

C.A.R. FORM SPQ / RPA ADDITIONAL PROPERTY INFRASTRUCTURE ADDENDUM

Property Address: 2496 Rudder Rd, Oceanside, CA 92054-6166

Seller/Trust: Landry Family Trust 02-10-21

This Addendum is incorporated into and made a part of the California Residential Listing Agreement (RLA), Seller Property Questionnaire (C.A.R. Form SPQ), and any subsequent California Residential Purchase Agreement (RPA) for the property referenced above. Seller provides the following explicit structural, mechanical, and biological disclosures and contract inclusion terms for the property's turn-key infrastructure assets:

1. Entryway Aquatic Sequence & Livestock Inclusions

Access to the primary front entry door is achieved via a custom architectural wooden bridge sequence equipped with protective wood viewing side rails. The active entryway ornamental koi and turtle pond located directly beneath this bridge walkway is a thriving, living ecosystem containing six (6) mature Koi fish and two (2) turtles. These animals have been safely acclimatized to this habitat and are transferred to the Buyer at closing at zero (\$0) monetary value as an operational convenience to the Buyer, with no warranties expressed or implied.

2. Dedicated Mechanical Pond Systems & Hardware

The front entry water feature operates on a dedicated external filtration loop engineered for low-maintenance year-round water clarity. The following integrated equipment is fully functional, owned outright by the Seller, and explicitly included in the sale of the real property:

- One (1) high-efficiency external water circulation pump.
- One (1) dedicated multi-stage external filtration system.
- One (1) inline Ultraviolet (UV) light clarifier system for algae control and sterilization.
- All associated subterranean and surface plumbing, valves, and electrical connections serving the feature.

2. Parking, Storage, & Extended RV Utility Inclusions

The property features a custom three (3) car garage configuration alongside an expansive, secure RV parking pad. All permanent electrical connections, dedicated water lines, and waste-disposal sewer cleanout hookups installed on the RV pad are

owned outright, fully functional, and transfer directly to the Buyer as permanent fixtures included in the real property transfer.

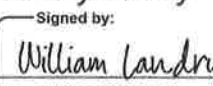
3. Energy Independence & Modern HVAC Assets

The central air-conditioning system is serviced and powered by an integrated rooftop solar panel system. Seller explicitly discloses and guarantees that the solar panel array is **100% fully paid for**, carries no liens, carries no active leases, and is free of any outstanding power purchase agreements (PPAs). The solar infrastructure will transfer to the Buyer completely free and clear of financial encumbrances at closing.

4. Structural Alterations & Integrity Disclosures

Seller discloses that the main custom kitchen remodel, the huge enclosed sunroom addition, the structural front entry bridge walkway footings, the backyard patio custom built-in BBQ island, and the pond lining have no known active leaks, structural defects, or subsurface water intrusion impacting the home's primary foundation or grading layout. All utility additions and mechanical components are in pride-of-ownership operational condition as of the date of listing.

Signed by: 
Seller/Trustee Signature: _____ **Date:** 8/26/2026
 (Lori Landry, Trustee of the Landry Family Trust 02-10-21)

Signed by: 
Seller/Trustee Signature: _____ **Date:** 8/26/2026
 (William Landry, Trustee of the Landry Family Trust 02-10-21)

Buyer Signature: _____ **Date:** _____