

KELLER BENVENUTTI KIM LLP  
101 MONTGOMERY STREET, SUITE 1950  
SAN FRANCISCO, CALIFORNIA 94104



**KELLER BENVENUTTI KIM LLP**

TOBIAS S. KELLER (Cal. Bar No. 151445)  
(tkeller@kbbkllp.com)

DAVID A. TAYLOR (Cal. Bar No. 174193) **The following constitutes the order of the Court.**  
(dtaylor@kbbkllp.com) **Signed: August 26, 2025**

THOMAS B. RUPP (Cal. Bar No. 278041)  
(trupp@kbbkllp.com)

101 Montgomery Street, Suite 1950  
San Francisco, California 94104  
Telephone: (415) 496-6723  
Facsimile: (650) 636-9251

Charles Novack  
U.S. Bankruptcy Judge

*Attorneys for the Debtors and  
Debtors in Possession*

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SANTA ROSA DIVISION**

In re:

LEFEVER MATTSON, a California  
corporation, *et al.*,<sup>1</sup>

Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**ORDER APPROVING ASSET SALE  
OF THE PROPERTY LOCATED AT  
501 CARPENTER STREET,  
FAIRFIELD, CA 94533**

In re:

KS MATTSON PARTNERS, LP,

Debtor.

<sup>1</sup> The last four digits of LeFever Mattson's tax identification number are 7537. The last four digits of the tax identification number for KS Mattson Partners, LP ("KSMP") are 5060. KSMP's address for service is c/o Stapleton Group, 514 Via de la Valle, Solana Beach, CA 92075. The address for service on LeFever Mattson and all other Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 9562. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://veritaglot>

Upon submission of the Certificate of No Objection regarding the proposed sale (the “Sale”) of the property located at 501-523 Carpenter Street, Fairfield, California 94533 (the “Subject Property”) as contemplated by the Sale Procedures approved by the *Order Establishing Omnibus Procedures for Real Property Sales* [Dkt. No. 971] (the “Sale Procedures Order”),<sup>2</sup> filed by the above-captioned debtors and debtors in possession (the “Debtors”)<sup>3</sup>; the Court having reviewed the *Notice of Sale of Subject Property Located at 501 Carpenter Street, Fairfield, CA 94533*, dated August 1, 2025 [Dkt. No. 1908] (the “Sale Notice”) and the *Declaration of Euric Ramirez in Support of Adequate Assurance of Future Performance with Respect to the Assumption and Assignment of Executory Leases and/or Unexpired Contracts in Connection with the Sale of 501 Carpenter Street, Fairfield, CA 94533* [Dkt. No. 1909] (the “Buyers’ Declaration”); and the Court having found that (i) the Court has jurisdiction to consider the proposed sale pursuant to 28 U.S.C. §§ 157 and 1334, and the *Order Referring Bankruptcy Cases and Proceedings to Bankruptcy Judges*, General Order 24 and Rule 5011-1(a) of the Bankruptcy Local Rules for the United States District Court for the Northern District of California (the “Bankruptcy Local Rules”); (ii) venue is proper in this district pursuant to 28 U.S.C. §§ 1408 and 1409; (iii) this is a core proceeding pursuant to 28 U.S.C. § 157(b); (iv) the Sale Notice was sufficient under the circumstances; and (v) all Notice Parties have been served with Sale Notice; and after due deliberation the Court having determined that the relief requested in the Sale Notice is in the best interests of the Debtors, their estates, and their creditors; and good and sufficient cause having been shown;

**IT IS HEREBY ORDERED THAT:**

1. The proposed Sale of the Subject Property located at 501 Carpenter Street, Fairfield, California 94533, APN 0030-152-010, owned by Debtor Red Oak Tree, LP, to Euric Ramirez and Angela Vaninetti (together, the “Buyers”), pursuant to the terms of the purchase agreement attached hereto as **Exhibit A**, is approved.

<sup>2</sup> Capitalized terms not otherwise defined herein shall have the meanings given to them in the Sale Procedures Order.

<sup>3</sup> Unless otherwise indicated, “Debtors” as used herein excludes KSMP.

- 1           2.       The Buyers' offer was the highest and otherwise best offer for the Subject Property.
- 2           3.       The Sale Notice and Buyers' Declaration have been served on all Notice Parties.
- 3           4.       Pursuant to the Sale Notice and section 363(f) of the Bankruptcy Code, the Sale
- 4 shall be free and clear of liens and encumbrances to the extent provided under the Bankruptcy
- 5 Code, with any such liens or encumbrances of any kind or nature, to the extent not paid pursuant
- 6 to paragraph 8 below, to attach to the net proceeds of the sale in the order of their priority, with
- 7 the same validity, force and effect which they had immediately prior to Sale as against the Subject
- 8 Property.
- 9           5.       The Debtors are authorized to fully assume, perform under, consummate and
- 10 implement the sale agreement and all additional instruments and documents that may be
- 11 reasonably necessary or desirable to implement the Sale, including the purchase and sale
- 12 agreement and escrow instructions.
- 13           6.       Pursuant to Bankruptcy Code section 365(a), the Debtors are authorized to assume
- 14 the Leases identified in the Sale Notice.
- 15           7.       Pursuant to Bankruptcy Code section 365(f), the Debtors are authorized to assign
- 16 the Leases to the Buyers and, pursuant to Bankruptcy Code section 365(k), the Debtors shall be
- 17 relieved from any liability for any breach of the lease after such assignment, both effective upon
- 18 the closing of the Sale.
- 19           8.       The Debtors, and any escrow agent upon the Debtors' written instruction, shall pay
- 20 directly from escrow upon closing (i) all Closing Costs, including but not limited to, the real estate
- 21 commission of the Broker and FTI's advisory and transaction fee in the indicated amounts, costs
- 22 of sale, and escrow costs, (ii) any outstanding property taxes, and (iii) any liens of any secured
- 23 creditor for which there are no objections pending at the time of closing.
- 24           9.       This Order shall be effective immediately upon entry, and any stay of orders
- 25 provided for in Bankruptcy Rules 6004 or 6006 or any other provision of the Bankruptcy Code or
- 26 Bankruptcy Rules is expressly lifted. The Debtors are not subject to any stay in the
- 27 implementation, enforcement or realization of the relief granted in this Order, and may, in their
- 28

1 discretion and without further delay, take any action and perform any act authorized under this  
2 Order.

3 10. Nothing contained in the Sale Notice or this Order is intended to be or shall be  
4 construed as (i) an admission as to the validity of any claim against the Debtors; (ii) a waiver of  
5 the Debtors' or any appropriate party in interest's rights to dispute the amount of, basis for, or  
6 validity of any claim against the Debtors; (iii) a waiver of any claims or causes of action that may  
7 exist against any creditor or interest holder; or (iv) an approval, assumption, adoption, or rejection  
8 of any agreement, contract, lease, program, or policy, other than those identified in the Sale Notice,  
9 between the Debtors and any third party under section 365 of the Bankruptcy Code.

10 11. The Debtors are hereby authorized to take such actions and to execute such  
11 documents as may be necessary to implement the relief granted by this Order.

12 12. The Debtors are authorized to make non-substantive changes to the documents  
13 referenced herein without further order of the Court, including, without limitation, changes to  
14 correct typographical and grammatical errors and to make conforming changes among the  
15 aforementioned documents prior to their distribution.

16 13. The Court retains exclusive jurisdiction with respect to all matters arising from or  
17 related to the implementation, interpretation, and enforcement of this Order.

18 \*\* END OF ORDER \*\*  
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**KELLER BENVENUTTI KIM LLP**  
101 MONTGOMERY STREET, SUITE 1950  
SAN FRANCISCO, CALIFORNIA 94104

**Court Service List**

*All ECF Participants*

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**Exhibit A**  
**(Purchase Agreement)**

*(Apartment – Small Asset)*

**PURCHASE AND SALE AGREEMENT  
AND JOINT ESCROW INSTRUCTIONS**

**RED OAK TREE, LP,  
a California limited partnership,**

as Seller

and

**EURIC RAMIREZ,  
an individual,**

and

**ANGELA VANINETTI,  
an individual,**

as Buyer

Dated: 06/09/2025

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PURCHASE AND SALE AGREEMENT  
AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this “**Agreement**”) is made as of 06/09/2025 (the “**Effective Date**”), by and between **RED OAK TREE, LP**, a California limited partnership (“**Seller**”), and **EURIC RAMIREZ**, an individual, and **ANGELA VANINETTI**, an individual (jointly and severally, as husband and wife, “**Buyer**”).

RECITALS

A. Seller is the owner of certain real property located in the City of Fairfield, County of Solano, State of California, having a property address of 501-523 Carpenter Street, as more particularly described in **Exhibit A** attached hereto, and any rights, privileges and appurtenances pertaining thereto (the “**Real Property**”) consisting of Improvements (as defined below) including an apartment complex commonly known as “Marpel Apartments”.

B. On or about September 12, 2024, Seller and certain affiliates of Seller (collectively, the “**Debtors**”) filed voluntary petitions for bankruptcy relief under Chapter 11 of the Bankruptcy Code, jointly administered under Case No. 24-10545 (the “**Bankruptcy Case**”) in the United States Bankruptcy Court for the Northern District of California, Santa Rosa Division (the “**Bankruptcy Court**”).

C. On March 5, 2025, the Bankruptcy Court entered the *Order Establishing Omnibus Procedures for Real Property Sales* [Dkt. No. 971] (the “**Sale Procedures Order**”), a copy of which is attached hereto as **Exhibit B**, pursuant to which it approved expedited procedures for the sale of Seller’s right, title and interest in the Real Property. The Sale Procedures Order controls the procedure for obtaining Bankruptcy Court approval of this sale pursuant to a sale order substantially in the form attached to the Sale Procedures Order as **Exhibit 1** to **Exhibit B** (the “**Sale Order**”). This is a “Small Asset Sale” under the terms of the Sale Procedures Order.

D. The Debtors believe that the sale of the Property (defined below) as provided herein is in the best interests of Seller, the Debtors and their creditors.

E. Buyer desires to purchase the Property from Seller, and Seller is willing and prepared to sell the Property to Buyer, subject to the entry of the Sale Order under Sections 363 and 365 of the Bankruptcy Code, as to which, at the applicable time, no stay pursuant to Bankruptcy Rules 7062 or 8005, or any other applicable rule or statutory provision, is in effect, and the terms and conditions set forth in this Agreement.

AGREEMENT

**IN CONSIDERATION** of the respective agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, Seller and Buyer agree as follows:

1. Property Included In Sale. Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase from Seller, subject to the terms and conditions set forth herein, Seller’s right, title and interest in the following as of the Closing (as defined in Section 6(b)):

(a) Real Property. The Real Property;

(b) Improvements. All improvements and fixtures located on the Real Property, excluding any fixtures owned by tenants or leased by Seller from third parties, but including the building(s) and any other structures presently located on the Real Property, and all apparatus, equipment and appliances owned by Seller and

used exclusively in connection with the ownership, use, operation or occupancy of the Real Property (collectively, the “**Improvements**”);

(c) Personal Property and Intangible Property. All right, title and interest of Seller in and to any Personal Property (as defined in Exhibit D (Bill of Sale) attached hereto), if any, and any Intangible Property (as defined in Exhibit E (Assignment of Leases, Contracts and Intangible Property) attached hereto), other than the Excluded Assets (as defined below).

(d) Contracts. All rights under any Contracts (as defined in Section 4(d) to be assigned by Seller and assumed by Buyer at Closing as Designated Contracts (as defined in Section 4(d)) pursuant to Section 4(d) below (the “**Assumed Contracts**”).

(e) Leases. All right, title, and interest of Seller in and to any leases, licenses, and other occupancy agreements between Seller and any tenant or occupant of the Property (the “**Leases**”) to be assigned by Seller and assumed by Buyer at Closing as Designated Contracts pursuant to Section 4(d) below (the “**Assumed Leases**”).

All of the items referred to in this Section above are hereinafter collectively referred to as the “**Property**.” Notwithstanding anything to the contrary set forth herein, the “**Property**” shall not include the following assets of Seller as of the Closing (collectively, the “**Excluded Assets**”): all cash, cash equivalents (including certificates of deposit), deposits held by third parties (e.g., utility companies), accounts receivable and any right to a refund or other payment relating to a period prior to the Closing, including any real estate tax refund (subject to the prorations hereinafter set forth), bank accounts, claims or other rights against any present or prior partner, member, employee, agent, manager, officer or director of Seller or its direct or indirect partners, members, shareholders or affiliates, any refund in connection with termination of Seller’s existing insurance policies, all contracts between Seller and any law firm, accounting firm, property manager, leasing agent, broker, environmental consultants and other consultants and appraisers entered into prior to the Closing, any proprietary or confidential materials (including any materials relating to the background or financial condition of a present or prior direct or indirect partner or member of Seller), the internal books and records of Seller relating, for example, to contributions and distributions prior to the Closing, any telephone equipment located at the Real Property, any software (including any computers or other electronic equipment upon which such software resides, wherever such computers or equipment are located), and any derivations thereof, and any trademarks, trade names, brand marks, brand names, trade dress or logos relating thereto, any development bonds, letters of credit or other collateral held by or posted with any governmental entity or other third party with respect to any improvement, subdivision or development obligations concerning the Property or any other real property, and any other intangible property that is not used exclusively in connection with the Property, is not owned exclusively by Seller, or is required to be excluded pursuant to the Sale Order. As used herein, “**Transaction**” shall mean the transaction contemplated by this Agreement.

2. Purchase Price. The purchase price for the Property is One Million Eight Hundred Five Hundred Thousand and No/100 Dollars (\$1,850,000.00) (the “**Purchase Price**”). The Purchase Price shall be paid as follows:

(a) Deposit. Within one (1) Business Day (defined in Section 13(h)) after the Effective Date, Buyer shall deposit in escrow with Commonwealth Land Title Insurance Company (the “**Title Company**”) with an address of 99 Almaden Boulevard, Suite 840, San Jose, California 95113; Attention: Kiley Demaree (phone (408) 712-2176 and email [kiley.demaree@cltic.com](mailto:kiley.demaree@cltic.com)) (“**Escrow Holder**”), a deposit in the amount of Forty-Five Thousand and No/100 Dollars (\$45,000.00), which amount together with any interest accrued thereon while in escrow, shall collectively be defined herein as the “**Deposit**”. If Buyer elects to proceed with the purchase of the Property, the Deposit shall thereafter be fully non-refundable, subject to the terms and conditions of this Agreement. All sums constituting the Deposit shall be held by Escrow Holder in accordance with Exhibit J attached hereto. If the sale of the Property as contemplated hereunder is consummated, the Deposit shall be credited against the

Purchase Price. In the event the Closing does not occur because of the failure of any condition benefiting Buyer or any other reason except a default under this Agreement on the part of Buyer, the Deposit shall promptly be returned to Buyer.

(b) Balance of Purchase Price. No later than one (1) Business Day prior to the Scheduled Closing Date (as defined in Section 6(b)), Buyer shall (i) deposit into escrow with Escrow Holder, in immediately available funds, an amount equal to the balance of the Purchase Price, as adjusted for prorations and credits pursuant to Section 6 or as otherwise provided under this Agreement (the “**Cash Balance**”), and (ii) authorize and direct Escrow Holder to simultaneously pay the Deposit into such escrow. At the Closing, the Cash Balance, less closing costs and prorations due from Seller as provided in this Agreement, shall be paid to Seller by Escrow Holder by wire transfer in immediately available funds for immediate credit to Seller on or before 1:00 p.m. (prevailing Pacific time) on the Closing Date (as defined in Section 6(b)) in such manner, place and account as Seller may instruct by prior notice to Escrow Holder. In the event this Agreement shall be terminated, any interest earned on the Deposit shall accrue to the benefit of the party entitled to receive the Deposit.

(c) Independent Consideration. The Deposit being delivered by Buyer includes the amount of One Hundred and No/100 Dollars (\$100.00) as independent consideration for Seller’s performance under this Agreement (“**Independent Consideration**”), which shall be retained by Seller in all instances. If the Closing occurs or if this Agreement is terminated for any reason, then Escrow Holder shall first disburse to Seller from the Deposit, the Independent Consideration. The Independent Consideration shall be nonrefundable under all circumstances and shall not be applied to the Purchase Price at Closing. The Independent Consideration, plus Buyer’s agreement to pay the costs provided in this Agreement, has been bargained for as consideration for Seller’s execution and delivery of this Agreement and for Buyer’s review, inspection and termination rights during the Due Diligence Period, and such consideration is adequate for all purposes under any applicable law or judicial decision.

### 3. Title to the Real Property.

(a) Title Policy. At the Closing, Seller shall convey to Buyer fee simple title to the Real Property and the Improvements, by duly executed and acknowledged grant deed in the form attached hereto as Exhibit C (the “**Deed**”). Evidence of delivery of fee simple title shall be the issuance by the Title Company of a CLTA Owner’s Policy of Title Insurance, in the full amount of the Purchase Price, insuring fee simple title to the Real Property in Buyer, subject to the following: (i) the Title Company’s standard printed exceptions; (ii) rights of tenants in possession under the Leases; (iii) zoning ordinances and regulations and other Laws (as defined in Section 7(a)(i)) governing use or enjoyment of the Property; (iv) such other exceptions listed in the Title Report (as defined in Section 4(a)(i)) and approved or deemed approved by Buyer pursuant to Section 4(a) below; (v) matters affecting title created by the acts or omissions of or with the consent of Buyer or any officers, directors, employees, agents, contractors, consultants, representatives and attorneys of Buyer or any direct or indirect owner of any beneficial interest in Buyer, but only if the same conduct due diligence or are otherwise involved in the Transaction (collectively, “**Buyer’s Representatives**”); (vi) liens to secure taxes and assessments not yet due and payable; (vii) matters that would be revealed by a current survey or physical inspection of the Property; (viii) any matters which Buyer is deemed to know (as defined in Section 7(c)(i)) about prior to the Closing Date unless Seller has agreed to remove the same pursuant to Section 4(a)(ii)(B); and (ix) any exception that the Title Company agrees to affirmatively insure over in accordance with the terms hereof. All such exceptions listed in clauses (i) through (ix) of this Section 3(a) are defined herein as the “**Permitted Exceptions**,” and the title policy described in this Section 3 is defined herein as the “**Title Policy**”. Notwithstanding the foregoing, Permitted Exceptions shall not include (1) any liens evidencing monetary encumbrances (other than liens for non-delinquent real estate taxes) created as a result of any mortgage, deed of trust or other financing instrument securing indebtedness of Seller, or (2) title matters created by Seller in violation of the terms of this Agreement (collectively, “**Excluded Exceptions**”). Notwithstanding any provision to the contrary contained in this Agreement or any of the Closing Documents (as defined in Section 6), any or all of the Permitted Exceptions may be omitted by Seller in the Deed

without giving rise to any liability of Seller, irrespective of any covenant or warranty of Seller that may be contained or implied in the Deed (which provisions shall survive the Closing and not be merged therein).

(b) Optional Extended Coverage Policy. At Buyer's option, Buyer may elect to obtain an ALTA Owner's Policy of Title Insurance (any such extended policy, the "**Extended Title Policy**") and endorsements to the Title Policy, provided that issuance of the Extended Title Policy or any endorsements to the Title Policy shall not be a condition precedent to Buyer's obligation to purchase the Property and in no event shall Seller be obligated to provide any indemnity, title affidavit or other document in order to issue the Title Policy.

(c) No General Title Warranty. Nothing in this Agreement or in the Deed from Seller to Buyer recorded at the Closing shall be construed as a warranty or representation by Seller concerning Seller's title to the Property, and Seller makes no such warranty or representation. Buyer is relying solely upon the Title Report and the Title Policy and Buyer's own investigations respecting Seller's title to the Property.

4. Due Diligence Inspection. Buyer's obligation to purchase the Property is conditioned upon Buyer's review and approval of the Property as follows:

(a) Title and Survey Review.

(i) Title Report and Survey. Within two (2) Business Days following the Effective Date, Buyer shall obtain from the Title Company a current preliminary title report on the Real Property, together with copies of the documents constituting exceptions to title as set forth in Schedule B of the preliminary title report (collectively, the "**Title Report**"). Seller shall not be required to obtain a survey, or any update, recertification, or revision to any existing survey of the Real Property and Improvements. At Buyer's option and sole cost, Buyer may obtain a survey of the Real Property and Improvements (a "**Survey**").

(ii) Title Review Procedure.

(A) Title Objection Period. Buyer shall advise Seller, not later than five (5) days after the Effective Date (the "**Title Objection Period**"), what exceptions to title, if any, will be accepted by Buyer. Buyer's failure to notify Seller of any objections to title exceptions shall, upon expiration of the Title Objection Period, constitute Buyer's approval of the Title Report and all exceptions and of the condition of title to the Property, and of all matters revealed by any Updated Survey (the "**Survey-Related Exceptions**").

(B) Seller's Response. Seller shall have five (5) Business Days after receipt of Buyer's objections to title matters ("**Seller's Response Period**") to give Buyer notice: (x) that Seller will endeavor to remove such objectionable exceptions from title and provide Buyer with evidence satisfactory to Buyer of such removal, or endeavor to provide Buyer with evidence satisfactory to Buyer that said exceptions will be removed on or before the Closing; or (y) that Seller elects not to endeavor to cause such exceptions to be removed. Seller may remove monetary lien exceptions, at Seller's sole option and cost, by bonding around or providing an indemnity with respect to any such matters to Title Company's reasonable satisfaction, or by causing Title Company to endorse over any such objection, and in any such event such objection shall be deemed cured or removed. If Seller either notifies Buyer pursuant to the preceding clause (y) that it will not endeavor to cause each of the objectionable exceptions to be removed from title, or does not notify Buyer of its election within the Seller Response Period, Seller shall be deemed to have elected not to endeavor to cause such matters to be removed pursuant to clause (y).

(C) Buyer's Termination Option. If Seller gives Buyer notice under clause (y) of Section 4(a)(ii)(B), Buyer shall have until the later of two (2) Business Days after Seller's Response Period and the end of the Due Diligence Period to elect to proceed with the purchase and take the Property



subject to such exceptions, or to terminate this Agreement in accordance with Section 4(e). If Buyer fails to give Seller notice of its election prior to the date specified in the preceding sentence, Buyer shall be deemed to have approved the condition of title to the Property, including without limitation any Survey-Related Exceptions. If Seller gives notice pursuant to clause (x) of Section 4(a)(ii)(B) and fails to remove any such objectionable exceptions that Seller has endeavored to remove from title prior to the Closing Date, and Buyer is unwilling to take title subject thereto, Buyer, as its sole and exclusive remedy, may elect to terminate this Agreement by written notice to Seller and Escrow Holder within two (2) Business Days after Seller's failure to so remove such title objection(s) (but, in any event, prior to the Scheduled Closing Date). Failure of Buyer to respond in writing within such period shall be deemed an election by Buyer to waive such title objections and proceed to Closing. If Buyer elects to terminate this Agreement pursuant to this Section 4(a), the Deposit shall be returned to Buyer, and neither party shall have any further liability or obligations hereunder, except for any obligations hereunder that expressly state they will survive termination of this Agreement. Seller shall be entitled to an extension of the Closing Date (not to exceed thirty (30) days in the aggregate) for the purpose of the removal of any exceptions to title that Seller has agreed to endeavor to remove hereunder.

(D) Title Update or Supplement. If any supplemental title report or update issued subsequent to the date of the original Title Report discloses any material, adverse matter not set forth in the original Title Report and that does not constitute a Permitted Exception, then, no later than the later of (i) the expiration of the Title Objection Period, or (ii) three (3) Business Days after Buyer's receipt of such updated Title Report, Buyer shall have the right to object to any such matter, in which event the same procedures for response, termination and waiver set forth in Section 4(a)(ii)(C) shall apply to such new objections, with Closing and all other dates set forth for performance of the parties' obligations hereunder adjusted accordingly; provided, however, if such objection is made after the expiration of the Due Diligence Period, Buyer's failure to object to any such matter in accordance with this Section 4(a)(ii)(D) shall be deemed an election by Buyer to waive such title matter and proceed to Closing.

(b) Due Diligence Review. Buyer's obligation to purchase the Property is conditioned upon Buyer's review and approval, prior to the expiration of the Due Diligence Period and in Buyer's sole discretion, of all matters pertaining to the physical, structural, electrical, mechanical, soil, drainage, environmental, economic, tenancy, zoning, land use and other governmental compliance matters and conditions respecting the Property, including without limitation the Due Diligence Items (as defined below) and the evaluation of any Designated Contracts (as defined below), all as provided in this Section 4. During the Due Diligence Period, Seller shall provide or make the Due Diligence Items available to Buyer (including through an on-line data website (the "**Data Room**"). All references herein to the "**Due Diligence Period**" shall refer to the period which ends at 5:00 p.m. Pacific Time on the date that is fourteen (14) days following the Effective Date. All references herein to the "**Due Diligence Contingency**" shall refer to the conditions benefiting Buyer that are described in Section 4(a) and this Section 4(b). Buyer expressly agrees that Seller is furnishing copies of the Due Diligence Items to Buyer for informational purposes only and without representation or warranty as to the accuracy or completeness of the contents of such materials. As used herein "**Due Diligence Items**" shall mean all documents, materials, data, analyses, reports, studies and other information pertaining to or concerning the Property or the purchase of the Property, to the extent the same have been delivered to or made available for review by Buyer or any Buyer's Representatives, including (i) all documents, materials, data, analyses, reports, studies and other information made available to Buyer or any Buyer's Representatives for review prior to the expiration of the Due Diligence Period through the Data Room, (ii) all information disclosed in the real estate records of the applicable jurisdiction in which the Property is located, and (iii) any Contracts identified on Exhibit F and any Leases with tenants identified on Exhibit G-1. Buyer agrees that the Due Diligence Items are not intended as a substitute for Buyer's own investigation of the Property. Buyer acknowledges and agrees that Seller shall have no obligation to prepare any reports or studies pertaining to the Property. Buyer shall rely on its own investigation of the Property in determining whether to proceed with the purchase of the Property. Notwithstanding any other provision of this Agreement, the Due Diligence Items shall not include and Buyer shall not have the right to inspect or make copies of any documents in Seller's possession or

request that Seller obtain documents involving Seller's acquisition of the Property, any appraisals, internal budgets or projections, any prospective purchasers other than Buyer, Seller's existing mortgage loans, or any other information or documentation determined by Seller to be confidential or privileged or any Excluded Assets.

(c) Inspections; Access. During the Due Diligence Period, Seller shall provide Buyer with reasonable access to the Property and the Due Diligence Items in accordance with the terms and conditions of this Section 4(c) in order for Buyer to investigate, at its sole cost and expense, the Property and the physical conditions thereof, including without limitation such environmental, engineering and economic feasibility inspections as Buyer may elect. Buyer shall pay for all inspections and tests ordered by or on behalf of Buyer. Such access, investigation, and inspections shall be exercised on the following terms and conditions:

(i) In connection with any entry by Buyer or any Buyer's Representatives onto the Property, Buyer shall give Seller reasonable advance notice (of not less than five (5) Business Day) of such entry and shall conduct such entry and any inspections in connection therewith in compliance so as to minimize, to the greatest extent possible, interference with Seller's business at the Property, any tenant or occupant of the Property or the business of any owner or occupant of any adjacent property. No invasive testing of any type or nature shall be permitted on or about the Property. Seller or its representative may, at Seller's option, be present to observe any inspection performed on the Property. Buyer shall repair any damage to the Property caused by Buyer's entry and restore the Property to its condition prior to such entry, at Buyer's sole cost and expense. The foregoing covenant shall survive any termination of this Agreement.

(ii) Buyer shall maintain, and shall assure that its contractors maintain, prior to such time as any Buyer's Representatives enter the Property, policies of commercial general liability insurance (occurrence form) which insure Buyer's Representatives with liability insurance limits of not less than \$2,000,000 per occurrence and \$5,000,000 in the aggregate for personal injury and property damage, as well as worker's compensation, in statutory amounts, and a policy of commercial automobile liability coverage having a limit for each accident of \$2,000,000, and name Seller, Seller's property manager, and such other parties designated by Seller as additional insureds. Buyer shall provide Seller with certificates of insurance reasonably satisfactory to Seller evidencing that Buyer has obtained the aforementioned policies of insurance and named the aforesaid parties as additional insureds thereunder.

(iii) Buyer shall indemnify, defend and hold Seller and the Seller's Parties (as defined in Section 10(b)) harmless from and against any and all costs, damages, liabilities, losses, expenses, liens or claims (including, without limitation, reasonable attorneys' and experts' fees) resulting from any entry on the Property by Buyer or any Buyer's Representative in the course of performing the inspections, tests or inquiries provided for in this Agreement, or resulting from any conditions on the Property created by Buyer's or any Buyer's Representatives' entry, investigation, inspection or testing (but not including any claims resulting from the mere discovery of pre-existing physical or environmental conditions on, in, under or about the Property). The foregoing indemnity shall survive beyond the Closing, or, if the sale is not consummated, beyond the termination of this Agreement.

(iv) In the event of a failure to consummate the sale of the Property, at Seller's request Buyer shall promptly deliver to Seller copies of any reports relating to any testing or other inspection of the Property performed by or on behalf of Buyer or any Buyer's Representatives. The foregoing covenant shall survive any termination of this Agreement. Any discussions or interviews with any third party (including, without limitation, representatives of any governmental entity and/or any tenants of the Property) and/or any of their respective personnel, shall be conducted only with Seller's prior consent and, at Seller's election, in the presence of Seller or its designated representative.

(d) Contracts and Leases.

(i) Contracts and Leases. The Due Diligence Items shall include copies of (i) certain equipment leases, service contracts, maintenance contracts, and certain other contracts and agreements currently in effect, relating to the ownership, operation and maintenance of the Property, as listed on Exhibit F attached hereto, as well as those hereafter entered into in accordance with this Agreement (collectively, the “**Contracts**”), other than the Excluded Assets and the Excluded Contracts (as defined below), and (ii) Leases with the tenants listed on Exhibit G-1. As used herein, “**Excluded Contracts**” shall mean Contracts to which Seller or its affiliate is a party and relating to the Property for (i) insurance; (ii) any property management; (iii) the engagement of attorneys, accountants, brokers, surveyors, title companies, environmental consultants, engineers or appraisers; (iv) any other Contracts entered into after the Effective Date that Seller shall cause to be terminated at or prior to the Closing; and (v) any Non-Assignable Contracts (as defined in Section 4(d)(iv) below). The Excluded Contracts are not being assigned to or assumed by Buyer hereunder. If Buyer elects to acquire the Property, subject to the Sale Order, Buyer shall assume the Designated Contracts (as defined below), which shall be assigned to, and assumed by, Buyer at the Closing, all as set forth in more detail in this Section 4(d) below.

(ii) Buyer Designated Contracts. On or before the expiration of the Due Diligence Period (the “**Contract Designation Date**”), Buyer shall designate in writing the Contracts and Leases it chooses to assume and have Seller assign to Buyer (the “**Designated Contracts**”). The Designated Contracts shall be identified by Buyer, with Seller’s cooperation, in a chart (the “**Designated Contract Chart**”) specifying (A) the name and date of the Designated Contract, (B) the other party(ies) to the Designated Contract and the address of each other party for notice purposes on the Sale Notice (as such is defined in Section 6(d)(iii)(B)(1)), (C) the amounts necessary to cure any defaults of Seller under each of the Designated Contracts (“**Cure Costs**”) as determined by Seller and agreed by Buyer based on Seller’s books and records prior to the Contract Designation Date, (D) any necessary procedures for transferring to Buyer the rights to any security deposits with the other party to any Designated Contract (including, without limitation, through proration under Section 6(e) below). At the Closing, all Designated Contracts shall become Assumed Contracts or Assumed Leases, as the case may be, for purposes of this Agreement, except to the extent any of the same becomes a Non-Assignable Contract under Section 4(d)(iv) below. Notwithstanding the foregoing, the Designated Contracts shall not include the Excluded Contracts and the same shall not be assigned to or assumed by Buyer at the Closing.

(iii) Sale Order Approval. The Sale Order shall provide that, as of the Closing, Seller shall (i) assume the Assumed Contracts and the Assumed Leases in the Bankruptcy Case and (ii) assign the Assumed Contracts and the Assumed Leases to Buyer.

(iv) Third Party Approvals. If, notwithstanding the provisions of Sections 363 and 365 of the Bankruptcy Code, or Bankruptcy Court approval, an approval (“**Third Party Approval**”) for a Designated Contract is required but not obtained, whether due to an objection of a tenant or counterparty to such Lease or Contract under Paragraph 7(c) of the Sale Procedures Order or otherwise (such Lease or Contract being a “**Nonassignable Contract**”), Seller may elect in writing to use commercially reasonable efforts prior to the Closing to obtain all Third Party Approvals that are required for Seller to assign to Buyer such Nonassignable Contract; provided, however, in no event shall Seller be required by the foregoing to pay any sums (or incur any other liability) to the other parties to said Contracts in connection therewith, nor shall Seller’s failure to obtain a Third Party Approval be a breach or default hereunder. In the event that Seller does not elect to obtain a Third Party Approval, or Seller so elects and the same is not obtained prior to the Closing, such Contract or Lease shall be an Excluded Contract hereunder, and Buyer shall have the rights and remedies under Section 5(c) with respect to such Nonassignable Contract as a failure of the condition therefor specified in Section 5(a)(vi). Notwithstanding the foregoing, Seller shall be entitled to an extension of the Closing Date (not to exceed thirty (30) days in the aggregate) for the purpose of obtaining any Third Party Approval.

(v) Cure Costs. With respect to Cure Costs for each Assumed Contract and each Assumed Lease:



(A) Buyer Assurances. Buyer shall promptly take all commercially reasonable actions required to assist in obtaining a Bankruptcy Court finding that all defaults have been or will be cured and Buyer has provided adequate assurance of future performance under the Assumed Contracts and Assumed Leases, by furnishing a declaration in the form of **Exhibit K** (or such other form as may be agreed between Buyer and Seller), non-confidential financial information or other documents or information for filing with the Bankruptcy Court and making the employees and representatives of Buyer available to testify before the Bankruptcy Court.

(B) Cure Cost Increase. If Cure Costs specified in the Designated Contract Chart are increased to a higher amount by the Bankruptcy Court after the Contract Designation Date and prior to the Closing, Buyer shall have the rights and remedies under Section 5(c) relating to such increased Cure Costs as a failure of the condition set forth in Section 5(a)(vii); provided, however, that, Seller shall have the right, in its sole discretion, to pay the difference between the Cure Costs and such higher amount at or before Closing, and such payment shall eliminate such condition failure under Section 5(a)(vii) and any such Buyer right or remedy under Section 5(c).

(e) Approval of Condition of the Property. Buyer shall promptly commence, and diligently and in good faith pursue, its due diligence review hereunder. If, prior to the expiration of the Due Diligence Period, based upon such review, examination or inspection, Buyer determines in its sole and absolute discretion that it no longer intends to acquire the Property, then Buyer shall promptly notify Seller of such determination in writing (a “**Disapproval Notice**”), whereupon this Agreement, and the obligations of the parties under this Agreement, shall terminate and Escrow Holder shall promptly return the Deposit to Buyer and any escrow cancellation fees shall be paid by Buyer. If, prior to the expiration of the Due Diligence Period, Buyer determines in its sole and absolute discretion that it intends to acquire the Property, then Buyer shall notify Seller of such determination in writing together with the Designated Contract Chart (an “**Approval Notice**”), in which event Buyer shall be deemed to have waived its rights to terminate this Agreement in accordance with this Section 4(e). If Buyer fails to deliver an Approval Notice or a Disapproval Notice to Seller on or before the expiration of the Due Diligence Period, then Buyer shall be deemed to have delivered a Disapproval Notice.

(f) Satisfaction of Due Diligence Contingency. If the Due Diligence Contingency is not satisfied or deemed satisfied by or before the end of the Due Diligence Period, Seller will not be deemed to be in default and Buyer's sole remedy will be to terminate this Agreement and obtain the refund of the Deposit in accordance with Section 4(e), and neither party shall have any further obligation to or rights against the other except for any obligations set forth in this Agreement that expressly survive such termination as provided in this Agreement.

## 5. Conditions to Closing.

(a) Buyer's Conditions. In addition to the conditions set forth in Section 4, the following are conditions precedent to Buyer's obligation to purchase the Property:

(i) Accuracy of Seller's Representations and Warranties. Subject to Section 7(c), all of Seller's Warranties set forth in Section 7(a) of this Agreement shall be true and correct in all material respects as of the Closing Date.

(ii) No Seller Breach. There shall be no material breach of Seller's covenants and obligations set forth in this Agreement.

(iii) Seller's Deliveries. Seller shall have delivered the items described in Section 6(c) to Buyer or to Escrow Holder, as applicable.

(iv) Title Insurance. As of the Closing, the Title Company will issue or have committed to issue the Title Policy to Buyer, subject to the Permitted Exceptions.

(v) Sale Order. The Bankruptcy Court shall have entered the Sale Order authorizing the sale of the Property to Buyer, and the Sale Order shall not be subject to a stay pending appeal.

(vi) Nonassignable Contracts. All Third Party Approvals requested by Buyer for a Designated Contract are obtained under Section 4(d)(iv) prior to the Closing.

(vii) Cure Costs Adjustment. Cure Costs specified by Buyer in the Designated Contract Chart under Section 4(d)(v)(B) are not increased to a higher amount by the Bankruptcy Court after the delivery of Buyer's Approval Notice and prior to the Closing and the same is not cured by Seller as contemplated in Section 4(d)(v)(B).

The Closing pursuant to this Agreement shall be deemed a waiver by Buyer of all unfulfilled conditions hereunder benefiting Buyer.

(b) Seller's Conditions. The following are conditions precedent to Seller's obligation to sell the Property to Buyer:

(i) Accuracy of Buyer's Representations and Warranties. All of Buyer's representations and warranties contained in or made pursuant to this Agreement shall be true and correct in all material respects as of the Closing Date.

(ii) No Buyer Breach. There shall be no material breach of Buyer's covenants and obligations set forth in this Agreement.

(iii) Buyer's Deliveries. Buyer shall have delivered the items described in Section 6(d) to Seller or to Escrow Holder.

(iv) Sale Order. The Bankruptcy Court shall have entered the Sale Order authorizing the sale of the Property to Buyer, and the Sale Order shall not be subject to a stay pending appeal.

(v) Buyer Cooperation with Bankruptcy Sale Procedures. Buyer shall have cooperated with Seller as contemplated hereunder and in a timely manner with respect to the Sale Notice, the Sale Order and any other requirements of the Sale Procedures Order.

The Closing pursuant to this Agreement shall be deemed a waiver by Seller of all unfulfilled conditions in this Section hereunder benefiting Seller.

(c) Waiver of Conditions. At any time on or before the date specified for the satisfaction of any condition, Seller or Buyer may elect in writing to waive the benefit of any such condition to its obligations hereunder, with the exception of the entry of the Sale Order which may not be waived. In the event any of the conditions set forth in this Section 5 are neither waived nor fulfilled, the party for whose benefit the applicable condition exists may terminate this Agreement (subject to any notice and cure rights set forth elsewhere in this Agreement) and, if due to a breach by the other party, exercise such rights and remedies, if any, that such party may have pursuant to the terms of Section 12. If this Agreement is terminated as a result of the failure of any condition set forth in this Section 5 that is not also a default by Buyer hereunder, then the Deposit shall be returned to Buyer and, thereafter, neither party shall have any further rights or obligations hereunder except for obligations which expressly survive termination of this Agreement.

(d) Bankruptcy Matters; Sale Order.

(i) Sale Order. Seller and Buyer acknowledge that this Agreement and the Transaction are subject to Bankruptcy Court approval pursuant to the Sale Order. Seller and Buyer acknowledge that (i) to obtain such approval, Seller must demonstrate that it has taken reasonable steps to obtain the highest or otherwise best offer possible for the Property, including giving notice of the Transaction to interested persons as required by the Sale Procedures Order, and (ii) Buyer shall provide for the payment of or reservation for all Cure Costs, a cure of all defaults and for adequate assurance of future performance with respect to the Assumed Contracts and Assumed Leases as contemplated under Section 4(d)(v). If required by Title Company to issue the Title Policy insuring fee simple title in the name of Buyer, the Sale Order shall be recorded in the real property records of the County where the Real Property is located at Closing, immediately prior to the recordation of the Deed.

(ii) Notice Prescribed by the Sale Procedures Order.

(A) [Intentionally deleted.]

(B) Sale Notice.

(1) Promptly following Buyer's delivery of its Approval Notice, Seller shall file with Bankruptcy Court and serve on the parties designed therein (the "**Sale Notice Parties**") the notice of this Transaction substantially in the form attached to the Sale Procedures Order as Exhibit B (the "**Sale Notice**") attaching copies of (i) the proposed Sale Order; (ii) this Agreement; and (iii) setting the deadline to object to the Sale Notice which shall be no less than twenty-one (21) days following filing and service thereof as set out in the Sale Procedures Order (the "**Sale Notice Objection Deadline**").

(2) Buyer shall timely cooperate with Seller by providing all necessary information and assurance needed to complete the Sale Notice in a timely manner.

6. Closing and Escrow.

(a) Escrow Instructions. Upon execution of this Agreement, the parties hereto shall deposit an executed counterpart of this Agreement with Escrow Holder and this instrument, including the provisions contained in Exhibit J attached hereto, shall serve as the instructions to Escrow Holder for consummation of the purchase and sale contemplated hereby. Seller and Buyer agree to execute such additional and supplementary escrow instructions as may be appropriate to enable Escrow Holder to comply with the terms of this Agreement; provided, however, that in the event of any conflict between the provisions of this Agreement and any supplementary escrow instructions, the terms of this Agreement shall control.

(b) Closing. The closing of the Transaction pursuant to this Agreement (the "**Closing**") shall be held and delivery of all items to be made at the Closing under the terms of this Agreement shall be made at the offices of Escrow Holder on the date that is the earlier of (i) 5 days after the entry of a Sale Order by the Bankruptcy Court, or (ii) if an objection is filed to the Sale in accordance with the Sale Procedures Order, thirty (30) days after the entry of a Sale Order by the Bankruptcy Court, but in no event (in the case of either subclause (i) or (ii)) later than one hundred twenty (120) days following the Effective Date, (the "**Scheduled Closing Date**"); provided further that Seller shall be entitled to an extension of the Closing Date (not to exceed thirty (30) days in the aggregate) for the purpose of obtaining the Sale Order. Such date may not be extended without the prior written approval of both Seller and Buyer, except as otherwise expressly provided in this Agreement. The "**Closing Date**" shall mean the day that the Transaction closes, which shall not be later than the Scheduled Closing Date, as the same may be extended pursuant to the express terms of this Agreement. The parties shall conduct the Closing through the Escrow Holder so that it will not be necessary for any party to attend Closing. Provided all conditions precedent to Seller's obligations hereunder have been satisfied, Seller agrees to convey the Property to Buyer upon

confirmation of receipt by Escrow Holder of the Purchase Price and any other amounts payable by Buyer to Seller as set forth herein. Provided all conditions precedent to Buyer's obligations hereunder have been satisfied or waived by Buyer, Buyer agrees to pay the Purchase Price and all other amounts payable by Buyer at Closing in accordance with Section 2(b). In addition, for each full or partial day after 1:00 p.m. Pacific Time on the Scheduled Closing Date that Buyer fails to comply with the foregoing, then, at Seller's election (and in addition to any rights that Seller may have pursuant to Section 12(c)), the prorations between the parties shall be calculated as of the next Business Day. The items to be delivered by Seller or Buyer in accordance with the terms of Section 6(c) or Section 6(d) shall be delivered to Escrow Holder no later than 5:00 p.m. Pacific Time on the last Business Day prior to the Scheduled Closing Date, except that (i) the Post-Closing Delivery Items (as defined in Section 6(c)) shall be delivered by Seller in the manner set forth below, and (ii) the Purchase Price shall be delivered by Buyer in accordance with the terms of Section 2(b).

(c) Seller's Deliveries. At or before the Closing, Seller shall deliver the following to Escrow Holder:

- (i) a duly executed and acknowledged Deed conveying to Buyer the Real Property;
- (ii) a duly executed Bill of Sale covering the Personal Property, in the form attached hereto as Exhibit D;
- (iii) two (2) duly executed counterparts of the Assignment of Leases, Contracts and Intangible Property, in the form attached hereto as Exhibit E;
- (iv) unless Buyer and Seller elect to deliver the same outside of escrow, a form of notice to tenants at the Property duly executed by Seller, in the form attached hereto as Exhibit H;
- (v) an affidavit pursuant to Section 1445(b)(2) of the Federal Code that Seller (or its affiliate, as applicable) is not a "foreign person" within the meaning of Section 1445(f)(3) of the Federal Code and a properly executed California Franchise Tax Board Form 593;
- (vi) a closing statement prepared by Escrow Holder and approved in writing by Seller;
- (vii) a updated rent roll in substantially the form of Exhibit G-2 hereto for the residential Leases at the Property; provided, however, that the contents of such updated rent roll shall be without representation or warranty by Seller and subject to the limitations on liability of Seller set forth herein and the contents of the rent roll shall in no event modify Buyer's obligation to perform under this Agreement; and
- (viii) authorizations or other documents establishing Seller's authority in connection with the Transaction (which the parties acknowledge has been or will be established through the Sale Procedures Order and the satisfaction of the Sale Order condition set out in Section 5(a)(v) and Section 5(b)(iv).

In addition to the foregoing, to the extent they are then in the possession of Seller (or its agents or employees) and have not theretofore been delivered or made available to Buyer, Seller shall deliver to Buyer at or promptly after the Closing any keys and other access control devices for the Property in Seller's possession (collectively, the "**Post-Closing Delivery Items**"). All Post-Closing Delivery Items described in this paragraph may be either delivered at Closing or left at the Property.

(d) Buyer Deliveries. At or before the Closing, Buyer shall deliver the following to Escrow Holder:

(i) cash or other immediately available funds in the amount of the Purchase Price, as adjusted for apportionments and other adjustments required under this Agreement, together with any other amounts required to be paid by Buyer at Closing pursuant to this Agreement;

(ii) a cash deposit for payment of Cure Costs, if any, to be prorated under Section 6(e)(vi) and Section 6(i) below;

(iii) two (2) duly executed counterparts of the Assignment of Leases, Contracts, and Intangible Property, in the form attached hereto as Exhibit E;

(iv) a duly executed preliminary change of ownership report;

(v) such resolutions, authorizations, bylaws or other corporate and/or partnership documents or agreements relating to Buyer as shall be reasonably required by the Title Company in connection with this Transaction;

(vi) a closing statement prepared by Escrow Holder and approved in writing by Buyer;  
and

(vii) any other documents, instruments, or sales tax filings reasonably required by Escrow Holder to close the escrow and consummate the Transaction in accordance with the terms hereof.

The documents executed and delivered by Seller or Buyer as required by Section 6(c) and Section 6(d) or as otherwise executed and delivered by Seller or Buyer as part of the Closing are collectively referred to herein as the “**Closing Documents**”.

(e) Prorations.

(i) Rents and General Prorations. For purposes of this Agreement, “**Rents**” shall mean all rents, additional rents and other revenues, escalation payments, parking charges, and all other charges due to the landlord under the Leases with respect to the Property. Rents actually collected (whether such collection occurs prior to, on, or after the Closing), real property taxes and assessments, water, sewer and utility charges, amounts payable under the Contracts, annual permits and/or inspection fees (calculated on the basis of the period covered), and other expenses normal to the operation and maintenance of the Property, shall be prorated as of 12:01 a.m. on the Closing Date on the basis of a 365-day year; provided, however, to the extent the tenant is paying any expenses (including, without limitation, parking and/or utility charges) otherwise subject to proration pursuant to this subsection directly to the applicable governmental entity, utility or services provider, or other third party, no proration of such expenses shall be made at Closing. Buyer hereby agrees that if any of the aforesaid prorations described in this Section 6(e)(i) cannot be calculated accurately on the Closing Date, then the same shall be calculated within sixty (60) days after Closing, and either party owing the other party a sum of money based on such subsequent proration(s) shall promptly pay said sum to the other party.

(ii) [Intentionally Deleted.]

(iii) Delinquent Rents. Buyer shall use commercially reasonable efforts (without any obligation to commence legal action or evict any tenant but otherwise consistent with Buyer’s own efforts to collect Rents due after the Closing Date) to collect past due Rents (based on year-end reconciliation) as provided above relating to the period prior to the Closing Date from any tenants in occupancy of space within the Property as of the Closing Date. Seller reserves the right to pursue any damages remedy Seller may have against any tenant with respect to any delinquent Rents or lease defaults applicable to the period prior to the Closing Date but shall have no right to exercise any other remedy under the applicable Lease (including, without limitation, termination or



eviction), and provided further that Buyer shall incur no cost, expense or liability in connection therewith. Any monies collected by Buyer or Seller from tenants who owe delinquent Rents as of the Closing Date shall be applied in the following order of priority: (A) first, to any unpaid Rent that has accrued for any month after the month of Closing; (B) second, to any Rent due for the month in which the Closing occurs; and (C) third, to Seller to the extent of any Rents that were delinquent as of the Closing Date. Buyer may not waive any delinquent Rents, nor modify a Lease so as to reduce any delinquent Rents that are owed under such Lease, for any period in which Seller is entitled to receive such charges or amounts, without first obtaining Seller's prior written consent.

(iv) Tax Assessments and Tax Refunds. Any and all installments currently due on assessments or bonds encumbering the Property shall be prorated between Buyer and Seller as of the Closing Date; provided, however, Buyer shall assume all future obligations on any such assessments or bonds. In the event that, as of the Closing Date, the actual tax bills for the tax year or years in question are not available and the amount of tax to be prorated as aforesaid cannot be ascertained, then rates, millages and assessed valuation of the previous year, with known changes, shall be used; and after the Closing occurs and when the actual amount of taxes of the year or years in question shall be determinable, such taxes will be re-prorated between the parties to reflect the actual amount of such taxes. Seller retains the right to pursue and control any tax appeals applicable to periods prior to the tax year of the Closing, and Buyer shall cooperate with Seller with respect to such appeals at no material cost or expense to Buyer. If any reduction in real estate taxes or assessments affecting the Real Property shall be granted for the tax year in which the Closing occurs, Seller shall be entitled to receive its pro rata share of such reduction that accrued prior to the Closing Date, in the form of a refund from the taxing authority or payment from Buyer, upon Buyer's receipt of a refund, or credit against current taxes or assessments, attributable to any such reduction. To the extent Buyer receives any such refund or credit, Buyer shall remit to Seller the amount of such refund or credit that is due Seller within five (5) Business Days of receipt thereof. Any refund of real property taxes or special assessments relating to the period prior to Closing shall be for the account of Seller.

(v) Cash Security Deposits. At Closing, Seller shall give Buyer a credit against the Purchase Price in the aggregate amount of the remaining balance of any refundable cash security deposits then held by Seller under the Leases. Following the Closing, Buyer shall be responsible for the refund of all security deposits, subject to the terms and conditions of the applicable Leases.

(vi) Cure Costs. Cure Costs shall be paid by Buyer as provided in Section 6(i) below.

The provisions of this Section 6(e) shall survive Closing and not be merged therein.

(f) Closing Costs and Adjustments. Seller shall pay (X) all transfer taxes applicable to the transfer of the Real Property in the city and county where the Real Property is located to Buyer, (Y) all recording and filing charges in connection with the instruments by which Seller conveys the Property to Buyer; and (Z) all sales taxes and similar charges, if any, applicable to the transfer of the Personal Property to Buyer. Buyer shall pay the following closing costs: (A) the premium for the Title Policy, including premiums for any extended coverage policy of title insurance and the cost of any endorsements to Buyer's title policy; (B) all inspection and survey costs; (C) all escrow or closing charges; (D) all fees due its attorneys (including fees for representation in the Bankruptcy Case) and all costs of Buyer's due diligence, including fees and costs due its consultants; and (E) its lenders' fees, mortgage taxes, and similar charges, if any, related to any financing obtained by Buyer with respect to the Property. Seller and Buyer shall pay their respective shares of prorations as hereinafter provided. Except as otherwise expressly provided in this Agreement, each party shall pay the fees of its own brokers (except as may be provided in Section 13(b)), attorneys, accountants, consultants, and other professionals. Recording fees and all other costs and charges of the escrow for the Transaction that are not specified above shall be paid in the manner customary for the county in which the Property is located or, if there is no custom, shall be split equally between Buyer and Seller.

(g) Utilities. Buyer shall arrange with such services and companies to have accounts opened in Buyer's name beginning at 12:01 a.m. on the Closing Date. Seller shall be entitled to recover any and all deposits with respect to the Property held by any utility company as of the Closing Date. To the extent Buyer fails to provide replacement deposits to any utility company such that Seller has not recovered its deposit at Closing, or if any such deposits are assignable and Seller elects to assign them to Buyer, the amount of such deposits shall be credited to Seller at Closing and the Purchase Price shall be adjusted accordingly.

(h) Leasing Costs. With respect to any new Lease or Lease modification entered into by Seller between the Effective Date (the "**Commencement Date**") and the Closing Date, and with respect to any renewal, extension, or expansion of any Lease, whether through the exercise of an option or otherwise, occurring between such date and the Closing Date, all Leasing Costs (as defined below) shall be paid by Buyer. At Closing, Buyer shall reimburse Seller for all such Leasing Costs incurred by Seller. Pursuant to the Assignment of Leases, Contracts and Intangible Property, Buyer shall assume any then-outstanding obligations with respect to such Leasing Costs and such obligations shall survive the Closing. At Closing, Seller shall give Buyer a credit for any unpaid Leasing Costs owed to or for the benefit of tenants of the Property for any period prior to the Commencement Date with respect to the Leases in effect as of the Commencement Date, but only to the extent such Leasing Costs are unpaid or unused as of the Closing and would be payable by Buyer from and after the Closing. For purposes hereof, the term "**Leasing Costs**" shall mean any leasing commissions, finder's fees or similar payments, and any out-of-pocket payments required under a Lease to be paid by the landlord thereunder to or for the benefit of the tenant thereunder that is in the nature of a tenant inducement, including specifically, without limitation, lease buyout costs, and moving, design, refurbishment, club membership allowances, legal fees or other expenses, or grants of any other concessions. Leasing Costs shall not include loss of income resulting from any free rental period, it being agreed that Seller shall bear the loss resulting from any free rental or abated rental period until the date of Closing and Buyer shall bear such loss from and after the date of Closing.

(i) Assignment of Contracts and Leases; Payment of Cure Costs.

(A) At Closing, to the extent not previously paid, Buyer shall pay or cause to be paid (and shall reimburse or cause to be reimbursed to Sellers on an after-tax basis any amounts paid after the date hereof in respect of) any and all cash amounts that, pursuant to section 365 of the Bankruptcy Code, will be required to satisfy or reserve for Cure Costs under the Designated Contracts as a prerequisite to the assumption of such Designated Contracts under section 365 of the Bankruptcy Code. The amount of such proration payable by Buyer and credited to Seller shall be reflected on the Seller's and Buyer's closing statements under Section 6(c)(vi) and Section 6(d)(vi) below.

(B) Nothing in this Agreement, including without limitation this Section 6(i) and Section 4(d) above, shall be construed as an attempt by Seller to assign any Contract or Lease to the extent that such Contract or Lease is not assignable under the Bankruptcy Code or otherwise without the consent of the other party or parties thereto, and the consent of such other party has not been given or received, as applicable.

(j) Possession. Possession of the Property shall be delivered to Buyer on the Closing Date, subject to the rights of tenants in possession and the Permitted Exceptions.

7. Representations and Warranties.

(a) Seller's Representations and Warranties. Seller hereby represents and warrants to Buyer that, as of the Effective Date and, subject to Section 7(c) below, as of the Closing:

(i) Seller's Authorization. Seller (A) is duly organized (or formed), validly existing, and in good standing under the Laws of its State of organization and, to the extent required by applicable Laws, the State in which the Real Property is located, and (B) subject to Bankruptcy Court approval, is authorized to execute

this Agreement and consummate the Transaction and fulfill all of its obligations hereunder and under all Closing Documents to be executed by Seller and such instruments, obligations, and actions are valid and legally binding upon Seller, enforceable in accordance with their respective terms. The execution and delivery of this Agreement and all Closing Documents to be executed by Seller and the performance of the obligations of Seller hereunder or thereunder will not (x) result in the violation of any all municipal, county, State or Federal statutes, codes, ordinances, laws, rules or regulations (collectively, “**Laws**”) or any provision of Seller’s organizational documents, (y) conflict with any order of any court or governmental instrumentality binding upon Seller, or (z) conflict or be inconsistent with, or result in any default under, any contract, agreement, or commitment to which Seller is bound.

(b) Representations and Warranties of Buyer. Buyer hereby represents and warrants to Seller that as of the date of this Agreement and as of the Closing:

(i) Buyer’s Authorization. Buyer (A) is duly organized (or formed), validly existing, and in good standing under the Laws of its State of organization and, to the extent required by applicable Laws, the State in which the Real Property is located, and (B) is authorized to execute this Agreement and consummate the Transaction and fulfill all of its obligations hereunder and under all Closing Documents to be executed by Buyer, and such instruments, obligations, and actions are valid and legally binding upon Buyer, enforceable in accordance with their respective terms. The execution and delivery of this Agreement and all Closing Documents to be executed by Buyer and the performance of the obligations of Buyer hereunder or thereunder will not (x) result in the violation of any Laws or any provision of Buyer’s organizational documents, (y) conflict with any order of any court or governmental instrumentality binding upon Buyer, or (z) conflict or be inconsistent with, or result in any default under, any contract, agreement or commitment to which Buyer is bound.

(ii) Buyer’s Financial Condition. No petition has been filed by or against Buyer under the Bankruptcy Code or any similar Laws.

Buyer’s representations and warranties set forth in this Section 7(b) shall survive the Closing and not be merged therein.

(c) Continuation and Survival.

(i) Seller’s Warranties Deemed Modified. To the extent that Buyer is deemed to know prior to the Closing Date that any Seller’s Warranties are inaccurate, untrue, or incorrect in any way, such Seller’s Warranties shall be deemed modified to reflect Buyer’s deemed knowledge. As used in this Agreement, “**deemed to know**” (or words of similar import) shall have the following meaning: Buyer and the Buyer’s Representatives shall be “deemed to know” any fact, circumstance or information, or shall have “**deemed knowledge**” of the same, to the extent (A) any Buyer’s Representative has actual knowledge of a particular fact, circumstance or information that is inconsistent with any Seller’s Warranty (as defined in Section 7(c)(ii)), or (B) this Agreement, the Closing Documents executed by Seller, the documents and materials with respect to the Property delivered or made available to any Buyer’s Representative in connection with the Transaction, or any reports prepared or obtained by any Buyer’s Representatives in connection with Buyer’s due diligence discloses a particular fact or circumstance or contains information which is inconsistent with any Seller’s Warranties. For purposes of this Agreement, documents and materials shall be deemed to have been “made available” to Buyer’s Representatives only if the same are located at a designated physical location or in an online due diligence website.

(ii) Breach of Warranties Prior to Closing. If after the expiration of the Due Diligence Period but prior to the Closing, either Buyer or Seller obtains actual knowledge that any of the representations or warranties made herein are untrue, inaccurate, or incorrect in any material respect, such party shall give the other party written notice thereof within five (5) Business Days of obtaining such knowledge (but, in any event, prior to the Closing). In the event of any breach of any of Seller’s representations and warranties set forth in Section 7(a) (individually, a “**Seller’s Warranty**” and collectively, “**Seller’s Warranties**”), Seller shall have the right to cure



such misrepresentation or breach and shall be entitled to a reasonable extension of the Scheduled Closing Date (not to exceed thirty (30) days) for purposes of such cure. The untruth, inaccuracy, or incorrectness of Seller's Warranties shall be deemed material for all purposes of this Agreement only if Buyer's aggregate damages resulting from the untruth, inaccuracy, or incorrectness of Seller's Warranties are reasonably estimated to exceed ten percent (10%) of the Purchase Price. If any of Seller's Warranties are untrue, inaccurate, or incorrect but are not, in the aggregate, untrue, inaccurate, or incorrect in any material respect as set forth herein, Buyer shall be deemed to waive such misrepresentation or breach of warranty, and Buyer shall be required to consummate the Transaction without any reduction of, or credit against, the Purchase Price.

(iii) No Survival of Seller's Warranties; Limitation on Seller's Liability. Seller's Warranties shall not survive the Closing, and shall be subject to the limitation on Seller's liability set forth in Section 12(b) below. Notwithstanding the foregoing, if the Closing occurs, Buyer hereby expressly waives, relinquishes, and releases any rights or remedies available to it at law, in equity, under this Agreement, or otherwise, including any claim against Seller for damages that Buyer may incur as the result of any of Seller's Warranties being untrue, inaccurate, or incorrect.

(iv) Survival. The provisions of this Section 7(c) shall survive the Closing (and not be merged therein) or any earlier termination of this Agreement.

8. Seller's Covenants. Between the Seller's execution of this Agreement and the Closing:

(a) New Leases. After the expiration of the Due Diligence Period, Seller shall not enter into any new Leases or extend, renew, modify or terminate any existing Leases for which the landlord's consent is required, without the prior written consent of Buyer, which Buyer shall not unreasonably withhold, condition, or delay. Buyer shall respond to any request for approval within three (3) Business Days after receipt of Seller's request. If Buyer fails to notify Seller in writing of Buyer's objections within three (3) Business Days of Buyer's receipt of the proposed modification, termination, or new lease terms (and a request for Buyer's approval thereof), then Buyer shall be deemed to have approved the same. Notwithstanding the foregoing terms of this Section, if (i) any Lease requires that the landlord's consent be given under the applicable circumstances (or not be unreasonably withheld, conditioned, or delayed), then Buyer shall be held to the same standard of approval, or (ii) the Bankruptcy Court or other authority requires Seller to enter into a new Lease or extend, renew, modify or terminate any existing Leases, then Seller may enter into the same without Buyer's approval, provided further that Seller shall give notice of the same to Buyer, and Buyer shall have a right, as its sole remedy, to terminate the Agreement if it is dissatisfied with such Lease and receive a refund of the Deposit. Seller shall have the right, but not the obligation, to enforce the rights and remedies of the landlord under any Lease in a manner consistent with its past practices, including without limitation applying all or any portion of any security deposits then held by Seller toward any loss or damage incurred by Seller by reason of any defaults by tenants, and the exercise of any such rights or remedies shall not affect the obligations of Buyer under this Agreement or entitle Buyer to a reduction in, or credit or allowance against, the Purchase Price or give rise to any other claim on the part of Buyer. The provisions of this Section 8(a) shall not limit the obligations of Seller and Buyer to follow the Sale Procedures Order and any process set forth therein for Leases, or any rights or obligations of Buyer and Seller set forth in this Agreement.

(b) Contracts. After the expiration of the Due Diligence Period, Seller shall not enter into, materially modify or terminate any Contracts or other similar arrangements pertaining to the Property that would be binding on the Buyer or Property after Closing, without obtaining the prior written consent of Buyer, which Buyer shall not unreasonably withhold, condition, or delay. Buyer shall respond to any request for approval within three (3) Business Days after receipt of Seller's request. If Buyer fails to notify Seller in writing of Buyer's objections within three (3) Business Days of Buyer's receipt of the proposed modification, termination, or new Contract terms (and a request for Buyer's approval thereof), then Buyer shall be deemed to have approved the same. Notwithstanding the foregoing, if the Bankruptcy Court or other authority requires Seller to enter into a new Contract or materially modify or terminate any Contracts, then Seller may enter into the same without Buyer's

approval, provided further that Seller shall give notice of the same to Buyer, and Buyer shall have a right, as its sole remedy, to terminate the Agreement if it is dissatisfied with such Contract and receive a refund of the Deposit. The provisions of this Section 8(b) shall not limit the obligations of Seller and Buyer to follow the Sale Procedures Order and any process set forth therein for Contracts, or any rights and obligations of Buyer and Seller set forth in this Agreement.

9. California Disclosures.

(a) Natural Hazard Disclosure. Buyer acknowledges that Seller has not delivered any report (“**Natural Hazards Disclosure Statement**”) disclosing whether or not the Property is located in any of those areas identified as natural hazards in the Natural Hazard Disclosure Act, California Government Code Sections 8589.3, 8589.4, and 51183.5, and California Public Resources Code Sections 2621.9, 2694, and 4136, and any successor statutes or laws (collectively, “**Natural Hazard Areas**”). Buyer acknowledges that (i) Seller did not prepare the Natural Hazards Disclosure Statement as Seller is exempt from any such disclosure under the Law of California due to the Bankruptcy Case; (ii) any of the Natural Hazard Areas may limit Buyer's ability to make changes to the Property, to obtain insurance or financing, or to receive assistance after a disaster; (iii) nothing contained in the Laws governing the Natural Hazard Areas will release Buyer from its obligation to investigate the condition of the Property to the extent desired by Buyer in its sole discretion, including whether the Property is located in any Natural Hazard Areas; and (iv) the Natural Hazard Area may change on or prior to the Closing and that Seller will have no obligation to inform Buyer regarding the same.

(b) California Health and Safety Code Section 78700. Section 78700 of the California Health and Safety Code requires owners of non-residential real property who know, or have reasonable cause to believe, that any release of hazardous substance has come to be located on or beneath the real property to provide written notice of such to a buyer of the real property. Buyer (i) acknowledges Buyer's receipt of the foregoing notice given pursuant to Section 78700 of the California Health and Safety Code; (ii) will be, prior to the expiration of the Due Diligence Period, fully aware of the matters described in any environmental reports included in the Due Diligence Items (if any); and (ii) after receiving advice of Buyer's legal counsel, waives any and all rights Buyer may have to assert that Seller has not complied with the requirements of Section 78700 of the California Health and Safety Code. The agreements set forth in this Section 9 will survive the Closing and will not merge into the Deed.

10. Buyer's Review and Seller's Disclaimer.

(a) Independent Investigation. Buyer represents and acknowledges that Buyer is a sophisticated investor and owner who is familiar with the ownership and operation of real estate projects similar to the Property and Buyer has been given, or will be given before the end of the Due Diligence Period, a full opportunity to inspect and investigate each and every aspect of the Property, either independently or through agents of Buyer's choosing, including, without limitation:

(i) all matters relating to title, together with all governmental and other legal requirements such as taxes, assessments, zoning, use permit requirements, and building codes;

(ii) the physical condition and all aspects of the Property, including, without limitation, the interior, the exterior, the square footage within the improvements on the Property and within each tenant space therein, the structure, the paving, the utilities, and all other physical and functional aspects of the Property, including, without limitation, an examination for the presence or absence of Hazardous Substances, which shall be performed or arranged by Buyer at Buyer's sole expense;

(iii) any easements and/or access rights affecting the Property;

(iv) the Leases, Contracts, Personal Property, Intangible Property, and any other documents or agreements of material significance affecting the Property; and

(v) all other matters of material significance affecting the Property or delivered to Buyer by Seller in accordance with this Agreement, or which Buyer otherwise reasonably considers to be relevant to the acquisition of the Property.

(b) Buyer's Opportunity for Review. Prior to the expiration of the Due Diligence Period, Buyer will be given full opportunity to make a complete review and inspection of the Property, including, without limitation, any and all matters and information provided by Seller or obtained or obtainable by Buyer (regardless of whether Buyer in fact obtains and/or reviews such information) relating to the physical, legal, economic, and environmental condition of the Property. Buyer has conducted, and shall continue to conduct during the Due Diligence Period, or waive its right to conduct, such due diligence as Buyer has deemed or shall deem necessary or appropriate. Buyer acknowledges and agrees that the Property shall be sold, and Buyer shall accept possession of the Property as of the Closing, "AS IS, WHERE IS, WITH ALL FAULTS", with no right of setoff or reduction in the Purchase Price, except as expressly set forth to the contrary in this Agreement and the Closing Documents. Except for Seller's Warranties, none of the Seller's Parties (as defined below) shall be deemed to have made any verbal or written representations, warranties, promises or guarantees (whether express, implied, statutory or otherwise) to Buyer with respect to the Property, any matter set forth, contained or addressed in the materials delivered or made available to Buyer's Representatives, including, but not limited to, the accuracy and completeness thereof, or the results of Buyer's due diligence. Buyer shall independently confirm to its satisfaction all information that it considers material to its purchase of the Property or the Transaction. Buyer acknowledges that as an experienced, knowledgeable, and sophisticated investor and owner of real estate, Buyer has entered into this Agreement with the intention of making and relying upon its own investigation of the physical, environmental, economic, and legal condition of the Property and its value. The Due Diligence Items and other information obtained from Seller may include reports, projections and data prepared for Seller by third parties on which Buyer has no right to rely. Buyer has conducted (or will conduct) an independent evaluation of the matters addressed in such reports, and Seller has made no representation whatsoever as to the accuracy, completeness, or adequacy of any such reports. Buyer acknowledges and agrees that it has made its own assessment with respect to the matters so disclosed in deciding to purchase the Property pursuant hereto, and Seller is not making and has not made any warranty or representation of any kind, expressed or implied, including, without limitation, as to the truth, accuracy, or completeness of the Due Diligence Items related to such matters. As used in this Agreement, "**Seller's Parties**" shall mean and include, collectively, (1) Seller, (2) Seller's property manager for the Property, (3) ordinary course vendors who provide services for the Property or the Seller, (4) any direct or indirect owner of any beneficial interest in Seller, (5) any officer, director, employee, or agent of Seller (including Seller's broker for the Property), and (6) Seller's legal counsel, Seller's accountants and any other third party professional advisors of Seller approved by the Bankruptcy Court.

(c) "AS-IS, WHERE-IS AND WITH ALL FAULTS". SELLER DISCLOSES AND BUYER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS, ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (i) THE VALUE OF THE PROPERTY; (ii) THE INCOME TO BE DERIVED FROM THE PROPERTY; (iii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH BUYER MAY CONDUCT THEREON, INCLUDING, WITHOUT LIMITATION, THE POSSIBILITIES FOR FUTURE DEVELOPMENT OF THE PROPERTY; (iv) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (v) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; (vi) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (vii) THE

COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (viii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE PROPERTY; (ix) COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, TITLE III OF THE AMERICANS WITH DISABILITIES ACT OF 1990, THE CALIFORNIA HEALTH & SAFETY CODE, THE VISUAL ARTISTS RIGHTS ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT, THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, THE CLEAN WATER ACT, THE SAFE DRINKING WATER ACT, THE HAZARDOUS MATERIALS TRANSPORTATION ACT, THE TOXIC SUBSTANCE CONTROL ACT, AND REGULATIONS PROMULGATED UNDER ANY OF THE FOREGOING; (x) THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES AT, ON, UNDER, OR ADJACENT TO THE PROPERTY; (xi) THE CONTENT, COMPLETENESS OR ACCURACY OF ANY MATERIALS PROVIDED TO BUYER; (xii) THE CONFORMITY OF THE PROPERTY TO ANY PLANS OR SPECIFICATIONS FOR THE PROPERTY, INCLUDING ANY PLANS AND SPECIFICATIONS THAT MAY HAVE BEEN OR MAY BE PROVIDED TO BUYER BY SELLER; (xiii) THE CONFORMITY OF THE PROPERTY TO PAST, CURRENT OR FUTURE APPLICABLE ZONING OR BUILDING REQUIREMENTS; (xiv) DEFICIENCY OF ANY UNDERSHORING; (xv) DEFICIENCY OF ANY DRAINAGE; (xvi) THE FACT THAT ALL OR A PORTION OF THE PROPERTY MAY BE LOCATED ON OR NEAR AN EARTHQUAKE FAULT LINE OR ON OR NEAR A FLOOD PLAIN; (xvii) THE EXISTENCE OF VESTED LAND USE, ZONING OR BUILDING ENTITLEMENTS AFFECTING THE PROPERTY; OR (xviii) ANY OTHER MATTER. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY AND REVIEW INFORMATION AND DOCUMENTATION AFFECTING THE PROPERTY AND THE OPPORTUNITY TO TEST, ANALYZE, AND VERIFY ANY SUCH INFORMATION. BUYER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND REVIEW OF SUCH INFORMATION AND DOCUMENTATION. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION MADE AVAILABLE TO BUYER OR PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF SELLER WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT, EXCEPT FOR THE SELLER'S WARRANTIES EXPRESSLY SET FORTH IN SECTION 7(a) OF THIS AGREEMENT, SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. BASED UPON BUYER'S FAMILIARITY WITH, AND DUE DILIGENCE RELATING TO, THE PROPERTY, AND PERTINENT KNOWLEDGE AS TO THE MARKET IN WHICH THE PROPERTY IS SITUATED, AND IN DIRECT CONSIDERATION OF SELLER'S DECISION TO SELL THE PROPERTY TO BUYER FOR THE PURCHASE PRICE, BUYER SHALL PURCHASE THE PROPERTY IN AN "AS IS, WHERE IS AND WITH ALL FAULTS" CONDITION ON THE CLOSING DATE AND ASSUMES FULLY THE RISK THAT ADVERSE LATENT OR PATENT PHYSICAL, ENVIRONMENTAL, ECONOMIC, OR LEGAL CONDITIONS MAY NOT HAVE BEEN REVEALED BY ITS INVESTIGATIONS, SUBJECT ONLY TO SELLER'S EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED IN THIS AGREEMENT. SELLER AND BUYER ACKNOWLEDGE THAT THE COMPENSATION TO BE PAID TO SELLER FOR THE PROPERTY HAS TAKEN INTO ACCOUNT THAT THE PROPERTY IS BEING SOLD SUBJECT TO THE PROVISIONS OF THIS SECTION 10. IF BUYER IS DEEMED TO KNOW OF A BREACH OF ANY SELLER'S WARRANTY, OR ANY COVENANT HEREUNDER PRIOR TO CLOSING AND BUYER CLOSING ESCROW, BUYER SHALL BE DEEMED TO WAIVE SUCH BREACH. THE CLOSING SHALL CONSTITUTE A REAFFIRMATION BY BUYER AND SELLER OF EACH OF THE PROVISIONS OF THIS SECTION 10 AND EACH OF THEM SHALL BE CONTINUING IN NATURE AND SHALL SURVIVE THE CLOSING AND NOT BE MERGED THEREIN.

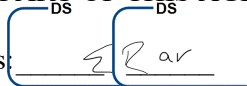


(d) Release. Consistent with the foregoing, effective as of the Closing, Buyer, for itself and its agents, affiliates, successors and assigns, hereby releases and forever discharges Seller, the Seller's Parties and Seller's successors and assigns (collectively, the "**Releasees**") from any and all rights, any cost, loss, liability, damage, fee, expense, demand, action or cause of action, injuries, lawsuits, proceedings, judgments or obligations of any kind or nature whatsoever, including any and all liabilities under applicable Laws (collectively, "**Claims**"), at law or in equity, whether known or unknown at the time of this Agreement, which Buyer has or may have in the future, arising out of the physical, environmental, economic, or legal condition of the Property, including, without limitation, all Claims in tort or contract and any claim for indemnification or contribution arising under the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. Section 9601, *et. seq.*) or any similar federal, state or local statute, rule or ordinance relating to liability of property owners for environmental matters or any matters pertaining to Hazardous Substances and any Claims arising in connection with any latent or patent construction defects, errors or omissions, compliance with law matters, Hazardous Substances and other environmental matters within, under or upon, or in the vicinity of the Property, any statutory or common law right Buyer may have to receive disclosures from Seller, including any disclosures as to the Property's location within areas designated as subject to flooding, fire, seismic or earthquake risks by any federal, state or local entity, the need to obtain flood insurance, the certification of water heater bracing and/or the advisability of obtaining title insurance, or any other condition or circumstance affecting the Property, its financial viability, use or operation, or any portion thereof. As used herein, "**Hazardous Substances**" shall mean any substance or material that is described as a toxic or hazardous substance, waste or material or a pollutant or contaminant, or words of similar import, in any of the Environmental Laws, and includes asbestos, petroleum (including crude oil or any fraction thereof, natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel, or any mixture thereof), petroleum-based products and petroleum additives and derived substances, lead-based paint, mold, fungi or bacterial matter, polychlorinated biphenyls, urea formaldehyde, radon gas, radioactive matter, medical waste, and chemicals that may cause cancer or reproductive toxicity. Without limiting the foregoing, Buyer, upon the Closing, shall be deemed to have waived, relinquished and released Seller and all other Releasees from and against any and all matters arising out of latent or patent defects or physical conditions, violations of applicable Laws, and any and all other acts, omissions, events, circumstances or matters affecting the Property, except for the Seller's Warranties and with respect to any covenant of Seller that expressly survives the Closing. For the foregoing purposes, Buyer hereby specifically waives the provisions of Section 1542 of the California Civil Code and any similar law of any other state, territory, or jurisdiction. Said Section 1542 provides:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY."

BUYER HEREBY SPECIFICALLY ACKNOWLEDGES THAT BUYER HAS CAREFULLY REVIEWED THIS SUBSECTION AND DISCUSSED ITS IMPORT WITH LEGAL COUNSEL AND THAT THE PROVISIONS OF THIS SUBSECTION ARE A MATERIAL PART OF THIS AGREEMENT.

Buyer's Initials:

DS DS  


(e) Survival. The terms of this Section 10 shall survive the Closing and not be merged therein.

# 11. Loss by Fire or Other Casualty; Condemnation.

(a) Right to Terminate. If, after the Effective Date, (i) any portion of the Real Property is taken by condemnation or eminent domain (or is the subject of a pending taking); or (ii) any portion of the Improvements is damaged or destroyed (excluding ordinary wear and tear and damage caused by any Buyer's Representative),

Seller shall notify Buyer in writing of such fact promptly after obtaining knowledge thereof. If the Property is the subject of a Major Loss (as defined below) that occurs after the Effective Date, each of Buyer and Seller shall have the right to terminate this Agreement by giving written notice to the other party no later than ten (10) days after the giving of Seller's notice of the damage or destruction, and the Scheduled Closing Date shall be extended, if necessary, to provide sufficient time for Buyer or Seller, as applicable, to make such election. The failure by Buyer or Seller to terminate this Agreement within such ten (10) day period shall be deemed an election not to terminate this Agreement. If this Agreement is terminated pursuant to this Section 11(a), the Deposit shall be returned to Buyer and, thereafter, the parties shall have no further rights or obligations hereunder except for obligations which expressly survive the termination of this Agreement. For the purposes of this Agreement, a "**Major Loss**" shall mean any casualty, condemnation proceedings, or eminent domain proceedings if (i) the portion of the Real Property or Improvements that is the subject of such casualty or such condemnation or eminent domain proceedings has a value in excess of ten percent (10%) of the Purchase Price, as reasonably determined by Seller and demonstrated by documentation delivered to Buyer showing the basis of Seller's determination in reasonable detail, or (ii) any casualty is an uninsured casualty and Seller, in its sole and absolute discretion, does not elect to cause the damage to be repaired or restored or give Buyer a credit at Closing against the Purchase Price for the cost of such repair or restoration.

(b) Proceeds Allocation. If after the Effective Date any portion of the Real Property is taken by condemnation or eminent domain (or is the subject of a pending taking), or any portion of the Improvements is damaged or destroyed (excluding ordinary wear and tear and damage caused by any Buyer's Representative) and this Agreement is not terminated as permitted pursuant to the terms of Section 11(a), then this Agreement shall remain in full force and effect and Buyer shall acquire the Property (except such portion thereof as has been taken by condemnation or eminent domain) upon the terms set forth herein. Any awards or proceeds received from the condemning authority or Seller's insurance company, as the case may be (the "**Proceeds**") shall be allocated between Buyer and Seller as follows: (i) Seller shall be entitled to be reimbursed from the Proceeds for (A) all costs, expenses and fees, including reasonable attorneys' and experts' fees, expenses and disbursements, incurred by Seller in connection with obtaining such Proceeds; (B) any rental loss, business interruption, or loss of use for which Proceeds are actually received and that are allocable to the period prior to the Closing Date; and (C) the reasonable and actual costs incurred by Seller in physically stabilizing the Property following a casualty; and (ii) Buyer shall be entitled to (A) the balance of the Proceeds after Seller is reimbursed in accordance with clause (i) above, which Seller shall pay to Buyer promptly upon Seller's receipt thereof, and (B) a credit from Seller equal to Seller's deductible with respect to a casualty, if the same is an insured casualty.

(c) Waivers. The provisions of this Section 11 supersede the provisions of any applicable Laws with respect to the subject matter of this Section 11 but shall be subject to any conflicting provisions contained in any loan agreement to which Seller is a party or by which the Property is bound. Seller shall have no obligation to repair or replace any damage or destruction except as required to safeguard the Property and protect the health and safety of occupants.

## 12. Defaults.

(a) Buyer's Remedies for Seller Default. If Closing fails to occur solely as a result of a default by Seller in the performance of its material obligations under this Agreement and Seller fails to cure such material default within five (5) days after written notice thereof from Buyer (which written notice shall detail such default), then, upon notice by Buyer to Seller and Escrow Holder to that effect, Buyer shall elect, in Buyer's sole discretion and as Buyer's sole and exclusive remedy, either to (i) terminate this Agreement and recover the Deposit, or (ii) seek specific performance of Seller's obligations hereunder, provided that no such action for specific performance shall seek to require Seller to do any of the following: (A) change the condition of the Property or restore the same after any casualty; (B) expend money or post a bond to remove a title encumbrance or defect (except for the deeds of trust and financing statements referenced in the Title Report) or correct any matter shown on a survey of the Property; or (C) secure any permit, approval or consent with respect to the Property or Seller's conveyance of the

Property. Any conveyance of the Property pursuant to any such action for specific performance shall be deemed a waiver by Buyer of any breach by Seller of its representations, warranties, or covenants under this Agreement of which Buyer has actual knowledge before commencing such action. Buyer shall be deemed to have elected to terminate this Agreement if Buyer fails to deliver to Seller written notice of its intent to assert a cause of action for specific performance within thirty (30) days following the Scheduled Closing Date or, having given such notice, fails to file a lawsuit asserting such cause of action in the proper court within sixty (60) days following the Scheduled Closing Date.

(b) Limitation on Seller's Liability. Notwithstanding anything to the contrary contained in this Agreement or the Closing Documents, and subject to any limitations on Seller's liability contained elsewhere in this Agreement, if the Closing occurs, (i) the maximum aggregate liability of Seller arising under this Agreement and the Closing Documents (including, without limitation, pursuant to or in connection with the representations, warranties, indemnifications, covenants or other obligations, whether expressed or implied, of Seller under this Agreement, any Closing Documents or any other document executed or delivered in connection herewith) and the maximum aggregate amount that may be awarded to and collected by Buyer in connection with the Transaction and/or the Property, under this Agreement, and/or under all Closing Documents, and any claims in connection with any of the foregoing (including, without limitation, in connection with the breach of any of Seller's Warranties for which a claim is timely made by Buyer) shall not exceed one percent (1%) of the Purchase Price ("**Liability Limitation**"), and (ii) no claim by Buyer alleging a breach by Seller of any representation, warranty, indemnification, covenant or other obligation of Seller contained herein or in any Closing Documents (including, without limitation, in connection with the breach of any Seller's Warranties for which a claim is timely made by Buyer) 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 claim by Buyer for any such breach by Seller, is for an aggregate amount that is reasonably anticipated to be in excess of one half of one percent (0.5%) of the Purchase Price ("**Floor Amount**"), in which event Seller's liability for any final judgment concerning such claim or claims shall be for the entire amount thereof, subject to the Liability Limitation; 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. In no event shall Seller or Buyer be liable to the other party for any consequential or punitive damages based upon any breach of this Agreement, including breaches of any representation or warranty. In addition to the Liability Limitation, Buyer agrees that recourse for any liability of Seller under this Agreement or any document or instrument delivered simultaneously or in connection with or pursuant to this Agreement shall be limited solely to the Real Property and, following the Closing, to the extent of the Purchase Price (subject to the Liability Limitation). Subject to applicable principles of fraudulent conveyance, in no event shall Buyer seek satisfaction for any obligation from any partners, members, shareholders, officers, directors, employees, agents, legal representatives, trustees, beneficiaries, or successors or assigns of such trustees or beneficiaries, nor shall any such person or entity have any personal liability for any such obligations of Seller.

(c) Seller's Remedies for Buyer Defaults. If, (i) on the Scheduled Closing Date Buyer fails to deliver the balance of the Purchase Price and all other amounts payable by Buyer pursuant to this Agreement in accordance with Sections 2(b) and 6(b), or (ii) on or before the Scheduled Closing Date Buyer is in default of any of its other material obligations hereunder or any of Buyer's representations or warranties are, in the aggregate, untrue, inaccurate, or incorrect in any material respect, then Seller shall have the right to elect to (A) terminate this Agreement by written notice to Buyer, promptly after which the Deposit shall be paid to Seller as liquidated damages and, thereafter, the parties shall have no further rights or obligations hereunder except for obligations which expressly survive the termination of this Agreement, or (B) waive the default or breach and proceed to close the Transaction.

**THE PARTIES HAVE AGREED THAT SELLER'S ACTUAL DAMAGES IN THE EVENT OF A FAILURE TO CONSUMMATE THIS SALE BECAUSE OF A BUYER DEFAULT WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO DETERMINE. AFTER NEGOTIATION, THE PARTIES HAVE AGREED THAT, CONSIDERING ALL THE CIRCUMSTANCES EXISTING ON THE**

DATE OF THIS AGREEMENT, THE AMOUNT OF THE DEPOSIT IS A REASONABLE ESTIMATE OF THE DAMAGES THAT SELLER WOULD INCUR IN SUCH EVENT. THEREFORE, IF THE CLOSING FAILS TO OCCUR DUE TO THE DEFAULT OF BUYER AND SELLER DOES NOT WAIVE SUCH DEFAULT AS DESCRIBED ABOVE, THEN UPON THE WRITTEN DEMAND OF SELLER, THIS AGREEMENT AND THE ESCROW SHALL BE TERMINATED AND CANCELLED. IN SUCH EVENT, (A) ESCROW HOLDER SHALL RETURN ALL DOCUMENTS TO THE PARTIES WHO DEPOSITED SAME, (B) ALL TITLE AND ESCROW CANCELLATION CHARGES SHALL BE CHARGED TO BUYER, AND (C) SELLER SHALL RETAIN THE DEPOSIT AND ANY INTEREST ACCRUED THEREON AS LIQUIDATED DAMAGES PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671 AND 1677, AND THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTIONS 3275 OR 3369 AND SELLER HEREBY WAIVES ALL OTHER CLAIMS FOR DAMAGES OR RELIEF AT LAW OR IN EQUITY (INCLUDING, WITHOUT LIMITATION, ANY RIGHTS TO SPECIFIC PERFORMANCE THAT SELLER MAY HAVE PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1680 OR 3389, OR OTHERWISE). NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, SELLER AND BUYER AGREE THAT THIS LIQUIDATED DAMAGES PROVISION IS NOT INTENDED AND SHOULD NOT BE DEEMED OR CONSTRUED TO LIMIT IN ANY WAY (1) SELLER'S RIGHT TO RECEIVE REIMBURSEMENT FOR ATTORNEYS' AND EXPERTS' FEES NOR SELLER'S RIGHTS TO BUYER'S EXPRESS INDEMNITY OBLIGATIONS UNDER THIS AGREEMENT OR (2) COSTS INCURRED BY SELLER TO REPAIR ANY DAMAGE TO THE REAL PROPERTY THAT BUYER IS REQUIRED TO REPAIR PURSUANT TO SECTION 4(c)(i) OF THIS AGREEMENT. SELLER'S RIGHT TO RECEIVE THE DEPOSIT PURSUANT TO THIS SECTION 12(c) SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT. BY PLACING ITS INITIALS BELOW, EACH PARTY SPECIFICALLY CONFIRMS THE ACCURACY OF THE STATEMENTS MADE ABOVE AND THE FACT THAT EACH PARTY WAS REPRESENTED BY COUNSEL WHO EXPLAINED, AT THE TIME THIS AGREEMENT WAS MADE, THE CONSEQUENCES OF THIS LIQUIDATED DAMAGES PROVISION.

INITIALS:

Seller

BS

Buyer

ER ar

(d) Indemnity Obligations; Survival. Notwithstanding any provision in this Agreement to the contrary, in no event shall the provisions of this Section 12 limit the rights of either party against the other party due to the other party's obligation to indemnify such party in accordance with this Agreement or the damages recoverable pursuant to such indemnification obligations. This Section 12 shall survive the Closing (and not be merged therein) or the earlier termination of this Agreement.

### 13. Miscellaneous.

(a) Notices. Any notices or other communications under this Agreement must be in writing and shall be deemed duly given or made at the time and on the date when received by e-mail transmittal of pdf (as defined in Section 13(m)) files or similar electronic means or when personally delivered as shown on a receipt therefor (which shall include delivery by a nationally recognized overnight delivery service) to the address for each party set forth on the "Parties and Contacts" page at the beginning of this Agreement. Attorneys for each party may give notices on behalf of the party that they represent. Any party, by written notice to the other in the manner herein provided, may designate an address different from that set forth in this Agreement.



If to Seller: c/o LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544  
Attention: Bradley D. Sharp  
Email: [bsharp@dsiconsulting.com](mailto:bsharp@dsiconsulting.com)

with a copy to: SSL Law Firm LLP  
1 Post Street, Suite 2100  
San Francisco, California 94104  
Attention: Sally Shekou  
Email: [sally@sslfirm.com](mailto:sally@sslfirm.com)

And to: Keller Benvenuti Kim LLP  
425 Market Street, 26<sup>th</sup> Floor  
San Francisco, California 94105  
Attention: David Taylor & Gabrielle Albert  
Email: [dtaylor@kbklp.com](mailto:dtaylor@kbklp.com) & [galbert@kbklp.com](mailto:galbert@kbklp.com)

If to Buyer: P.O. Box 219  
Elmira, California 95625  
Attention: Euric Ramirez and Angela Vaninetti  
Email: [euricramirez@yahoo.com](mailto:euricramirez@yahoo.com) & [angela7485@yahoo.com](mailto:angela7485@yahoo.com)

If to Title Company or Escrow Holder: at the address set forth at Section 2(a), above.

(b) Brokers. Neither party has had any contact or dealings regarding the Property, or any communication in connection with the subject matter of this transaction, through any licensed real estate broker or other person who can claim a right to a commission or finder's fee as a procuring cause of the sale contemplated herein, except for (i) none (representing Buyer) ("**Buyer's Broker**"), whose commission, if at all, shall be payable by Seller's Broker pursuant to a separate agreement, if any between Buyer's Broker and Seller's Broker, and (ii) John Garrett and Jon Holmquist of Marcus & Millichap (representing Seller) ("**Seller's Broker**") whose commission, if any is due, shall be the responsibility of Seller pursuant to a separate agreement. If any other broker or finder perfects a claim for a commission or finder's fee based upon any such contract, dealings or communication, the party through whom the broker or finder makes its claim shall be responsible for said commission or fee and all costs and expenses (including reasonable attorneys' fees) incurred by the other party in defending against such claim. Buyer acknowledges that it is acting as a principal and is not represented by a Buyer's Broker and that no commission shall be due to any party claiming to have represented Buyer in connection with this Agreement or the purchase and sale of the Property. The provisions of this Section 13(b) shall survive the Closing.

(c) Successors and Assigns. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, administrators and permitted assigns. Buyer may not assign its rights hereunder without the prior written consent of Seller, which may be given or withheld in Seller's sole discretion. Notwithstanding the foregoing, prior to the expiration of the Due Diligence Period, Buyer may assign this Agreement to any entity that is wholly-owned by Buyer. In the event Buyer intends to assign its rights hereunder, (i) Buyer shall send Seller written notice thereof on or prior to the end of the Due Diligence Period, which notice shall include the legal name and structure of the proposed assignee, together with an organizational chart and other supporting documentation and evidence of ownership with respect to the proposed assignee as Seller may require, as well as any other information that Seller may reasonably request, (ii) Buyer and the proposed assignee shall execute, and shall deliver to Seller a fully executed copy of, an assignment and assumption of this Agreement in form and substance satisfactory to Seller, and (iii) in no event shall any assignment of this Agreement

release or discharge Buyer from any liability or obligation hereunder. Any transfer, directly or indirectly, of any stock, partnership interest, or other ownership interest in Buyer shall constitute an assignment of this Agreement. The provisions of this Section 13(c) shall survive the Closing or any termination of this Agreement.

(d) Amendments. Except as otherwise provided herein, this Agreement may be amended or modified only by a written instrument executed by Seller and Buyer.

(e) Choice of Law; Venue. This Agreement is to be governed by and construed in accordance with federal bankruptcy law, to the extent applicable, and where state law is implicated, the laws of the State of California shall govern (without regard to conflicts of law). The Bankruptcy Court shall retain exclusive jurisdiction to enforce the provisions of this Agreement. Each of the parties hereby accepts and consents to, generally and unconditionally, the jurisdiction of the Bankruptcy Court. Each of the Parties hereby irrevocably waives any objection which it may now or hereafter have to the laying of venue of any of the aforesaid actions or proceedings arising out of or in connection with this Agreement brought in the Bankruptcy Court and hereby further irrevocably waives and agrees not to plead or claim in such court that any such action or proceeding brought in such court has been brought in an inconvenient forum. In the event that the Bankruptcy Court declines to exercise jurisdiction over this Agreement, venue shall be in the Superior Court of California, in the county where the Real Property is located. **TO THE EXTENT NOT PROHIBITED BY APPLICABLE LAWS, SELLER AND BUYER HEREBY WAIVE THEIR RESPECTIVE RIGHTS TO TRIAL BY JURY IN THE EVENT OF ANY PROCEEDINGS.**

(f) Merger of Prior Agreements. This Agreement (including the exhibits hereto) constitutes the entire agreement between the parties with respect to the purchase and sale of the Property and supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof.

(g) Business Day. As used herein, the term “**Business Day**” shall mean a day that is not a Saturday, Sunday or legal holiday in the state where the Property is located. In the event that the date for the performance of any covenant or obligation under this Agreement, or delivery of any notice, shall fall on a non-Business Day, the date for performance thereof shall be extended to the next Business Day.

(h) Time of the Essence. Time is of the essence of this Agreement.

(i) Construction. This Agreement has been negotiated by the parties, who have had the opportunity to consult their respective counsel. This Agreement shall not be construed more strictly against one party hereto than against any other party hereto merely by virtue of the fact that it may have been prepared by counsel for one of the parties. The term “including” or “includes” or any other similar term or phrase of inclusion shall be deemed to be followed in each instance by the words “but not limited to,” so as to designate an example or examples of the described class and not to designate all members of that class (it being the intention of the parties that each hereby waives the benefits of Section 3534 of the California Civil Code).

(j) Headings; Exhibits. Headings at the beginning of any paragraph or section of this Agreement are solely for the convenience of the parties and are not a part of this Agreement or to be used in the interpretation hereof. All exhibits referred to herein are attached hereto and incorporated into this Agreement by such references.

(k) Waiver. No waiver by either party hereto of any failure or refusal by the other party to comply with its obligations hereunder shall be deemed a waiver of any other or subsequent failure or refusal to so comply. The consent or approval by Buyer or Seller to or of any act by the other party requiring the consent or approval of the first party shall not be deemed to waive or render unnecessary such party's consent or approval to or of any subsequent similar acts by the other party.

(l) Severability. If any phrase, clause, sentence, paragraph, section, article, or other portion of this Agreement shall become illegal, null, void, or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null, void, or against public policy, the remaining portions of this Agreement shall not be affected thereby and shall remain in force and effect to the fullest extent permissible by law.

(m) Counterparts; Electronic Signatures. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which counterparts together shall constitute one agreement. This Agreement may be executed by a party's signature transmitted by electronic mail in portable document format (“pdf”), and copies of this Agreement executed and delivered by means of faxed or pdf signatures shall have the same force and effect as copies hereof executed and delivered with original signatures. All parties hereto may rely upon pdf signatures as if such signatures were originals. Any party executing and delivering this Agreement by pdf shall promptly thereafter deliver a counterpart of this Agreement containing said party's original signature. All parties hereto agree that a pdf signature page may be introduced into evidence in any proceeding arising out of or related to this Agreement as if it were an original signature page.

(n) No Recordation. Seller and Buyer each agrees that neither this Agreement nor any memorandum or notice hereof shall be recorded and Buyer agrees not to file any notice of pendency or other instrument against the Property or any portion thereof in connection herewith. Buyer agrees to indemnify, defend, and hold Seller and the Seller's Parties harmless from and against all damages, costs, expenses, losses and liabilities (including reasonable attorneys' and experts' fees, expenses and disbursements) incurred by Seller by reason of the filing by Buyer of such notice of pendency or other instrument (including any *lis pendens*) if any such notice or *lis pendens* is not expressly permitted to be filed by the foregoing or if Seller prevails in the underlying litigation for which any notice or *lis pendens* is filed, regardless of whether such notice or *lis pendens* is permitted to be filed. This Section shall survive the Closing (and not be merged therein) or the earlier termination of this Agreement.

(o) Joint and Several Liability. If there is more than one Buyer or if Buyer is comprised of more than one party or entity, the obligations imposed upon Buyer shall be joint and several obligations of all the parties and entities, and requests or demands from any one person or entity comprising Buyer shall be deemed to have been made by all such persons or entities.

(p) Survival of Covenants, Etc. All agreements, conditions, acknowledgements, representations, and other obligations set forth in this Agreement shall not survive the Closing, unless specifically stated herein to the contrary.

(q) Days/Holidays. All references to days herein shall refer to calendar days unless otherwise noted. When performance of an obligation or satisfaction of a condition set forth in this Agreement is required on or by a date that is a Saturday, Sunday, or legal holiday, such performance or satisfaction shall instead be required on or by the next Business Day following such Saturday, Sunday, or holiday, notwithstanding any other provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Purchase and Sale Agreement and Joint Escrow Instructions as of the Effective Date.

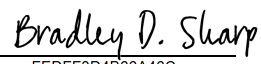
**BUYER:**

DocuSigned by:  
By:   
Name: **EURIC RAMIREZ, an individual**

DocuSigned by:  
By:   
Name: **ANGELA VANNETTI, an individual**

**SELLER:**

**RED OAK TREE, LP,**  
a California limited partnership

DocuSigned by:  
By:   
Name: **Bradley D. Sharp**  
Title: Chief Restructuring Officer

**AGREEMENT OF ESCROW HOLDER**

The undersigned has executed this Agreement solely to confirm its agreement to hold the Escrow Deposits in escrow and otherwise comply with the provisions of **Exhibit J** to this Agreement.

IN WITNESS WHEREOF, the undersigned has executed this Agreement as of \_\_\_\_\_, 2025.

**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

**REAL PROPERTY DESCRIPTION**

For APN/Parcel ID(s): 0030-152-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

BEGINNING AT A POINT ON THE SOUTH LINE OF CARPENTER STREET DISTANT THEREON SOUTH 87° 59' 30" EAST, 153 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN AND DESIGNATED AS PARCEL 2 IN THAT CERTAIN DEED FROM CLIFFORD M. ALLEN, ET UX., TO ROGER J. O'CONNOR, ET UX., DATED APRIL 30, 1952 AND RECORDED MAY 1, 1952 IN BOOK 620, PAGE 386, OF OFFICIAL RECORDS, RUNNING THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 87° 59' 30" WEST, ALONG THE SOUTH LINE OF CARPENTER STREET 146.971 FEET TO THE WEST LINE OF WASHINGTON STREET; THENCE SOUTH 0° 21' 30" WEST ALONG THE WEST LINE OF WASHINGTON STREET, 183.25 FEET TO A POINT ON THE NORTH LINE OF A 40 FEET DRAINAGE EASEMENT CONVEYED TO THE CITY OF FAIRFIELD BY DEED DATED MARCH 22, 1951 AND RECORDED MAY 16, 1951 IN BOOK 579, PAGE 244 OF OF OFFICIAL RECORDS, SOLANO COUNTY RECORDER'S INSTRUMENT NO. 5724; THENCE ALONG THE NORTH LINE OF SAID EASEMENT NORTH 70° 52' 20" WEST, 9.559 FEET TO AN ANGLE POINT IN SAID EASEMENT; THENCE CONTINUING ALONG SAID EASEMENT, NORTH 83° 45' 20" WEST TO THE POINT OF INTERSECTION OF A LINE WHICH BEARS SOUTH 0° 21' 30" WEST FROM THE POINT OF COMMENCEMENT OF THE LAND HEREIN DESCRIBED; THENCE NORTH 0° 21' 30" EAST TO THE POINT OF COMMENCEMENT, IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA.

**PARCEL TWO:**

AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 20 FEET AND THE WEST 20 FEET OF THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN AND DESIGNATED AS PARCEL 2 IN THE DEED FROM CLIFFORD M. ALLEN, ET UX., TO ROGER J. O'CONNOR, ET UX., DATED APRIL 30, 1952 AND RECORDED MAY 1, 1952 UNDER SOLANO COUNTY RECORDER'S INSTRUMENT NO. 5724; THENCE NORTH 89° 45' 20" WEST TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED AS PARCEL 2 IN THE DEED ABOVE REFERRED TO FROM CLIFFORD M. ALLEN, ET UX., TO ROGER J. O'CONNOR, ET UX.; THENCE NORTH 0° 21' 30" WEST, 189.337 FEET TO THE POINT OF COMMENCEMENT, AS GRANTED IN THE DEED FROM ROGER J. O'CONNOR, ET UX., TO CLIFFORD M. ALLEN, ET UX., RECORDED JUNE 10, 1953, INSTRUMENT NO. 9111, IN BOOK 672, PAGE 247 OF OFFICIAL RECORDS.

**PARCEL THREE:**

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES AND GARAGE-CARPORT TYPE STRUCTURE AS GRANTED BY LELAND S. FISHER, EXECUTOR OF THE WILL OF ANGELE T. O'CONNOR, DECEASED, BY DEED RECORDED FEBRUARY 28, 1985, INSTRUMENT NO. 8245, BOOK 1985, PAGE 15744 SOLANO COUNTY RECORDS.

**EXHIBIT B**

**SALE PROCEDURES ORDER**

The Order Establishing Omnibus Procedures for Real Property Sales, Docket No. 971, entered on 03/05/2025 is found and downloaded at the following on-line link:

<https://veritaglobal.net/lm/document/5910545250305000000000028>.

Buyer understands that no further hard copy of the order shall be provided to Buyer, and it is Buyer's sole responsibility to access and promptly review the foregoing order of the court affecting the Property.

**EXHIBIT C**

**FORM OF DEED**

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN IT TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Attention:** \_\_\_\_\_

**MAIL ALL TAX STATEMENTS TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Attention:** \_\_\_\_\_  
**APN:** \_\_\_\_\_

(Space Above for Recorder's Use Only)

**GRANT DEED**

The undersigned Grantor declares:

Documentary Transfer Tax is \$ \_\_\_\_\_ (County) and \$ \_\_\_\_\_ (City),

- ☐ computed on the full value of the property conveyed, OR  
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
☐ unincorporated area;    ☐ City of \_\_\_\_\_

FOR VALUE RECEIVED, **RED OAK TREE, LP**, a California limited partnership, grants to **EURIC RAMIREZ**, an individual, and **ANGELA VANINETTI**, an individual, all that certain real property located in the City of Fairfield, County of Solano, State of California, more particularly described in Exhibit A attached hereto and incorporated herein by reference thereto. This conveyance is made and accepted subject to non-delinquent taxes and assessments, all matters which appear in the public record as of the date hereof, including those shown on any recorded plat or survey, or that would be revealed by a survey or physical inspection of the real property conveyed.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of this \_\_\_\_ day of \_\_\_\_\_, 2025.

Grantor:

**RED OAK TREE, LP,**  
a California limited partnership

By: \_\_\_\_\_  
Name: Bradley D. Sharp  
Title: Chief Restructuring Officer



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

[illegible]

On \_\_\_\_\_, 202\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

Exhibit A to Grant Deed

Real Property Legal Description

For APN/Parcel ID(s): 0030-152-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT A POINT ON THE SOUTH LINE OF CARPENTER STREET DISTANT THEREON SOUTH 87° 59' 30" EAST, 153 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN AND DESIGNATED AS PARCEL 2 IN THAT CERTAIN DEED FROM CLIFFORD M. ALLEN, ET UX., TO ROGER J. O'CONNOR, ET UX., DATED APRIL 30, 1952 AND RECORDED MAY 1, 1952 IN BOOK 620, PAGE 386, OF OFFICIAL RECORDS, RUNNING THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 87° 59' 30" WEST, ALONG THE SOUTH LINE OF CARPENTER STREET 146.971 FEET TO THE WEST LINE OF WASHINGTON STREET; THENCE SOUTH 0° 21' 30" WEST ALONG THE WEST LINE OF WASHINGTON STREET, 183.25 FEET TO A POINT ON THE NORTH LINE OF A 40 FEET DRAINAGE EASEMENT CONVEYED TO THE CITY OF FAIRFIELD BY DEED DATED MARCH 22, 1951 AND RECORDED MAY 16, 1951 IN BOOK 579, PAGE 244 OF OF OFFICIAL RECORDS, SOLANO COUNTY RECORDER'S INSTRUMENT NO. 5724; THENCE ALONG THE NORTH LINE OF SAID EASEMENT NORTH 70° 52' 20" WEST, 9.559 FEET TO AN ANGLE POINT IN SAID EASEMENT; THENCE CONTINUING ALONG SAID EASEMENT, NORTH 83° 45' 20" WEST TO THE POINT OF INTERSECTION OF A LINE WHICH BEARS SOUTH 0° 21' 30" WEST FROM THE POINT OF COMMENCEMENT OF THE LAND HEREIN DESCRIBED; THENCE NORTH 0° 21' 30" EAST TO THE POINT OF COMMENCEMENT, IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA.

PARCEL TWO:

AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 20 FEET AND THE WEST 20 FEET OF THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN AND DESIGNATED AS PARCEL 2 IN THE DEED FROM CLIFFORD M. ALLEN, ET UX., TO ROGER J. O'CONNOR, ET UX., DATED APRIL 30, 1952 AND RECORDED MAY 1, 1952 UNDER SOLANO COUNTY RECORDER'S INSTRUMENT NO. 5724; THENCE NORTH 89° 45' 20" WEST TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED AS PARCEL 2 IN THE DEED ABOVE REFERRED TO FROM CLIFFORD M. ALLEN, ET UX., TO ROGER J. O'CONNOR, ET UX.; THENCE NORTH 0° 21' 30" WEST, 189.337 FEET TO THE POINT OF COMMENCEMENT, AS GRANTED IN THE DEED FROM ROGER J. O'CONNOR, ET UX., TO CLIFFORD M. ALLEN, ET UX., RECORDED JUNE 10, 1953, INSTRUMENT NO. 9111, IN BOOK 672, PAGE 247 OF OFFICIAL RECORDS.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES AND GARAGE-CARPORT TYPE STRUCTURE AS GRANTED BY LELAND S. FISHER, EXECUTOR OF THE WILL OF ANGELE T. O'CONNOR, DECEASED, BY DEED RECORDED FEBRUARY 28, 1985, INSTRUMENT NO. 8245, BOOK 1985, PAGE 15744 SOLANO COUNTY RECORDS.

**EXHIBIT D**

**FORM OF BILL OF SALE**

THIS BILL OF SALE (“**Bill of Sale**”), is executed as of \_\_\_\_\_, 2025, by **RED OAK TREE, LP**, a California limited partnership (“**Seller**”), for the benefit of **EURIC RAMIREZ**, an individual, and **ANGELA VANINETTI**, an individual (jointly and severally, as husband and wife, “**Buyer**”).

*WITNESSETH:*

WHEREAS, pursuant to the terms of that certain Purchase and Sale Agreement and Joint Escrow Instructions dated as of 06/09/2025, by and between Buyer and Seller (as the same may have been amended, modified or assigned, the “**Sale Agreement**”), Seller agreed to sell to Buyer, *inter alia*, certain real property, the improvements located thereon and certain rights appurtenant thereto, all as more particularly described in the Sale Agreement (collectively, the “**Real Property**”). Initially capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Sale Agreement; and

WHEREAS, by deed of even date herewith, Seller conveyed the Real Property to Buyer; and

WHEREAS, in connection with the above-described conveyance, Seller desires to sell, transfer and convey to Buyer certain items of tangible personal property as hereinafter described.

NOW, THEREFORE, in consideration of the receipt of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand by Buyer to Seller, the receipt and sufficiency of which are hereby acknowledged, Seller has SOLD, TRANSFERRED, and CONVEYED and by these presents does hereby SELL, TRANSFER, and CONVEY to Buyer and Buyer hereby accepts all right, title and interest in and to all tangible personal property owned by Seller that is located on the Real Property and used in the ownership, operation and maintenance of the Real Property, but specifically excluding any Excluded Assets and any computer software that is licensed to Seller (herein collectively called the “**Personal Property**”).

This Bill of Sale is made without any covenant, warranty or representation by, or recourse against, Seller other than Seller’s Warranties (as defined in the Sale Agreement). Seller’s liability under this Bill of Sale shall be limited as set forth in Section 12(b) of the Sale Agreement.

The parties contemplate that they may be executing counterparts of this Bill of Sale transmitted by pdf electronic copy and agree and intend that a pdf signature shall bind the party so signing with the same effect as though the signature were an original signature.

IN WITNESS WHEREOF, the undersigned has executed this Bill of Sale to be effective as of the date first set forth hereinabove.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**SELLER:**

**RED OAK TREE, LP,**  
a California limited partnership

By: \_\_\_\_\_  
Name: Bradley D. Sharp  
Title: Chief Restructuring Officer

## EXHIBIT E

### FORM OF ASSIGNMENT OF LEASES, CONTRACTS AND INTANGIBLE PROPERTY

**THIS ASSIGNMENT OF LEASES, CONTRACTS AND INTANGIBLE PROPERTY** (this “Assignment”) is made as of \_\_\_\_\_, 2025, by and between **RED OAK TREE, LP**, a California limited partnership (“**Assignor**”) and **EURIC RAMIREZ**, an individual, and **ANGELA VANINETTI**, an individual (jointly and severally, as husband and wife, “**Assignee**”).

#### *WITNESSETH:*

WHEREAS, pursuant to the terms of that certain Purchase and Sale Agreement and Joint Escrow Instructions dated as of 06/09/2025, by and between Assignee and Assignor (as the same may have been amended, modified or assigned, the “**Sale Agreement**”), Assignor agreed to sell to Assignee certain real property, the improvements located thereon and certain rights appurtenant thereto, all as more particularly described in the Sale Agreement (collectively, the “**Real Property**”). Initially capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Sale Agreement; and

WHEREAS, the Sale Agreement provides that Assignor shall assign to Assignee certain leases and rights to certain intangible property and that Assignor and Assignee shall enter into this Assignment.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto hereby agree as follows:

1. Assignment of Leases. Assignor hereby assigns, sets over and transfers to Assignee all of Assignor’s right, title and interest in, to and under the leases (“**Leases**”) identified on **Exhibit A** attached hereto. Assignee hereby accepts the foregoing assignment of the Leases and assumes the obligations with respect thereto as and to the extent provided in the Sale Agreement.

2. Assignment of Contracts and Other Intangible Property. Assignor hereby assigns, sets over and transfers to Assignee all of Assignor’s right, title and interest in, to and under the following, if and only to the extent the same may be assigned or quitclaimed by Assignor without expense to Assignor in excess of a nominal transfer fee: (a) the Contracts relating to the Real Property that are described in **Exhibit B** attached hereto; (b) any licenses, permits and other written authorizations in effect as of the date hereof with respect to the Real Property; and (c) any guaranties and warranties in effect as of the date hereof with respect to any portion of the Real Property or the personal property conveyed to Assignee by Assignor concurrently herewith. Assignee hereby accepts the foregoing assignment of the interests described in this Section 2 (collectively, the “**Intangible Property**”) and assumes the obligations with respect thereto as and to the extent provided in the Sale Agreement. The Intangible Property shall not include any Excluded Assets.

3. Acceptance. By executing this Assignment, Assignee assumes the payment and performance of, and agrees to pay, perform and discharge, all the debts, duties and obligations to be paid, performed or discharged from and after the Closing Date (as defined in the Sale Agreement) by (a) the “landlord” or the “lessor” under the terms, covenants and conditions of the Leases, including, without limitation, brokerage commissions and compliance with the terms of the Leases relating to tenant improvements and security deposits, and (b) the owner under the Contracts and/or the other Intangible Property. Assignee agrees to indemnify, hold harmless and defend Assignor from and against any and all Claims (including, without limitation, court costs and reasonable attorneys’ fees and disbursements) resulting by reason of the failure of Assignee to pay, perform or discharge any of the debts, duties or obligations assumed or agreed to be assumed by Assignee hereunder arising out of or relating to, directly or indirectly, in whole or in part, the Leases, the Contracts and/or the other Intangible Property from and after the Closing Date.

4. Reservation of Benefits. Notwithstanding anything to the contrary in this Assignment, to the extent that Assignor continues to have liability after the date hereof with respect to the Property, Assignor reserves and retains such benefits under the Leases and the Intangible Property as are necessary or desirable for Assignor to defend or protect itself with respect to, or to assert any rights relating to, any matter for which Assignor may continue to have liability from and after the date hereof; provided, however, said benefits reserved and retained by Assignor pursuant to this section shall exist jointly with Assignee's benefits under the Leases and Intangible Property, and such benefits may be enforceable by each of Assignor and Assignee to the extent of their respective liability or damages for any matters relating thereto. Assignee and Assignor agree to cooperate with the reasonable requests of the other party in enforcing their respective benefits under the Leases and the Intangible Property to the extent such benefits are reserved by Assignor pursuant to the terms of this section.

5. Limitation on Liability. Assignor's liability under this Assignment shall be limited as set forth in Section 12(b) of the Sale Agreement.

6. Miscellaneous. This Assignment and the obligations of the parties hereunder shall be binding upon and inure to the benefit of the parties hereto, their respective legal representatives, successors and assigns, shall be governed by and construed in accordance with the laws of the State in which the Real Property is located applicable to agreements made and to be wholly performed within said State and may not be modified or amended in any manner other than by a written agreement signed by the party to be charged therewith.

7. Severability. If any term or provision of this Assignment or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Assignment or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Assignment shall be valid and enforced to the fullest extent permitted by law.

8. Counterparts. This Assignment may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement. The parties contemplate that they may be executing counterparts of this Assignment transmitted by pdf electronic copy and agree and intend that a pdf signature shall bind the party so signing with the same effect as though the signature were an original signature.

***/SIGNATURE PAGE FOLLOWS/***

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment of Leases and Intangible Property the day and year first above written.

**ASSIGNOR:**                    **RED OAK TREE, LP,**  
a California limited partnership

By: \_\_\_\_\_  
Name: Bradley D. Sharp  
Title: Chief Restructuring Officer

**ASSIGNEE:**                    By: \_\_\_\_\_  
Name: **EURIC RAMIREZ, an individual**

By: \_\_\_\_\_  
Name: **ANGELA VANINETTI, an individual**



Exhibit A to  
Assignment of Leases and Intangible Property

**Leases**

[Insert list of lease documents]

Exhibit B to  
Assignment of Leases and Intangible Property

**Contracts**

[Insert list of Contracts being assumed by Buyer]

**EXHIBIT F**

**LIST OF CONTRACTS**

Home Tax Service of America, Inc. (dba LeFever Mattson Property Management)	Management Agreement
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**EXHIBIT G-1**  
**LIST OF LEASES**

1035 Washington - Robert Prado	Lease Exp 10/31/25	1035 Washington St, Fairfield, CA 94533
1035 Washington - Roommate Lizbety Corro	Lease Exp 10/31/25	1035 Washington St, Fairfield, CA 94533
1037 Washington - Camilya Robinson	Lease Exp 8/30/25	1037 Washington St., Fairfield, CA 94533
1039 Washington - Kristina Hemmitt	Lease Exp 9/30/25	1039 Washington St., Fairfield, CA 94533
1041 Washington - Ricky Alexander	Lease Exp 11/30/25	1041 Washington St., Fairfield, CA 94533
503 Carpenter - Joseph Nesbit	Lease Exp 12/31/25	503 Carpenter St., Fairfield, CA 94533
505 Carpenter - Brilliant Corners, Inc.	MTM Lease	505 Carpenter St., Fairfield, CA 94533
509 Carpenter - David Ponce	MTM Lease	509 Carpenter St., Fairfield, CA 94533
511 Carpenter - Brilliant Corners, Inc.	Lease Exp 10/31/25	511 Carpenter St., Fairfield, CA 94533
513 Carpenter - Silverio Eduardo Mateo Chamay	Lease Exp 11/30/25	513 Carpenter St., Fairfield, CA 94533
513 Carpenter - Roommate - Rubisel Pablo	Lease Exp 11/30/25	513 Carpenter St., Fairfield, CA 94533
513 Carpenter - Roommate - Silverio Eduardo Mateo Chamay	Lease Exp 11/30/25	513 Carpenter St., Fairfield, CA 94533
517 Carpenter - September Hopkins	MTM Lease	517 Carpenter St., Fairfield, CA 94533
521 Carpenter - Mark Pazmandi	Lease Exp 10/31/25	521 Carpenter St., Fairfield, CA 94533
521 Carpenter - Roommate - Ferenc Pazmandi	Lease Exp 10/31/25	521 Carpenter St., Fairfield, CA 94533
523 Carpenter - Binesh Sharma	MTM Lease	523 Carpenter St., Fairfield, CA 94533
523 Carpenter - Roommate - Rakeshni Pratap	MTM Lease	523 Carpenter St., Fairfield, CA 94533

**EXHIBIT G-2**

**RENT ROLL**

**Rent Roll**

Marpel Apartments (1marp)

As Of = 04/30/2025

Month Year = 04/2025

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out	Balance
	Sq Ft			Rent	Rent	Deposit	Deposit	Expiration		
<b>Current/Notice/Vacant Residents</b>										
501	1/1apbf	500.00	VACANT	VACANT	1,485.00	0.00	0.00			0.00
503	1/1apbf	500.00	t0037347	Joseph Nesbit	1,485.00	1,497.00	1,425.00	0.00 03/22/2024	12/31/2025	0.00
505	1/1apbf	500.00	t0030469	Brilliant Corners,	1,485.00	1,619.00	800.00	0.00 07/13/2018	07/31/2020	1,193.15
507	1/1apbf	500.00	VACANT	VACANT	1,485.00	0.00	0.00			0.00
509	2/1apbc	500.00	t0036802	David Ponce (En	1,859.00	1,892.00	0.00	0.00 06/08/2023	07/31/2023	96.00
511	1/1apbf	500.00	t0032890	Brilliant Corners	1,485.00	1,584.00	800.00	0.00 04/01/2020	10/31/2025	605.15
513	1/1apbf	500.00	t0037277	Silverio Chamay	1,485.00	1,483.00	1,295.00	0.00 12/01/2024	11/30/2025	322.14
515	1/1apbf	500.00	VACANT	VACANT	1,485.00	0.00	0.00			0.00
517	1/1apbf	500.00	t0024119	September Hopk	1,485.00	1,446.00	1,500.00	0.00 11/07/2014	11/30/2023	0.00
519	1/1apbf	500.00	t0031373	Stephanie OConi	1,485.00	1,583.00	1,000.00	0.00 05/15/2019	11/30/2021	0.00
521	1/1apbf	500.00	t0037938	Mark Pazmandi	1,485.00	1,565.00	795.00	0.00 01/31/2025	10/31/2025	0.00
523	2/1apbc	500.00	t0037820	Binesh Sharma	1,859.00	1,500.00	935.00	0.00 08/20/2024	05/31/2025	-338.69
1035	2/1apbc	600.00	t0026290	Robert Prado	1,859.00	1,556.00	935.00	0.00 11/06/2015	10/31/2025	0.00
1037	1/1apbf	500.00	t0028331	Camilya Robinso	1,485.00	1,555.00	970.00	0.00 01/12/2017	08/30/2025	0.00
1039	1/1apbf	500.00	t0037904	Kristina Hemmitt	1,485.00	1,402.00	795.00	0.00 12/02/2024	09/30/2025	0.00
1041	1/1apbf	500.00	t0037934	Ricky Alexander	1,485.00	1,492.00	795.00	0.00 02/01/2025	11/30/2025	0.00
		<b>Total</b>	<b>Marpel Apartme</b>		<b>24,882.00</b>	<b>20,174.00</b>	<b>12,045.00</b>	<b>0.00</b>		<b>1,877.75</b>

Summary Groups	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents	8,100.00	24,882.00	20,174.00	12,045.00	0.00	16.00	81.25	81.48	1,877.75
Future Residents/Applicants	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Occupied Units	6,600.00	20,427.00				13	81.25	81.48	
Total Non Rev Units	0.00	0.00				0	0.00	0.00	
Total Vacant Units	1,500.00	4,455.00				3	18.75	18.51	
<b>Totals:</b>	<b>8,100.00</b>	<b>24,882.00</b>	<b>20,174.00</b>	<b>12,045.00</b>	<b>0.00</b>	<b>16</b>	<b>100.00</b>	<b>100.00</b>	<b>1,877.75</b>

**EXHIBIT H**  
**FORM OF NOTICE TO TENANTS**

\_\_\_\_\_, 202\_\_

**VIA FACSIMILE AND U.S. MAIL**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Re:** Marpel Apartments, 501-523 Carpenter Street, Fairfield, CA 94533

Dear \_\_\_\_\_:

This letter is to notify you as a Tenant at Marpel Apartments, 501-523 Carpenter Street, Fairfield, CA 94533 (the "Property"), that the Property has been sold by **RED OAK TREE, LP**, a California limited partnership ("Seller"), to **EURIC RAMIREZ**, an individual, and **ANGELA VANINETTI**, an individual (jointly and severally, as husband and wife, "Buyer"). As of the date hereof, your Lease has been assigned by Seller to Buyer. From the date of this letter, any and all unpaid rent as well as all future rent, or any other amounts due under the terms of your Lease, shall be directed as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

As part of the sale, all refundable tenant security deposits, if any, actually held by Seller with respect to the Property have been transferred to, and Seller's obligations with respect to such deposits have been assumed by, Buyer as of the date of this letter. Any and all payments of rent (or other sums due under your Lease) hereafter paid to any party other than Buyer shall not relieve you of the obligation of making said payment to Buyer.

Sincerely,

**SELLER:**

**RED OAK TREE, LP,**  
a California limited partnership

By: \_\_\_\_\_  
Name: Bradley D. Sharp  
Title: Chief Restructuring Officer



**EXHIBIT I**

**INTENTIONALLY DELETED**

## EXHIBIT J

### ESCROW PROVISIONS

The Deposit and any other sums (including, without limitation, any interest earned thereon) that the parties agree shall be held in escrow (herein collectively called the “**Escrow Deposits**”) shall be held by the Escrow Holder in trust and disposed of only in accordance with the following provisions:

1. The Escrow Holder shall invest the Escrow Deposits in government-insured interest-bearing instruments reasonably satisfactory to both Buyer and Seller and shall promptly provide Buyer and Seller with confirmation of the investments made. Because Escrow Holder is not itself a bank, it may commingle the Escrow Deposits with other escrow deposits in a trust account in order to facilitate placing the Escrow Deposits in a segregated interest-bearing account and to disburse the Escrow Deposits once they have been removed from said segregated interest-bearing account in accordance with the terms of this Agreement, but shall not otherwise commingle the Escrow Deposits with any funds of the Escrow Holder or others.

2. Notwithstanding any provision herein to the contrary, if Buyer terminates this Agreement at any time during the Due Diligence Period, Escrow Holder shall deliver the Escrow Deposits to Buyer upon the unilateral direction of Buyer, without the consent of Seller, provided that Escrow Holder shall notify Seller in the event of such disbursement.

3. After the expiration of the Due Diligence Period, if for any reason the Closing does not occur and either party makes a written demand upon the Escrow Holder for payment of the Escrow Deposits, the Escrow Holder shall give written notice to the other party of such demand. If the Escrow Holder does not receive a written objection from the other party to the proposed payment within ten (10) days after the giving of such notice, the Escrow Holder is hereby authorized to make such payment. If the Escrow Holder receives such written objection within such period, the Escrow Holder shall continue to hold such amount until otherwise directed by written instructions signed by Seller and Buyer or a final judgment of a court having jurisdiction.

4. If the Closing occurs, the Escrow Holder shall deliver the Escrow Deposits to, or upon the instructions of, Seller on the Closing Date.

5. The parties acknowledge that the Escrow Holder is acting solely as a stakeholder at their request and for their convenience, that the Escrow Holder shall not be deemed to be the agent of either of the parties, and that the Escrow Holder shall not be liable to either of the parties for any action or omission on its part taken or made in good faith and not in disregard of this Agreement, but shall be liable for any Claims (including reasonable attorneys’ and experts’ fees, expenses and disbursements) incurred by Seller or Buyer resulting from actions or omissions taken or made by the Escrow Holder in bad faith, in disregard of this Agreement or involving negligence on the part of the Escrow Holder. Seller and Buyer shall jointly and severally indemnify and hold the Escrow Holder harmless from and against all Claims (including reasonable attorneys’ fees, expenses, and disbursements) incurred in connection with the performance of the Escrow Holder’s duties hereunder, except with respect to actions or omissions taken or made by the Escrow Holder in bad faith, in disregard of this Agreement or involving negligence on the part of the Escrow Holder.

6. Buyer shall pay any income taxes on any interest earned on the Escrow Deposits.

7. Section 6045(e) of the United States Internal Revenue Code and the regulations promulgated thereunder (herein collectively called the “**Reporting Requirements**”) require an information return to be made to the United States Internal Revenue Service, and a statement to be furnished to Seller, in connection with the Transaction. Escrow Holder is either (x) the person responsible for closing the Transaction (as described in the Reporting Requirements) or (y) the disbursing title or escrow company that is most significant in terms of gross proceeds disbursed in connection with the Transaction (as described in the Reporting Requirements). Accordingly:

(a) Escrow Holder is hereby designated as the “**Reporting Person**” (as defined in the Reporting Requirements) for the Transaction. Escrow Holder shall perform all duties that are required by the Reporting Requirements to be performed by the Reporting Person for the Transaction.

(b) Seller and Buyer shall furnish to Escrow Holder, in a timely manner, any information requested by Escrow Holder and necessary for Escrow Holder to perform its duties as Reporting Person for the Transaction.

(c) Escrow Holder hereby requests Seller to furnish to Escrow Holder Seller’s correct taxpayer identification number. Seller acknowledges that any failure by Seller to provide Escrow Holder with Seller’s correct taxpayer identification number may subject Seller to civil or criminal penalties imposed by Law.

8. The provisions of this **Exhibit J** shall survive the Closing (and not be merged therein) or earlier termination of this Agreement.

**EXHIBIT K**

**FORM OF BUYER'S DECLARATION**

**KELLER BENVENUTTI KIM LLP**  
425 MARKET STREET, 26TH FLOOR  
SAN FRANCISCO, CALIFORNIA 94105

**KELLER BENVENUTTI KIM LLP**  
Tobias S. Keller (Cal. Bar No. 151445)  
(tkeller@kbbkllp.com)  
David A. Taylor (Cal. Bar No. 247433)  
(dtaylor@kbbkllp.com)  
Thomas B. Rupp (Cal. Bar No. 278041)  
(trupp@kbbkllp.com)  
425 Market Street, 26th Floor  
San Francisco, California 94105  
Telephone: (415) 496-6723  
Facsimile: (650) 636-9251

*Attorneys for the Debtors and  
Debtors in Possession*

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SANTA ROSA DIVISION**

In re:  
LEFEVER MATTSON, a California  
corporation, *et al.*,<sup>1</sup>  
Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**DECLARATION OF [INSERT NAME] IN  
SUPPORT OF ADEQUATE  
ASSURANCE OF FUTURE  
PERFORMANCE BY [NAME OF  
BUYER] WITH RESPECT TO THE  
ASSUMPTION AND ASSIGNMENT OF  
[EXECUTORY LEASES AND/OR  
UNEXPIRED CONTRACTS] IN  
CONNECTION WITH THE SALE OF  
[SUBJECT PROPERTY ADDRESS]**

[No Hearing Requested]

<sup>1</sup> The last four digits of LeFever Mattson's tax identification number are 7537. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://veritaglobal.net/LM>. The address for service on the Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.

KELLER BENVENUTTI KIM LLP  
425 MARKET STREET, 26TH FLOOR  
SAN FRANCISCO, CALIFORNIA 94105

1 I, [NAME], declare as follows, pursuant to 28 U.S.C. § 1746:

2 1. I submit this declaration (the "Declaration") in support of [NAME OF BUYER] (the  
3 "Buyer") with respect to the assumption and assignment of [EXECUTORY LEASES AND/OR  
4 UNEXPIRED CONTRACTS] (the "Agreements") in connection with the sale of the real property  
5 located at [SUBJECT PROPERTY ADDRESS] from the above-captioned debtors and debtors-in-  
6 possession (collectively, the "Debtors") pursuant to the Purchase and Sale Agreement [OR CAR  
7 RESIDENTIAL PURCHASE AGREEMENT] dated \_\_\_\_ (the "Purchase Agreement") attached as  
8 Exhibit \_\_ to the Notice of Sale of [SUBJECT PROPERTY ADDRESS] filed on \_\_\_\_ [Dkt. No. \_\_\_\_].

9 2. I am the [TITLE AT BUYER] [DESCRIBE ROLE] [IF INDIVIDUAL, BUYER  
10 SHOULD STATE THAT THEY ARE PURCHASER OF PROPERTY. ADD BUYER EXPERIENCE  
11 AS A LANDLORD, IF ANY.]

12 3. I am knowledgeable and familiar with the Buyer's business and financial affairs. I  
13 am authorized to submit this Declaration on behalf of Buyer. Except as otherwise indicated herein,  
14 the facts set forth in this Declaration are based upon my personal knowledge, my review of relevant  
15 documents, information provided to me by the Buyer or its advisors, or my opinion based upon  
16 experience, knowledge, and information concerning the Buyer's finances. If called upon to testify,  
17 I would testify to the facts set forth in this Declaration.

18 4. [DESCRIPTION OF BUYER].

19 5. [FINANCIAL ABILITY OF BUYER TO MANAGE THE PROPERTY]. [FOR  
20 INDIVIDUAL BUYER - I have reviewed the financial information for the Property provided by the  
21 Debtors and I am capable of meeting the financial obligations of the Agreements.]

22 6. Accordingly, the Buyer has demonstrated the willingness and ability to perform its  
23 obligations under the Purchase Agreement and the assigned Agreements.

24 I declare under penalty of perjury under the laws of the United States of America that the  
25 foregoing is true and correct.

26  
27 Dated: [MONTH DAY YEAR]

/s/ DRAFT  
[NAME OF DECLARANT]

28

# Marcus & Millichap

## RECEIPTS OF DOCUMENTS

BUYER: EURIC RAMIREZ AND ANGELA VANINETTI

SELLER: RED OAK TREE, LP, a California limited partnership

DATE: 7/25/2025

SUBJECT: Purchase Agreement dated 6-9-2025 for the purchase of 501-523 Carpenter Street, Fairfield, CA by EURIC RAMIREZ AND ANGELA VANINETTI.

The following documents have been received as per the above referenced Purchase Agreement:

**ITEMS Supplied via. [www.dropbox.com](https://www.dropbox.com) share file.**

Name	Size KB
Www.dropbox.com\DD_ 501-CarpenterSt\	
Www.dropbox.com\DD_ 501-CarpenterSt\Architectural Plans, Floor Plans, Elevations\	
Www.dropbox.com\DD_ 501-CarpenterSt\Business Licenses\	
Www.dropbox.com\DD_ 501-CarpenterSt\Certificate of Insurance\	
Loss run - Scottsdale - 24-25.PDF	81.42
Loss Runs History - 1035-1041 & 1041 CARPENTER ST, 501-523 & 523 CARPENTER ST.pdf	169.00
Marpel_Insurance Eff 9-12-24 9-12-25.pdf	5909.95
MarpelApts_Red-Oak-Tree-Liability-9-12-2024 9-12-2025.pdf	75.03
MarpelApts_Red-Oak-Tree-Property_9-12-2024 9-12-2025.pdf	64.44
Www.dropbox.com\DD_ 501-CarpenterSt\Certificate of Occupancy\	
Www.dropbox.com\DD_ 501-CarpenterSt\Disclosures\	
1_ClassicReport_501-523 CARPENTER St_3466836_JCP.pdf	1457.75
2_ClassicSignature_501-523 CARPENTER St_3466836_JCP.pdf	133.85
3a_LeadDisclosure.pdf	1106.53
4_Lead_in_your_home_brochure.pdf	1214.47
5_Homeowner's Guide to Earthquake SafetyCommercial.pdf	3061.32
6_Title 24 Handout Re Title 24.pdf	3259.90
7_CarbonDioxideDisclosure.pdf	25.93
8_NOTICE REGARDING WATER USE EFFICIENCY IMPROVEMENTS.pdf	147.18
501_Carpenter_CA NOTICE REGARDING WATER USE EFFICIENCY IMPROVEMENTS.pdf	174.11
501_CarpenterLeadPaintAAAddendum.pdf	253.77
Www.dropbox.com\DD_ 501-CarpenterSt\Disclosures\NHD\	
5_Invoice_501-523 CARPENTER St_3466836_JCP.pdf	97.13
7_ClassicReport_501-523 CARPENTER St_3466836_JCP.pdf	1457.75
7_ClassicSignature_501-523 CARPENTER St_3466836_JCP.pdf	133.85
8_ClassicSummary_501-523 CARPENTER St_3466836_JCP.pdf	145.71
Www.dropbox.com\DD_ 501-CarpenterSt\Fire Code Inspection Reports\	

501\_Carpenter\_RECEIPT OF DOCS

1 of 4

Buyer's Initials

Seller's Initials

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Www.dropbox.com\DD\_ 501-CarpenterSt\Land Use, Zoning, Wells, Septic and Entitlements\

Www.dropbox.com\DD\_ 501-CarpenterSt\Leases, Amendments, Abstracts, Estoppels\

Marpel_503_Nesbit_Lease Eff 3-22-24.pdf	1132.99
Marpel_503_Nesbit_LR Eff 1-1-25.pdf	460.33
Marpel_505_Bright Future_Lease Eff 7-13-18.pdf	3612.70
Marpel_505_Resident Release_Brilliant Corners.pdf	324.31
Marpel_509_Ponce Employee_Lease Eff 6-8-23.pdf	21501.06
Marpel_511_Brilliant Corners_LR Eff 11-1-24.pdf	252.52
Marpel_511_Brilliant Corners_Lease Eff 4-1-20.pdf	3361.78
Marpel_513_Chamay_Lease Eff 12-1-24.pdf	1553.59
Marpel_517_Sorrow_Lease Eff 11-7-14.pdf	3823.79
Marpel_519_OConnnorlara_Lease Eff 5-15-19.pdf	6163.55
Marpel_521_Pazmandi_Lease Eff 1-31-25.pdf	619.64
Marpel_523_Sharma_Lease Eff 8-20-24.pdf	10169.83
Marpel_1035_Prado_Lease Eff 11-6-15.pdf	2647.00
Marpel_1035_Prado_LR Eff 11-1-24.pdf	406.70
Marpel_1037_Robinson_Lease Eff 1-12-17.pdf	4620.61
Marpel_1037_Robinson_LR Eff 9-1-24.pdf	74.18
Marpel_1039_Hemmitt_Lease Eff 12-2-24.pdf	8467.49
Marpel_1041_Alexander_Lease Eff 2-1-25.pdf	8743.05
Multi-Family Lease Updated 2.13.2020.docx	95.83
Resident Screening Criteria.docx	49.47

Www.dropbox.com\DD\_ 501-CarpenterSt\Open Material Maintenance & Capital Contractor Quotes\

Www.dropbox.com\DD\_ 501-CarpenterSt\Operating Permits\

Www.dropbox.com\DD\_ 501-CarpenterSt\Operating Statements\

Marpel_12_Month_Statement_Jan-Mar 2025.xlsx	12.81
Marpel_12_Month_Statement_Jan-May 2025.xlsx	14.58
Marpel_2022_12_Month_Statement_capex.xlsx	24.39
Marpel_2022_12_Month_Statement_multiop.xlsx	22.51
Marpel_2023_12_Month_Statement_capex.xlsx	23.30
Marpel_2023_12_Month_Statement_multiop.xlsx	21.48
Marpel_2024_12_Month_Statement_capex.xlsx	24.33
Marpel_2024_12_Month_Statement_multiop.xlsx	22.17

Www.dropbox.com\DD\_ 501-CarpenterSt\Pending Litigation\

Www.dropbox.com\DD\_ 501-CarpenterSt\Personal Property & Signage\

Marpel_Inventory.docx	53.29
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Www.dropbox.com\DD\_ 501-CarpenterSt\Pest Reports\

Www.dropbox.com\DD\_ 501-CarpenterSt\Rent Roll & Delinquency Reports\

Marpel_ARAnalytics_4-30-25.xlsx	9.06
Marpel_RentRoll04_14_2025.xlsx	13.07
Marpel_RentRoll04_30_2025.xlsx	13.09
Marpel_RentRoll05_28_2025.pdf	4.31
Marpel_RentRoll06_11_2025.xlsx	13.16
Marpel_ResidentDelinquencySummary03_04_2025.xlsx	10.09
MarpelAPTS_RentRoll02_04_2025.xlsx	13.42

Www.dropbox.com\DD\_ 501-CarpenterSt\Rent Roll & Delinquency Reports\Lease Expiration\

Marpel_2024_LeaseExpiration.xlsx	14.93
----------------------------------	-------

Www.dropbox.com\DD\_ 501-CarpenterSt\Rent Roll & Delinquency Reports\Occupancy Report\

Marpel_2022_12MonthOccupancy.xlsx	15.67
Marpel_2023_12MonthOccupancy.xlsx	15.63
Marpel_2024_12MonthOccupancy.xlsx	15.67

Www.dropbox.com\DD\_ 501-CarpenterSt\Rent Roll & Delinquency Reports\Older RRs\

Marpel_RentRoll01_03_2025.xlsx	19.36
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Www.dropbox.com\DD\_ 501-CarpenterSt\Service Contracts\

Marpel_Pest Control Contract.pdf	77.40
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Www.dropbox.com\DD\_ 501-CarpenterSt\Site Plans, Surveys\

Www.dropbox.com\DD\_ 501-CarpenterSt\Tax Bills\

Www.dropbox.com\DD\_ 501-CarpenterSt\Tenant & Govt Correspondence\

501\_Carpenter\_RECEIPT OF DOCS

2 of 4

Buyer's Initials

Seller's Initials

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DS DS  
ar ER BS

_Marpel - Schedule_5-16-25.xlsx	10.64
Www.dropbox.com\DD_ 501-CarpenterSt\Tenant Certificates of Liability & Property Insurance\ Loss run - Scottsdale - 24-25.PDF	81.42
Loss Runs History - 1035-1041 &1041 CARPENTER ST, 501-523 & 523 CARPENTER ST.pdf	169.00
Www.dropbox.com\DD_ 501-CarpenterSt\Third Party Management Contracts\ Www.dropbox.com\DD_ 501-CarpenterSt\Third Party Reports\ Www.dropbox.com\DD_ 501-CarpenterSt\Title Reports\ 501 Carpenter St, Fairfield, CA 94533.pdf	203.65
501-523 Carpenter Street.pdf	769.86
TITLE REPORT 5000010869 REVISED 1-10-2025.pdf	1246.69
Www.dropbox.com\DD_ 501-CarpenterSt\Unit Mix\ Marpel_UnitDirectory04_30_2025.xlsx	9.14
Marpel_UnitStatistics04_30_2025.xlsx	12.51
Www.dropbox.com\DD_ 501-CarpenterSt\Utility Bills\ Marpel_PG&E_2022.pdf	172009.41
Marpel_PG&E_2023.pdf	68581.62
Marpel_PG&E_2024.pdf	141721.28
Marpel_Trash_2022-2024.pdf	29782.20
Marpel_Water_2022-2024.pdf	38004.31
Www.dropbox.com\DD_ 501-CarpenterSt\Violation Notices\ Www.dropbox.com\DD_ 501-CarpenterSt\Warranties & Guarantees Relating to Improvements\	

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Buyers acknowledge that they have received, reviewed, and downloaded documents via. online link shared via. [www.dropbox.com](http://www.dropbox.com).

Buyer acknowledges that the above documents have been provided by the Seller or by other third parties, and that Marcus & Millichap has conducted no investigation regarding the accuracy or completeness of the information contained therein. Buyer, together with its own independent advisors, will conduct whatever investigations Buyer deems necessary to evaluate this information and the subject property.

If the documents listed above include a Data Verification Checklist regarding the property's energy use, please note that this document has been provided to you by the Seller or by a third party engaged by the Seller in connection with California's Nonresidential Energy Use Disclosure Program and California Public Resources Code Section 25402.10. Please be advised that the Data Verification Checklist and any other documents prepared through the U.S. Environmental Protection Agency's ENERGY STAR Portfolio Manager® website may have been prepared using data that is an approximation of the building's actual energy use. The building's actual energy use may be significantly higher than is reflected in the Data Verification Checklist and any other energy use disclosures. Marcus & Millichap has conducted no investigation regarding the accuracy or completeness of the information contained in the Data Verification Checklist and makes no representations regarding the accuracy or completeness of the Data Verification Checklist or the information contained therein. Buyer, together with its own independent advisors, must conduct whatever investigations Buyer deems necessary to evaluate this energy use information and the energy performance of the property.

RECEIVED AND REVIEWED:

BUYER:

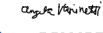
DocuSigned by:  
  
 733F13A4B9F846E...

**EURIC RAMIREZ AND ANGELA  
 VANINETTI**

DATE:

7/25/2025

BUYER:

DocuSigned by:  
  
 D5286BE5C7494D3...

**ANGELA VANINETTI**

DATE:

7/25/2025




ACKNOWLEDGED: Seller has reviewed the above-listed documents and acknowledges that Agent is authorized to deliver them to the Buyer:

THE ABOVE-NOTED DOCUMENTS HAVE BEEN SECURED FROM SELLER. ALTHOUGH AGENT BELIEVES THE DOCUMENTS, AND INFORMATION CONTAINED THEREIN, ARE RELIABLE, AGENT MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF THE DOCUMENTS. BUYER MUST PERSONALLY REVIEW ALL DOCUMENTS AND VERIFY THE INFORMATION CONTAINED THEREIN.

Signature:



Email: bsharp@dsiconsulting.com

DS DS  
  

Buyer's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_  
 Copyright Marcus and Millichap 2025

**FIRST AMENDMENT  
TO PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS**

**THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS** (this “**Amendment**”) is dated as of 7/27/2025 (the “**First Amendment Effective Date**”) by and between **RED OAK TREE, LP**, a California limited partnership (“**Seller**”), and **EURIC RAMIREZ**, an individual, and **ANGELA VANINETTI**, an individual (jointly and severally, as husband and wife, “**Buyer**”). Capitalized terms used herein without further definition shall have the definition.

**RECITALS**

A. Buyer and Seller entered into that certain Purchase and Sale Agreement dated as of June 9, 2025 (the “**Agreement**”) with respect to certain real property and improvements located at 501-523 Carpenter Street, Fairfield, California, commonly known as Marpel Apartments (as more particularly described in the Agreement, the “**Property**”). All capitalized and undefined terms used in this Amendment shall have the meanings given to them in the Agreement.

B. The Agreement remains in full force and effect and Buyer has delivered an Approval Notice with respect to the Property, which Seller accepts subject to the terms of this First Amendment.

C. Buyer and Seller have mutually agreed to modify the Agreement, all as more particularly set forth herein.

**AGREEMENT**

NOW THEREFORE, in consideration of the foregoing, and of the conditions, terms, covenants, and agreements set forth herein and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree that the Agreement is amended as follows:

1. **Credit to Buyer.** Seller agrees that, upon the Closing under the Agreement, Seller shall provide Buyer with a credit in the amount of Twenty Thousand Three Hundred Twenty and No/100 Dollars (\$20,320.00) which shall be applied against the Purchase Price owing under the Agreement.

2. **Irrevocable and Unconditional Approval of Property.** Buyer hereby irrevocably and unconditionally waives any and all contingencies or conditions to Buyer’s obligation to close Buyer’s purchase of the Property as set forth in the Agreement based upon the legal, physical, title, financial or other condition of the Property or Buyer’s objection thereto. Such physical, title, financial or other condition includes, but is not limited to, all matters or conditions pertaining to the physical, structural, electrical, mechanical, soil, drainage, environmental, economic, tenancy, title, zoning, land use and other governmental compliance matters and any other conditions whatsoever respecting the Property (the “**Property Condition**”).

In connection with the above, Buyer agrees that, with respect to the Property Condition, subject only to the express terms of the Agreement (a) Buyer has independently sought all information, counsel, and advice that Buyer requires in connection with the title condition of the Property and Buyer’s ability to secure the Title Policy in the form desired, and (b) Seller has delivered Due Diligence Items as required by the Agreement to Buyer without representation or warranty whatsoever or any obligation of Seller to have previously reviewed, corrected, refined or updated such Due Diligence Items, it being Buyer’s sole obligation to do all such things and independently and fully verify and develop Buyer’s own evaluation to reach an informed decision regarding the Property Condition and Buyer’s approval of same.

In addition, Buyer attaches the Designated Contract Chart as **ATTACHMENT 1**, hereto, to indicate which Contracts Buyer will assume, as required by the Agreement.

3. **Deposit.** The parties hereby agree that the Deposit is, as of the First Amendment Effective Date, fully nonrefundable to Buyer except as otherwise expressly provided in the Agreement.

4. **Full Force and Effect.** Except as modified by this Amendment, the terms and provisions of the Agreement are hereby ratified and confirmed and are and shall remain in full force and effect. Should any inconsistency arise between this Amendment and the Agreement as to the specific matters which are the subject of this Amendment, the terms and conditions of this Amendment shall control. This Amendment shall be construed to be a part of the Agreement and shall be deemed incorporated in the Agreement by this reference.

5. **Counterparts; Electronic Copy.** This Amendment may be executed in two (2) or more counterparts, each of which shall be an original, and all of which shall constitute one original of this Amendment. Signatures to this Amendment transmitted by email shall be valid and effective to bind the party so signing. Each party agrees to promptly deliver an execution original to this Amendment with its actual signature to the other party, but a failure to do so shall not affect the enforceability of this Amendment, it being expressly agreed that each party to this Amendment shall be bound by its own emailed signature and shall accept the emailed signature of the other party to this Amendment

6. **Entire Agreement.** The Agreement, as amended by this Amendment, constitutes the full and complete agreement and understanding between the parties hereto and shall supercede all prior communications, representations, understandings or agreements, if any, whether oral or written, concerning the subject matter contained in the Agreement, as so amended, and no provision of the Agreement, as so amended, may be modified, amended, waived or discharged, in whole or in part, except by a written instrument executed by all of the parties hereto.

7. **Governing Law.** This Amendment shall be governed by the laws of the State set forth in the Agreement.


8. **Authority.** Each signatory of this Amendment represents hereby that he or she has the authority to execute and deliver the same on behalf of the party hereto for which such signatory is acting.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES ON NEXT PAGE]**


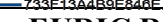
IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.


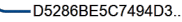
**SELLER:**

**RED OAK TREE, LP,**  
a California limited partnership

By:   
Name: Bradley D. Sharp  
Title: Chief Restructuring Officer

**BUYER:**

DocuSigned by:  7/27/2025  
By:   
Name: **EURIC RAMIREZ**, an individual

DocuSigned by:  7/27/2025  
By:   
Name: **ANGELA VANINETTI**, an individual



**ATTACHMENT 1****DESIGNATED CONTRACT CHART**

<b>Designated Contract / Description / Unit</b>	<b>Assume / Reject</b>	<b>Date: Executed - Expires</b>	<b>Contracting Parties</b>	<b>Contracting Party Address</b>
Marpel_503_Nesbit_Lease Eff 3-22-24	Assume	3/22/2024-12/31/2024	Joseph Nesbit	503 Carpenter St. Fairfield, CA 94533
Marpel_503_Nesbit_LR Eff 1-1-25	Assume	1/1/2025-12/31/2025	Joseph Nesbit	503 Carpenter St. Fairfield, CA 94533
Marpel_505_Bright Future_Lease Eff 7-13-18	Assume	7/13/2018-7/31/2019	A Bright Future INC & Michael Gardner	505 Carpenter St. Fairfield, CA 94533
Marpel_505_Resident Release Brilliant Corners	Assume	11/10/2021	Brilliant Corners-remains/A Bright Future INC released	505 Carpenter St. Fairfield, CA 94533
Marpel_509_Ponce Employee Lease Eff 6-8-23	Assume	6/8/2023 until termination	David Ponce	509 Carpenter St. Fairfield, CA 94533
Marpel_511_Brilliant Corners_LR Eff 11-1-24	Assume	11/1/2024-10/31/2025	Brilliant Corners INC	511 Carpenter St. Fairfield, CA 94533
Marpel_511_Brilliant Corners_Lease Eff 4-1-20	Assume	4/1/2020-1/31/2021	Brilliant Corners INC	511 Carpenter St. Fairfield, CA 94533
Marpel_513_Chamay_Lease Eff 12-1-24	Assume	12/01/2024-11/30/2025	Silverio Eduardo Mateo Chamay	513 Carpenter St. Fairfield, CA 94533
Marpel_517_Sorrow_Lease Eff 11-7-14	Assume	11/7/2014-12/31/2015	September Sorrow	517 Carpenter St. Fairfield, CA 94533
Marpel_519_OConnnorlara_Lease Eff 5-15-19	Assume	5/15/2019-5/31/2020	Stephanie OConnorLara	519 Carpenter St. Fairfield, CA 94533
Marpel_521_Pazmandi_Lease Eff 1-31-25	Assume	1/31/2025-10/31/2025	Mark Pazmandi	521 Carpenter St. Fairfield, CA 94533
Marpel_523_Sharma_Lease Eff 8-20-24	Assume	8/20/2024-5/31/2025	Binesh Sharma & Rakeshni Pratap	523 Carpenter St. Fairfield, CA 94533
Marpel_1035_Prado_Lease Eff 11-6-15	Assume	11/6/2015-5/31/2016	Robert Prado & Lizbety Corro	1035 Washington St. Fairfield, CA 94533
Marpel_1035_Prado_LR Eff 11-1-24	Assume	11/1/2024-10/31/2025	Sandra Prado, Robert Prado & Lizbety Corro	1035 Washington St. Fairfield, CA 94533
Marpel_1037_Robinson_Lease Eff 1-12-17	Assume	1/12/2017-1/31/2018	Camilya Robinson	1037 Washington St. Fairfield, CA 94533
Marpel_1037_Robinson_LR Eff 9-1-24	Assume	9/1/2024-9/1/2025	Camilya Robinson	1037 Washington St. Fairfield, CA 94533
Marpel_1039_Hemmitt_Lease Eff 12-2-24	Assume	12/2/2024-9/30/2025	Kristina Hemitt	1039 Washington St. Fairfield, CA 94533
Marpel_1041_Alexander_Lease Eff 2-1-25	Assume	12/1/2025-11/30/2025	Ricky Alexander Jr.	1041 Washington St. Fairfield, CA 94533

# Marcus & Millichap Real Estate Investment Services

## LEAD-BASED PAINT DISCLOSURE ADDENDUM TO PURCHASE AGREEMENT

This document is an addendum ("Addendum") to the Purchase Agreement ("Agreement") between **RED OAK TREE, LP, a California limited partnership** ("Seller") and **EURIC RAMIREZ AND ANGELA VANINETTI** ("Buyer") executed by Buyer on the 9th day of June, 2025 for that certain real property located at 501-523 Carpenter Street, Fairfield, CA.

The provisions of this Addendum are hereby added to and incorporated in the Terms and Conditions in the aforementioned Agreement.

### LEAD WARNING STATEMENT

***Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that 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 information on lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.***

### SELLER'S DISCLOSURE

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

- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

**SELLER'S INITIALS** BS

### BUYER'S ACKNOWLEDGMENT

- (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 one below):

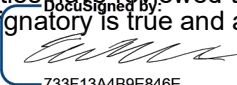
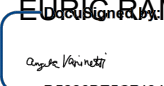

- ☒ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**BUYER'S INITIALS** ar ER

DS DS  
ER ar BS

**CERTIFICATION OF ACCURACY**

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

BUYER:	 733F13A4B9E846E...	DATE:	7/27/2025
BUYER:	 D5286BE5C7494D3	DATE:	7/27/2025
SELLER:		DATE:	7/29/2025

RED OAK TREE, LP, a California  
limited partnership

Signed By \_\_\_\_\_

BUYER AND SELLER ACKNOWLEDGE THAT AGENT HAS NOT MADE ANY INVESTIGATION, DETERMINATION, WARRANTY OR REPRESENTATION WITH RESPECT TO THE PHYSICAL CONDITION OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE PRESENCE OR ABSENCE OF LEAD-BASED PAINT HAZARDS. NO REPRESENTATION IS MADE BY AGENT AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS ADDENDUM. A REAL ESTATE BROKER IS QUALIFIED TO GIVE ADVICE ON REAL ESTATE MATTERS. IF YOU DESIRE LEGAL, FINANCIAL OR TAX ADVICE, CONSULT YOUR ATTORNEY, ACCOUNTANT OR TAX ADVISOR. IF YOU DESIRE ADVICE WITH REGARD TO THE PRESENCE OR ABSENCE OF LEAD-BASED PAINT, CONSULT YOUR CONTRACTOR, ENGINEER, OR LEAD-BASED PAINT HAZARD SPECIALIST.

Buyer's Initials ar Seller's Initials ES



## Disclosure Report Signature Page For SOLANO County

**Property Address:** 501-523 CARPENTER ST  
FAIRFIELD, SOLANO COUNTY, CA 94533  
("Property")

**APN:** 0030-152-010  
**Report Date:** 06/11/2025  
**Report Number:** 3466836

### Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

**DISCLAIMER:** This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the transferor and his or her agent(s) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency

Yes ☒ No ☐ Do not know and information not available from local jurisdiction ☐

**AN AREA OF POTENTIAL FLOODING** shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes ☐ No ☒ Do not know and information not available from local jurisdiction ☐

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes ☐ No ☒

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes ☐ No ☒

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code.

Yes ☐ No ☒

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) ☐ Yes (Liquefaction Zone) ☐

No ☐ Map not yet released by state ☒

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

<b>DocuSigned by:</b>			
Signature of Transferor(s)	Date	Signature of Transferor(s)	Date
<i>Jon Aron Holmquist</i>	7/26/2025		7/29/2025
Signature of Agent	Date	Signature of Agent	Date

☐ Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

☒ Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION OPERATING THROUGH ITS JCP-LGS DIVISION.

Date 11 June 2025

<b>DocuSigned by:</b>		<b>DocuSigned by:</b>	
Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.		Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.	
<i>Angie Varnetti</i>	7/27/2025	<i>Angie Varnetti</i>	7/27/2025
Signature of Transferee(s)	Date	Signature of Transferee(s)	Date

**TRANSFEE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:**

- Commercial Natural Hazard Disclosure Report, Commercial Tax Report.
- Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only).
- Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, TRPA, Tsunami.
- General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Non-residential Building Energy Use, Wood-burning fireplaces.
- Government Guides in Combined Booklet with Report. Refer to Booklet: Commercial Property Owner's Guide to Earthquake Safety. Government Guides are also available on the Company's "Electronic Bookshelf" at [https://orderform.disclosures.com/resources/electronic\\_bookshelf/regulatory\\_pamphlets](https://orderform.disclosures.com/resources/electronic_bookshelf/regulatory_pamphlets).

**DISCLOSURE REGARDING  
REAL ESTATE AGENCY RELATIONSHIP  
(As required by the Civil Code)**

☐ (If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(j), (k), and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

**SELLER'S AGENT**

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller. To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

**BUYER'S AGENT**

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. This includes a Buyer's agent under a buyer-broker representation agreement with the Buyer. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer. To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

**AGENT REPRESENTING BOTH SELLER AND BUYER**

A real estate agent, either acting directly or through one or more salespersons and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

**SELLER AND BUYER RESPONSIBILITIES**

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as a dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role.

**The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect their own interests.** You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation.

Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction.

This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE  
ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE SECOND PAGE.

☒ Buyer ☐ Seller ☐ Landlord ☐ Tenant Date 7/28/2025  
733F13A4B9E846E...  
☐ Buyer ☐ Seller ☐ Landlord ☐ Tenant Date 7/28/2025  
D5286BE5C7494D3...  
DRE Lic. # 00530854

MARCUS & MILLICHAP  
Real Estate Broker (Firm)

By DRE Lic. # 01257479 Date: 7/28/2025

*Jon Aron Holmquist*  
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DS DS  
*ar*



**CIVIL CODE SECTIONS 2079.13 – 2079.24**

2079.13. As used in Sections 2079.7 and 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salespersons or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions. (b) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee of real property. (c) "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, (3) a mobile home, as defined in Section 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in Section 799.29. (d) "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement. (f) "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (i) "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller. (j) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property, and includes (1) single-family residential property, (2) multiunit residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in Section 18007 of the Health and Safety Code, or a mobile home as defined in Section 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (k) "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase. (l) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (m) "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor of real property. (n) "Buyer's agent" means an agent who represents a buyer in a real property transaction.

2079.14. A seller's agent and buyer's agent shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and shall obtain a signed acknowledgment of receipt from that seller and buyer, except as provided in Section 2079.15, as follows: (a) The seller's agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The buyer's agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Set forth on Page 1 of this form.

2079.17(a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller.

CONFIRMATION: (c) The confirmation required by subdivisions (a) and (b) shall be in the following form:

Seller's Brokerage Firm License Number

Is the broker of (check one): ☒ the seller; or ☐ both the buyer and seller. (dual agent)

Seller's Agent License Number 01257479

Is (check one): ☒ the Seller's Agent. (salesperson or broker associate) ☐ both the Buyer's and Seller's Agent. (dual agent)

Buyer's Brokerage Firm License Number BUYER IS ACTING AS A PRINCIPAL AND IS UNREPRESENTED

Is the broker of (check one): ☐ the buyer; or ☐ both the buyer and seller. (dual agent)

Buyer's Agent License Number

Is (check one): ☐ the Buyer's Agent. (salesperson or broker associate) ☐ both the Buyer's and Seller's Agent. (dual agent)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.

2079.18 (Repealed pursuant to AB-1289)

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller. (b) A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. (c) "Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered. (d) This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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## NOTICE REGARDING WATER USE EFFICIENCY IMPROVEMENTS

As of January 1, 2019, California Civil Code Sections 1101.2, 1101.5 (a) and (e) provide that:

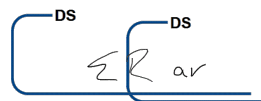
- On or before January 1, 2019, all noncompliant plumbing fixtures in any multifamily residential real property and in any commercial real property built and available for use on or before January 1, 1994 shall be replaced with water-conserving plumbing fixtures.
- On and after January 1, 2019, a seller or transferor of multifamily residential real property or of commercial real property built and available for use on or before January 1, 1994 shall disclose to the prospective purchaser or transferee, in writing
  - The requirements regarding the replacement of noncompliant plumbing fixtures with water-conserving plumbing fixtures; and
  - Whether the property includes any noncompliant plumbing fixtures.

These requirements do not apply to the following according to Civil Code Section 1101.7:

- Registered historical sites;
- Real property for which a licensed plumber certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible; or
- A building for which water service is permanently disconnected.

For purposes of these requirements, the following definitions set forth in Civil Code Section 1101.3 apply:

- “Commercial real property” means any real property that is improved with, or consisting of, a building that is intended for commercial use, including hotels and motels, that is not a single-family residential real property or a multifamily residential real property.
- “Multifamily residential real property” means any real property that is improved with, or consisting of, a building containing more than one unit that is intended for human habitation, or any mixed residential-commercial buildings or portions thereof that are intended for human habitation. Multifamily residential real property includes residential hotels but does not include hotels and motels that are not residential hotels.
- “Noncompliant plumbing fixture” means any of the following:
  - Any toilet manufactured to use more than 1.6 gallons of water per flush.
  - Any urinal manufactured to use more than one gallon of water per flush.
  - Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
  - Any interior faucet that emits more than 2.2 gallons of water per minute.
- “Single-family residential real property” means any real property that is improved with, or consisting of, a building containing not more than one unit that is intended for human habitation.
- “Water-conserving plumbing fixture” means any fixture that is in compliance with current building standards applicable to a newly constructed real property of the same type.
- “Sale or transfer” means the sale or transfer of an entire real property estate or the fee interest in that real property estate and does not include the sale or transfer of a partial interest, including a leasehold.


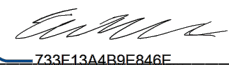





The undersigned are advised to review the requirements of Civil Code Sections 1101.1 – 1101.9. Seller is advised to: (1) disclose in writing any non-compliant plumbing fixtures; and (2) seek advice from the appropriate plumbing and legal professionals regarding the requirements identified in this Notice. (SELLER TO INITIAL ONE BELOW):

- ☒ 1. Seller hereby discloses that the Property includes noncompliant plumbing fixtures. **SELLER'S INITIALS** BS
- ☐ 2. Seller hereby discloses that the Property does not include noncompliant plumbing fixtures. **SELLER'S INITIALS** \_\_\_\_\_

Buyer is advised to: (1) seek advice from the appropriate plumbing and legal professionals regarding the requirements identified in this Notice; and (2) ensure Buyer has received and is satisfied with Seller's disclosures prior to removal of any contingencies. The undersigned acknowledge they have received and reviewed this Water Use Efficiency Improvements Notice.

Seller: 	Buyer: 
Name: RED OAK TREE, LP, a California limited partnership	EURIC RAMIREZ
BY: _____	7/28/2025
Date: <u>7/29/2025</u>	Date: _____
	DocuSigned by: _____
	Buyer: 
	ANGELA VANINETTE
	7/28/2025
	Date: _____

PROPERTY ADDRESS: 501-523 Carpenter Street, Fairfield, CA

DS DS  
