



CALIFORNIA ASSOCIATION OF REALTORS®

ASSIGNMENT OF AGREEMENT ADDENDUM (For Use As An Addendum To A Purchase Agreement) (C.A.R. Form AOAA, 11/14)

The following terms and conditions are hereby incorporated in and made a part of the: [] California Residential Purchase Agreement, [X] other Vacant Land Purchase Agreement

dated June 30, 2018, on property known as 215 Sausalito Blvd ("Agreement"),

Sausalito, CA 94965 ("Property"),

between Max Sullivan ("Buyer")

and Paula Marie Bruce ("Seller"):

In consideration, of the covenants contained herein, Buyer hereby assigns to assignee and assignee accepts the assignment, subject to Seller's consent, of all or a partial interest of Buyer's right, title, and interest under the Agreement, including without limitation, the right, title, and interest in any down payment or earnest money upon the following terms and conditions:

1. [] (a) Partial Assignment (Adding a buyer): Buyer is adding the Assignee(s) named below to the Agreement and granting to such Assignee(s) Buyer's proportionate interest in the Agreement.

[X] (b) Total Assignment (New Buyer or Deleting a Buyer): Buyer is granting all of Buyer's interest in the Agreement to the new or remaining Buyers (Assignee(s)) named below.

(c) Assignee(s) Names: Doug Duff

2. (a) Assignee acknowledges that Buyer has already provided Assignee all of the transaction documents previously approved by Buyer including, but not limited to, all contract documents, inspection reports, pamphlets, advisories, disclosures ("Prior Documents").

(b) Assignee, within 3 (or ___) Days After Seller Delivers to Assignee a Signed copy of this Assignment of Agreement Addendum ("Assignment") shall initial, Sign and Deliver to Seller all Prior Documents (or, [] initialed Signed copies of all Prior Documents are attached to this Assignment).

(c) If Assignee does not Deliver to Seller all Prior Documents within the time specified in 2(b), Seller may withdraw consent to the Assignment and the Assignment shall have no further force and effect.

3. Assignee represents for the benefit of Seller that Assignee ratifies and approves as Assignee's own acts all prior approvals and acts of Buyer pursuant to the Agreement up to and including the date of this Assignment.

4. Assignee assumes and agrees to perform and observe all of the obligations and covenants of Buyer in the Agreement to be performed after the date of this Assignment.

5. Buyer acknowledges and agrees that, notwithstanding Seller's agreement to this Assignment, Buyer is not released from any obligations or covenants under the Agreement.

6. Other terms:

7. Seller has been advised that Buyer [] has [X] has not received monetary consideration from Assignee for this Assignment.

8. Without releasing Buyer from any obligations or covenants under the Agreement and preserving all rights and remedies under the Agreement, in consideration of the covenants contained herein, Seller consents to the foregoing Assignment.

9. The parties acknowledge and agree that they have been advised to review this Assignment with their own attorney and/or accountant prior to signing this Assignment. The Brokers and agents make no representation as to the propriety, adequacy, legality or tax consequences of this Assignment.

By signing below, Buyer, Assignee, and Seller acknowledge that each has read, understands, received a copy of and agrees to the terms of this Assignment of Agreement Addendum.

Buyer Max Sullivan 11/19/2018 7:30:08 PM PST

Buyer Date

[] One or more assignees will sign by a representative. Attached is a Representative Capacity Signature Disclosure.

Assignee Doug Duff 11/19/2018 7:10:32 PM PST

Assignee Date

Assignee Paula Marie Bruce 11/21/2018 12:37:06 PM PST

Seller Paula Marie Bruce Date

Seller Date

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