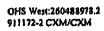
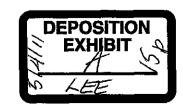


COMMERCIAL PROPERTY PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (NON-RESIDENTIAL) (CAR. FORM CPA, Revised 10/02)

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Date 1. DF	ren: 3.3.4 Licette 1	Dai Hall I I I I I		, California.
•	THE RESIDENCE IN THE PROPERTY OF THE PROPERTY	mer center		("Buyer")
	[] Individual(s), IPA Corporation, [] A Parinership, [] An LLC, [] An LITHER REAL PROPERTY TO BE ACCIUITED is described as	FOR BOING _ALOAS	HOTIE C	cagnizy Ge
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	MANUATOLA VIOLA Country	or's Percel No. Que dec	Celli	emis (Timestor)
G.	THE PURCHASE PRICE offered in The Mail	ion Three F	lun <i>area 1</i>	ABUSDING
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Đ.	CLOSE OF ESCHOW shall occur on	(dele) (or	□ Davis	Affai Acceptance).
2. P!	LANCE TEXMS: Obtaining the loans below in a conlingency of this Ag	neement uniess; (i) eauter ZL o	r 2M As checked below	r; or (II) otherwise
	reed in writing. Buyer shall act diliganily and in good faith to obtain the des contingency. Buyer represents that funds will be good when deposited will		r' coust halisast sad 6	MAIN COM IN HOL
	INTEREST DEBUGGET, Supra has abuse a depart to the execut of S. 15/2	. // //^		•
	to the egent submitting the offer (or to the CONOC). A line CANOC (or), made psycholo to (DAGG). The which shall be held uncashed until Acceptance and then deposited w	OP CAATED by Period	nal Chepky	•
	(or []), made payable to CDARGA: The	inducte charl	BALKUTCL)
	which shap be next uncosted until Acceptance and then deposited w	gines a minimost days after Mi	oepunce with	
	or		, , WIUI	M AAA
B.	INCREASED DEFORIT: Buyer shall deposit with Escrow Holder as in	creased deposit in the amoun	1 of 5 IC	10,000
	within Days After Acceptance, or 12 On 4	12/08	•	
Œ.	Escrow Holder, or Into Broker's trust scoount. INCREASED DEFOSIT: Buyer shall deposit with Escrow Holder at his within Days After Acceptance, or Ost PIRST LOAN IN THE AMOUNT OF PIRST LOAN IN THE AMOUNT OF		• • • • • • • • • • • • • • • • • • • •	
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•	annumbering the Property, escuring a note psysble of maximum interes. % initial adjustable rate with a maximum interest rate or	%, belen	de due in	
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	fied to the following index) Buyer shall pay to an fees	posits not to exceed	······· '	
	Additional terms			
n.	SECOND LOAN IN THE AMOUNT OF			
	NEW Second Oxed of Trust in favor of Londer, Seler,	,,,,,,		
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	encumbating the Property, securing a note payable at maximum interes. * Inhibit adjustable rate with a maximum interest rate of years, amortized overyears, (if checked: and with	il of % three	d rate, er	
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	fled to the following index:	edina not in excess	······· 74	
	Additional lema		 ·	
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e,	ADDITIONAL FINANCING TERMS:			
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P.	BALANCE OF PURCHABLE PRICE (not including costs of obtaining tosts and	other dowing poets) in the amount	ا و 💆 ۱	50,000
_	to be deposited with Escrew Holder within sufficient time to close escrew.	•	. 2	200 000
u.	PURCHASE PRICE (TOTAL):	i e f t t a r j g j t t j g g e e e g e g e g e g e Jahanan - Kingara hall nasistika Hall	<u>3</u> ,	300,000
, m,	LOAN APPLICATIONS: Within 7 (or [1]	punce, buyer entil provide der and senad. Divisa himmust	HET IN HELLEY (FOITH MENDOER) Black on manuscrounced do	er mongage ioen
	specified above.		•	-
l.	VERIFICATION OF DOWN PAYMENT AND GLOSING COBTS: Buy	er (or Buyer's lander or loan	broker pursuant to :	25f) shall, within
	7 för 🗀 📉 Dava Affar Antontianne, tetylde Relier writiet va	rification of Missar's down named	till and chulce seels	•
, Y	DAN CONTINGENCY REMOVAL: (I) WARM 17 (or 0) See 36 (7) (or the loan contingency or cancel this Agreement; OR (ii) (if checked) (1) is	га Айаг Ассорианси, Виуег виж	i, as specified in perso	raph 17, remove
	na men community at camper this Agreement; DK (ii) (ii Checkes) [] (ii funded.	au conjudench spez iewaju ji	s affect until the deets	riated toons are
K.	APPRAIBAL CONTINGENCY AND REMOVAL: This Agreement is (OR, I'	chartes Mis NOT continue	of stoom the Consumb	
	000 than the specified gurchase price. Buyer shull, as energial in parec	puch 17 improve the engrates!	continuents or exceed	i this Administrati
	when the loan contingency is removed (or, if checked 🗀 , within 17 (or 🦳	Days After Acces	ilance).	and disperient
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'A RE	VISED 1072 (PAGE 1 OF 16)			三. 好多城市。
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c). I	EBCROW AND) TITLE:					•		
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À	RE\	& 1995-2002, CA VISED 10/03 (F	nlifornia associ Pa cie 2 of 16)	ITION OF REALTORS	io, inc.		Revioused by		Cale	*******

F	roperty Address: 1904 Silverwood Avenue Dales
.6	SELLER DISCLOBURES:
, ,	A, NATURAL AND ENVIRONMENTAL DISCLOBURES; Seller shall, within the time apocified in persgraph 17, if required by Lew: (i) deliver to Buy earthqueke guides (and questionnains) and environments) hexards bookiet; (ii) even if exampt from the obligation to provide a NHD, disclose if it Property to located in a Special Flood Hazard Ares; Potential Flooding (inundation) Ares; Very High Fire Hazard Zone; State Fire Responsibility Ares; Earthquake Fault Zone; Selamio Hazard Zone; and (iii) disclose any other zone as required by Law and provide any other information.
	required for those zones. 8. ADDITIONAL DISCLOBURES: Within the time specified in paragraph 17. Separ shall provide to Buyar, in writing, the following disclosure documentation and information:
	(1) RENTAL SERVICE AGREEMENTS: (1) AS current leases, rental agreements, service contracts, and other agreements perialising to the contracts of the Property; and (ii) a rental statement including names of tenents, rental rates, period of rental, date of last rent increase ecountry deposits, rental concessions, rebales, or other benefits, if any, and a list of definiquent rents and their duration. Select represents the notinents is entitled to any concession, rebales, or other benefits, except as selforth in these documents. (2) INDOME AND EXPENSE STATEMENTS: The books and records, including a statement of income and expense for the 12 months preceding.
	Acceptance. Seller represents that the books and records are those maintained in the ordinary and normal course of business, and used it Seller in the computation of federal and state income tax returns.
	(3) [7] TEHAMT ESTOPPEL CERTIFICATES: (if checked) Tenant estopped certificates (C.A.R. from TEO) completed by Solar or Seller's agen and signed by tenants, scknowledging: (i) that tenant's rental or lease agreements are unmodified and in full force and effect (or if modified stating all such modifications); (ii) that no leaser defaults exist; and (iii) esting the amount of any prepetit rent or security deposit. (4) SURVEYS, PLANS AND ENGINEERING DOCUMENTS: Cooks of surveys, plans, appecifications and angineering documents, if any,
	Sally's possession of control.
	(6) PERMITS: If in Selier's possession, Copies of all permits and approvals concerning the Property, obtained from any governmental entity including, but not limited to, pertitionles of occupancy, conditional use permits, development plans, and sceness and permits pertaining to the property.
	(8) STRUCTURAL MODIFICATIONS: Any known structural additions or alterations to, or the installation, alteration, repets or replacement of
	etynificant components of the structure(s) upon the Property. [7] GOYERNMENTAL COMPLIANCE: Any improvements, additions, siterations or repairs made by Seller, or known to Seller to have been made without required governmental permis, finef inspections, and approvate.
	(3) VICLATION NOTICES: Any notice of violations of any Law filed or tasked against the Property and solucity known to Seller. (3) MISCELLANBOUS ITEMS: Any of the following, if actually known to Seller: (i) any current pending tawsuit(s), investigation(s), broukly(seller), action(s), or other proceeding(s) effecting the Property, or the right to use and occupy it; (ii) any unsellefted mechanic's or materialmen's lion(s) affecting the Property; and (iii) this any longit of the Property is the subject of a bankruptcy.
7.	ENVIRONMENTAL SURVEY (if checked): Within Days After Acceptance, Buyer shall be provided a phase one environments survey report pold for and obtained by [] Buyer [] Seller. Buyer shall then, so epecified in paragraph 17, remove this contingency or cancel this
A.	Agrication. Condominium/Planned unit development disclosures:
٧.	A. SELLER (HAS: 7 (or) Days Aller Acceptance to disclose to Buyer whether the Property is a condemistum, or located in planned until development or other common interest subdivision.
	B. If Property is a condominium, or located in a planted unit development or other common interest subdivision, Seller has 3 (or
0.	BUBSPOUENT DISCLOSURES: In the event Seller, prior to Close Of Escrew, becomes swere of adverse conditions motorially affecting the Property or any motorial improvided to Buyer of which Buyer is otherwise unswers, Seller sha promptly provide a subsequent or amended disclosure or notice in writing, covering these liams. However, a subsequent or amended disclosure shall not be required for conditions and material insecuracing disclosed in reports entered and paid for by Buyer.
10.	Changes During Escrow:
	A. Prior to Close Of Excrew, Sellar may only angage in the following side, ("Proposed Changes"), subject to Buyer's rights in paragraph 17: (i) rent or lease any vacant unit or other part of the premises; (ii) eller, modify, or extend any existing rental or lease agreement; (iii) enter into, after, modify or extend any existing rental or lease agreement; (iii) enter into, after, modify or extend any existing contract(s); or (iv) change the status of the condition of the Property.
44	B. At least 7 (or []) Days prior to any Proposed Changes, Seller shall give written notice to Buyer of any Proposed Changes, CONDITIONS AFFECTING PROPERTY;
	A. Unless otherwise egrect: (i) the Property is sold (a) in its PRESENT physical condition so of the date of Acceptance and (b) subject to Buyer's Investigation rights; (ii) the Property, including pool, sps. isndesceping and grounds, is to be mointained in substantially the same condition as on the date of Acceptance; and (iii) all debris and personal property not included in the sale shall be removed by Close Of Escribe. 8. SELLER SHALL, within the time specified in paragraph 17, DISCLOSE KNOWN STATERIAL FACTS AND DEFECTS effecting the Property, including known insurance claims within the past five years, AND MAKE OTHER DISCLOSURES REQUIRED BY LAW.

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- C. NOTE TO BUYER: You are strongly advised to conduct investigations of the entire Property in order to determine its present condition since Seller may not be aware of all defects affecting the Property or other factors that you consider important. Property improvements may not be built according to code, in compliance with current Lew, or have had permits leaved.
- D. NOTE TO SELLER: Buyer has the right to inspect the Property and, as specified in paragraph 17, based upon information discovered in those inspections: (i) cancel this Agreement; or (ii) request that you make Repairs or take other action.
- 12. ITEMS INCLUDED AND EXCLUDED:
 - A. NOTE TO BUYER AND SELLER: items tisted as included or excluded in the MLS, flyors or marketing materials are not included in the purchase price or excluded from the cale unless specified in 128 or C.
 - B. ITEMB INCLUDED IN SALE;
 - (1) All EXISTING fixtures and fillings that are allacted to the Property:
 - (2) Existing electrical, machanical, lighting, plumbing and heating fixtures, coiling fans, fireplace inserts, gas long and grates, solar systems, built-in appliances, window and door screens, swritings, shutters, window coverings, attached floor coverings, television aniennes, sajetite dishes, private integrated telephone systems, air doolers/conditioners, pool/sps equipment, garage door openers/remote controls, maibox, in-ground landscaping, transfer in the systems accounts systems.
 - in-ground landscoping, treas/shrubs, water softeners, water purifiers, socurity systems/alarms;

 (3) A complete inventory of all personal property of Selier currently used in the operation of the Property and included in the purchase price shall be delivered to Buyer within the time specified in paragraph 17;
 - (4) Solar represents that all famis included in the purchase price are, unless otherwise specified, owned by Seller. Within the time specified in paragraph 17, Seller shall give Buyer a list of fixtures not owned by Seller.
 - (5) Seller shall deliver title to the personal property by Bill of Sale, free of all flone and encumbrances, and without warranty of condition; and
 - (6) As additional security for any note in favor of Salier for any part of the purchase prize, Buyer shall execute a UCC-1 Financing Statement to be flight with the Secretary of State, covering the personal property included in the purchase, replacement thereof, and insurance propeeds.
 - C. IYEMS EXCLUDED FROM BALE:
- 13. BUYER'S INVESTIGATION OF PROPERTY AND MATTERS AFFECTING PROPERTY:
 - A. Buyer's acceptance of the condition of, and any other matter affecting the Property is a contingency of this Agreement, as specified in this paregraph and paragraph 17. Within the time specified in paragraph 17. Buyer shall have the right, at Buyer's expense unless otherwise agreed, to conduct inspections, investigations, lests, surveys and other studies ("Buyer investigations"), including, but not finited to, the right to: (i) inspect for lead-based paint and other lead-based paint hazards; (ii) inspect for wood destroying pests and organisms; (iii) confirm the instrability of Buyer and the Property, and (iv) salisfy Buyer as to any matter of concern to Buyer. Without Salier's prior written consent, Buyer shall neither make nor cause to be made: (i) investe or destructive Buyer invastigations; or (ii) inspections by any governmental building or zoning inspector, or government employee, unless required by Law.
 - B. Buyer shall complete Buyer investigations and, as specified in paragraph 17, remove the contingency or cancel this Agreement. Buyer shall give Seller, at no cost, complete Copies of all Buyer investigations absoluted by Buyer. Safler shall make Property evallable for all Buyer investigations. Seller shall have water, gas, electricity, and at operable pilot lights on for Buyer's investigations and through the date possession is made evaluable to Buyer.
- 14. REPAIRS: Repairs shall be completed prior to final vertication of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work compiles with applicable Law, including governments permit; thepetion and approved requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (1) obtain receipts for Repairs performed by others; (1) prepairs a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (III) provide Capics of receipts and statements to Buyer prior to final varification of condition.
- 16. BUYER INDEMNITY AND SELLER PROTECTION FOR ENTRY UPON PROPERTY: Buyer shall (i) keep the Property free and clear of liens; (ii) Repair all damage arising from Buyer investigations; and (iii) Indemnity and hold Belier harmless from all resulting liability, claims, demands, damages and coals. Buyer shall carry, or Buyer shall require anyone acting on Buyer's behalf to carry policies of liability, workers' compensation and other applicable insurance, defending and protecting Seller from fishility for any injuries to persons or property continuing during any Buyer investigations or work done on the Property at Buyer's direction prior to Close Of Escrew, Soller is advised that certain protections may be afforded Seller by recording a "Notice of Non-Responsibility" (C.A.R. Form NNR) for Suyer investigations and work done on the Property at Buyer's direction. Buyer's obligations under this paragraph shall survive the termination of this Agreement.
- 44. TITLE AND VERYING
 - A. Within the likes specified in paragraph 17, Buyer shall be provided a current preliminary (little) report, which is only an offer by the title insurer to issue a pelloy of title insurance and may not contain every tiam affecting title. Buyer's review of the preliminary report and any other matters which may affect title are a contingency of this Agreement as specified in paragraph 17.
 - 8. Title is taken in its present condition subject to all cocumbrances, easements, coverants, conditions, restrictions, rights and other matters, whether of record or not, as of the date of Acceptance except; (i) monetary lians of record unless Buyer is assuming those obligations or taking the property subject to those obligations; and (ii) those matters which Seller has agreed to remove in writing.
 - C. Within the time specified in paragraph 17, Seller has a duty to disclose to Buyer all matters known to Seller affecting title, whether of record or not.

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Sellor's failiets () ()
Reviewed by _______



Proporty Address: 1904 Silvewood Avenue DAICE
D. At Closs Of Escrow, Buyer shall receive a grant deed conveying title (or, for stock cooperative or long-term lease, a assignment of stock certificate or of Selier's leasehold interest); including oil, mineral and water rights if currently owned by Selier, Title shall vest as designated in Buyer's supplemental ascrow instructions. THE MANNER OF TAKING TITLE MAY HAVE SIGNIFICANT LEGAL AND TAX CONSEQUENCES. CONSULT AN APPROPRIATE PROFESSIONAL.
E. Buyer shall receive a standard coverage owner's CLTA policy of lille insurance. An ALTA policy or the addition of andorsements may provide greater coverage for Buyer. A title company, at Buyer's request, can provide information about the availability destability, coverage, and cost of various little insurance coverages and endorsements. If Buyer destree title coverage other than that required by this paragraph, Buyer shall instruct Escrew Holder in writing and pay any increase in cost.
17. TIME PERIODS; REMOVAL OF CONTINGENCIES; CANCELLATION RIGHTS: The following time periods may only be extended, altered, modified or changed by mutual written agreement. Any removal of contingencies or cancellation under this paragraph must be in writing (C.A.R. Form RRCR).
A. SELLER HAS: 7 (or) Sec. 36 (F) Days After Acceptance to deliver to Buyer all reports, disclosures and information for which Seller is responsible under paragraphs 5, 8A and 8, 8A, 11B, 12B (3) and (4) and 16. B. BUYER HAS: 17 (or) 122 30 (f) Days After Acceptance, unless otherwise agreed in writing, to:
(1) complete all Buyer investigations; approve all disclosures, reports and other applicable information, which Buyer receives from Seller; and approve all matters affecting the Property (including lead-based paint and lead-based paint hazards as well as other information specified in paragraph 6 and insurability of Buyer and the Property).
(2) Within the time specified in 178(1), Suyer may request that Salier make repairs or take any other action regarding the Property (C.A.R. Form RR). Selier has no obligation to agree to or respond to Buyer's requests.
(3) By the end of the time specified in 17B(1) (or 2) for ioan contingency or 2K for appealsal contingency), Buyer shall remove, in writing, the applicable contingency (C.A.R. Form RRCR) or cancel this Agreement. However, if the following inspections, reports or disclosures are not made within the time specified in 17A, then Buyer has 6 (or []
C. CONTINUATION OF CONTINGENCY OR CONTRACTUAL OBLIGATION; SELLER RIGHT TO CANCEL: (1) Seliar right to Cancel: Buyer Centingenoles: Seliar, after first giving Buyer a Notice to Buyer to Perform (as specified below), may cancel this Agreement in writing and authorize return of Buyer's deposit if, by the time specified in the

- s not remove in writing the applicable contingency or cancel this Agreement. Once all contingent have been removed, failure of either Buyer or Selfer to close excrow in time may be a breach of this Agreement,
- (2) Continuation of Contingency: Even after the expiration of the time specified in 178(1), Buyer retains the right to make requests to Seller, remove in writing the applicable contingency or cancel this Agreement until Seller cancels pursuent to 17C(1), Once Saller receives Buyer's written removal of all contingencies, Saller may not cancel this Agreement pursuant to
- (3) Seller right to Cancel: Suyer Contract Obligations: Seller, after first giving Buyer a Notice to Buyer to Perform (as specified below), may cancel this Agreement in writing and authorize return of Buyer's deposit for any of the following reasons: (f) if Buyer falls to deposit funds as required by 2A or 2B; (ii) if the funds deposited pursuant to 2A or 2B are not good when deposited; (iti) if Buyer falls to provide a letter as required by 2H; (iv) if Buyer falls to provide verification as required by 21 or 2M; (v) if Selier reasonably disapproves of the verification provided by 21 or 2M. Selier is not required to give Buyer a Notice to Perform regarding Close Of Eacrow.
- (4) Notice To Buyer To Perform: The Notice to Buyer to Perform (C.A.R. Form NBP) shall (i) be in writing; (ii) be signed by Seiler; end (iii) give Buyer at feet 24 (or 🗌) hours (or until the time specified in the applicable paragraph, whichever occurs last) to take the applicable action. A Notice to Buyer to Perform may not be given any earlier than 2 Days Prior to the expiration of the applicable time for Buyer to remove a conlingency or cancel the Agreement or meet an 17C(3)
- D. EFFECT OF BUYER'S REMOVAL OF CONTINGENCIES: If Buyer removes, in writing, any contingency or cancellation rights. unless otherwise specified in a separate written agreement between Buyer and Seller, Buyer shall conclusively be deemed to have: (i) completed all Buyer investigations, and review of reports and other applicable information and disclosures pertaining to that contingency or cancellation right; (II) elected to proceed with the transaction; and (III) essumed all liability, responsibility. and expense for Repairs or corrections pertaining to that contingency or cancellation right, or for inability to obtain financing.
- E. EFFECT OF CANCELLATION ON DEPOSITS: If Buyer or Seller gives written notice of cencellation pursuant to rights duly exercised under the terms of this Agreement, Buyer and Seller agree to Sign mutual instructions to cancel the sale and escrew and release deposits, less fees and costs, to the party entitled to the funds. Fees and costs may be payable to service providers and vendors for services and products provided during escrew. Release of funds will require mutual Signed release instructions from Buyer and Saller, judicial decision or arbitration award.

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Buyer's Intillate (Soller's Initials Reviewed by

19. 20.	Prior to Close Of Escrow, NOT AS A CONT (II) Repairs have been completed as agreed ENVIRONMENTAL HAZARD CONSULTAT and former owners and users of real prope Broker(s) has/have meds no representation citienties didicated in this Agreement; (III) evaluation office, and risks posed by, environ and Solier are each advised to consult with and risks posed by, environmentally hazard AMERICANS WITH DISABILITIES ACT: T The ADA effects almost ell commercial fac readily accessible to the disabled. Differen existing buildings, Compliance with the ADA compliance, A real estate broker does not in advise a principal on those requirements, professional of Buyer's or Solier's own chool LIQUIDATED DAMAGES: If Buyer retain, as liquidated demages,	indency of the Sale, but soke and (III) Salior has compiled with rions; so superson sold of the superson substances in technical and legal apports concurs autostances, if any, located on the Americans With Disabilities A size and public accommodation of requirements apply to now common may require significant costs. Me are the technical expenies to do any the technical expension to the t	final inspection of the Property within 5 (or
	would actually be suffered by Se	iller in the event Buyer w	ere to breach this Agreement. Release of funds will er and Seller, judicial decision or arbitration award.
•		Buyer's Initialo TE	/ Bolier's initials
	before resorting to arbitration or count Mediation fees, if any, shall be divided commences an action without first allo then that party athalt not be entitled to MEDIATION PROVISION APPLIES Wr-	action. Paragraphs 228(2) and equally among the parties involved mpling to resolve the matter throi recover atterney fees, even if the IETHER OR NOT THE ARBITRAT	
,	between them out of this Age shall be decided by neutral, it is a relitator shall be a relitatesetional Law experience an award in accordance with Code of Civil in accordance with Title 9 of it the arbitrator(s) may be enterprised that a shall be governed by (2) EXCLUSIONS FROM MEDIATION (Code \$2985; (ii) an unlawful delainer at a probate, small dalms, or bandruph attachment, receivembly, injunction, or (3) BROXERS! Buyer and Seller agree provided either or toth Brokers shall have	reement or any resulting inding arbitration, includ titred judge or justice, o , unless the parties mutually substantive California L. I Procedure §1283.05, in a sert ill of the Galifornia Cort ill of the Galifornia Cort into any court involving the faderal Arbitration A AND ARBITRATION: The following proceeding to enforcement of court. The filing of a court action of court.	ee that any disputs or claim in Law or equity arising transaction, which is not settled through mediation, ling and subject to paragraphs 22B(2) and (3) below, in an attorney with at least 5 years of real estate tally agree to a different arbitrator, who shall render aw. The parties shall have the right to discovery in all other respects, the arbitration shall be conducted ode of Civil Procedure. Judgment upon the award of any jurisdiction. Interpretation of this agreement to ct. Ig matters are excluded from mediation and arbitration: (i) a judicial or of trust, mergage, or installment land sele contract as defined in Civil of a mechanic's lien; and (iv) any matter that is within the judicition on to enable the recording of a notice of pending attent for order of ot constitute a waiver of the mediation and arbitration provisions. Or dains involving either or both Brokers, consistent with 22A and B, bitration prior to, or within a reasonable time after, the dispute or claim its in mediation or arbitration shall not result in Brokers being desimed
	"NOTICE: BY INITIALING ARISING OUT OF THE MATTE BY NEUTRAL ARBITRATION AYOU MIGHT POSSESS TO HAY THE SPACE BELOW YOU A UNLESS THOSE RIGHTS A PROVISION. IF YOU REFUSE! MAY BE COMPELLED TO AF PROCEDURE. YOUR AGREEM "WE HAVE READ AND UN	IRS INCLUDED IN THE 'VAS PROVIDED BY CALIFO VE PROVIDED BY CALIFO VE PROVIDED BY CALIFO VE PROVIDED BY CALIFO SUBMIT TO ARBITRATE JUNDER THE ARBITRATE JUNDER THE ARBITRATE JUNDER THE FORES LUDED IN THE 'ARBITRATE LUDED IN	V YOU ARE AGREEING TO HAVE ANY DISPUTE ARBITRATION OF DISPUTES' PROVISION DECIDED DRNIA LAW AND YOU ARE GIVING UP ANY RIGHTS FED IN A COURT OR JURY TRIAL. BY INITIALING IN INDICIAL RIGHTS TO DISCOVERY AND APPEAL, ELUDED IN THE 'ARBITRATION OF DISPUTES' TION AFTER AGREEING TO THIS PROVISION, YOU AUTHORITY OF THE CALIFORNIA CODE OF CIVIL ON PROVISION IS VOLUNTARY." OING AND AGREE TO SUBMIT DISPUTES ARISING RATION OF DISPUTES' PROVISION TO NEUTRAL
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	om o 1993-2002, California association of Revised 18702 (Page 8 of 10)	REALTORSO, INC.	Buyers Initials ()() Belier's Initials () () Reviewed by Date With the second of
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1904 Silverwood Avenue

	1904 Silverwood Avenue
Pror	
,23.	ASSIGNMENT: Buyer shall not easign all of any part of Buyer's Interests in this Agreement without first having obtained the written consent of Salier. Such consent shall not be unreseemably withheld, unloss otherwise agreed in writing. Any total or partial to the Agreement shall be salied for the partial statement to the Agreement.
	SUCCESSORS AND ASSIGNS: This Agreement shall be binding upon, and mum to the denote of, buyer and depot and until
	COPIES: Saller and Suyor each represent that Copies of all reports, documents, certificates, approvals and other documents that are furnished to the other are true, correct and unaffered Copies of the original documents, if the originals are in the possession of the furnishing park.
	NOTICES: Whenever notice is given under this Agreement, each notice shall be in writing, and shall be delivered personally, by facekmile, or by mall, pectage prepaid. Notice shall be delivered to the address set forth below the recipient's signature of excentence. Sither party may design a light suddens by providing notice to the other party.
27.	AUTHORITY: Any person of persons signing this Agreement represent(s) that such person has full power and authority to bind that person's principal, and that the designated Buyer and Saller has full authority to enter into and perform this Agreement. Entering into this Agreement, and the completion of the obligations pursuant to this contract, does not violate any Articles of Incorporation, Articles of Organization, ByLawe, Operating Agreement, Partnership Agreement or other document governing the activity of either Buyer or Batter.
28, 29,	GOVERNING LAW: This Agreement chell be governed by the Laws of the state of Celliomie. PRORATIONS OF PROPERTY TAXES AND OTHER FIEMS: Unless of the state of celliomie, the following items shall be PAID CURRENT and protected between Buyer and Saller as of Close Of Escrow; real property taxes and assessments, interest, rents, HOA regular, spaciel, and emergency dues and assessments imposed pilor to Close Of Escrow, premiume on insurance assumed by Buyer, payments on Melic-Roos and other Special Assessment District, bonds and assessments that are now a ferr. The following items shall be assumed by Buyer WITHOUT CREDIT toward the purchase price; protected payments on Melic-Roos and other Special Assessment District bonds and assessments and HOA special assessments that are now a firm but not yet due. Property will be reassessed upon change of ownership. Any supplements tax bits shall be paid as follows: (i) for periods after Close Of Escrow, by Buyer; and (ii) for periods prior to Close Of Escrow, by Seiter. TAX BILLER SECROW SHALL BE HANDLED DIRECTLY BETWEEN BUYER AND SELLER. Promitions shall be made based on a 30-day month.
30.	to comply with federal [FIRPTA] and Buyer agree to execute any instrument, affidavit, statement or instruction reasonably necessory to comply with federal [FIRPTA] and California withholding Law, if required (C.A.R. Form AS).
	MULTIPLE LISTING SERVICEPROPERTY DATA SYSTEM: If Broker is a perticipant of a Multiple Listing Service (MLS) or Property Data System (PDS), Broker is authorized to report to the MLS or PDS a pending sale and, upon Class Of Secrew, the terms of this transaction to be published and disseminated to persone and entities authorized to use the information on terms approved by the MLS or PDS.
22	EQUAL HOUSING OPPORTUNITY: The Property is sold in compilance with federal, state and local unti-discrimination Laws.
33.	ATTORNEY FRES: in any action, proceeding, of erbitration between Buyer and Selier arising out of this Agreement, the prevailing Buyer or Selier shell be entitled to reasonable altomay fees and costs from the non-prevailing Buyer or Selier, except as provided in paragraph 22A.
	BELECTION OF SERVICE PROVIDERS: If Broken refer Buyer or Seller to persons, vendore, or service or product providers 'Providers'), Brokers do not guarantes the performance of any Providers. Buyer and Baller may select ANY Providers of their own Probling.
,	TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties are neoperated in this Agreement, is unlike terms are intended by the parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement, if any provision of the Agreement is hald to be ineffective or invalid; the remaining provisions will nevertheless be given tail force and effect. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or shanged, except in writing Signed by Buyer and Seller.
36.	OTHER TERMS AND CONDITIONS, including attached supplements: A. D Buyer Imspection Advisory (C.A.R. Form BIA)
	9.
	D. Guyer Intent To Exchange Supplement (C.A.R. Form 9E9) E. Geller Intent to Exchange Supplement (C.A.R. Form 9E8)
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COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 7 OF 10)

· Þ	recently Address: 1904 Silverwood Avenue Delas
	7. DEFINITIONS: As used in this Agreement: A. "Asseptance" means his time the offer or final counter offer to accepted in writing by a party and is delivated to and personally received by the other party or final party's authorized agent in accepted Commental Property Protects. "Agreement" means the terms and conditions of this accepted Commental Property Protects. "Agreement" means the specific form referenced, or another comparished form agreed to by the parties. C. "C.A.R. Form" means the specific form referenced, or other evidence of transfer of title, is recorded. If the scheduled does of excrow falls on Salurday, Sunday or logal holders, then close of excrow shall be the rest pushess day after the scheduled close of excrow falls on Salurday, Sunday or logal holders, then close of excrow shall be the rest pushess day after the scheduled close of excrow date. E. "Copy" means copy by any means including photocopy, NCR, factionis and electronic. B. "Daye" means copy the sunday of the rest post of the event specified, not counting the calendar date on which the specified rest occurrence of the event specified, not counting the calendar date on which the specified vern is especified number of calendar days after the occurrence of the event specified, not counting the calendar date on which the specified event is scheduled to down. If "Baye Prior" means the specified number of calendar days before the occurrence of the event specified, not counting the calendar date on which the specified event is achieved to down. If "Baye Prior" means the specified furnities reason, as applicable, an electronic copy of signature complying with Californic Law, Buyer and consent of the other. If "Electronic Copy" or "Electronic Signature" means, as applicable, an electronic copy of signature complying with Californic Law, Buyer and consent of the other. If "Electronic Copy" or "Electronic Signature" means, as applicable, or electronic copy or signature of calendar date and consent of the other. If "Electronic Copy" or
	 "Repairs" means any repairs (including peat conirei), afastellone, replacements, modifications and respecting of the Property provided for under this Agreement. M. "Signed" means either a handwritten or electronic signature on an original document, Copy or any counterpart. Singular and Pitral forms each include the other, when appropriate.
30.	BROKERAGE: Neither Buyer not Seller has utilized the services of, or for any other reason owes compensation to, a Ecemed rest exists broker (individual or corporate), agent, finder, or other entity, other than as specified in this Agreement, in commexion with any set retailing to the Property, including, but not Pritted in, inquiries, introductions, consultations and negotiations leading to this Agreement. Surver and Seller each agree to indemnify, defend, and hold the other, the Brokers specified hands and their agents, harmless from and against any costs, expenses or liability for compensation claimed brownstatest with the warranty and representations in this paragraph.
39.	AGENGY: A. POTENTIALLY COMPETING BLYERS AND SELLERS; Buyer and Solice each acknowledge receipt of a disclosure of the possibility of multiple approximation by the Broker representing that principal. This disclosure may be part of a lixting agreement, target-broker agreement as separated obscument (C.A.R. Form DA), Solver understands that Broker present other potential targets, who may consider, make offers on or utilizately sequite the Property. Soller understands that Broker representing Seller may also represent other sellers with composing properties of bitsenet to this Buyer. B. CONFIRMATION: The following agency relationships are increby continued for this transaction: Listing Agent (Print Firm Name) is the agent of (check one): (Print Firm Name) (if not same Solice.
40,	as Litting Agent) is the agifal of (chieck one): I the Buyer and Seller. Joint Estale Brokers are not partles to the Agreement betwoon Suyer and Seller. Joint Estale Brokers are not partles to the Agreement betwoon Suyer and Seller. A. The following paragraphs, or applicable pertions thereof, of this Agreement constitute the Joint secrow instructions of the Seller to Escrow Holder, which Secrow Holder to to use along with any related counter priors and addends, and any additional mutual instructions to close the accrow; 1, 2, 4, 6, 16, 176, 29, 30, 35 Seller, 37, 40, 42, 464, 46 and paragraph D of the action titled Real Estate Broker on page 10. If a Copy of the separate compensualing provided for in paragraph D of the section titled Real Estate Sicker on page 10 is deposited with Secrow Holder by Sicker, Esprow Holder shall accept such agreement(s) and pay out from Buyer's or Sellar's funds, or both, as applicable, the Broker's compensualing provided for in such agreement(s). The terms and conditions of this Agreement not ast furth in the specified paragraphs are additional maters for the information of Escrow Holder, but shoul which Secrow Holder need not be conserted. Buyer and Soller will receive Escrow Holder and will accept such provisions upon Escrow Holder and will accept such provisions upon Escrow Holder and obligations of Escrow Holder and soller will execute additional that are responsibly necessary to close the secrow.

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COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 8 OF 10)

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9 	within 2 business days after mutual execution of the amendment. 41. SCOPE OF SROKER DUTY: Buyer and Beller admowledge and agree that: Brokers: (i) do not decide what price Buyer should pay or Seler should except; (ii) do not guarantee the performance, adequacy or completeness of inspections, services, products or repets provided or made by Seller or others; (iv) shall not be responsible for identifying defects that are not known to Broker(s); (v) shall not be responsible for inspecting public records or permits concerning the life or use of the Property; (vi) shall not be responsible for identifying location of boundary times or other items effecting title; (vii) shall not be responsible for verifying square instage, representations of others or information tin inspection reports, MLS or PDS, advertisements, flyers or other promotional material, unless atherwise agreed in writing; (viii) shall not be responsible for providing legal or tax advice regarding any sepect of a transaction entered into by Buyer or Seller in the course of this representation; and (i.i.) shall not be responsible for providing other advice or information that exceeds the knowledge, aducation and expellence required to perform a real color licensed activity. Buyer and Seller agree to seek tegat, tax, theurence, title and other desired assistance from appropriate professionals.										
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COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE D OF 10)

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CPA REVISED 19/02 (PAGE 10 OF 10)

COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 10 OF 10)

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Addendum to Commercial Property Purchase Agreement (1904 Silverwood Avenue)

- 1(D) Close of Escrow shall occur on or after October 15, 2008 but in no event later than December 29, 2008, as mutually agreed by Buyer and Seller in writing (the "Closing Date"). In the event that Buyer and Seller do not agree to a Closing Date in writing, the Closing Date shall be December 29, 2008.
- 2. 2(J) Buyer shall, on or before September 12, 2008, as specified in paragraph 17, remove the loan contingency or cancel this Agreement.
- 3. 3(A) On or before 1:00 p.m. P.D.T. on the Closing Date, Seller shall deliver Occupancy to the Buyer. Notwithstanding the foregoing, Seller shall have the right to rent the Property, subject to mutually agreed upon reasonable terms and conditions, for up to two (2) months post-Closing Date.
- 4. 17(A) Seller shall have until September 2, 2008, to comply with Paragraph 17(A).
- 5. 17(B) Buyer shall have until September 12, 2008, to comply with Paragraph 17(B).
- 6. Buyer shall have until September 12, 2008, to obtain state or local governmental approvals, if any, necessary to conduct daily 6 a.m. prayer meetings (the "Approvals Contingency"). Thereafter, Buyer shall remove the Approvals Contingency in accordance with Paragraph 17(B).
- 7. Purchaser shall accept the Property "as is" and in its condition per the terms of the "As Is Addendum" attached hereto on the Closing Date subject only to the express provisions of this Agreement.
- 8. Any costs, expenses or fees not otherwise apportioned in this Agreement shall be paid by the party incurring said cost, expense or fee.
- 9. Buyer on behalf of itself and its successors and assigns waives its right to recover from, and forever releases and discharges, Seller, Seller's affiliates, Seller's investment advisor, the partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees and agents and representatives of each of them, and their respective heirs, successors, personal representatives and assigns (collectively, the "Seller Related Parties"), from any and all demands, claims, legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including, without limitation, court costs and attorneys' fees and disbursements), whether direct or indirect, known or

Buyer's	Initials	T	≦)(
Seller's	Initials	Ä	_)(_	_

unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with (i) the physical condition of the Property including, without limitation, all structural and seismic elements, all mechanical, electrical, plumbing, sewage, heating, ventilating, air conditioning and other systems, the environmental condition of the Property and the presence of hazardous materials on, under or about the Property, or (ii) any law or regulation applicable to the Property, including, without limitation, any environmental law and any other federal, state or local law.

a. In connection with Paragraph 9 above, Buyer expressly waives the benefits of Section 1542 of the California Civil Code, which provides as follows: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR." BUYER ACKNOWLEDGES AND AGREES THAT IT HAS BEEN REPRESENTED BY LEGAL COUNSEL OF ITS CHOICE IN CONNECTION WITH THIS AGREEMENT, AND THAT SUCH COUNSEL HAS EXPLAINED TO BUYER THE PROVISIONS OF THIS PARAGRAPH 9. BY INITIALING BELOW, BUYER CONFIRMS IT HAS AGREED TO THE PROVISIONS OF THIS PARAGRAPH 9.

BUYER'S INITIALS: -

T.K.

The provisions of this Paragraph 9 shall survive the Closing.

10. Notwithstanding anything to the contrary contained herein, after the Closing Date: (a) the maximum aggregate liability of Seller, and the maximum aggregate amount which may be awarded to and collected by Buyer (including, without limitation, for any breach of any representation, warranty and/or covenant by Seller) under this Agreement or any documents executed pursuant hereto or in connection herewith (the "Other Documents"), shall under no circumstances whatsoever exceed Ninety Nine Thousand Dollars (\$99,000); and (b) no claim by Buyer alleging a breach by Seller of any representation, warranty and/or covenant of Seller contained herein or in any of the Other Documents may be made, and Seller shall not be liable for any judgment in any action based upon any such claim, unless and until such claim, either alone or together with any other claims by Buyer alleging a breach by Seller of any such representation, warranty and/or covenant is for an aggregate amount in excess of Twenty-Five Thousand Dollars (\$25,000) (the "Floor Amount"), in which event Seller's liability respecting any final judgment concerning such claim or claims shall be for the entire amount

Buyer's Initials (T)	
Seller's Initials ()	_

thereof, subject to the limitation set forth in clause (a) above; provided, however, that if any such final judgment is for an amount that is less than or equal to the Floor Amount, then Seller shall have no liability with respect thereto.

Buyer's Initials (TSC)

Exhibit A

Legal Description

AS IS ADDENDUM

BUYEA:	SELLER:			
OUYEA:	SELLER:			
SUBJECT PROPERTY:				
This Addendum is made a part of that Real Estate Put Seller and Buyer dated escrow instructions to the escrow holder. Buyer and Selle	rchase Contract by and between the above referenced and together with that document shall constitute joint or agree as follows:			
The subject property is not new and neither Selier nor property is sold in its present, "AS IS" condition. This Add Contract regarding warranties, maintenance and condition of improvements, risk of loss and leaving the property in provision, until possession is delivered to Buyer. Selier structures, poot/spas, grounds, and landscaping) in the selections.	fendum supersedes all other provisions in the Purchase ion of the property, except those relating to destruction se of debris and personal property, Notwithstanding this shall maintain the Property and its improvements (a)			
Seller agrees to permit Buyer and all of Buyer's represe those inspections deemed necessary by Buyer.	niatives reasonable access to the Property to complete			
Buyer has been advised to carefully inspect the Property qualified experts regarding all systems and features of size, roof, plumbing, electrical, appliances, sewers, septi tion, structural components, pool/spa and related equi intestation or infection.	the Property Including boundary lines, lot and dwelling c system, soil conditions, foundation, heating, air condi-			
Buyer understands and acknowledges that regardless of could be discovered by the Buyer or the Buyer's experts, as otherwise agreed in writing.	what is disclosed by Seller or anyone else, or what is o Seller will not correct, replace or repair anything except			
Unless another time limit is specified in the Purchase C (15) calandar days from date of acceptance that the contable to Buyer. If Buyer determines the Property is acceptance the Buyer is unused deposit shall be returned to Buyer.	iliion of the Property is either acceptable or is unaccept- ptable, Buyer agrees to take the Property in its presont acceptable, then the Purchase Contract shall terminate			
Buyer acknowledges that Buyer is not relying upon any representations by Seller or any Agent in the transaction as to the condition of the Property, its size, tocation of boundary lines or permitted uses. Buyer is not relying upor Seller or any Agent in the transaction to investigate the Property other than as disclosed in writing by the Seller and the Agent(s). Buyer expressly agrees that Buyer is relying exclusively upon Buyer's own inspection and the opinions of experts retained by Buyer as to the condition and use of the Property.				
The parties understand and acknowledge that Seller is material nature. The parties do not intend by this Adder Seller or the Agents to furnish disclosure statements and provision of local laws requiring specific disclosures, insignificant selections and the contract of	ndum to waive any provision of the law requiring either d existing reports, nor do the parties intend to waive any			
Buyer and Seller acknowledge receipt of a copy of this A	ddendum to the Contract.			
Buyer:	Seller: Lin Wi			
Buyar:	Seller:			
\$ 12.08	Salar 8/2/08			

1994 + 10-Auto

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**	O	r	R	ĸ	٨	LI	O,	11	ä	Φ

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS For the With Single Family Residential Property — Attached or Delached (C.A.R. Form RPA-CA, Revised 1/00)

Date	10j10j	, California.
	FFER: THIS IS AN OFFER FROM INJOINT MISSION Prayer Center	('Buyer').
8	THE REAL PROPERTY TO SE ACQUIRED IS described as	AVENUE
	Assessor's Parcol No. Magal describble to	Culliamia, (Property).
C	THE PURCHASE PRICE OFFICE OF OR MILLION NINE HUNDRED T	housand
	Dollars \$ 900	.000
2. FI	CLOSE OF ESCROW shall occur on See 25 (D) (dela) (or)	_ Days After Acceptance).
#(NANCE TERMS: Obtaining the loses below in a centingency of this Agreement unless; (i) either 2K or 2L is checke used in writing. Buyer shall act diligently and in good fath to obtain the designated loses. Obtaining deposit, down paymen	nt end closing costs is not
Ā	contingency, Buyor represents that funds will be good when deposited with Eacrow Holder. INITIAL DEPOBIT: Buyer has given a deposit in the amount of	Z5,000
	to the agent submitting the offer (or to at Canan Tain anee Cacifine), by personal check	
	(or), made payable to Council Tourne Council Chartel which shall be held uncashed until Acceptance and then deposited within 3 business days after Acceptance	
	(or D), with	_
. 13	Escrow Holder, (cr Into Broker's trust account). INCREASED DEPOSIT: Suyer shall deposit with Escrow Holder en increased deposit to the amount of \$ within Days After Acceptance, or Of On 1/2/2008 FIRST LOAN IN THE AMOUNT OF \$	50.000
٠.	within Dave After Acceptance, or fit On 9/1/2/2008	
G.		
	(1) NEW First Deed of Trust in favor of lender, encumbering the Property, securing a note sevente at meximum "	
	interest of	
	pay loan fees/points not to exceed, [Thate lame apply wholher the designated loan	
	is conventional, FHA or VA.) (2) [FHA [VA (The lobowing terms only apply to the FHA or VA (can that is checked.)	
	Salar shall pay W discount points. Salar shall pay after fees not allowed to be paid by Buyor,	
	inot to exceed \$	
	\$ (Actual tann amount may increase if mortgage insurance premiums, funding	
_	less or closing costs are financed.)	
Đ.	ADDITIONAL FINANCING TERMS: Suber financing, (C.A.R. Form SFA): secondary (inancing	
	for at r. ditter Add Brandle de the C. manufactor as to the fill of manufactor at a month of home Brands and	
_	BALANCE OF PURCHASE PRICE (not including costs of oblighing leans and other closing costs) in the smount of \$	1.875.00
,	BALANCE OF PURCHABE PRICE (not sectioning case of columning towns and clust coping costs) is the emotion of 1.19 (to be deposited with Escrow Holder within sufficient time to close ascrow.	1 000 000
F.	PSIRCHABE PRICE (TOTAL):	1,900,00C
Ō,	LOAN APPLICATIONS: Within 7 (or []) Days After Acceptance, Buyer shall provide Seller a letter from broker stating that, based on a raview of Buyer's written application and credit report, Buyer is proquatified or preapp	ned WEW for the NEW loan.
	specified in 2C above.	
. н.	VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS: Buyer (or Buyor's lander or loan broker pursus	ant to 2G) stud, within
t.	7 (or []) Daya After Acceptance, provide Beller writes verification of Buyer's down payment and closing LOAN CONTINGENCY REMOVAL: (I) Within 17 (or) 182	coem. In paraptach 14, tomove
	the tean contingency or cancel (Ne Agreement) OR (II) (If checked) [] the loan contingency exall remote in electional t	uo casiĝugias isate ara
J.	APPRAIBAL CONTINGENCY AND REMOVAL: This Agreement is (OR, if checked, Date NOT) conlingent upon the Pr	operly appraising at no
	iess than the specified purchase price. If there is a less contingator, at the time the fain contingator is removed (or, if ci	
	If there is no loan contingency, Buyer shall, as specified in paragraph 149(3), remove the appraisal contingency within 1	
K.	After Acceptance. 📑 NO LOAN CONTINGENCY (if checked): Obtaining any loan in paragraphe 2C, 20 or steawhers in this Agreement is N	OT a continuancy of this
	Agreement, if Buyer does not obtain the Iran.and as a result Buyer does not purchase the Property, Saller may be entit	
	cities tagel remodies.	n Ad A
	🗀 ALL CASH OFFER (If checked): No losa is needed to purchase the Property. Buyer shall, within 7 (or 📋) ! provide Seller written verification of sufficient hinds to close this transaction.	Days Aller Acceptance,
, CLC	BING AND OCCUPANCY:	
A.	Buyer inlends (or [] dose not inland) to occupy the Presenty as Buyer's primary residence. Beliar-occupied or vecent property: Occupancy shall be delivered to Buyer at [] AM[] PM, thin the d	tute of Moon Mi Forms
12,	on new company or vacant property: Occupancy shall de delivered to Buyer at 111212 Awiter M. Deviller of Buyer at 111212 Awiter M. Deviller o	ate of Coso (1) recrow; 2.) If trensler of the and
1	occupancy do not occur at the same time, Buyer and Seller are advised to: (I) anter into a written occupancy agreement; :	and (II) consult with their
a eppyili	neuronos and legal advisors, int less of the Urba Suige (file 17 U.S. Code) looks the unautracked Buyer's Intillals (} ^
producto esos, in	n of this form, or any period marked by patricopy number or any other thicken tyralines or computational formats. Copyright © 1891-2000,	
ALPORH PA-CA	In these of the United States (Fife 17 U.S. Code) lorded the unsupported Section of the Brunn of any period washed by substance of the United States (Section of the Brunn of any period washed to provide the Section of the Section o	With part
Agents	Phone Pax: Prepared using	WiNForms@ software
Broker	15	



Pmo	erly Address: 1843196 Farley A	venue Date:
C	. Tenant-complet property: (i) Property shall be vacant at least 8 (or in writing. Note to Seiler: If you are unable to deliver Property vacant is	1 Days Prior to Close Of Engrow, unless pileswise agreed
0	be in breach of this Agreement. IR (II) (If checked) [] Tenant to remain in possession. The etlached of	ddendum is incorporated into this Agreement (C.A.R. Form PAA,
0	paragraph 3.); it (iii) (if checked) [] This Agreement is contingent upon Suyer and Solid willin the time specified in paragraph 149(1). If no written agreement is rea	
ū	in writing. At Close Of Escrow, Seller assigns to Buyer any assignable warranty right	
E	of such warranties. Brokers connot and will not determine the assignability. At Close Of Escrow, unless otherwise agreed in writing, Seller shall provid slerms and garage door openers. If Property is a condominum or leasts deposit to the Homeowners' Association ("HOA") to obtain keys to accessible.	s keys and/or means to operate all locks, mellboxes, security systems. If in a common interest subdivision, Buyer may be required to pay a
Q	LLOCATION OF COSTS (if checked): Unless otherwise specified here, this if service manifected, if not specified here or eleavation in this Agreement, the yeary such report, inspecifion, test or service shall be by the method specified.	raragraph only determines who is to pay for the report, inspection, test datermination of who is to pay for any work recommended or identified
	WOOD DESTROYING PEST INSPECTION: [1] Descrip Selior shall pay for an Inspection and report for wood	
	by	tang impignia heraidaga a
	paregos and carparie, 🔲 delacted decita. 📋 the following other about	
	or located in a common interest subdivision, the Report shall include or and shall not include common areas, unless otherwise agreed. Water is consent of the owners of property below the shower.	
.0	R (2): [] (if checker) The siteched addendum (C.A.R. Form WPA) reparding into this Agreement.	belanograph at teas to notice the Anticoperal tees only of the boom
8	OTHER INSPECTIONS AND REPORTS: (1) ②TEuyor [1] Seller shall pay to have septic or private sewage dispose!	sysiems inspecied
	(2) 13 Buyer (1) Seller shall pay to have domestic wells tosted for water po (3) 2 Buyer (1) Seller shall pay for a natural hazard zone disclosum report	tability and productivity
	(4) Dr Buyer Seller shall pay for the following inspection or report (5) B Buyer Seller shall pay for the following inspection or report	
C,	GOVERNMENT REQUIREMENTS AND RETROPIT: (1) Suyer Salar shall pay for smoke detector installation and/or wall	
	shall provide Buyor a written statement of compliance in accordance (2) (2) Buyor D Setter shall pay the cost of compliance with any other	with state and local Law, unless exempt,
	reports if required as a condition of closing secret under any Law. EBGROW AND TITLE:	
٥.	141 PT Divine APRelline shall nove anergy for	Title company - son Toil
	(2) Buyer M Beller shall pay for owner's this incurance policy specified	in paragraph 12E
٠	(Buyer shall pay for any fille insurance policy insuring Buyer's lender	unioss olfurwise agreed in writing.
€,	OTHER COSTS: (1) Buyer (2) Sellar shall pay County fransier tax or transfer tax (2) Buyer (2) Sellar shall pay City transfer tax or transfer fee	-
	13) 🗀 Buyar 🖸 Seller shall nev HOA transfer for	, -
	(4) Buyer Seller shall pay HOA document preparation fees	ola one-year home warranty plan.
	tasued by with the following optional coverage:	
	(6) (1) Suver (1) Seller shall pay for	·
5. ST	(T) Buyer () See: shall pay for ATUTORY DISCLOSURES (INCLUDING LEAD-BASED PAINT HAZARD DI	CLOSURES AND CANCELLATION RIGHTS:
Ä.	(1) Seller shaf, within the lime specified in paragraph 14A, deliver to Suyo pempikal ("Lobs Disclosures"); and (ii) disclosures or notices required by ("Statutory Disclosures"). Sistingry Disclosures Include, but are not limit Hazard Okstoure Statement ("NHO"), notice or actual knowledge of	r, if required by Law: (I) Federal Lead-Based Paint Disclosures and resclions 1102 et, seq. and 1103 et. seq. of the California Civil Cyde ed to, a Real Estate Transfer Disclosure Statement ("TOS"), Natural referso- of Usgat controlled authstance, notice of special fex and/or
	aversements (or, if allowed, substantially equivalent notice reparating the 1915) and, it Selfer has actual knowledge, an industrial use and milliary of	Mallo-Roos Community Facilities Act and Improvement Bond Act of numbers location disclosure (C.A.R. Form SSD).
	1915) and, il Selor has actual knowledge, an industrial use and military of Buyer shell, within the time specified in paragraph 148(1), rotum Signed (3) in the event Sellor, prior to Close Of Escrew, becomes aware of se	copies of the Statulory eta Lend Disclosures to Selet.
	haccuracy in electosures, information or representations previously pr promptly provide a subsequent or amended disclosure or notice, in w disclosure shall not be required for conditions and material inaccura-	Dygso to Buyer of Wilch Buyer is otherwise unawers, Seller shall Clark covering those Borns, However, a subsension or amended
Jopyrial	NO 1991-2008, CALIFORNIA ABSOCIATION OF REALTORSO, INC.	Seller's Initiate ()()
RPA-Ć	A REVIBED 1/68 (PAGE 2 OF 6)	Reviewed by Date

Demonstra fieldi	1843 1	96 Forler	Avenue. Date:	
Property Addi		d in SA(1) or subspensed or of	nended disclosure or notice is delivered to Buye	r after the olier in Sloved
Bu; pivi	yar ehall have the right to cence the written nelice of cancellation	i ihin Agraemani wilitin 3 Days . In Saler or Salier's egeni. (Leat	Alter delivery in person, or il Days After delivery I Disclosures sent by mail must be sent certified n	d , liam, erd of Meesteb yd
8. NATUR enthqt Propert Area; E	iske gukise (ond questionnelle) ly is located in a Special Flood Earthquaka Faixit Zone; Salanic	AZARDS: Within the time spec and environmental hezards bee Hezard Area; Polential Flooding	urse is prohibited by Law. Med in perspraph 144, Seller ahall, II required by Ikisi (II) aven II akampi from the obligation to pro- ; (Inundation) Aroa: Very High Fire Hazard Zone e any other zone as required by Law and pro-	vide a NHD, disclose if the ; State Fire Responsibilit
C. DATA availeb orimina he or si	ile lo the public vio an Intornol) Il bislory, this Information will inc no resides. (Notitior Seller nor Bl	Nob elle maintained by the Dep Audo ellher the address al which rokers ero required to check this	Panel Code, information about executed segists arment of Justice at www.mogansiaw.co.gov. Di the ollender resides or the community of residen- website. If Buyer wants further information, Srok- cy seried, Brukers do not have experies in the s	epending on an offender's see and ZIP Code in which or recommends thet Buyes
6. CONDOMII A, BELLE	NIUMPLANNED UNIT DEVELO R HA8; 7 (er [] J will development or other com	PMENT DISCLOSURES:) Days Affor Acceptance (c. c	solose to Buyer whether the Property is a condo	•
8. If the Property American Pr	reperty is a condeminhm or is to after Acceptence to request from dipeted darm or liligation by or r (let) Copies of the most repent as governing the Property (collect y Cl Cisclosures in Seler's post	cated in a planned unit develops the HOA (C.A.R. Form HOA): (i tigainst the HOA; (iii) a statema 12 months of HOA minutes for a thysiy, "Oi Disclosures"). Saller (nont or other common interest subdivision, Selior () Capies of any documents required by Law; (ii) ni centairing the location and number of design agular and spacial mostings; and (v) the names of his liemize and deliver to Buyor all Ci Disclosur. Disclosures is a contingency of this Agreement.	disdosure of any panding rated pasking and storage and contact information of ea received from the HCIA
7. CCINDIȚIĞI · A. Unioaa Buyer'a constite	NG APPECTING PROPERTY: altervise egreed: (i) the Propi investigation sighte: (ii) the in se on the date of Acceptence;	Property, Including pool, spa, and (III) at debits and possonal	T physical condition as of the data of Acception (Acception and grounds, is to be maintained apporty not included in the sale shall be senaved	in substantially the same d by Close Of Escrew.
	ly, including known insurance		ieclobe known material facts and ****, and make other disclosures rec	
B sonia na yam D. NOTE 1	leiler may not be aware of all (It he built according to code, it I'O BELLER: Buyer has the rigi	defects affecting the Property n osinpliance with current Law ht to inspect the Property and,	as specified in paragraph 148, based upon in	Property improvements
B. ITEMS INCI	LUDED AND EXCLUDED:	* **	i make Repairs or take other sollon. In the Mi.5, flyshi or morkeling molenets are not	included in the pwenase
B. ITEMS I	excluded from the sale unless s; [NGLUDEO IN BALE: EXISTING fixtures and fillings th			
(2) Eida bulil dieh in-ga	iling electrical, machenical, ligh I-in appliances, window and do	iting, piumbing end hoefing likt or screens, swrings, shullers, i o systems, elr coalers/condition	uros, celâng fens, fireplace inserts, que logs en window coverings, atlached floor coverings, tele ers, pocifepa equipment, garage door operarsir , security systems/sisms; and	vision anternas, satellite
(4) Sole (6) An R	· · · · · · · · · · · · · · · · · · ·		otherwise specified, ero owned by Seller. wannnly.	
A. Buyer'e paragrap ogredd, inspect f enx offer fluyer's l or doetru	oh and peragraph 146. Wilhin to to conduct inspections, investigator land other to noter delabases (iv) confirm the inspection Advisory (C.A.R., For	and any other matter affection to the time specified in paragraph to the street and either a society specified in the second of the paragraph to the property of the property	PROPERTY: g the Property, is a contingency of this Agreem 148(1), Buyer shall have the right, at Buyer's a: tudles ("Buyer Invalugations"), including, but not led for wood desetbying peats and organisms; in opany; end (v) satisfy Buyer as in any maller titlen consent, Buyer shall neither make not cause titlen consent, Buyer shall neither make not cause title building or zerang inspector or government as	xpense unique atherwise (britist to, the right to: (1) (ili) review the replatored specified in the attacked o to be made: (f) invasive
Solior, ai Investiga	t no cost, complete Capies of a	ill Buyer Investigation recorts o	148, mmove the conlingency or cancol this Agr blakted by Buyer. Seller shall make the Proper tot lights on for Buyer's Investigations and throug	v nvallable for all fliper
·			Buyar's Iniliale (
	008, CALIFORNIA ASSOCIATION G (D 1/08 (PAGE 3 OF 8) GALIFORNIA		Reviewed by Date	

	en ma	d a ler cea	se may be performed by Sefer or through others, provided that the work compiles with applicable Law, including governmental permit, hispector popoval requirements. Repeire shall be performed in a good, shifted menner with materials of quality and appearance comparable to edeling fain. It is understood that exact restoration of appearance or cosmelle lients following all Repeire may not be possible. Seller shall: (i) obtain his for Repeire performed by others; (ii) propers a whiten statement indicating the Repairs performed by Seller and the data of such Repairs, and wikits Copies of receipts and statements to Boyer prior to fine) varification of condition.
11.	Pic an appear	yel do pic pic oic	ir. INDEMNITY AND SELLER PROTECTION FOR ENTRY UPON PROPERTY: Suyer shall: (i) keep the Property free and clear of liens; (i) in all desirage entains from Buyer investigations; and (iii) Indemnify and hold Seller harmless from all resulting liability, claims, demands osts. Buyer shall carry, or Buyer shall require anyone acting on Buyer's behall to carry, policies of liability, workers' compensation and vibe able insurance, defending and protection pelor from Sability for any injuries to sersome or property occurring during any Buyer investigations of one on the Property at Buyer's direction prior to Close Of Escriw. Seller is advised that contain protections may be diferred Saller by recording a of Non-responsibility' (C.A.R. Form NNR) for Buyer Investigations and work done on the Property at Buyer's direction. Buyer's obligations.
12.	UII Tii	GO? Fl.E	this paragraph shall survive the termination of this Apresment. AND VESTING:
	A.	la m	ibin the time specified in paragraph 14. Buyer shall be provided a current proliminary (title) report, which is only an offer by the title basurer is see a policy of title basurence and may not contain every item affecting litte. Buyer's review of the proliminary report and any other metters which are affect little are a confingency of this Agreement as specified in paragraph 148. Its is taken in its present condition subject to all encumbrances, assements, concents, conditions, restrictions, rights and other matters, whether
		of eu	record or not, as of the date of Acceptance except; (i) monotary liens of record unless Buyer is assuming those obligations or taking the Properly bject to those obligations; and (III) those mallers which Saller has agreed to remove in writing.
	D.	Al Co Bu CC	ith the time specified in paragraph 14A, Selier has a duly to disclose to Buyer of matters known to Selier offering titls, whether of record or not Close Of Ectrow, Buyer shell succive a grant deed conveying title (or, for slock cooperative or long-term lease, an assignment of stock rifugate of a Selier's leasehold interest), including all, minoral and water rights it currently owned by Selier. Title shall vest as designated in 1480-16 supplemental ascrew instructions. THE MANNER OF TAKING TITLE MAY HAVE SIGNIFICANT LEGAL AND TAX CONSEQUENCES. 1480-16 AN APPROPRIATE PROPESSIONAL.
		PV PV	yer shall receive a CLTA/ALTA Homeowner's Policy of Tille Insurance. A title company, ot Buyer's request; can provide information about the allability, destrability, coverage, and cost of various tille insurance coverages and endersements. If Buyer destree title coverage other than that quired by this paragraph, Buyer shall instruct Escrow Hekler in writing and pay any increase in cost.
13.			OF BUYER'S PROPERTY: Is Agreement to NOT contingent upon the safe of any property owned by Buyer.
DR			(if checked): The atlached addendum (C.A.R. Form COP) regarding the conlingency for the sale of property owned by Buyer is incorporated
		Int	o Ihle Agreement
			PERIODS; REMOVAL OF CONTINGENCIES: CANCELLATION RIGHTS: The following time periods may only be extended, aftered, and or changed by multal written agreement. Any removal of contingenciae or consultation under this paragraph must be in writing
	IC.	A.R	. FormCRI.
	Α,	85	ILLER HAB: 7 for M 🚅 2500) Days Aller Acceptance to deliver to Buyer ell reports, disclosums and information for which Seller is
		PQ 4	ponsitio under paragraphy 4, 6A and 9, 84, 78 and 12.
•	a.	(1)	Form CR). ILLER HAB: 7 (or 1) See Z5(0) Days Aliar Acceptance to deliver to Buyer all reports, disclosures and information for which Seller is ponsition under participants, 6A and 8, 84, 78 and 12. BUYER HAB: 17 (or 1) 100 (0) 100 Days After Acceptance, unless otherwise agreed in writing, to: (1) complete all Buyer investigations; approve all disclosures, reports and other applicable information, which Buyer receives from Seller; and
			(i) compass an surjective effective the Property and second series and lead-based paint hazards as well as other information specified in barragraph 5 and insurability of Buyer and its Property; and
			(II) return to Sailor Signed Copies of Statutery and Lead Obsolvered by Seller in accommence with peragraph SA.
		•	Within the time specified in 145(1), Suyer may request that Seller make repains or take any other setten regarding the Property (C.A.R. Form RR). Seller has no obligation to agree to or respond to Suyer's requests.
		(3)	By the end of the time apocified in 14E(1) (or 2) for loan centingency or 2.) for appraisal conlingency), Buyor shall, in writing, ramove the
			applicable contingency (C.A.R. Form CR) or cancel this Agreement, However, if (i) government-mandated inspectional reports required as a condition of closing; or (ii) Common interest Disclosures pursuant to paragraph 6B are not made within the time specified in 14A, then Buyer has 5 (or (i)
			applicable centingency or sensel this Agreement in writing.
- (NTINUATION OF CONTINGENCY OR CONTRACTUAL OBLIGATION; SELLER RIGHT TO CANCEL:
		(1)	Better right to Concel; Buyer Contingencies: Soler, after that giving Buyer a Notice to Buyer to Perform (se specified below), may cancel
			this Agreement in writing and authorize return of Buyer's deposit if, by the time specified in this Agreement, Buyer dose not remove in writing the applicable contingency or cancel this Agreement. Once all contingencies have been removed, failure of either Buyer or Seller to close
			vacow on time may be a breech of this Agreemant.
		•	Continuation of Contingency: Even effer the expiration of the time specified in 148, Buyer relating the right to make requests to Seller, remove in writing the applicable contingency or cancel this Agreement until Seller concele pursuant to 140(1). Once Seller receives Buyer's
			written removel of all contingencies, Selfer may not cancel this Agreement pursuant to 14C(1). Selfer right to Cancel; Buyer Contract Obligations: Saller, after first giving Buyer a Notice to Buyer to Perform (as specified below), may
			cancel this Agreement in writing and outhorize rotum of Buyer's deposit for any of the following reasons: (f) if Buyer falls to deposit funds as
			required by 2A or 2B; (ii) if the funds deposited pursuent to 2A or 28 are not good when deposited; (iii) if Buyer falls to provide a letter as
			required by 2G; [iv] if Huyer falls to provide verification as required by 2H or 2L; (v) if Seller reasonably disapprovae of the verification provided
			by 2H or 2L; (vi) if Buyer falls to return Statutory and Lead Obsciousnes as sociated by paragraph 6A(2); or (vii) if Buyer falls to sign or initial a
			separate liquidated damage form for an increased deposit as required by paragraph 16. Setter is not required to give Buyer's Notice to Perform regarding Close of Escrow,
	- (4)	Notice To Buyer To Perform: The Notice to Buyer to Perform (C.A.R. Form NBP) shall: (i) be in writing; (ii) bic algoed by Seller; and (iii) give
			Buyor of loss! 24 (or 🔲) hours (or unli) the time specified in the applicable peregraph, whichever occurs last) to take the applicable
			actions A Notice to Buyer to Perform may not be given any earlier than 2 Days Prior to the expiration of the applicable time for Buyer to remove a confingency or cancel this Agreement or must a 14C(3) obligation.
			Sollars follogs
pyti	cht CA	0.1) 유부	091-2005, GALIFORNIA ABBODIATION OF REALTORSO, INC. VIBED 1/08 (PAGE 4 OF 6) REVENED by Date
			CALIFORNIA REPRIPENTIAL PURCHASE ACCUSEMENT (SPA CA PACE 4 OF S)

10112101 51 1	
Property Address: 184 \$ 146 For ley Avenue Date:	
D. SEPECT OF BUYER'S REMOVAL OF CONTINGENCIES: If Buyer removes, in witing, any contingency or cancellation specified in a separate mitten agreement between Buyer and Soller, Buyer shall conclusively be deemed to have: Investigations, and review of reports and other applicable information and disclosures pertaining to that contingency or cancel to proceed with the transaction; and (All) assumed all tiability, responsibility and expense for Repairs or corrections partially responsibility and expense for Repairs or corrections partially.	eyull ile beteiqmoo (i) sicele (ii) thigh notalic
E. HPPECT OF CANCELLATION ON DEPOSITS if Buyer or Salter gives written notice of centellation pureuent to rights at terms of this Agreement, Buyer and Salter agree to Sign mutual fracticulous to central the salte and section and vendors for the faults, less fees and costs incurred by that party. Fees and costs may be payable to service providers and vendors for provided during excrow. Release of funds will institute mutual Signed releases hatructions from Buyer and Salte erbitration award. A party may be subject to a olvit penalty of up to \$1,000 for refusel to sign such instructions if exists as to who is chillied to the deposited funds (Civil Code §1057.3).	nails to the party onlitte or services and product or, judicial decision o
15. FINAL VERIFICATION OF CONDITION: Buyer shall have the right to make a final inspection of the Property within 5 (or to Close Of Eactow, NOT AS A CONTINGENCY OF THE SALE, but solely to confirm: (i) the Property is maintained pursua Repairs have been completed as agreed; and (til) Seller has compiled with Sellers other obligations under this Agreement.) Days Prio ant lo paragraph 7A; (II
18. LIQUIDATED DAMAGES: If Buyer falls to complete this purchase because of Buyer's default, as liquidated damages, the deposit actually paid. If the Property is a dwelling with no more the	an four units, one
of which Buyer intends to occupy, then the amount retained shall be no more than 3% of the Any excess shall be returned to Buyer. Release of funds will require mutual, Signed release both Buyer and Seller, Judicial decision or arbitration sward.	
BUYER AND SELLER SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION FOR DEPOSIT. (C.A.R. FORM RID)	ANY INCREASED
Buyer's initials/ Seller's initials/	%'
A. MEDIATION: Buyer and Sellar agree to mediate any disputs or data mining between them out of this Agreement, or arbetore recording to arbitration or court action. Paragraphs 178(2) and (3) below apply to mediation whether or not the initiated. Mediation fees, it any, shall be divided equally among the partia involved. If, for any dispute or clein to which this purty commences an action without fast attempting to resolve the malter through mediation, or refuses to mediate after or them that party shall not be entitled to recover climaty sees, even if they would otherwise be aveilable to that party in MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION is INITIALED. 8. ARBITRATION OF DISPUTES; (1) Buyer and Seller agree that any dispute or claim in Law between them out of this Agroement or any resulting transaction, which is not settled the shall be decided by neutral, binding arbitration, including and subject to paragraphs 1786. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of resk Law experience, unless the parties mutually agree to a different arbitrator, who shall reaccordance with substantive California Law. The parties shall have the right to discovery in California Code of Civil Procedure §1283.06. In all other respects, the arbitration shall accordance with title 9 of Part III of the California Code of Civil Procedure. Judgment upon arbitrator(s) may be entered into any court having jurisdiction. Interpretation of this agree shall be governed by the Federal Arbitration Act. (2) EXCLUSIONS FROM MEDIATION AND ARBITRATION. The following matters are excluded from madiation and or non-judical foreclosure or other action or proceeding to endorce a doad of unual, mortages or installment land sall in Cellifornia Code 52885; (ii) an unlawful deletions action; (iii) the filling of accurt action to enable the repending culton, for order of allachment, receivership, injunction, or other provisional remediae, shall not const mediation and stoliration prov	Arbitetion provision in perspraph applies, any sequel has been made equest has been made equest has been made or equity arising trough mediation, [2] and [3] below. dential real estate ander an award in a secondance with be conducted in the award of the ament to arbitrate obtained (i) a judicial is confrect as defined at (iv) any matter that carding of a notice of litute a waiver of the ration shall not result E ANY DISPUTE ON DECIDED BY NY RIGHTS YOU ITIALING IN THE PPEAL, UNLESS OVISION, IF YOU BE COMPELLED
AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY." "WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DIS OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION	PUTES ARISING
ARBITRATION." Seller's initials / Seller's initials	
Copyright © 1991-2008, CALIFORNIA ASSOCIATION OF REALTORS 9, SHO. RPA-CA REVISED 1/08 (PAGE 5 OF 8) CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT (RPA-CA PAGE 5 OP 8)	

Property Address:		•)	0	//	ż	19	Z	1-	//_		A	_					
19. PRORATIONS OF PROPERTY TAXES AND OTHER ITEMS! Unless otherwise ground in writing, the following leave shall be provided between Geyer and Saler or of Close CI Secrow, personner on habitance seasons. However, and provided between Geyer and Saler or of Close CI Secrow, personner on habitance seasons. However, and the Close CI Secrow, personner on habitance seasons and the Close CI Secrow, personner on habitance seasons and the Close CI Secrow, personner on habitance seasons and seasons and seasons and seasons and the Close CI Secrow, by Select Assessment District bonds and sessements and HOA special assessments that ere now a lien. The following Items shall be assumed by Bury WITHOUT City toward the purchase price protein for the Close CI Secrow, by Buyer; and (II) for periode and sessements and HOA special assessments that earn on the Bury be and the Close CI Secrow, by Buyer; and (II) for periode prior to Close CI Secrow, by Select. Secrows and the Close CI Secrow, by Buyer; and (III) for periode prior to Close CI Secrow, by Buyer; and (III) for periode prior to Close CI Secrow, by Buyer; and (III) for periode prior to Close CI Secrow, by Select. Prior Secretary City City City City City City City Cit	Pn	operty Address:	1,	<u> </u>	<u>7</u>	<u>. </u>		<u> </u>	<u> 797</u>	<u>IC</u> Y		riven	46	Date:				
19. WITHHOLDING TAXES: Seller and Buyer agree to execute any instrument, attideut, statement or instruction measonably naceasery to comply with federal (FRPTA) and California withholding law, if required (C.A.R. Form A8 and A8). 20. MULTIPLE LIBTING SERVICE ("MLS")! Brokers are sutherized to report to the MLS a pending sele and, upon Close Of Ecrow, the terms of the ternsection to be published and disseminated to persons and stulles each orderized to use the information on forms approved by the MLS. 21. ECIVIAL MUSING OPPORTUNITY: The Property is said in compliance with federal, state and focal artif-distributions approved by the MLS. 22. ATTORNEY PEES: in any action, proceeding, or attituation between Blyer and Seller straing out of this Agreement, it approved by the MLS. 23. ELECTION OF SERVICE PROVIDERS: If Brokers rolar Buyer or Seller to persons, vandors, or service or product providers ("Providers"), Brokers do not guarantee the performance of any Providers. Buyer and Seller may solled ANY Providers of Intel Control of the Control	18	CURRENT and p HOA regular, spe by Buyer, payma Districts bonde and purchase prices; p assessments that shall be paid as it BILLS ISSUED A	roral clai, nis o d ass roral l are i cllow	ed bend n bo earn how ed prove (1) t CLA	etwe emer nente syme a ller for p OSE	en Buy pency and as that of als on but n eriods OF ES	yer and dues a seasme ire now Melio-i ol yet d after C	Soller nd ass ints as a iten, iteos a ve, Pri lese O	oe of Control The follogerty w Excrew	Hose C is impr by Buy lowing r Speci ill be re v, by B:	Of Escr csed p rer, und Items ial Ass essess uyer, c	ervise egrow; real rior to Ch d paymen d paymen d payment i sed upon ind (II) for	greed i proper ose Of als on i sesume Disinci r cheng r perios	n writir ly taxe Escro- Mello-F ad by E bonde le of or de prior	ig, the folial and as w, premit toos and tuyer Will and as wnership.	izesameni ime on ini other Sp FHOUT Ci essmenta Any supp OI Escro	la, interestrance sciul Au REDIT to and His plements w, by S	eel, rents, essumed seessment toward the 2A apectat el tax bits elter, TAX
20. MULTIPLE LISTING BERY(CE ("MLS")! Brokers ere sutherized to reports and artitise sutherized to use information on forms personed by the MLS. 21. EQUAL HOUSING OPPORTUNITY: The Property is said in compliance with federal, state and focal anti-disarimination Lews. 22. ATTORNEY FEBS: in any action, proceeding, or estitivation between Buyer and Seller arising out of this Agreement, it per prevailing Buyer or Seller arising out of this Agreement, it per provides and particularly and the non-prevailing Buyer or Seller, except as provided in paragraph 17A. 23. ELECTION OF BERVICE PROVIDERS: If Brokers roler Buyer or Seller to persons, vanders, or service or product providers ("Providers"), Brokers do not guarantee the performance of any Providers. Buyer and Seller may selled ANY Providers of their own choosing. 24. TIME OF ESSENCE; ENTIRE CONTRACT, CHANGES: Tims is of the essence. All understandings between the perfect anisopporated in this Agreement. Its terms are Intended by the perfect set is line, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or components or call providers. Buyer and seller and providers are provided in the Agreement in the provision of this Agreement in or any provision in it may be extended, amended, movelified, situred or changed, except in writing Signed by Buyer and Seller. 25. OTHER TERMS AND CONDITIONS, including altached supplements: 26. OTHER TERMS AND CONDITIONS, including altached supplements: 27. OTHER TERMS AND CONDITIONS, including altached supplements: 28. DEPINITY of the person of the Agreement in the line in to life or Agreement and addended. 29. OTHER TERMS AND CONDITIONS, including altached supplements: 20. TICHER TERMS AND CONDITIONS (AGAR, Form PAA persectates) and the terms of this offer or a fined counter of seller and seller	19.	. WITHHOLDING 1	AXE	5 ; 5	eller	and Bu										ction rese	onably (nacessary
21. ECUAL HOUSING OPPORTUNITY: The Property is acid in compliance with federal, state and tools and present, the prevailing Buyer or Seller shall be entitled to reasonable altomay fees and coets from the non-prevailing Buyer or Seller, except as provided in parsgraph 17A. 23. SELECTION OF SERVICE PROVIDERS; If Brokers roler Buyer or Seller to persons, vanders, or service or product providers (Providers). Brokers do not guarantee the performance of any Providers. Buyer and Seller may selled ANY Providers of Intel composing. 24. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the performance of any providers and seller may selled ANY Providers of Intel composing of the performance of any providers of Intel composition of the Intel composition with respect to its subject matter, and may not be contracted by evidence of any prior agreement or contemporance or call agreement, it may provision of this Agreement in the dice is indicated by evidence of any prior agreement or contemporance or subject in the provision of this Agreement in the dice is indicated by evidence of any prior agreement or contemporance or call agreement, if any provision of this Agreement is held to be ineffective or laveled, the remaining provisions will nevertheless be given bull force and effect. Netter this Agreement is not expression in it may be extended, amended, meetified, altered or changed, except in writing Signed by Buyer and Seller. 2. OTHER TERRIS AND COUNTIONS, Including altached supplements: 2. OTHER TERRIS AND COUNTIONS, Including altached supplements: 3. Derivative supplement and the different provision of the supplements. 4. Derivative supplements are supplements. 4. Derivative supplements and seller Advigory GAA. Form SBSA. 5. Provises Agreement Advigory of Ala Role Seller supplements. 5. Provises Agreement and Seller Advigory of Ala Role Seller supplements of the other are almost counter of seller of the supplements. 6. "Agreement" means the sepatific form referenced or	20.	. MULTIPLE LIBTH terms of this tran	NG 8	ERV	ICE ("ML8	")! Brok	ata ate	horilua i	zod to	report	to the ML	.8 s pe	nding :	sele end,			
23. SELECTION OF BERVICE PROVIDERS: If Brokers roler Buyer or Sater to persons, vandors, or service or ground providers (Providers). Brokers on all guarantes the performance of any Providers. Buyer and Seller may select ANY Providers of Inter own choosing. 24. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time to of the sesence. All understandings between the perfits are incorporated in this Agreement. Its terms are Intended by the perfits as a linal, complete and exclusive expression of their Agreement is represented. It is a provision of this Agreement is held to be inclinated by evidence of any prior agreement of contemporaneous oral agreement, if any provision of this Agreement is held to be inclinated, except in writing styned by Buyer and Seller. 25. OTHER TERMS AND CONDITIONS, including statched supplements: 26. OTHER TERMS AND CONDITIONS, including statched supplements: 27. OTHER TERMS AND CONDITIONS, including statched supplements: 28. DEFINITIONS: As used in the Agreement in CAR. From PAA personal numbers; 29. DEFINITIONS: As used in the Agreement (CAR. From PAA personal numbers): 20. Disturbing Buyers and Seller Adjudy (GAR. From PSA) 21. A "Acceptations" means the films the offer or final counter offer is accepted in writing by a party and is delivered to and personally received by the other party or that party's euthorized agent in eccordance with the terms of this effer or a final counter offer. 29. "Gargement" means the terms and conditions of this accepted Collisional Residential Parches Agreement and addenda. 20. "CAR. From" means the specific form referenced or another comparable form agreed to by the perfles. 20. "Close Of Escrow" means the date the grant deed, or other evidence of transfer of title, is recorded, if the scheduled close of secrow date. 21. "Copy" means copy by any means including pholocopy, NCR, floatings and selectionic. 22. "Car. From" means the specific form referenced or another comparable form agreed to be the next business day after the scheduled close of secro		. EQUAL HOUSING . ATTORNEY FEE: Buyer or Saller sh	3 OP 8: In	any	aotio	n, proc	eeding	, or ari	diretton	betwee	en Buy	er and S	eller al	leting o	ut of this	Apresme	erit, the	provalling
24. TIME OF ESSENCE: ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties are an inanded by the patities are a final, compiled and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement, if any provision of this Agreement he held to be inafficient or invested or invested and agreement, if any provision of this Agreement nor any provision in it may be extended, amended, amended, meditired, elitered or changed, except in writing Signed by Buyer and Seller. OTHER TERMS AND CONDITIONS, including affected supplements: A. VI Buyer's inspection Advisory (C.A.R. Form SIAS). OTHER TERMS AND CONDITIONS, including affected supplements: A. VI Buyer's inspection Advisory (C.A.R. Form SIAS). D. Advisor of the patient of the Agreement of the Contradiction of the Contradiction of the Agreement of the Contradiction of the Co	23.	. SELECTION OF ("Providers"), Broi																
A. ***Buyer's Inspection Advisory (C.A.R. Form BIA) B. **Purchase Agreement Advisory (C.A.R. Form SSSA) D. **Acceptance Agreement Advisory (C.A.R. Form SSSA) D. **Acceptance are asset to the lab offer or final counter offer is accepted in writing by a party and is delivered to and personally accepted by the other party or that party's authorized agent in accordance with the terms of the other or a final counter offer. 8. "Agreement" means the time and conditions of this accepted California Recidential Purchase Agreement and addenda. C. "C.A.R. Form" means the specific form referenced or another comparable form agreed to by the parties. D. "Close Of Escrow" means the safe ting grant deed, or other evidance of tension of title, is recorded, if the scheduled close of secrow falls on a Saturday, Sunday or legal holiday, then close of escrow shall be the next business day after the scheduled close of secrow dele. E. "Copy" means copy by any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy by any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy by any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy to any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy to any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy to any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy to any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy to any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy to any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy to any means including photocopy, NCR, feesimals and electronic. F. "Caye" means copy to any means include number of calender days after the occurrence of the event specified, not counting the calendar days before the property of calendar days before the occurrence of the event specified, not counting the calen		TIME OF ESSEN incorporated in it Agreement with re- oral agreement, if given full force an changed, except	his A spec any ad elf in wr	gres 1 (o i prov ect, Iting	ment la sul laion Noise Sign	. ils to bject n of this ser thi sed by	eima ai neiler, e Agreei a Agre ' Buyer	einier em bas ei inem enema 8 bas	nded by y not be i hold to nor any oller.	y prov	perilea adicted affectiv rielon	es e iln by evide e or lavel	al, cor nce of lid, the	nplete any pi temah	and exc serga nar vord gala	tusive eximent or comment or contract the contract of the cont	pression ontemp	n of their praneous heless be
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	A DISCLOSURE: Buyer and Saller each acknowledge prior receipt of C.A.R. Form AD Disclosure Regarding Real Estate Agenc Relotionships." B. POTENTIALLY COMPETING BUYERS AND SELLERS: Buyer and Saller each acknowledge receipt of a disclosure of the possibility of multiple representation by the Broker representing that principal, This disclosure may be part of a listing agreement buyer-broker agreement or separate document (C.A.R. Form DA). Buyer understands that Broker representing Buyer may also represent other potential buyers, who may consider, make offers on or utilimately acquire the Property. Saller understands the Broker representing Saller may also represent other sellers with competing properties of interest to this Buyer. C. CONFIRMATION: The following agency relationships are hereby confirmed for this (rensection: Listing Agent (Print Firm Name) is the agent of (pheck ane): [] the Saller exclusively; or [] both the Buyer and Saller. Selling Agent (Print Firm Name) (if not same
28	as Listing Agent) is the agent of (check one): I the Buyer exclusively; or I the Seller exclusively; or I both the Buyer end Seller. Real Estate Brokers are not parties to the Agreement between Buyer and Seller. JOINT SECROW INSTRUCTIONS TO ESCROW HOLDER: A. The failowing paragraphs, or applicable portions thereof, of this Agreement constitute the joint escrow instructions of Buyer and Baller to Escrow Holder, which Escrow Holder is to use along with any related counter offers and addende, and any
	additional mutual instructions to close the escrow: 1, 2, 4, 12, 138, 145, 18, 19, 24, 258 and 260, 26, 26, 28, 32A, 33 and paragraph 0 of the section littled Real Estate Brokers on page 8. If a Copy of the separate compensation agreement(s) provided for in paragraph 29 or 32A, or paragraph 0 of the section littled Real Estate Brokers on page 8 is deposited with Escrow Holder by Broker. Escrow Holder shall accept such agreement(s) and pay out from Buyer's or Sellar's funds, or both, as applicable, the Broker's compensation provided for in such agreement(s). The terms and conditions of this Agreement not set forth in the specified paragraphs are additional matters for the information of Escrow Holder, but about which Escrow Holder need not be conserved. Buyer and Selfer will receive Escrow Holder's general provisions affectly from Escrow Holder and will execute such provisions upon Escrow Holder's request. To the extent the general provisions are inconsistent or conflict with this Agreement, the general provisions, documents and forms provided by Escrow Holder that are reasonably necessary to close the escrow. B. A. Copy of this Agreement shall be delivered to Escrow Holder within 3 business days efter Acceptance
	(or I) Suyer and Seller sulherize Escrow
	C. Brokers are a party to the eccrow for the sole purpose of componentian pursuent to paragraphs 29, 32A and paragraph 0 of the section titled Reaf Estate Brokers on page 6. Buyer and Beller irrevacebly assign to Brokers compensation specified in paragraphs 29 and 32A, respectively, and trevocebly instruct Eagrow Holder to deburse those funds to Brokers at Close Of Escrow.or pursuant to any other multiply executed concellation agreement. Compensation instructions can be amended or revoked only with the written consent of Brokers. Escrow Holder shall immediately notify Brokers: (i) if Buyer's Initial or any additional deposit is not made pursuant to this Agreement, or le not good at time of deposit with Escrow Holder; or (ii) if Buyer and Seller Instruct Escrow Holder to cancel secrow. D. A Copy of any amendment that effects any paragraph of this Agreement for which Escrow Holder is responsible shall be
Đ.	delivered to Escrow Holder within 2 business days effer mutual execution of the amendment. BROKER COMPENSATION FROM BUYER: If applicable, upon Close Of Escrow, Buyer agrees to pay compensation to Broker as specified in a separate written agreement between Buyer and Broker.
	TREMS AND CONDITIONS OF OFFER: This is an after to purchase the Property on the above terms and conditions. All paragraphs with spaces for initials by Buyer and Seller are incorporated in this Agreement only if initialed by all parties. If at least one but not all parties initial, a counter offer is required until agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any other effer at any time prior to notification of Acceptance. Buyer has read and acknowledges receipt of a Copy of the offer and agrees to the above confirmation of agency retailonchips. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of Brokers' componentian. This Agreement and any supplement, addandum or modification, including any Copy, may be signed in two or more counterparts, all of which shall constitute one and the earne writing.
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BUYER'S INSPECTION ADVISORY

(C.A.R. Form BIA, Revised 10/02)

(*Dennarly*)

Property Address:	, · · · · ·
A. IMPORTANCE OF PROPERTY INVESTIGATION: The physical condition of the land and improvements being purchased	
guaranteed by either Seller or Brokers. For this reason, you should conduct thorough investigations of the Property personally at	uq Myp
professionals who should provide written reports of their investigations. A general physical inspection typically does not cover all a	
of the Property nor Hems affecting the Property that are not physically located on the Property. If the professionals recommend	further
trivestigations, including a recommendation by a past control operator to inspect inaccessible areas of the Property, yet should	ovnisci
BE - 1	

qualified experts to conduct such additional investigations.

B. BUYER RIGHTS AND DUTIES: You have an affirmative duly to exercise reasonable care to protect yourself, including discovery of Ine legal, practical and technical implications of disclosed facts, and the investigation and verification of information and facts that you know or that are within your diligent elteration and observation. The purchase agreement gives you the right to investigate the Property. If you exercise this right, and you should, you must do so in accordance with the terms of that agreement. This is the best way for you to read all written reports provided by professionate and to discuss the results, of inspections with the professional who conducted the inspection. You have the right to request that Seller make repets, corrections or take other action based upon flows discovered in your investigations or disclosed by Seller. If Geller is unwilling or unable to estably your requests, or you do not want to purchase the Property in its disclosed and discovered condition, you have the right to cented the agreement if you act within specific time periods. If you do not cancel the agreement in a timely and proper manner, you may be in breach of contract. life (egs), practical and technical implications of disclosed facts, and the invostigation and verification of information and facts that you

C. SELLER RIGHTS AND DUTIES: Sellar is required to disclose to you material facts known to him/har that affect the value or destrability of the Property. However, Sellar may not be aware of some Property defects or conditions. Sellar does not have an obligation to inspect the Property for your bandit nor is Saller obligated to repair, correct or otherwise cure known defects that are discovered by you or your inspectors during excrew. The purchase agreement obligates Saller to make the Property systlable to you for investigations.

D. BROKER OBLIGATIONS: Brokers do not have experise in all areas and therefore cannot advise you on many lisms, such as soil stability, geologic or environmental conditions, hazerdous or lilegal controlled substances, structural conditions of the foundation or other transversants, or the condition of the roof, plumbing, healing, air conditioning, electrical, sewer, septic, waste disposel, or ether system. The only way to accurately determine the condition of the Property is through an inspection by an appropriate professional selected by the only way to accurately determine the condition of the Property is infoogn an impercent of an appropriate prosessional elected by you. If Broker gives you referrals to such professional of your choosing. In sales involving acatematical wellings with no more than four units, Brokers have a duly to make a diligent visual inspection of the accessible areas of the Property and to disclose the results of that inspection. However, as some Property defects or conditions may not be discoverable from a visual inspection, it is possible Brokers are not aware at them. If you have entered into a willen agreement with a Broker, the specific terms of that agreement will determine the nature and extent of that Broker's duty to you. YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND BUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

- E YOU ARE ADVISED TO CONDUCT INVESTIGATIONS OF THE ENTIRE PROPERTY, INCLUDING, BUT NOT LIMITED TO THE
 - 1. GENERAL CONDITION OF THE PROPERTY. ITS SYSTEMS AND COMPONENTS: Foundation, roof, plumbing, heating, elconditioning, electrical, mechanical, security, poolispa, other structural and non-structural systems and components, lixtures, bull-in appliances, any personal property included in the cala, and energy efficiency of the Property. (Structural engineers are best suited to determine possible design or construction defects, and whether improvements are structurally sound.)
- sulled to determine possible design or constitution desicts, and whether improvements are succurrent sound.]

 2. SQUARE FOOTAGE, AGE, SOUNDARIES: Square footage, room dimensions, lot size, age of improvements and boundaries. Any numerical statements regarding those items are APPROXIMATIONS ONLY and have not been verified by Solfor and cannot be verified by Brokers. Fences, hedges, wells, retaining wells and other natural or constructed barriers or markers do not necessarily identify true Property boundaries, (Professionals such as appraisers, architects, surveyors and civil angineers are best suited to determine square footage, dimensions and boundaries of the Property.)

 3. WOOD DESTROYING PESTS: Presence of, or conditions likely to lead to the presence of wood destroying pests and organisms and about affectables or lateralized covering these leads to the presence of the brooks and the property.)
- and other infestation or infestion, inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or
- infection. A registered structural past control company is bast suited to perform these inspections.

 SOIL STABILITY: Existence of fill or compacted soil, expansive or contracting soil, exceptibility to slippage, settling or movement, and the adequacy of drainage. (Geotechnical engineers are bast suited to determine such conditions, causes and remedies.)

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Buyer's Initials (T. 5) Saller's Initials (Reviewed by Date

BUYER'S INSPECTION ADVISORY (BIA PAGE 1 OF 2) Agent: Daniel Tung Phone: (400) 973-1886 Fax; (408) 446-3846 Prepared using WINForms® software Broken Contury 21 Creative Really 20110 Valley Green Or. , Cupartino

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BUYER'S INSPECTION ADVISORY (BIA PAGE 2 OF 2)

Addendum to Residential Property Purchase Agreement (184 and 196 Farley Avenue)

- 1(D) Close of Escrow shall occur on or after October 15, 2008 but in no event later than December 29, 2008, as mutually agreed by Buyer and Seller in writing (the "Closing Date"). In the event that Buyer and Seller do not agree to a Closing Date in writing, the Closing Date shall be December 29, 2008.
- 2. 2(I) Buyer shall, on or before September 12, 2008, as specified in paragraph 17, remove the loan contingency or cancel this Agreement.
- 3. 14(A) Seller shall have until September 2, 2008, to comply with Paragraph 14(A).
- 4. 14(B) Buyer shall have until September 12, 2008, to comply with Paragraph 14(B).
- 5. Purchaser shall accept the Property "as is" and in its condition per the terms of the "As Is Addendum" attached hereto on the Closing Date subject only to the express provisions of this Agreement.
- 6. Any costs, expenses or fees not otherwise apportioned in this Agreement shall be paid by the party incurring said cost, expense or fee.
- 7. Buyer on behalf of itself and its successors and assigns waives its right to recover from, and forever releases and discharges, Seller, Seller's affiliates, Seller's investment advisor, the partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees and agents and representatives of each of them, and their respective heirs, successors, personal representatives and assigns (collectively, the "Seller Related Parties"), from any and all demands, claims, legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including, without limitation, court costs and attorneys' fees and disbursements), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with (i) the physical condition of the Property including, without limitation, all structural and seismic elements, all mechanical, electrical, plumbing, sewage, heating, ventilating, air conditioning and other systems, the environmental condition of the Property and the presence of hazardous materials on, under or about the Property, or (ii) any law or regulation applicable to the Property, including, without limitation, any environmental law and any other federal, state or local law.

Buyer's Initials (TK_	_
Seller's Initials (900)

a. In connection with Paragraph 7 above, Buyer expressly waives the benefits of Section 1542 of the California Civil Code, which provides as follows: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR." BUYER ACKNOWLEDGES AND AGREES THAT IT HAS BEEN REPRESENTED BY LEGAL COUNSEL OF ITS CHOICE IN CONNECTION WITH THIS AGREEMENT, AND THAT SUCH COUNSEL HAS EXPLAINED TO BUYER THE PROVISIONS OF THIS PARAGRAPH 7. BY INITIALING BELOW, BUYER CONFIRMS IT HAS AGREED TO THE PROVISIONS OF THIS PARAGRAPH 7.

BUYER'S INITIALS:	

The provisions of this Paragraph 7 shall survive the Closing.

8. Notwithstanding anything to the contrary contained herein, after the Closing Date: (a) the maximum aggregate liability of Seller, and the maximum aggregate amount which may be awarded to and collected by Buyer (including, without limitation, for any breach of any representation, warranty and/or covenant by Seller) under this Agreement or any documents executed pursuant hereto or in connection herewith (the "Other Documents"), shall under no circumstances whatsoever exceed Fifty Seven Thousand Dollars (\$57,000); and (b) no claim by Buyer alleging a breach by Seiler of any representation, warranty and/or covenant of Seller contained herein or in any of the Other Documents may be made, and Seller shall not be liable for any judgment in any action based upon any such claim, unless and until such claim, either alone or together with any other claims by Buyer alleging a breach by Seller of any such representation, warranty and/or covenant is for an aggregate amount in excess of Twenty-Five Thousand Dollars (\$25,000) (the "Floor Amount"), in which event Seller's liability respecting any final judgment concerning such claim or claims shall be for the entire amount thereof, subject to the limitation set forth in clause (a) above; provided, however, that if any such final judgment is for an amount that is less than or equal to the Floor Amount, then Seller shall have no liability with respect thereto.

9.

Buyer's Initials (TK)(
Seller's Initials (%)	ر

Buyer's Initials (_____)(____)

Seller's Initials (_____)(_____)

Exhibit A

Legal Description

AS IS ADDENDUM

BUYER:	SELLEA:
BUYER:	SELLER:
SUBJECT PROPERTY:	
This Addendum is made a part of that Real Estate Pur Seller and Buyer dated escrow instructions to the escrow holder, Buyer and Selle	chase Contract by and between the above references _ and together with that document shall constitute join or agree as follows:
The subject property is not new and neither Seller nor to property is sold in its present, "AS is" condition. This Add Contract regarding warranties, maintenance and condition improvements, risk of loss and leaving the property free provision, until possession is delivered to Buyer. Seller structures, pool/spas, grounds, and landscaping) in the s	lendum supersedes all other provisions in the Purchase on of the property, except those relating to destruction se of debris and personal property. Notwithstanding this shall maintain the Property and its improvements (a
Seller agrees to permit Buyer and all of Buyer's representations deemed necessary by Buyer.	ntatives reasonable access to the Property to complete
Buyer has been advised to carefully inspect the Property qualified experts regarding all systems and features of t size, roof, plumbing, electrical, appliances, sewers, septition, structural components, pool/spa and related equipinfestation or infection.	the Property including boundary lines, lot and dwolling a system, soll conditions, foundation, heating, air condi
Buyer understands and acknowledges that regardless of could be discovered by the Buyer or the Buyer's experta, as otherwise agreed in writing.	what is disclosed by Seller or anyone else, or what is o Seller will not correct, replace or repair anything excep
Unless another time limit is specified in the Purchase C (15) calendar days from date of acceptance that the cond able to Buyer, if Buyer determines the Property is accep "AS IS" condition, if Buyer determines the Property is un- and the Buyer's unused deposit shall be returned to Buyer	ition of the Property is either acceptable or is unaccept dable, Buyer agrees to take the Property in its presen acceptable, then the Purchase Contract shall terminate
Buyer acknowledges that Buyer is not relying upon any reas to the condition of the Property, its size, location of bot Seller or any Agent in the transaction to investigate the fand the Agent(s). Buyer expressly agrees that Buyer is replained by Buyer as to the condition	indary lines or permilled uses. Buyer is not relying upor Properly other than as disclosed in writing by the Selie elying exclusively upon Buyer's own inspection and the
The parties understand and acknowledge that Seller is material nature. The parties do not intend by this Adder Seller or the Agents to furnish disclosure statements and provision of local laws requiring specific disclosures, insp	idum to waive any provision of the law requiring eithe I existing reports, nor do the parties intend to waive any
Buyer and Seller acknowledge receipt of a copy of this Ar	ddendum to the Contract,
Buyer:	Salter:
Buyer:	Seller:
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