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Via Email Only

Re: *Elleven Homeowners Association's Claim for Repairs*

To Whom It May Concern:

This firm has been retained as counsel to the Elleven Homeowners Association (hereinafter "Association") with respect to the above-referenced common area construction defect claim.

Please note that the information contained herein is being provided solely for informational purposes only, and is not intended to, nor shall it relieve the buyer or seller of any disclosure obligations pursuant to the law. Furthermore, the information contained herein represents only the current state of information and beliefs with respect to the inquiries made. As discovery and investigation continues, the Association reserves the right to modify, alter, or change any information contained herein as facts and other information are discovered.

By way of background on July 23, 2013, the Association served a "Notice to Builder" pursuant to Civil Code section 910, et seq. (the "Notice") on Developer of the Association, South Park Phase I, LLC, WDD-G/E South Park Development, LLC, Gerding/Elden L.A. Development, LLC, (collectively "Developer"), for alleged defects in the construction of the Association's property, common areas, and integrally-related components. On December 3, 2015, the Association filed a lawsuit against those parties which remains pending in Los Angeles Superior Court. This claim was authorized by the Association's Board of Directors, pursuant to its rights and obligations as provided for by its governing documents and California law.

The Association and Developer participated in mediation through a neutral mediator. Through this process, Association reached a settlement with the Developer. The settlement agreement is being drafted by the parties. Upon payment of the agreed upon settlement monies, a dismissal of the action will be filed. We expect that dismissal will be filed at the end of 120 days.

The goal and purpose of this action is to seek repairs and/or monetary damages from the Developer sufficient to reimburse the Association for repairs made in the past, as well as future repairs to the Association's property, common areas, and integrally related components. **To that end, please note that this claim does not concern or involve any construction issues or concerns relating to the separate property interests.** For a more detailed description of the Association's property and common areas, reference should be made to the Association's Declaration of Covenants, Conditions and Restrictions ("CC&Rs").

It is important to note that not all of the homes and/or buildings located at the property may have problems, nor may be necessarily affected by any reported problems to the individual properties or common areas. Only a thorough inspection by a qualified home inspection professional can determine whether a particular home suffers from the problems identified herein.

Please do not hesitate to contact me should you have further questions or require any additional information.

Very truly yours,

FENTON GRANT MAYFIELD
KANEDA & LITT LLP



MICHAEL R. BROWN

MRB/lc

Enclosure: Notice to Builder