

DISCLOSURE REGARDING NON STANDARD PURCHASE AGREEMENT

Regarding your proposed offer to purchase the property at 16123 Sunset Blvd. # _____, Pacific Palisades, CA 90272, the Seller's broker has informed us that all offers must be written on the Joint Purchase Agreement And Escrow Instructions prepared by MARA Escrow. We have received a copy of that form and have noted that it is not a standard form published by the California Association of Realtors. The analysis and interpretation of non-standard contractual forms requires the advice and counseling of an attorney and because we do not and cannot practice law, it is imperative that you have the agreement reviewed by an attorney experienced in real estate transactional matters before you sign it.

Pacific Paradise Condominiums, LLC.

By: _____

Received and Read:

Buyer:

