

ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated _____ 1
between _____ ("Buyer") 2
and BLE7, LLC ("Seller") 3
concerning Lot Bonney Lake Estates Phase 7 (the "Property"). 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

SEPTIC DESIGN: Seller shall provide a copy of the approved 5-bedroom septic design to Buyer prior to 6
closing. If Buyer only needs a 4 bedroom system, costs can be saved and the number of bedrooms reduced at 7
the time of installation. 8

UTILITIES: The subject property is served by Tacoma Water with a water service stubbed to each lot. 10
Buyer must purchase the water meter from Tacoma Water and then the meter box will be set at the stubbed 11
location. Seller has made Puget Sound Energy for Power and Gas services available to each lot and Buyer 12
must connect at its own cost. If Buyer does not ultimately connect to PSE gas, it shall be liable for a fee of 13
\$3,000 to Seller to reimburse Seller for the cost making gas available to the property. Comcast phone and 14
cable are also available for connection at sellers expense. 15

TITLE REPORT: Buyer is in receipt of Preliminary Title Report and is purchasing property subject to the 16
special exceptions contained therein. Buyer is purchasing the property in "AS IS, WHERE IS 17
CONDITION" without representation and/or warranty from Seller and/or Seller's Agent(s). 18

FEASIBILITY CONTINGENCY: Buyer has 15 days from the date of mutual acceptance of this PSA to 20
provide seller with written notice of Buyer's satisfaction of this contingency on or before the expiration of 21
this contingency period and proceed to close this transaction on or before _____. 22
Absence of written notice prior to the expiration of this contingency period will be deemed that the buyer has 23
satisfied the Feasibility and its notice to the closing agent to close this transaction. 24

PROPERTY DISCLOSURES: Buyer waives SELLERS DISCLOSURE. 25

TITLE: Title will be conveyed by Bargain and Sale Deed. 26

CC&R's: Draft CC&R's subject to county review and approval are attached hereto as Exhibit B and Buyer 28
must adhere to the requirements whether the document is recorded prior to a lot sale or not. 29

FINAL PLAT SURVEY MAP: Is attached by reference as Exhibit A. 30

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

Initials: BUYER: _____ Date: _____ SELLER: _____ Date: _____
BUYER: _____ Date: _____ SELLER: _____ Date: _____