



ADDENDUM No. 1

(C.A.R. Form ADM, Revised 6/25)

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, ☒ Other **Residential Listing Agreement**, dated **September 29, 2025**, on property known as **1531 Lindacrest Dr**, **Beverly Hills, CA 90210** ("Property/Premises"), between _____ ("Buyer/Tenant") and **The Kim Living Trust** ("Seller/Housing Provider"). The term "Housing Provider" also includes Landlord or Rental Property Owner. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."

FORM USE NOTES: This form is intended to be used in Buyer-Seller or Tenant-Housing Provider transactions. For all other situations requiring an addendum, use an Addendum - Generic (C.A.R. form ADM-GEN).

- A change or addition to a previously provided Seller Property Questionnaire (SPQ), Real Estate Transfer Disclosure Statement (TDS), or other disclosure, may be made on an Amendment to Prior Disclosure (C.A.R. Form APD), and it may give the Buyer a right to rescind.
- To change the terms of already executed agreement, use the Amendment to Existing Agreement (C.A.R. form AEA).

Additional Terms:

Notwithstanding the Seller Representations listed in paragraph #6 on RLA page 3, the Seller represents that (iv): "Litigation against prior owners and brokerage firms are ongoing. But should not impede the ability to sell/transfer property."

Disclosure:

The property was constructed without proper permits, inspections, and certifications by previous owners (not current owners). As a result, LADBS has issued an Order to Comply Notice (attached). The property is being sold AS IS without representation or warranty. Seller recommends all interested parties to DO THEIR DILIGENCE and take this disclosure into consideration if/when making an offer. Buyers can call or email City Inspector Linn Melvin with questions about the code violations and other information. Buyers can seek further information with LADBS plan check.

Linn Melvin contact information is:

Email: linn.melvin@lacity.org

Phone: 213-482-0371"

Agency and Compass - Case No.: 24STCV27743

Randall - Case No. 24STCP01314 (Lead Case) consolidated with 24SMCP00246 [UNLIMITED CIVIL]

By signing below, Buyer and Seller acknowledge that each has received a copy of this Addendum, and each has read, understands, and agrees to its terms.

Buyer/Tenant _____	Date _____
Buyer/Tenant _____	Date _____
Seller/Housing Provider _____	Date 10/2/2025
Seller/Housing Provider _____	Date 10/2/2025

DocuSigned by:

Signed by:

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ADM REVISED 6/25 (PAGE 1 OF 1)



ADDENDUM (ADM PAGE 1 OF 1)