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"AS-IS" ADDENDUM DISCLOSURE

Property Address: 540 Kelton Ave #501, Los Angeles, CA 90024

Buyer represents that they have inspected the property either personally or through their duly authorized agent, and on the basis thereof, Buyer will rely solely on their findings. Buyer further agrees to purchase the property in its "AS-IS" condition, without representation or warranty as to whether or not any structure has been permitted, as to zoning or special use, conformity of the improvements or use thereof to current zoning, building or occupancy laws, the condition or suitability of earth underlying the property for the existing or any future use, the condition of the roof or other parts of any structures, the condition or suitability of any improvement thereon for occupancy, the condition or operability of any utility system or appliance and without other repair or rehabilitation work to be performed by Seller. The parties hereto understand that they must rely solely on their own counsel. Buyer represents that they will have had the opportunity to, and will have in fact conducted (or elected not to conduct at Buyer's own risk), a thorough investigation of each aspect of the property by a licensed contractor of Buyer's choice, and that the Buyer is relying on their own assessment of said contractor's investigation of the property. This in no way restricts Buyer's option to decline to purchase subject property based upon Buyer's findings at Buyer's completion of inspections of subject property per the terms and conditions of the Purchase Contract.

Buyer_____ Date_____

Buyer_____ Date_____