



**ADDENDUM TO RESIDENTIAL PURCHASE AGREEMENT
THIS IS INTENDED TO BE A LEGALLY BINDING DOCUMENT - READ IT CAREFULLY
FOR USE WITH PROPERTIES LOCATED IN THE CITY OF BURBANK**

The following terms and conditions are incorporated in, and made a part of, the Residential Purchase Agreement dated _____ on the property known as _____ (the "Property") in which _____ is referred to as Buyer and _____ is referred to as Seller.

Water Conservation Certificate of Compliance

Mandatory Government Retrofit Items:

City of Burbank Ordinance No. 3786 (adopted 2010) requires of the seller of residential, commercial and industrial buildings to provide the buyer and the City of Burbank with a Certificate of Compliance stating that all applicable items have been retrofitted with the water saving devices specified in said code section.

Lockheed Disclosure

Buyer has been informed by the agent that Lockheed Aircraft Corporation owned land located in Burbank is contaminated. Agent advises buyer to make his/her own investigations prior to the purchase of property, within close proximity to Lockheed owned land.

Buyer is advised that Lockheed Corporation has installed a system to remove reported contamination from the soil on previously owned Lockheed property, located in Burbank. Buyer is to make an independent investigation to satisfy any concerns or questions that he/she may have regarding this procedure and any effect that it may have on the property, or any of the surrounding area.

Wood Roofs

City of Burbank Ordinance No. 3296, required that all exposed wood shake or shingle roofs in the Fire Hazard Severity Zone, formerly known as the Mountain Fire Zone, be removed by August 14, 2005, and that all wood shake or shingle roofs citywide, even those covered by layers of composition shingles, were to be removed by August 14, 2012. The City Council adopted an ordinance extending the deadline for removal and replacement of wood shake or wood shingle roof coverings. The ordinance officially went into effect on July 13, 2012. The removal deadline was extended two years for exposed wood shakes or wood shingles and eight years for wood shakes or wood shingles that have been re-covered with other types of roofing such as composition or asphalt shingles.

THE NEW DEADLINES ARE:

- For exposed wood shakes or wood shingles AUGUST 14, 2014
- For re-covered wood shakes or wood shingles AUGUST 14, 2020

Airport Noise

Buyer is aware of the existence and proximity of the Burbank/Glendale/Pasadena Airport (Bob Hope Airport) to the subject property. Buyer is aware that airport noise exists throughout much of the Burbank. Buyer is aware that Burbank/ Glendale/Pasadena Airport Authority has submitted a Noise Exposure Map for the area surrounding this airport. The map constitutes notice to prospective purchasers of property surrounding the airport of noise attributable to the Airport. For more information regarding this Buyer is advised to contact the Burbank/Glendale/Pasadena Airport Authority at (818) 840-8840 or its website www.burbankairport.com.

By signing Buyer and Seller acknowledge receipt of this Addendum.

Buyer _____ Date _____
Buyer _____ Date _____

Seller _____ Date _____
Seller _____ Date _____



Investigation of Chromium 6 in Water Supply

The EPA and other government agencies have announced investigations of the source of Chromium 6 in Burbank's ground water. The City of Burbank has stated that Burbank water meets or exceeds all state and federal drinking water standards. The City's full statement on this topic can be found at: <http://www.burbankwaterandpower.com/water/quality/chromium-6-your-water-and-what-you-need-to-know/chromium-report>. The City's statement was posted and assumed to be current as of August 2012. Buyer is advised to contact the City of Burbank Water and Power Department at (818) 238-3700 to satisfy any concerns or questions that he/she may have regarding the water supply.

ANTI-SMOKING ORDINANCES:

Certain municipalities prohibit smoking in many areas of multi-family properties, including the exclusive use areas of certain condominiums and apartments. The Cities of, Pasadena, Burbank and Glendale have passed such ordinances, and other cities and unincorporated areas may have passed similar legislation. If Buyer desires additional information, Buyer is advised to contact the City or County government in which the Property is located. City of Pasadena (626) 744-6014; City of Burbank (818) 238-5282; City of Glendale (818) 548-3972

CALIFORNIA HIGH-SPEED RAIL AUTHORITY

The California High-Speed Rail Authority is responsible for planning, designing, building and operating the first high-speed rail system in California. By 2029, it is estimated that the system will run from San Francisco to the Los Angeles basin in under three hours at speeds capable of over 200 miles per hour. The system may eventually extend to Sacramento and San Diego, totaling 800 miles with an estimated 24 stations. The routes for the high-speed rail are not yet fixed, but certain proposed routes may impact the Property. Buyer is encouraged to review the website www.hsr.ca.gov in order to review the specific location of any proposed or fixed train line, all related stations, any ancillary structures, and the associated construction estimates in order to understand the impact, if any, on the Property. **SELLER MUST PROVIDE TO BUYER ANY LETTER SELLER HAS RECEIVED FROM THE CALIFORNIA HIGH-SPEED RAIL AUTHORITY AT THE PROPERTY OR ABOUT THE PROPERTY.**

By signing Buyer and Seller acknowledge receipt of this Addendum.

Buyer _____ Date _____
Buyer _____ Date _____

Seller _____ Date _____
Seller _____ Date _____