

**THE UCLA FOUNDATION
DISCLAIMER, ACKNOWLEDGEMENT, AND AGREEMENT**

If Buyer purchases 1203 Stanford Ave, Redondo Beach, CA 90278 (the "Property"), Buyer acknowledges and agrees that Buyer is purchasing the Property in its present "as is" condition, and that Seller disclaims any and all express or implied warranties or covenants of any kind regarding the condition or characteristics of the land, the improvements thereon, or any applicable zoning or other laws (including the Americans With Disabilities Act) that might limit or prevent Buyer from using the Property in some way. Buyer understands that Seller received the Property through bequest or gift and has little or no knowledge about the land and the improvements thereon. Seller and its agents make no representation or warranty regarding the location of the boundaries of the Property or the square footage of the land or its improvements. Buyer agrees to independently verify such boundaries and square footage. Buyer hereby acknowledges being advised to have the Property inspected and examined by, among others, construction and environmental experts of Buyer's own choosing, and thereby to fully satisfy Buyer as to the condition, features, design, and construction of the Property and its vicinity. Buyer acknowledges and agrees that Buyer is relying solely on Buyer's own or Buyer's experts' inspection of the land, the improvements thereon, and the installations therein, including, but not limited to, the heating and air conditioning, plumbing, electrical, sewer, and septic systems, the roof and foundation, appliances, and the existence or nonexistence of any hazardous or potentially hazardous materials (including mold and asbestos).

Buyer acknowledges and agrees that Seller: (a) does not guarantee the condition of the Property; (b) is not responsible for defects that are not known to Seller or are not visually observable in reasonably and normally accessible areas of the Property; (c) cannot verify information contained in inspection reports or Internet and other databases; (d) does not guarantee the completeness or accuracy of representations made by others, including those contained in a multiple listing service listing; (e) does not guarantee equipment or appliances, or the performance of others who have provided services or products to Buyer or Seller; (e) does not guarantee the adequacy, quality, or completeness of installation, construction, or repairs made by others or that improvements have been constructed or installed with all required approvals and permits; and (g) does not guarantee that the Property complies with applicable laws, rules, regulations, and covenants, conditions, and restrictions. Buyer agrees to seek desired assistance from appropriate professionals.

SELLER: THE UCLA FOUNDATION, A CALIFORNIA NONPROFIT CORPORATION

BY: _____	_____
Julie A. Sina	DATE
Vice President-Finance, CFO, & Treasurer	

BY: _____	_____
Jocelyn M. Tabata	DATE
Executive Director/Secretary	

BUYER:	BY: _____	_____
		DATE

BY: _____	_____
	DATE