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To: All Interested Homeowners

Re: Potential Square Footage Issues

Dear Homeowners:

Our office has recently discovered substantial discrepancies with the size of the units you purchased. The issue involves the size of your condominium unit. Presently, we are conducting an investigation to determine whether there are significant differences in the actual square footage of the units, as compared to what was advertised and promised to you by the builder.

Right now, we are scheduling FREE inspections for original homeowners to measure the actual square footage of the condominium unit to determine if it is significantly smaller than what the builder promised you. **You may be entitled to damages** if the square footage you received differs substantially from what was promised to you in the sales literature, purchase documents, and marketing materials you received.

For example an existing Unit Floor Plan with square footage discrepancies is as follows:

<u>Website Square Footage</u>	<u>Los Angeles County Tax Assessor Square Footage</u>	<u>Difference</u>	<u>% Difference</u>
841 sq. ft.	690 sq. ft.	151 sq. ft.	18%

The loss in space of 151 sq. ft. would have provided you with an additional room in your unit of at least 12 feet X 12 feet. Generally, misrepresentation by a developer to one unit buyer indicates that the developer made similar misrepresentations to most if not all unit buyers.

WE ARE CURRENTLY SCHEDULING FREE, NO COST, NO OBLIGATION INSPECTIONS FOR ORIGINAL HOMEOWNERS BY A LICENSED SURVEYOR TO MEASURE THE ACTUAL SQUARE FOOTAGE OF THE CONDOMINIUM YOU PURCHASED. To the extent the unit is smaller than what you were informed and reasonably believed you were purchasing; we could use the information learned from this inspection to assist us in pursuing a claim against the builder on your behalf. You are under no obligation to hire us by agreeing to this inspection, and you will be informed of the measurement results and have the option to join other owners in a claim against the developers.

*This letter may qualify as an advertisement in conformance with
Calif. Rule of Professional Conduct 1-400*

Our office recently resolved a similar claim relating to misrepresentation of square footage in downtown Los Angeles, and we recouped over \$2 Million on that matter for our clients.

If you are not currently represented by a law firm, please take notice that the applicable statutes of limitations are running for any damages to your unit or claims you have against the developer. In order to protect your rights please contact us immediately because time is of the essence to preserve your rights. If you do not timely address these issues, you will lose your right to do so since there is a three year statute of limitations from the date you did or could reasonably discover the fraud to bring a fraud claim. Thus, you should not wait.

Due to the costs of investigating and prosecuting these cases against the responsible parties, the more similarly-affected homeowners within one claim or lawsuit, typically the greater your individual gross recovery. **All expert fees and costs of litigation would be advanced by our firm with no cost to you, until and unless a recovery is obtained on your behalf. Our firm represents homeowners like you on a contingent fee basis.**

About Burdman & Ward

Burdman & Ward is dedicated to assisting homeowners like you relating to disputes against builders and developers. We take great pride in understanding the interests and concerns of the homeowners who live within condominium projects and large subdivisions. The attorneys of Burdman & Ward have represented homeowners and Homeowner Associations since the early 1980's. We have been successful in obtaining in excess of \$150 million by way of settlements, trial verdicts and judgments on behalf of our clients.

Our firm is rated "AV" by Martindale-Hubbe.¹ An AV rating is the highest rating that a lawyer or law firm can achieve and indicates a very high to preeminent legal ability rating, and very high ethical standards.

If you have any questions or would like to participate in the potential claim against the developer please give Jami or Scott a call at (888) 350-9080. We will immediately send or e-mail you a fee agreement to be included in this potential claim if requested by you. Thank you for your attention to this very important matter.

Sincerely,
BURDMAN & WARD

Scott A. Burdman, Esq.
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Attorneys at Law

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¹ CV, BV, and AV are registered certification marks of Reed Elsevier Properties Inc., used in accordance with the Martindale-Hubbell certification procedure's standards and policies. Martindale-Hubbell is the facilitator of a peer review process that rates lawyers. Ratings reflect the confidential opinions of members of the Bar and the Judiciary. Martindale-Hubbell Ratings fall into two categories — legal ability and general ethical standards.

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