



CALIFORNIA ASSOCIATION OF REALTORS®

NOTICE TO BUYER TO PERFORM

No. 1 (C.A.R. Form NBP, Revised 12/17)

In accordance with the terms and conditions of the [] California Residential Purchase Agreement (C.A.R. Form RPA) or [] Residential Income Property Purchase Agreement (C.A.R. Form RIPA), or [] Commercial Property Purchase Agreement (C.A.R. Form CPA), or [X] Vacant Land Purchase Agreement (C.A.R. Form VLPA), or [] Other ("Agreement"),

dated June 30, 2018, on property known as 215 Sausalito Blvd Sausalito, CA 94965 ("Property"), between Max Sullivan ("Buyer"), and Paula Marie Bruce ("Seller").

SELLER hereby gives Buyer notice to, as applicable, remove the specified contingencies and take the specified contractual action as follows:

I. Contingency

[X] ALL CONTINGENCIES

- A. [] Loan (Paragraph 3J(3))
B. [] Appraisal (Paragraph 3I)
C. [] Disclosures/Reports (Paragraphs 7, 10 and 11)
D. [] Condominium/Planned Development Disclosures (HOA or OA) (Paragraph 10F)
E. [] Buyer Investigation, including insurability(Paragraph 12)
F. [] Title: Preliminary Report (Paragraph 13)
G. [] Sale of Buyer's Property (Paragraph 4)
H. []
I. []
J. []
K. []

II. Contractual Action

- L. [] Initial Deposit (Paragraph 3A)
M. [X] Increased Deposit (Paragraph 3B)
N. [] Form FVA (Paragraph 3D)
O. [X] Loan Application Letter (Paragraph 3J(1))
P. [] Down Payment Verification (Paragraph 3H)
Q. [] All Cash Verification (Paragraph 3C)
R. [] Return of Statutory Disclosures (Paragraph 10A(5))
S. [] Return of Lead Disclosures (Paragraph 10A(5))
T. [] Receipt for Increased Deposit (Paragraph 21B)
U. [] Escrow Evidence, Sale of Buyer's Property (C.A.R. Form COP, Paragraph 2(B) or 3(B))
V. [] Delivery of a Representative Capacity Signature Addendum and evidence of authority to act (Paragraphs 19 and 31)
W. []

NOTE: Paragraph numbers refer to the California Residential Purchase Agreement (C.A.R. Form RPA-CA). Applicable paragraph numbers for each contingency or contractual action in other C.A.R. contracts are found in Contract Paragraph Matrix (C.A.R. Form CPM).

BUYER: If you do not remove the specified contingency(ies) (C.A.R. Forms CR or RR) and take the specified contractual actions indicated above within 2 (or []) Days After Delivery (but no less than the time specified in the Agreement) of this Notice to Buyer to Perform, Seller may cancel the Agreement.

Signed by: Paula Marie Bruce 8/11/2018 11:10:07 AM PDT
Seller Paula Marie Bruce Date

(/) (Initials) CONFIRMATION OF RECEIPT: A Copy of this Signed Notice to Buyer to Perform was personally received by Buyer or authorized agent on (date), at AM PM.

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