

Villa Bella

ADDENDUM TO JOINT PURCHASE
AGREEMENT AND ESCROW INSTRUCTIONS

Electrical Disclosure Statement

This is an addendum (“Addendum”) to the Joint Purchase Agreement and Escrow Instructions dated _____, 2007, on property known as Unit 105 (the “Unit”), Villa Bella, in which Pacific Paradise Condominiums, LLC is known as the Seller.

This Disclosure Statement discloses to you matters that might affect your decision to purchase. Please read it carefully. We strongly recommend that you visit the Project and the general vicinity of the Project on at least several occasions during different times of the day to familiarize yourself with physical and other conditions to determine whether there are material factors that might affect your decision to purchase a condominium Unit in the Project. Since we cannot predict every circumstance that may be material to you as a buyer, it is imperative that you satisfy yourself about the decision to purchase by investigating matters of concern to you. In connection with your purchase of your Unit, you will receive other documents and disclosures (the “Purchase Documents”). This Disclosure is not intended as a substitute for your review of the Purchase Documents. If there is an inconsistency between the Purchase Documents, the Purchase Documents will control.

Electrical Room Conduit: The electrical room conduit passes through Unit 105 to the garage of the Project. In order to maintain the proper functioning of the electrical system, it is imperative that Buyer refrain from placing any hardware, including nails and/or screws into the wall of the closet in the master bedroom facing east (adjacent to the alley). Buyer acknowledges that it shall be the obligation of Buyer and/or any future owners of the Unit to comply with this requirement. In the event that Buyer should sell the subject property at a later date, Buyer shall notify its purchaser of this requirement in writing. Buyer must provide the Association with access to the Unit for regular and emergency maintenance of the electrical system in accordance with section 5.11 of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Villa Bella.

BUYER: _____ Date _____ BUYER: _____ Date _____

SELLER: PACIFIC PARADISE CONDOMINUMS, LLC
A California Limited Liability Company

By: _____
Managing Member