



CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. ONE

(C.A.R. Form ADM, Revised 12/21)

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, [] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [X] Other SPQ #7. A)

dated _____, on property known as 217 SOUTH CATALINA AVENUE #6 PASADENA, CA 91106-5003 ("Property/Premises"),

in which _____ is referred to as ("Buyer/Tenant") and SAMOJA, LLC is referred to as ("Seller/Landlord").

Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

- COMPLETE KITCHEN REMODEL WITH APPLIANCES, CABINETS, SOLID SURFACE COUNTERTOPS, STAINLESS STEEL APPLIANCES AND SINK.
• 1/2 BATH WITH NEW VANITY AND TOILET, FAUCETS
• FULL BATH NEW CAST IRON TUB PORCELAIN SLAB WALLS AND NEW MOEN FAUCET WITH CUSTOM SHOWER DOOR, VANITY, LINEN CLOSET, TOILET AND TILE FLOORS
• RECESSED LIGHTS AND LIGHT FIXTURES IN 2021
• NEW AC CONDENSER AND COIL 2020
• NEW WATER HEATER 2016
• NEW CARPET AND PADDING 2021
• SOUND DEADENING INSTALLED UNDER ALL FLOORING EXCEPT THE LAUNDRY ROOM.
• DISTRESSED STEEL/WOOD WALLS ON SHARED WALLS HAVE SOUND DEADENING BEHIND THEM.
• GARAGE DOOR OPERATOR REPLACED IN 2017
• CUSTOM INTERIOR DOORS AND HANDLES INSTALLED IN 2021

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Buyer/Tenant [X] _____ Date _____

Buyer/Tenant [X] _____ Date _____

Seller/Landlord [X] Mark Steven Shafia SAMOJA, LLC Date 9/9/2022

Seller/Landlord [X] _____ Date _____

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