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Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/08/09 AT 08:00AM

FEEES :	21.00
TAXES :	0.00
OTHER :	0.00
PAID :	21.00



LEADSHEET



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DAR - Title Company (Hard Copy)



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Recording Requested by:

Chicago Title Company

When Recorded Mail to:

Name: E.P. Kranitz, Esq.
Mailing: 4929 Wilshire Blvd., #410
City/ State: Los Angeles, Ca.
Zip Code: 90010



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TITLE(S)
NOTICE AS REQUIRED BY CALIFORNIA CIVIL CODE
SECTION 912 (F) REGARDING SENATE BILL 800 HOMEBUILDER
"RIGHT TO REPAIR" LAW

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**NOTICE REGARDING SENATE BILL 800
HOMEBUILDER "RIGHT TO REPAIR" LAW**

The undersigned, 630 OLIVE, LLC, a California Limited Liability Company ("Declarant"), is the Owner of the real property located in the City of Burbank, County of Los Angeles, State of California, described as:

Lot 1 of Tract 69792 as per map recorded in Book 1355,
Pages 55 to 56 of Maps in the Office of the Los Angeles
County Recorder (the "Property").

Declarant is constructing a twenty-seven (27) unit condominium project on the Property (the "Project").

Declarant records this Notice to impart certain information to purchasers of condominiums in the Project as required by California Civil Code, Sections 912(e) and (f). The information is as follows:

1. Declarant has elected to use the non-adversarial Prelitigation Procedure set forth in California Civil Code, Sections 910 through 938, for claims made by a purchaser of a condominium in the Project. This procedure must be followed prior to initiating binding arbitration as required by the Declaration of Covenants, Conditions and Restrictions for the Project (the Declaration"), if the claim is not resolved by the Prelitigation Procedure. The Prelitigation Procedure impacts the legal rights of the purchaser of a condominium. A copy of California Civil Code, Sections 910 through 938 is attached to the Declaration, recorded, or to be recorded, with the Los Angeles County Recorder.

2. The name and address of the person to whom claims and requests for information pursuant to the Prelitigation Procedure of the California Civil Code referenced above may be mailed is:

Name: Avick Avedian
Address: 220 N. Valley Street, #104
Burbank, CA 91505

3. Prior to the close of escrow, the original purchaser of a condominium will receive certain documents, which may include, but are not limited to: (a) a Maintenance Manual or other maintenance or preventative limited warranty information; (b) manufactured products maintenance and limited warranty information; (c) warranties from Declarant; and (d) any other documents provided in conjunction with the original sale of a condominium by Declarant (collectively, the "Documents"). The original purchaser of a condominium shall maintain a full and complete copy of the Documents and provide the Documents to any subsequent purchaser. Subsequent purchasers of a condominium are hereby notified that, in accordance with the terms which may be found in the original purchaser's Agreement and Escrow Instructions, or in any other applicable contract

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documents that the original purchaser executed, the Agreement and Escrow Instructions, and other contract documents contain an arbitration and judicial reference provision which, like the statutory Prelitigation Procedure, binds subsequent purchasers of a Condominium. Subsequent purchasers should obtain the Documents from the seller of such condominium.

Pursuant to California Civil Code §912(h), Declarant hereby notifies each purchaser to provide any subsequent purchaser with the Documents.

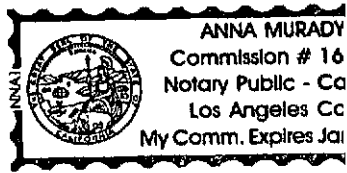
Dated this 8th day of November, 2007

DECLARANT

630 OLIVE, LLC, a California
Limited Liability Company

By 
Petros V. Petrou, Manager

By 
Avick Avedian, Manager



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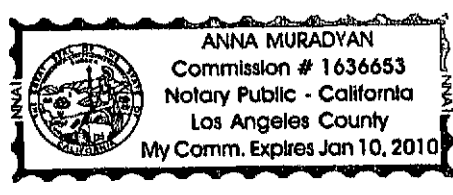
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ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On November 8th, 2007, before me, ANNA MURADYAN, a notary public, appeared PETROS V. PETROU, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



[Seal]

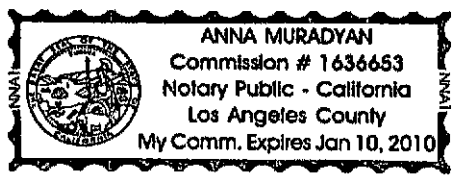
[Handwritten Signature]

Notary Public in and for said County and State

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On November 8th, 2007, before me, ANNA MURADYAN, a notary public, appeared AVICK AVEDIAN, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

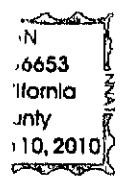
WITNESS my hand and official seal.



[Seal]

[Handwritten Signature]

Notary Public in and for said County and State



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