PURCHASE AGREEMENT ADDENDUM

Altair Global assists companies relocating their employees by selling the employees' homes. Although efforts are made to provide prospective buyers with information regarding the property, our knowledge is limited to information collected from a variety of third parties. Individuals considering purchasing a relocating employee's home are advised to carefully assess the suitability of each property, appreciating the finality of closing/settlement.

THIS PURCHASE AGREEMENT ADDENDUM (this "Addendum") is incorporated by reference in the purchase agreement dated ______ between _____

("Buyer") and Altair Global Services, LLC d/b/a Altair Global ("Seller") for the land, buildings and improvements located at:

> 2441 Vuelta Grande Ave Long Beach, CA 90815 ("the Property").

If any term, contradiction or inconsistency exists between the provisions of this Addendum and the provisions of the printed portion of the Purchase agreement, this Addendum shall control, and the contradicting and inconsistent provisions of the purchase agreement shall be deemed modified accordingly. The terms of this Addendum are each material and not a mere recital.

1. **Condition Precedent:** The purchase agreement is subject to Seller acquiring the Property from the relocating homeowner. If Seller does not acquire contractual ownership of the Property on or before the scheduled closing date, Seller may, at its sole option, terminate the purchase agreement. Upon termination, Buyer shall be entitled to return of the earnest money deposit as the sole and exclusive recourse and each party will be released from further liability.

2. **Property Condition:** Buyer acknowledges the Property has been previously occupied and should not be expected to be in the same condition as a new home and that it may contain defects not known or not reasonably subject to being known by Seller, a third-party relocation management company. Buyer further acknowledges and expressly agrees that the Property, including, without limitation, the land, buildings, improvements, appliances, fixtures and the like, of whatever kind and nature, are sold in "as is" condition with defects, known and unknown, if any.

Notwithstanding the foregoing, Buyer has the right and exclusive obligation, at Buyer's sole expense, to conduct any tests, inspections, evaluations, etc., to determine whether Buyer wishes to acquire the Property on the terms set forth in the purchase agreement (as to price and concessions, if any). Seller expressly disclaims any representations and/or warranties, express or implied, regarding the Property including, by way of example and not limitation: size of the buildings and/or improvements (specifically including square footage and dimensions); presence or absence of hazardous, toxic or noxious substances: boundary lines or easements: and, any other matter regarding the legal or physical condition of the premises. If requested, Buyer will execute an acknowledgement at closing, in form and substance satisfactory to Seller, affirming the terms contained in this Addendum.

A. The following is hereby added to the printed portion of the purchase agreement:

"The parties mutually agree that all right, title and interest of Seller in any personal property transferred hereunder shall be deemed transferred under the deed of conveyance to be delivered, but that no part of the purchase price payable hereunder shall be deemed to have been paid by Buyer for the same. If, however, any sales tax is required to be paid in connection with the transfer of such personal property, the same shall be the responsibility of Buyer, which responsibility shall survive the Closing hereunder.

3. Property Disclosures and Assessments: Seller has never occupied the Property and makes the following disclosures to its knowledge based entirely on information provided by third-parties including the former owner(s) and the licensed or trades professional(s) named in the assessment report(s) provided to Buyer. Buyer acknowledges receipt and review of the following documents:

Disclosure & Assessment Documents	Prepared by:	Check if N/A	Dated	No. of Pages
Altair Global			2/2/10	1
Homeowner's Disclosure Statement	Former Owner		2/ 3/	Ч
State/Local Seller's Disclosure		V		
Statement	Former Owner			

Other/Add'l State/Local Seller's		AR 03/05/10 2
Disclosure	Former Owner	
Lead-based Paint Disclosure	Former Owner	43/31/19 1
Seller's Lead Paint Disclosure	Altair Global	04/16/19 1
General Home Inspection		- 100/1-
Radon Warranty/Inspection		
Termite/Pest Inspection		
Well Inspection		
Water Quality Report		
Septic Inspection		
Pool/Spa/Hot Tub Report		
Underground Storage Tank		
Other:		

Moreover, unless expressly noted, Seller disavows any knowledge, actual or constructive, regarding the absence, presence and/or concentration of any hazardous, toxic or noxious substance including, by way of example and not limitation, radon gas, asbestos, lead-based paint or any other substance of whatever kind and nature; provided, however, that Buyer may not interpret Seller's lack of knowledge or disavowal as a representation that the Property is free of any substance. If the improvements were constructed prior to 1978, Buyer acknowledges receipt of the EPA-produced pamphlet Protect Your Family from Lead-Based Paint.

4. Right to Inspect: Buyer acknowledges the right and exclusive obligation, at Buyer's sole expense, to have the Property inspected and evaluated by qualified professionals of Buyer's choosing. Seller grants Buyer and Buyer's consultants the right to access the Property at reasonable times and notice. If Buyer objects to the Property on the basis of any inspection on or before the expiration date, the purchase agreement may be terminated without legal or equitable recourse by either party, each releasing the other from further liability except for the return of Buyer's deposit provided that Buyer has notified Seller, in writing, of specific objections and delivered copies of any reports Buyer commissioned. Buyer's failure to do so will be deemed an acceptance of the Property and Buyer shall be legally obligated to perform. Inspections shall be completed and written notice of objections, if any, delivered to Seller within 10 CALENDAR days after the contract effective date.

5. <u>Walk-through Inspection</u>: Buyer shall conduct a walk-through inspection of the Property at least three (3) BUSINESS days prior to closing and must notify Seller, in writing, if the Property is not in substantially the same condition as when the purchase agreement was written. Requests for damage occurring between contract and closing dates must be submitted at least 3 BUSINESS days prior to closing. Seller shall have the option of (i) making the repair, (ii) giving Buyer a cash credit at closing (subject to lender restrictions) or (iii) terminating the purchase agreement and returning Buyer's deposit in which case the parties expressly agree to release one another from any further liability and obligation. If Buyer fails in the obligation to inspect the Property and does not notify Seller of any damage, then Buyer shall be deemed to have accepted the Property in its present condition and Seller is relieved of any and all liability on the transfer of title.

6. Release of Liability: Closing constitutes acceptance and a waiver of the right to object to the physical or legal condition of the Property. Upon the transfer of title, Buyer expressly and irrevocably accepts the Property in "as is" condition, with all faults and defects, if any, and discharges, releases, acquits and holds harmless Seller, its officers, directors, employees and agents from and against any liability as to the legal and physical condition of the Property. This release shall extend to any corporation, limited liability company, firm, partnership, joint venture and individual who may be liable by and through any covered entity and extends to any and all claims, liabilities, losses and demands, of any kind and nature whatsoever, which may arise from any condition, known or unknown, regarding the legal or physical condition of the Property. Should Buyer bring any claim, suit or demand post-closing, Seller shall be entitled to a dismissal on motion for summary judgment with all costs, including reasonable attorneys' fees, assessed to Buyer. The terms of this release of liability and indemnity are material terms that shall survive closing.

7. <u>Transfer of Title:</u> The final settlement shall occur on or before ______. At closing, title shall be delivered by conveyance common in the locale but with warranties of title, if any, limited solely

to the term of Seller's ownership¹ (e.g., special or limited warranty deed, grant deed, etc.). Legal title to the Property may be conveyed by someone other than Seller including Seller's nominee, National Residential Nominee Services, Inc.,² or by deed from the former occupying owner. The preliminary title order including issuance of the title commitment and preparation of the deed has been placed with the entity specified below.

8. <u>Closing Agent</u>: Seller has conducted an examination of title to the Property and selected a closing agent to represent Seller's interest and issue the title policy. Although Buyer may be entitled to select the closing/settlement agent of choice, utilizing Seller's selected closing/settlement agent may expedite closing and avoid additional expense. Seller will not pay any duplicative title expenses. Seller's title/closing agent is



Fidelity National Title Co Elena Duarte Ste 110 3760 Kilory Airport Way Long Beach, CA 90806 Phone: 800-488-0320 Fax: 562-624-2594



9. <u>Concessions:</u> Concessions, including but not limited to closing costs and discount points, paid by the Seller on Buyer's behalf, if any, shall not exceed \$ Buyer waives

claims to excess funds, if any.

10. <u>**Prorations:**</u> All prorations are final. Property taxes will be prorated in accordance with local custom using the latest official data available and will be final at closing. Taxes will be estimated (based on the sales price or other information deemed reliable in Seller's reasonable discretion) when the Property has not yet been assessed as improved. Under no circumstances will tax escrows or adjustments be permitted after closing regardless of the accuracy of the information used.

11. <u>Additional Conditions:</u> In addition to those matters set forth in the purchase agreement, the Property is sold subject to the following conditions: A. liens for taxes, water charges and sewer rents for which adjustment is made at the closing;

B. any judgments of record, liens for unpaid franchise taxes of any corporation in the chain of title to the Property, and liens for estate, inheritance or similar taxes of any individual or entity in the chain of title, provided that Buyer's title insurance company shall be willing to insure against collection of the same out of the Property;

C. possible encroachments of walls, retaining walls, stoops, railings, trim, hedges and fences, and variations between record lines and hedges, fences, stoops, railings, trim and retaining walls;

D. violations of record, if any, issued against the Property after the date hereof;

E. variations between record lot lines and those shown on the tax map of the political subdivision in which the Property is located;

F.covenants, restrictions, reservations, consents, easements (including, but not limited to, gas, electric and telephone lines), and all other matters of record, if any, provided the same do not prohibit the maintenance of the existing improvements; and,

G. any statement of facts an accurate survey would disclose, provided the same does not materially impair the use of the Property as a single family residence.

12. <u>Notices:</u> Any written notice, demand, receipt or other communication to any party under this Addendum shall be deemed sufficient if delivered personally, or by facsimile, telecopy, electronic or digital transmission (provided delivery is confirmed), or by a recognized overnight courier service (e.g., Federal Express, UPS, DHL, etc.) with confirmed receipt or by certified or registered United States Mail, postage prepaid, return receipt required and sent to the following:

If to Seller: 7500 Dallas Pkwy, Suite 300 Plano, TX 75024

If to Buyer:

13. Counterparts: The purchase agreement may be executed in one or more counterparts by some or all of the parties hereto, each of which counterparts shall be an original and all of which together shall constitute a single contract.

14. <u>Governing Law:</u> The provisions of the purchase agreement shall be governed by and construed in accordance with the laws of the State in which the Property is located.

15. <u>Delayed Closing; Buyer Default:</u> Time is of the essence. Buyer will exercise best efforts to close this transaction on the date specified. If Buyer fails to close by the scheduled date for any reason other than

 $^{^{1}}$ In Michigan, at Seller's option, title may be conveyed by a Deed "C."

² National Residential Nominee Services, Inc. has no direct or indirect liability for the covenants, obligations or undertaking of Seller under the purchase agreement.

an inability to obtain financing or Seller's failure to deliver marketable title, Buyer will pay Seller an amount equal to 1.5% of the sales price per month prorated on a per diem basis for each day that closing is delayed, as liquidated damages and not as a penalty.

16. <u>**Recordation:**</u> The purchase agreement may not be recorded by Buyer and any attempt to do so shall be deemed a material default entitling Seller to liquidated damages.

17. Execution: The purchase agreement shall not be binding upon either party nor shall either party have any obligation to the other party unless and until each party has executed a copy of the purchase agreement and this Addendum and thereafter unconditionally delivered it to the other party.

18. <u>**Representation:**</u> Each Buyer represents that he or she (i) has never filed a petition in bankruptcy and, to the best of his or her knowledge, (ii) has no judgments pending against him or her and (iii) knows of no reason why a lending institution would not approve the mortgage financing specified in the purchase agreement.

19. <u>Broker Acknowledgement:</u> The real estate agents for Buyer and Seller acknowledge that

entitlement to a real estate commission is expressly conditioned on the sale of the Property. If, for any reason whatsoever, this sale does not go to final settlement, Seller shall have no obligation to pay a broker's commission. If the listing broker has agreed to pay a referral fee to Seller, a Texas-licensed real estate broker, the closing/settlement agent is authorized to deduct the referral fee from the broker's commission at closing and remit it directly to Altair Global.

20. Privacy Statement: Buyer and Seller hereby agree: (i) to authorize and direct any title company or closing agent providing services in connection with this transaction (the "Closing Agent") to furnish directly to Fidelity Residential Solutions, Inc. ("FRS") a copy of any Closing Disclosure generated in connection with the closing of this transaction whether unsigned or signed by the parties showing both the Buyer's and Seller's sides of the transaction; (ii) that the Closing Agent shall have no liability under the Gramm-Leach-Bliley Act, any other statute or regulation relating to privacy or information disclosure or otherwise as a result of its compliance with this direction to release aforementioned Closing Disclosures to FRS; and (iii) that FRS may furnish such Closing Disclosures to any relocation company or employer requesting it to process or report this relocation transaction.

BUYER	Date	BUYER	Date
LISTING AGENT	Date	SELLING AGENT	Date

SELLER - ALTAIR GLOBAL

Date

Property Disclosure

CONCERNING THE PROPERTY AT: 2441 Vuelta Grande Alueng Beach, CA USA 90815 FILE NUMBER: 2019-02783

Although disclosure laws vary from state to state, Altair Global requires each homeowner/seller to divulge any information not readily observable that could affect the property's use, value, enjoyment or marketability. In completing this Property Disclosure, think about what you would want to know if you were buying the property today and if you need more space for additional information, comments, explanations, attach additional sheets. This Property Disclosure will be provided to – and may be relied upon – by prospective buyers but is neither a warranty – that is expressly disclaimed – nor substitute for inspections or warranties the buyer may wish to obtain.

Ye	ear Constructed: Year Purchased:	Est. Lot Size:	5703
			Don't Know
1. S [.]	tructures; Systems; Appliances:		
	(a) Are the structures, including roofs; ceilings; walls (interior and exterior); doors; windows; and foundation structurally sound and free of leaks?	x	
	(b) Are the interior living areas free of damage, soiling and odors from household pe		
	(c) Are existing major appliances and heating, cooling, mechanical, electrical,		
	security, and sprinkler systems, in working condition, (i.e., operating in the manne	ər	
	in which the item was designed to operate)?	х	
	 (d) Are any of the appliances/solar panels leased? If yes, specify (e) If any answer to questions 1(a) – 1(c) is no, or 1(d) is yes, please explain: 	×	
	(e) If any answer to questions $f(a) = f(c)$ is not of $f(a)$ is yes, please explain.		
	(f) Property exterior is constructed of: Brick X Stucco: Type Original		
	Composite Siding Vinyl Siding Wood Siding Stone		
2.	Termites; Other Wood-Destroying Organisms; Pests:		
	(a) Are termites; other wood-destroying organisms, including fungi; or pests present		
	on the Property or has the Property had any structural damage by them?	×	
	(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?		
	(c) Do you have a current pest treatment contract? If yes, please provide a copy.	X	
	(d) If any answer to questions 2(a) - 2(b) is yes, please explain:	×	
		_	
		-	
2	Water Intrusion; Drainage; Flooding:		
э.	(a) Has past or present water intrusion affected the Property?	x	
	(b) Have past or present drainage or flooding problems affected the Property?	x	
	(c) Has the property ever been inspected or treated for, or is there currently any	()	
	evidence of mold or contamination from fungi?	x	
	(d) Is any of the Property located in a special flood hazard area?	x	
	(e) Does your lender require flood insurance?(f) Do you have an elevation certificate? If yes, please attach a copy.	X	
	(g) If any answer to questions 3(a) – 3(e) is yes, please explain:	×	
		_	
4.	Insurance:		
4.	(a) Have any insurance claims been submitted for repairs that have not been complete	eted? x	
	If yes to 4(a), please explain:	^	

5	Blumbing	Yes	No Don't Know
	Plumbing: (a) What is your drinking water source? ^X public private well other		
	(b) Have you ever had a problem with the quality, supply, or flow of potable water?		x
	(c) Do you have a water treatment system?		х
	If yes, is it owned leased?		
	(d) Do you have a x sewer or private septic system? If a private septic system, describe the location of each system:		
	(e) Are any septic tanks, drain fields, or wells not in current use located on the Property?		x
	(f) Have there been any plumbing leaks since you have owned the Property?		x
	(g) Are any polybutylene pipes used in construction of the Property?		х
	(h) If any answer to questions 5(b),5(c), and 5(e) - 5(g) is yes, please explain:		
	Pools; Hot Tubs; Spas:		
	(a) If the Property has a swimming pool, hot tub, or spa indicate whether there are any existing safety feature(s): pool barrier enclosure safety pool cover x door and window exit alarms		
	door locks none other		
	(b) Are the pool, hot tub and/or spa structurally sound and free of leaks?	х	
	(c) Are the pool, hot tub and/or spa and attendant equipment in proper working order?	х	
	(d) Has an in-ground pool on the Property been demolished and/or filled?		x
	If the answer to question 6(b) or 6(c) is no, please explain:		
	 Settling; Storm Damage: (a) Has the Property or adjacent properties ever sustained any damage from settling, soil movement (including landslides, mudslides, etc.) or sinkhole(s)? (b) Has the Property sustained any damage from earthquake, hurricane, any named storm, tornado or other natural disaster? (c) If the answer to question 7(a) is yes, please explain:		x x
	Deed/Homeowners' Association Restrictions; Boundaries; Access Roads: (a) Are there any deed or homeowners' restrictions?		
	(b) Are there any proposed changes to any of the restrictions?		x
	(c) Are there any resale or leasing restrictions (<i>e.g.</i> , right of refusal, etc.)?		x x
	(d) Is membership mandatory in a homeowners' association?		x
	(e) Are fees charged by the homeowners' association?		x
	(f) Are any driveways, walls, fences, or other features shared with adjoining landowners? If Yes, please attach copies of use and maintenance agreements.)	x
	(g) Are there any encroachments on the Property or any encroachments by the		
	Property's improvements on other lands?		x
	(h) Are there boundary line disputes or easements affecting the Property?		x
	(i) Access roads are private x public? If private, describe the terms and conditions of the maintenance agreement and provide a copy:		
	(j) If any answer to questions 8(a) - 8(h) is yes, please explain:		

			Yes	No Don't Know
9.		vironmental:		
	(a)	Was the Property built before 1978?	х	
		If yes, please complete Lead-Based Paint Disclosure.		
	(b)	Does anything exist on the Property that may be considered an environmental		
		hazard, including but not limited to, lead-based paint; asbestos; mold; urea		
		formaldehyde; radon gas; methamphetamine; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?		
	$\langle \alpha \rangle$	Has there been any damage, clean up, or repair to the Property due to any of the		x
	(0)	substances or materials listed in subsection (b) above?		х
	(d)	Are any waste dumps or other environmentally sensitive areas located on, adjacent		
	(-)	to or near the Property?		х
	(e)	If any answer to questions 9(b) - 9(d) is yes, please explain:		
10	Go	vernmental:		
10.		Is there any pending, threatened or contemplated litigation affecting the Property?		x
		Are there any zoning violations or nonconforming uses?		х
	(c)	Are there any zoning restrictions affecting additions, improvements, or replacement		
		of the Property?		х
	(d)	Do any zoning, land use, or administrative regulations conflict with the existing or		х
		intended use of the Property?		
	(e)	Do any restrictions, other than association and flood area requirements, affect		
	15	improvements or replacement of the Property?		x
	(1)	Are any improvements, including additions, located below the base flood elevation?		х
	(a)	Have any improvements been constructed in violation of applicable local flood		X
	(9)	guidelines?		х
	(h)	Have any improvements or additions to the Property, by you or by others, been		
	···/	constructed in violation of building codes or without necessary permits?		x
	(i)	Are there any active permits on the Property that have not been closed by a final		
		inspection?		х
	(j)	Is there any violation or non-compliance regarding any unrecorded liens; code		
		enforcement violations; or governmental, building, environmental, and		
		safety		
	(1.)	codes, restrictions, or requirements?		х
	(K)	If any answer to questions 10(a) - 10(j) is yes, please explain:		

Other Matters; Additional Comments: If you need additional space, check the box and attach a separate sheet(s) to explain any comments noted in this Property Disclosure. Please reference the number and letter of each corresponding item.

Please attach copies of any reports (including, by way of example and not limitation, building permits, certificates of occupancy, maintenance contracts, notices, shared usage agreements, surveys, title insurance policies, warranties, etc.) you are aware of or have in your possession.

Seller Acknowledgement: Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Seller's knowledge on the date signed by Seller. Seller authorizes Altair Global to provide this disclosure statement to real estate licensees and prospective buyers of the Property. Seller understands and acknowledges Seller's ongoing obligation to promptly notify Altair Global in writing if any information set forth in this disclosure statement becomes inaccurate, incorrect or incomplete. Seller shall indemnify, defend, and hold Altair Global harmless from and against any and all claims (including liabilities, law suits, demands, reasonable attorney fees, and other expenses) for monetary loss or damage to property or injuries (including death) to any person, arising out of Seller's failure to fully disclose any existing condition under this Property Disclosure.

Seller:	F382767DFD1C49A (signature)	<i>ı</i>	Darin Haudrich (print)	Date:	3/30/2019
Seller:	Chritish All 64852C3EE93845D (signature)	/_	Christina Haudrich (print)	Date:	3/31/2019

Altair Global acknowledges receipt of this Property Disclosure.

DocuSigned by:		
Jessica tingstad	/ Jessica Tingstad	Date: 4/1/2019
	(print)	-a: :

Buyer Acknowledgement: This Property Disclosure has been prepared by the prior occupying owner – with knowledge of the Property – and **not** by **Altair Global** or any real estate licensee. It is not a guarantee or warranty of any kind by **Altair Global**, that is expressly denied, nor is it a substitute for any inspections, warranties, or professional advice you may wish to obtain. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This Property Disclosure is provided solely to satisfy **Altair Global**'s disclosure obligations under applicable law. Buyer releases, acquits and forever discharges **Altair Global** from and against any matters contained in, misstated or omitted from this Property Disclosure.

Buyer acknowledges that Buyer has received, read and understands this Property Disclosure.

Buyer:				Date:	
	(signature)		(print)		
Buyer:		1		Date:	
-	(signature)		(print)	-	

(4 of 4)



Disclosure of Information On Lead-Based Paint & Lead-Based Paint Hazards

CONCERNING THE PROPERTY AT: 2441 Vuelta Grande Ave , Long Beach, CA USA 90815 FILE NUMBER: 2019-02783

PURPOSE: The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

The residence at the above address was constructed after January 1, 1978.

Seller must check one item below. If 'Yes', is checked, omit the middle section of the form and sign at the bottom. If 'No' is checked, complete the middle section of the form and sign at the bottom.

Yes ^X No Unknown

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any known information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial items a and b)

(a) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):

 (1) x Seller has no knowledge of lead-based paint or lead-based paint hazards on the premises.
 (2) Known lead-based paint and/or lead-based paint hazards are present on the premises. Explain (attach additional documentation if necessary):

 $\mathbb{D}^{H}(b)$ Records and reports available to Seller (check (1) or (2) below):

- (1) x Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards on the premises.
- (2) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead based paint hazards on the premises. List records and reports:

BUYER'S ACKNOWLEDGMENT (initial items c through e)

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check (1) or (2) below):

- Received a 10 day opportunity (or mutually agreed upon) to conduct a risk assessment or *Inspection* for the presence of lead-based paint and/or lead-based paint hazards; or
- (2) V Waived the opportunity to conduct a risk assessment or inspection for the presence of leadbased paint and/or lead-based paint hazards.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, the information they have provided is true and accurate.

	3/30/2019	Chivitional the	3/31/2019
SELLER	Date	SELLER	Date
BUYER: <u>Altair Global</u>		Dessica tingstad	4/1/2019
		Altair Acknowledgment	Date



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARDS

PURPOSE: The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

CONCERNING THE PROPERTY AT 2441 Vuelta Grande Ave, Long Beach, CA 90815

The residence at the above address was constructed after January 1, 1978.

Seller must indicate one item below. If Yes, is indicated, omit the rest of this disclosure and sign below.

□ Yes □ No ☑ Unknown

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any known information on lead-based paint hazards from risk assessments in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial items a and b)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):
 - (1) I Seller has no knowledge of lead-based paint or lead-based paint hazards on the premises.
 - (2) Known lead-based paint and/or lead-based paint hazards are present on the premises. Explain: (attach additional documentation if necessary)

Records and reports available to Seller (check (1) or (2) below):

- (1) ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards on the premises.

BUYER'S ACKNOWLEDGMENT (initial items c through e)

- (c) Buyer has received copies of all information listed above.
- (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
- (e) Buyer has (check (1) or (2) below)
 - (1) O Received a 10 day opportunity (or mutually agreed upon) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (2) O Waived the opportunity to conduct a risk assessment or inspection for the presence of leadbased paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (initial item f)

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, the information they have provided is true and accurate.

SELLER: ALTAIR GLOBAL

ALTAIR ACKNOWLEDGMENT	<u>42019</u> Date		
BUYER	Date	BUYER	Date
LISTING AGENT	Date	SELLING AGENT	Date

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Stucco System Identification Report

File #: 2019-02783	Client: Altair Global Relocation				
Homeowners: Darin & Christina Haudrich 2441 Vuelta Grande Ave Long Beach, CA 90815	Inspection Co: Globespec 370 S Main Place Carol Stream, IL 60188				
Date of Inspection: 03/04/2019 Person(s) present during inspection:	Owner				
The scope of this report is limited to identifying t	the type of stucco/exterior cladding that is present on this home. No testing or invasive terior cladding has been applied correctly, nor is this report intended to identify any defects that				
Ce	ment Base / Traditional Stucco				
This type of stucco is made from Portland cement and is applied either by hand or machine to the exterior wall surface in two or three coats. It may be applied directly to a solid base such as masonry or concrete walls, or it can be applied to a metal lath attached to frame construction, solid masonry, or concrete construction. Thickness of this system ranges from to more than 1" and is very heavy and rigid.					
identification proces surface and edges, possible, to examine process the Inspecto	vas performed to identify the type of stucco cladding present. As part of the s the inspector uses various methods including visual appearance of the tapping to verify a hollow or solid sound and removal of fixtures, when a the materials and components. Upon completion of the identification or was able to determine that the exterior surface is Cement Based to Exterior Insulation Finishing System EIFS was identified.				
ll. Ve	erification Methods				
Sounding/Tapping: Solid					
Removed Covering/Trim: Other	Removed Covering/Trim: Other				
Stucco base & finish thickness: 3/4" 1/8"					
Insulation board thickness:	Not Visible Not Present				
Type of mesh: Fiberglass	X Wire Not Visible				
Substrate Type: OSB					

This report was prepared for the exclusive use of a relocation company and the seller's employer. This report is not intended as a subslitute for a prospective purchaser of the subject property obtaining their own inspection from an independent inspector of their choice. This report is neither assignable to nor assumable by any third party and should not be relied upon by any party other than the relocation company and/or seller. This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.

GlobeSpec

11:19AM March 05, 2019

Photo Attachments



Address

Front



Left Side

Right Side

Haudrich Stucco ID Photos

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Photo Attachments



Rear

Cement Based Hardcoat Stucco



Cement Based Hardcoat Stucco

Cement Based Hardcoat Stucco

Haudrich Stucco ID Photos

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