133 PROMENADE WALK CORPORATION

A California Non-Profit Mutual Benefit Corporation

LITIGATION DISCLOSURE

June 2026

Homeowner v. 133 Promenade Walk Corporation (Los Angeles County Superior Court Case No. 24LBCV00670)

On April 3, 2024, Homeowner filed a lawsuit in the Los Angeles County Superior Court against 133 Promenade Walk Corporation ("Association"), arising out of claims of water intrusion into Homeowner's Unit. Homeowner alleges that Association failed to maintain and repair common area, thereby allowing rainwater to intrude into the Unit. Homeowner's Complaint pleads causes of action for Breach of Governing Documents, Enforcement of Equitable Servitudes, Breach of Implied Covenant of Good Faith and Fair Dealing, Breach of Fiduciary Duty, Negligence, Nuisance, Trespass, and Declaratory Relief. Homeowner seeks compensatory and punitive damages, injunctive relief, a judicial declaration of the rights of the parties, attorneys' fees and costs of suit. The filing of the lawsuit followed a mediation proceeding which did not result in a settlement of the dispute.

The Association was served with the Complaint on April 4, 2024. The Association filed its Answer to the Complaint on May 8, 2024, and filed a First Amended Answer on May 31, 2024.

The case has been assigned to the Hon. Mark Kim as judge for all purposes. A Case Management Conference was held September 12, 2024, and continued to November 14, 2024. At the November 2024 Case Management Conference, the Court set a Final Status Conference for July 11, 2025 and a Trial date of July 14, 2025. The Trial was thereafter continued to May 26, 2026. An additional mediation session was held in April, 2026, which did not result in a settlement. However, further settlement discussions are contemplated. At a Final Status Conference on May 22, 2026, the court continued the Trial again, to September 14, 2026, with a Final Status Conference September 11, 2026.

The Association's insurer has denied coverage for Homeowner's claim based on policy exclusions, including an exclusion for rain entering a building interior, and is not providing a defense.

NON-REPRESENTATION OF INDIVIDUAL ASSOCIATION MEMBERS

Please be advised that the attorneys retained to represent the Association do not represent the interests of any individual member of the Association.