

Commerce Escrow

A Division of Pacific Premier Bank

1055 WILSHIRE BLVD., SUITE 1000, LOS ANGELES, CA 90017
TEL.: (213) 484-0855 / (310) 284-5700 / (888) 732-6723 / FAX: (213) 484-0417

AMENDED ESCROW INSTRUCTIONS

Escrow No.: 23-92909-DB
Date: May 16, 2023
Escrow Officer: Dwayne Butler
Property Address: Vacant Land (019-01-00210), Ventura, CA

Our original escrow instructions under the above referenced escrow are hereby amended and/or supplemented in the following particulars only:

All Buyer's contingencies as set forth in the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate dated April 25, 2023 for reference purposes, and Addendum have been waived and approved.

All other terms and conditions shall remain the same.

SELLERS:

Carty Ojai, LLC, a California Limited Liability Company

By: DocuSigned by:
Michael Maloney
APR 19 2023 10:54:48 AM
Michael Maloney, Trustee of the Patricia C. Louks Trust

By: DocuSigned by:
Doug Carty
APR 18 2023 11:47:06 AM
Douglas M. Carty, Jr., Trustee of the Douglas M. Carty, Sr. Trust One

By: DocuSigned by:
Anne Carty
APR 18 2023 11:46:17 AM
Anne Carty, Trustee of the Grantwood Trust

BUYERS:

Sotto Capital Group LP, a California Limited Partnership

By: HNHolding Group, LLC a California limited liability company,
Its: General Partner

By: _____
Henry Shahery, President

Each of the above-signed states they have read the foregoing instructions and understands and agrees to them, and hereby acknowledges a receipt of a copy hereof.