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Recorder's Office, Los Angeles County,
California

03/27/09 AT 08:00AM

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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

91152703-X19

13D

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

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

Lot 1 of Tract 63597 as per map recorded in Book 1353, Pages 53 to 54 of Maps in the Office of the Los Angeles County Recorder (the "Property").

Declarant is constructing a twelve (12) 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: Ivan Youssefian
Address: 6635 San Fernando Road
Glendale, CA 91202

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

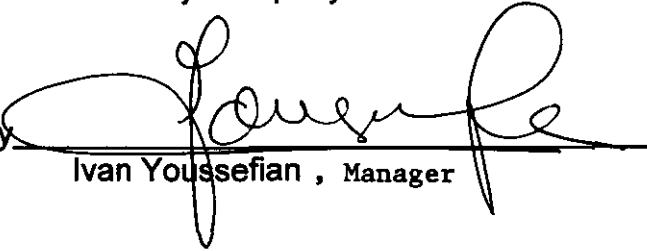
documents that the original purchaser executed, the Agreement and Escrow Instructions, and other contract documents contain an arbitration and judicial reference provision which, like the statutory Prelitigation Procedure, binds subsequent purchasers of a Condominium. Subsequent purchasers should obtain 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 03 day of 16, 2008

DECLARANT

GREELEY AVENUE, LLC, a California
Limited Liability Company

By 
Ivan Youssefian , Manager