

Recording Requested By:

CHICAGO TITLE COMPANY

When Recorded Mail to:

Pep Kranitz, Esq.
LAW OFFICES OF E. P. KRANTZ
4929 Wilshire Boulevard,
Suite 410
Los Angeles, California
90010

02/01/08



20080195282

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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**

91151532-x14

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

The undersigned, CRESCENTA, LLC, a California Limited Liability Company, the Owner of the real property described as:

Lot 1 of Tract 62750 as per map recorded in Book 1344
Pages 70 to 71 of Maps in the Office of the Los Angeles
County Recorder (the "Property").

Declarant is constructing a twenty (20) 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: Garnik Keshishian
Address: P.O. Box 3726
Glendale, CA 91221

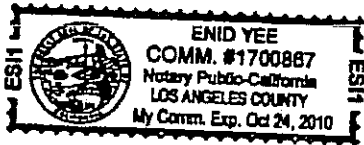
3. Prior to the close of escrow, the original purchaser of a condominium will receive certain documents, which may include, but are not limited to: (a) a Maintenance Manual or other maintenance or preventative limited warranty information; (b) manufactured products maintenance and limited warranty information; (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

ACKNOWLEDGMENT

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

On 3-22nd, 2007, before me, Enid Yee,
a notary public, appeared GARNIK KESHISHIAN, 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.



Enid Yee
Notary Public in and for said County and State

[SEAL]

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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 22 day of March, 2007.

DECLARANT

CRESCENTA, LLC, a
California Limited Liability Company

By 
Garnik Keshishian, Manager

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