. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance.

**36. Waiver of Inspection:** In the event Buyer elects to purchase the Property without the benefit of a Professional Physical Inspection of the Property, Buyer is acting against the advice and recommendations of Broker and acknowledges that physical and geological conditions may exist relating to the Property which are presently unknown or concealed but which could have been discovered or disclosed by such inspections. Accordingly, if Buyer elects to proceed without such inspection, Buyer hereby agrees to waive any claim against Broker and hold Broker harmless from any loss or damage suffered by Buyer as a result of physical or geological conditions or defects affecting the property, which are unknown to the Buyer at the time of purchase.

**37. Lender Information:** Listing agent is authorized to contact Buyer lender regarding progress of loan. Buyer instructs selling agent to provide listing agent with name and telephone number of lender immediately upon submission of loan application.

**38. Protected Tree Preservation:** Buyer is aware of the existence of a Los Angeles City Ordinance (Ordinance #177404) that regulates and encourages the preservation of oak trees and other "protected trees" within the City of Los Angeles. For more information regarding which trees fall within the category of "protected trees" and what restrictions apply to such trees and before removing, relocating or altering any trees on subject property, Buyer is advised to contact the City of Los Angeles, Urban Forestry Division at (213) 847-3077. A permit is generally required to relocate, remove or alter any protected trees. The Seller and Real Estate Brokers are not experts in this area and cannot give specific advise to Buyer with regard to this matter.

**39. Los Angeles City Earthquake Retrofit Safety Regulations:** The Los Angeles City Council has enacted seismic regulations requiring an estimated 15,000 buildings be retrofitted so they will better withstand a potential earthquake. Two types of buildings are targeted by this legislation- concrete buildings and boxy wood-frame apartment complexes built on top of carports. Property owners will have seven years to retrofit wood apartments and 25 years to fix concrete buildings. The cost of retrofitting such buildings will be substantial and any potential buyer of such properties is advised to investigate this matter during buyer's investigation contingency period. Buyer is advised to check directly with the Los Angeles Department of Building and Safety for further information on this subject.

**40. Porter Ranch/Aliso Canyon Disclosure:** Buyer is advised of the existence of the Aliso Canyon Oil Field, located within close proximity to the Porter Ranch Area. Further, buyer is informed that The Termo Company, owner of the existing wells along with several other oil and gas companies, has proposed to drill an additional number of new oil wells at this site. At this time, this proposal is under consideration and no final determination has been made as to whether or when such additional oil wells will be drilled.

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Seller and real estate brokers and their agents do not have the expertise to advise buyer on any impact said oil wells may have on the subject property. Buyer is advised to investigate this matter during buyer's investigation contingency period. Buyer may visit the proposed project website at <http://www.northalisoproject.com> and should also check with the appropriate county and city departments to obtain information regarding any potential environmental impact of said drilling. Buyer is advised that there was a gas leak coming from a Southern California Gas Company storage facility in Aliso Canyon located in close proximity to the Porter Ranch area. The leak, coming from an underground well, released large quantities of methane gas. During the time of the leakage, residents of Porter Ranch complained of health issues including nausea, headaches, and nosebleeds. The gas company indicated that the leak began on or around October 23, 2015 and continued until on or around February 11, 2016. Seller and real estate brokers do not possess the expertise to advise Buyer on the impact of this leak on the subject property. Buyer is advised to do his own investigation of this matter during buyer's investigation period. Buyer may contact the Los Angeles County Department of Public Health at (888) 700-9995 and the Southern California Gas Company at (800) 427-2000 for further information.

**41. Rules, Regulations, Requirements, Ordinances, Laws, Zoning, Permits, Construction, Improvements and/or Neighborhood Conditions:** There are 88 separate municipalities in Los Angeles County alone. For each municipality, the city council, city planning commission, neighborhood associations, and/or other government entities regulate nearly all aspects of real property ownership. On top of these municipal rules and ordinances are County, State, and Federal laws, rules, and regulations. For example, there may be rules governing the color you may paint your Property, the height of your Property, the materials you are permitted to use to build with, and whether you are even permitted to make changes to your Property, among other things. Real estate agents are not qualified to investigate, advise, or offer professional opinions on any rules, regulations, ordinances, requirements, laws, zoning, permits, construction, improvements, historic zones, and/or neighborhood conditions that may affect the Property and/or living at the Property. The Buyer and the Buyer alone, is solely responsible for investigating any and all rules, regulations, requirements, ordinances, laws, zoning, permits, construction, improvements, historic zones, and/or neighborhood conditions that may affect the Property and/or living at the Property.

**42. No Verification By Brokers or Agents:** Brokers, the Listing Agent and Selling Agent hereby inform Buyer(s) that Brokers, the Listing agent and Selling Agent have not and will not verify the accuracy of the information or representations about the property provided by the Seller or any other source. Buyer(s) shall not rely on Brokers, the Listing Agent or Selling Agent for information regarding any of these representations. Brokers, the Listing Agent and Selling Agent make no representations, express or implied, regarding information or representations made by the seller or any other source. Brokers, the Listing Agent and Selling Agent are not parties to the purchase agreement.

**43. Sale Contingency/Disapproval:** This sale is contingent upon Buyer's independent investigation and approval of items referred herein, within the same number of days from acceptance of offer and in the same manner as agreed to between Buyer and Seller in the Agreement for the physical investigation contingency.

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