

Villa Bella

ADDENDUM TO JOINT PURCHASE
AGREEMENT AND ESCROW INSTRUCTIONS

Elevator Disclosure Statement

This is an addendum (“Addendum”) to the Joint Purchase Agreement and Escrow Instructions dated _____, 2007, on property known as Units 201, 301 and 401 (the “Units”), 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.

Elevator Door Opening into Unit Buyer acknowledges and agrees that all elevator door aspects have been reviewed and has been advised to seek professional guidance regarding all aspects involved in having elevator access to their respective unit.

Buyer is aware elevator has access to their unit with a key which operates the elevator to their unit and Buyer has full responsibility over. The elevator door and access door is to remain close at all times unless it is being utilized per code and per Elevator Inspectors and Fire Department regulations. Buyer is further aware that the hardware on these doors is per code and may not be changed.

BUYER: _____ Date _____ BUYER: _____ Date _____

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

By: _____
Managing Member