

Recording Requested By:

CHICAGO TITLE COMPANY

When Recorded Mail to:

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

07/31/07



20071801003

Space above this line reserved for Recorder's use

TITLE(S)

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

91151318X19

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

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

Lot 1 of Tract 61879 as per map recorded in Book 1336,
Pages 77 to 78 of Maps in the Office of the Los Angeles
County Recorder (the "Property").

Declarant is constructing a nine (9) 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: Ms. Janet Harootun
Address: 520 N. Central Avenue
Suite 650
Glendale, CA 91203

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

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purchaser's Agreement and Escrow Instructions, or in any other applicable contract 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 31st day of May, 2006.

DECLARANT

CAMELLIA AVENUE, LLC, a
California Limited Liability Company

By Janet Harootun
Janet Harootun,
Manager

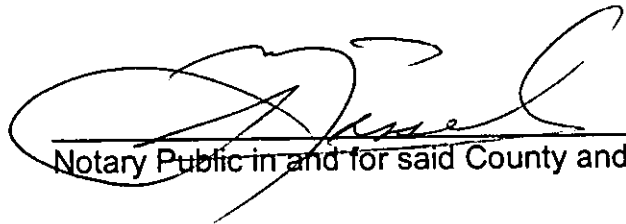
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ACKNOWLEDGMENT

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

On May 31, 2006, before me, Sheram A. Massehian ^{is Notary Public},
appeared JANET HAROOTUN, 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 ^{her} acknowledged to me that ^{he} executed the same in his authorized capacity, and that
by ^{her} 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.


Notary Public in and for said County and State

[SEAL]



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