

Addendum to Purchase Agreement

1350 N. Escondido Blvd. # 13

Acknowledgement of Closing Costs, Payment of Seller Expenses, and Market Conditions

Closing Costs:

1350 Escondido Coastal, LLC ("Seller") will not pay any closing costs for buyer.

Marketing, Advertisement and Seller Expenses:

Buyer's lender acknowledges that in the normal course of its business, Seller retains or has retained the services of sales consultants, marketing executives and product position consultants to advertise, promote and generate potential buyers for its property. Such outside consultants and/or professionals may be used in addition to commissioned sales agents, whether or not they have direct involvement in the subject transaction.

Seller's use of such professionals to procure, source and develop a market for the sale of condominiums in the property and all costs associated therewith is Seller's sole responsibility. Regardless of their involvement in any individual transaction, if the information noted in the paragraph below is completed, Seller has agreed to pay such professionals from a portion of the proceeds otherwise due Seller from Buyer's escrow.

3Mac Asset Portfolio, ("Consultant") has been engaged by Seller to source, establish and promote Seller's properties via common and/or proprietary marketing efforts. Consultant has not acted as an agent or broker to any party in this transaction. Consultant shall receive a fee in the amount of **\$180,454.00** from the proceeds of this transaction to be paid by Seller, through escrow, at the closing of this transaction. By signing below, Buyer and Buyer's lender acknowledge that Seller is paying substantial fees and commissions and granting significant concessions in association with the sale of condominiums within the project.

Market Conditions:

Current conditions in the residential real estate market have resulted in significantly increased numbers of foreclosures, short sales and REO listings. It is anticipated that this project may

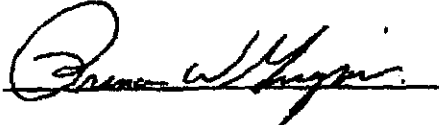
currently and in the future have a number of these situations, all of which could reduce the value of condominiums in the project as a result of increased supply and corresponding downward pressure on pricing. Accordingly, Seller makes no representations or warranties as to the current or future value of the condominium being purchased by Buyer.

Disclosure:

Any closing costs, marketing fees, concessions, seller incentives, real estate commissions or commission bonuses being paid by seller on this transaction are fully disclosed to buyer and buyer's lender with this acknowledgement and on the transactions' estimated closing statement. Escrow to provide both buyers' and sellers' sides of estimated closing statement to buyer's lender for approval prior to closing.

By signing below, Buyer, Buyer's lender and Seller acknowledge receipt of this information.

"Buyer" Frances Greenspan

Signature 

Date 7-30-08

"Seller"

Name: 1350 Escondido Coastal LLC

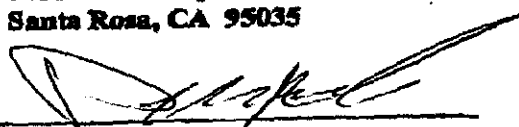
Signature 

Date 7/17/08

"Buyers Lender"

Name: Raymond Davouvi

Company: Pacific Residential Financing
3031 Tech Way # 610
Santa Rosa, CA 95035

Signature 

Date 7/30/08