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Pages:
006



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

Fee: 18.00

Tax: 0.00

Other: 0.00

Total: 18.00

05/01/08 AT 08:00AM

Title Company

TITLE(S) :



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

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



Space above this line reserved for Recorder's Use

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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

9115309-X19

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

The undersigned, 2307 MIRA VISTA, LLC, a California Limited Liability Company, is the Owner of the real property described as:

Lot 1 of Tract 61403 as per map recorded in Book 1346,
Pages 98 — 100 of Maps in the Office of the Los
Angeles County Recorder (the "Property").

Declarant is constructing a ten (10) 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: Areg Baghdassarians
Address: 2953 Honolulu Avenue, #5
Glendale, CA 91214

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 documents that the original purchaser executed, the Agreement and Escrow Instructions,

RECORDED CONCURRENTLY HEREWITH

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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.

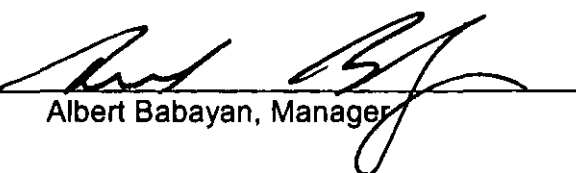
Pursuant to California Civil Code §912(h), Declarant hereby notifies each purchaser to provide any subsequent purchaser with the Documents.

Dated this 29 day of April, 2008

DECLARANT

2307 MIRA VISTA, LLC, a
California Limited Liability Company

By 
Areg Baghdassarians, Manager

By 
Albert Babayan, Manager

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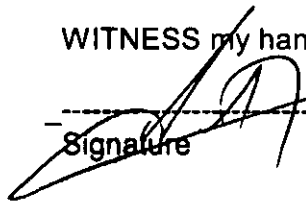
ACKNOWLEDGMENT

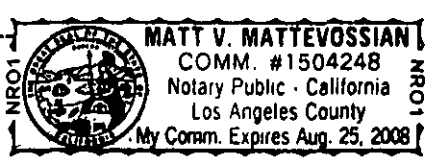
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On 4/29/, 2008, before me, MATT V. MATTEVOSSIAN a notary public, personally appeared AREG BAGHDASSARIANS, who 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.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature 



SEAL

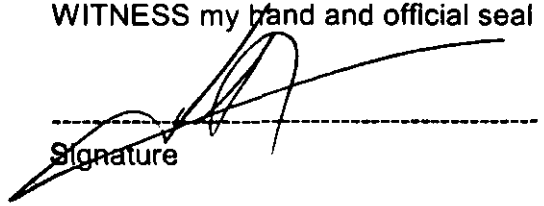
STATE OF CALIFORNIA

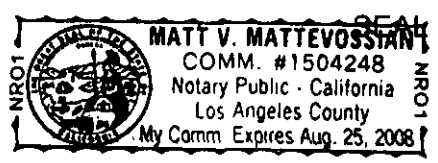
COUNTY OF LOS ANGELES

On 4/29/08 2008, before me, MATT V. MATTEVOSSIAN a notary public, personally appeared ALBERT BABAYAN, who 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.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature 



SEAL

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