

Villa Bella

ADDENDUM TO JOINT PURCHASE
AGREEMENT AND ESCROW INSTRUCTIONS

This is an addendum ("Addendum") to the Joint Purchase Agreement and Escrow Instructions dated _____, 2009, on property known as Unit _____ (the "Unit"), Villa Bella, in which Pacific Paradise Condominiums, LLC is known as the Seller.

1. Appliances. Buyer acknowledges and agrees that the following appliances are included in the Unit as part of the purchase price:

- X Microwave
- X Stove
- X Dishwasher
- X Trash Compactor
- X Television

Units do **NOT** include Refrigerator/Washer/Dryer

2. Parking Assignment. The parties agree that the following Parking Space(s) will be assigned to the Unit as Exclusive Use Common Areas:

Parking Space(s): _____

Buyer hereby accepts the size and configuration of the Tandem Parking Space(s). Buyer further understands that additional utility or mechanical facilities may be added during the course of construction that may protrude into the Parking Space(s) and hereby accepts such protrusions as long as, in the case of Parking Space(s), they do not obstruct Buyer's parking of Buyer's vehicles within the Parking Space(s). Seller does not warranty or guarantee that Buyer's vehicle(s) will fit in assigned Parking Space(s). BUYER ACKNOWLEDGES THAT IT IS BUYER'S RESPONSIBILITY TO DETERMINE WHETHER THE SIZE OF THE ASSIGNED PARKING SPACE(S) IS ADEQUATE AND APPROPRIATE TO PARK BUYER'S VEHICLES.

3. Miscellaneous. The provisions of this Addendum shall modify and become a part of the Joint Purchase Agreement and Escrow Instructions, shall be

subject to all of the other terms and conditions of the Joint Purchase Agreement and Escrow Instructions to the extent not modified herein, and shall survive the Close of Escrow and not be merged with the Grant Deed.

BUYER: _____ Date _____ BUYER: _____ Date _____

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

By: _____
Managing Member