

*****TO BE ATTACHED TO CONTRACT*****
ADDENDUM A

Re: Contract dated _____, 2009 between
_____ (buyer) and RTR Properties, LLC (seller),

relating to the sale and purchase of 738 Worcester Ave
Pasadena, CA 91104

Purchaser(s) is/are aware that the seller has acquired the subject property through foreclosure and that seller is selling and purchaser is purchasing in its "as is" condition without representations or warranties of any kind or nature by seller or its agents. Further, purchaser acknowledges and accepts the subject property in its "as is" condition at the time of closing, including any hidden defects, known or unknown. Purchaser acknowledges that neither seller nor its agents or assigns have made any warranties, expressed or implied, relating to the condition of the property. Seller, its agents and/or assigns, shall not be responsible for the repair, replacement or modification of any deficiencies, malfunctions or mechanical defects in the materials, workmanship and mechanical components of the appurtenances and improvements prior or subsequent to closing. Items of personal property are included in this sale only if the items are in or upon the premises at the time of closing. Seller makes no representation or warranty as to the condition of personal property, title to personal property or whether personal property is encumbered by liens. All parties understand that it is the right and responsibility of the Purchaser to inspect the property and purchasers must satisfy themselves as to the condition of the property and notify seller should condition be unsatisfactory within 10 days of the signature date of the seller. Should notice be given, then this contract shall become null and void and all earnest monies shall be returned hereunder.

The disclaimers and agreements herein set forth are an integral portion of this agreement and seller would not agree to sell the property to buyer(s) for the purchase price reflected herein without such disclaimers and agreements. As the seller has not lived in the subject property, no seller's property disclosure statement shall be a requirement of sale.

Should this Addendum have any conflict with what is written in the main body of the purchase contract, this addendum will prevail.

All parties agree that title shall be conveyed via a "special" warranty deed.

Dated this _____ day of _____, 2009

_____ Purchaser	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Seller	_____ Date