



SUBSCRIPTION AND AGREEMENT TO INVEST

Prepared by: Agent _____ Phone _____
Broker _____ Email _____

DATE: _____, 20____, at _____, California.
From: _____, as the Subscriber/Investor.
To: _____, a California Limited Liability Company.

1. SUBSCRIPTION:

- 1.1 I hereby offer to invest \$_____ as a Class "A" member of this California Limited Liability Company (LLC).
- 1.2 Receipt is hereby acknowledged of my deposit in the amount of \$_____ toward the investment.
- 1.3 I will deliver the balance of the purchase price:
 - a. on presentation to me of the signature page of the LLC operating agreement for execution; or
 - b. on or before _____, 20_____.

2. GENERAL REPRESENTATIONS:

Check all that apply:

- 2.1 I am purchasing the LLC membership interest for my own account, or in a fiduciary capacity for the account and benefit of a person or entity, for long-term investment, and not to resell or distribute to any other person.
- 2.2 I understand that the membership interests in this LLC have not been registered with the Securities Exchange Commission, nor qualified as corporate securities with the California Department of Corporations or any other state or federal government agency, and no permits have been obtained.
- 2.3 I have studied the investment circular and the LLC operating agreement and I understand the speculative nature of the proposed investment program.
- 2.4 I have had unrestricted access to all information concerning the proposed investment and have received no representations or warranties regarding the investment not contained in the investment circular.
- 2.5 I have personally carried out a visual inspection of the property being acquired by the LLC.

3. SUITABILITY REPRESENTATIONS:

- 3.1 My investment in the transaction does not exceed 10% of one or both of the following:
 - a. my net worth, exclusive of home, furnishings, and automobiles;
 - b. my adjusted gross income for federal income tax purposes for my last tax year or, in the alternative, as estimated for the current year.
- 3.2 I have known the manager of this LLC personally or in business as follows:

_____.
- 3.3 I have had the following investment experience: _____

_____.
- 3.4 I have had the following occupational experience: _____

_____.
- 3.5 I have attained the following education level: _____

_____.

See attached Signature Page Addendum. [ft Form 251]

INVESTOR'S SIGNATURE: _____ Date: _____, 20_____.

Address: _____ City: _____, California, Zip: _____

Phone number: _____ Social Security Number: _____.

ACCEPTED BY THE LIMITED LIABILITY COMPANY

MANAGER'S SIGNATURE: _____ Date: _____, 20_____.